

### 3 Schedule of works

Ref	Item (Works)	Unit/Qty	Rate	£	p
3.1	<b>Enabling works</b>				
3.1.1	This schedule of works is to be read in conjunction with all other information provided with tender / contract documents. The Contractor should fully assess all existing proposed drawings / specification and site factors in pricing the required works.				
3.1.2	The Contractor is responsible for appointing a CDM Co-ordinator to write the CDM Health and safety plan and prepare all documentation as necessary for the Health and Safety Document prior to commencement on site				
3.1.3	Where a particular product is specified, an equivalent product from another manufacturer will be acceptable providing this product is of an equal quality and appearance. All installations are to be in accordance with the manufacturer's instructions and recommendations. CA approval required before change. If the Contractor proceeds without CA approval he does so at risk.				
3.1.4	All works to be completed in accordance with the building regulations, and standard standards of workmanship and materials required by the relevant British Standards, and the Contract Administrator's reasonable satisfaction.				
3.1.5	The Contractor is responsible for appointing a CDM Co-ordinator to draw up the Health and Safety File prior to starting any works on site				
3.1.6	The Contractor is to ensure all Health & Safety matters are resolved prior to the works commencing, and the contractor is to ensure all activities comply with the Health & Safety Plans forming part of the tender contract documentation.				
3.1.7	All works identified within the specification must be completed with a methodical and phased approach, and a detailed works program is to be submitted at Pre contract stage, which is to be to the contract Administrator's reasonable satisfaction. Any and all variations to programme are to be backed up with a complete revised Contractors programme.				
3.1.8	The Contractor shall fully assess the risks with respect to working in this area and provide method statements and risk assessment as appropriate including asbestos.				
3.1.9	The Contractor is to allow for obtaining all necessary permits, pavement, and highway closures in relation to the works as required by the relevant department of the local Authority if necessary				
	<b>TOTAL TO SUMMARY</b>				

3.1.10	The Contractor shall allow for a full site setup, including storage of materials throughout the duration of the works within the boundaries of the site. The extent available of space is to be confirmed at Pre-Contract stage.				
3.1.11	The Contractor is not allowed to carry out of 'Out of Hours' working or weekend working.				
3.1.12	Allow for the provision of suitable means of waste disposal / skips, including all licensing / approvals as required. Allow for the erection of a temporary screen / structure as necessary to prevent dust or debris entering the surrounding area whilst works are being undertaken. Ensure adequate means of escape is provided and the building is secure at all times.				
3.1.13	The contractor is provide necessary welfare facilities including canteen, washing facilities and toilet along with necessary maintenance and regular emptying of toilets.				

	<b>TOTAL TO SUMMARY</b>				
<b>3.2</b>	<b>THE WORKS</b>				
3.2.1	Apply for Building Regulation Permission from Local Authority. Include for all fees. Provide copies of all paperwork to Supervising Engineer				
3.2.2	Provide all necessary security barriers at the end of each day to prevent unnecessary access to site.				
3.2.3	Always provide barriers and protection to open trenches				
3.2.4	Install polythene protection to existing brickwork and surrounding ground areas.				
3.3.5	Take down fencing and gate as necessary to allow works to be carried out. Put aside for reuse.				
3.2.6	Lift any slabs and put aside for reuse				
3.2.7	Strip slates from roof of lean-to shed and put aside for reuse allow for 20% wastage when reinstalling.				
3.2.8	Strip slate battens and felt and dispose of, off site.				
3.2.9	Carefully take down timber shed and put aside for re-installation.				
3.2.10	Break out shed base where excavation for Underpinning required.				
3.2.11	Disconnect and remove any drainage in vicinity of underpinning. Cap off open ends to prevent vermin entry				
3.2.12	Disconnect services to include electric, water and gas, where they are in the vicinity of the underpinning trench remove from excavation area and make safe. Provide certificates of safety when complete				
	<b>TOTAL TO SUMMARY</b>				

3.2.13	Excavate topsoil and put aside for reuse. Protect from contamination				
3.2.14	Excavate and remove ground to bottom of existing foundation and dispose of, off site				
3.2.15	Excavate underpinning pins in widths not exceeding 1000mm and 1000mm under the existing foundation as per Engineers sequence and specification on attached drawing to 2.0 m below ground level.				
3.2.16	Install 50mm Clayboard to inner face of excavation for full height of pin and cover with DPM grade polythene				
3.2.17	Install polystyrene keyway for adjacent pin include for removal prior to concreting adjacent pin.				
3.2.18	Include for all items as detailed				
3.2.19	Each pin to be inspected by the Building Inspector to confirm depth excavated				
3.2.20	Extra over Item 3.2.15 & 3.2.16 for addition 0.5m excavated depth to 2. 50m below ground level if directed.				
3.2.21	Extra over Item 3.2.15 & 3.2.16 for addition 1.0m excavated depth to 3.00m below ground level if directed.				
3.2.22	Clean underside of foundation, prop with sacrificial props as necessary,				
3.2.23	Install and vibrate C35P concrete up to 150mm beneath existing foundation and leave 24hours to cure. Underpinning to carried out in sequence provided by Engineer.				
3.2.24	All Ready-Mix tickets to be provided to Supervising Engineer. All Under pinning Bay to be inspected and approved by Local Authority Building Inspector.  Note access restrictions if ready mix used.  If batched Concrete used on site an initial trial mix shall be mixed and 4 test cubes crushed, 2 at 7days and 2 at 28 days to verify mix strength.				
<b>TOTAL TO SUMMARY</b>					

3.2.25	Extra over Item 3.2.19 for C35P Concrete to addition 0.5m excavated depth to 2.0m below ground level if directed.				
3.2.26	Extra over Item 3.2.19 for C35P Concrete to addition 1.0m excavated depth to 2.5m below ground level if directed.				
3.2.27	Allow for removal of polystyrene keyway from adjacent Bay before concreting				
3.2.28	Ram Dry pack, to be 1:3 Cement / Sharp Sand, including 'Parex Pack C' to manufactures specification or similar approved for full depth between underside of foundation and top of underpinning as detailed on drawing and leave to cure for minimum 48hours				
3.2.29	Install transition underpinning bays to 1.0m below ground level at the end of the underpinning bays as per attached drawing in accordance with Item 3.2.19, item 3.2.20 and Item 3.2.21 above				
3.2.30	Extra Over Item 3.2.15 & 3.2.16 Install transition underpinning bays to 1.5m below ground level at the end of the underpinning bays				
3.2.31	On completion of underpinning install 50mm thick clayboard against exposed face of concrete for full height of pin and cover with DPM grade polythene and back fill whole of excavated area with granular fill consolidated in layers not exceeding 300mm up to 1.0m below ground level or service height				
3.2.32	Reinstall any drainage removed to facilitate underpinning, include for new gully surround as necessary including Camera survey of drainage on completion				
3.2.33	Reinstate any electric, gas and water that had been disconnected to facilitate underpinning as required connecting to existing. Gas and Electric be carried out by Certified Trades People and provide necessary Test Certificates.				
3.2.34	Surround drains and services with 150mm layer of pea gravel. Include for warning tape for water gas and electric to comply with current Regulations				
<b>TOTAL TO SUMMARY</b>					

3.2.35	Backfill remaining area with granular subbase up to 200mm below ground level				
3.2.36	Collect from storage and relay paving slabs on full bed of mortar consisting of 1:3 cement / sharp sand on 150mm granular subbase				
3.2.37	Backfill remaining area to ground level, last 150mm, with a graded topsoil. Rake out to a tilth and install good quality turf to all damaged areas and make good around building.				
3.2.38	Allow for 150mm wide drainage trench 200mm deep adjacent to building filled with 20mm clean gravel				
3.2.39	Reinstall fencing and gate previously removed and coat with wood preservative				
3.2.40	Remove protection and all surplus materials, clear any debris, leave site clean and tidy to Supervising Engineers satisfaction				
3.2.41	Collect existing shed from store and reinstall on new foundation where foundation removed for underpinning bases				
3.2.42	Over and above 3.2.7, Install new shed to resemble existing if localized repairs not possible. (To be confirm with Supervising Engineer) Base to be 100mm minimum thickness C25 concrete on 100mm graded consolidated stone. Include for 1200-micron d.p.m waterproofing to floor. Include for roof construction, battening and covering with slates put aside for reuse, include for 20% wastage.				
3.2.43	Install new Code 4 lead flashing into gable wall onto slate surface.				
<b>TOTAL TO SUMMARY</b>					

<b>3.3</b>	<b>Supper Structure Works External</b>				
3.3.1	Remove render from 500mm either side of the cracked area around the rear right junction of the 2 parts of the property and expose stonework beneath.				
3.3.2	Remove stone and stone stitch area / rebuild up to eaves. Allow for new stone if required. Install 6mm stainless steel ties in mortar joint across stitched area				
3.3.3	Extra over 3.3.2 if part brick and part stone block bond stone and brickwork. Include for 6mm stainless steel ties in mortar joints as appropriate				
3.3.4	Stitched area to be covered with expanded metal lathing (Expamet) bonded to the wall surface before plastering in 2 coat plaster finish with water proof additive suitable for solid stone walls.				
3.3.5	Remove render from 500mm either side of the cracked area around the remaining area of the property and expose stonework beneath.				
3.3.6	Remove stone and stone stitch area / rebuild up to eaves. Allow for new stone if required. Install 6mm stainless steel ties in mortar joint across stitched area				
3.3.7	Extra over 3.3.6 if part brick and part stone block bond stone and brickwork. Include for 6mm stainless steel ties in mortar joints as appropriate				
3.3.8	Re-render area in 2 coat application with waterproof additive suitable for solid stone walls, feather into existing to match.				
3.3.9	All minor superficial cracks to be raked back and resin bonded I accordance with manufactures instructions and filled with a non-shrink external render filler suitable for solid stone walls, smoothed in to match existing				
3.3.10	Allow for specialist HELIFIX REGISTERED INSTALLER to install CEMENTIES (or similar approved) in a grid fashion to rear wall or other recommended fixing to consolidate bulging walls. Provide HELIFIX Guarantee				
3.3.11	Allow for specialist HELIFIX REGISTERED INSTALLER to install BOWTIE HDs or other recommended fixing to be installed through the walls and into internal joists before bonding into stonework / brickwork				
	<b>TOTAL TO SUMMARY</b>				



3.3.12	Seal repaired areas prior to paint application and apply Lime based white masonry under coat suitable for solid stone walls				
3.3.13	Apply 2 coats white Lime based white masonry paint suitable for solid stone walls to all elevations				
3.3.14	Apply 2 coat stain to rebuilt shed to match existing				
3.3.15	Extra Over Apply 1 base coat and 2 topcoats stain to match existing to new shed				
<b>TOTAL TO SUMMARY</b>					

3.4	<b>Superstructure Works Internal</b>				
3.4.1	Remove all sanitary appliances, kitchen units and any fixed appliances including wardrobes or book shelves to facilitate all crack repairs and decoration.				
3.4.2	Remove skirtings as necessary to facilitate crack repairs and replace with new with same moulding as required to facilitate crack repairs and decoration				
3.4.3	Cut back plaster for 500mm either side of main crack within rear right bedroom and expose stonework.				
3.4.4	Remove stone and stone stitch area / rebuild up to eaves. Allow for new stone if required. Install 6mm stainless steel ties in mortar joint across stitched area.				
3.3.5	Extra over 3.4.4 if part brick and part stone block bond stone and brickwork. Include for 6mm stainless steel ties in mortar joints as appropriate				
3.4.6	Cut back plaster for 500mm either side of cracks within Front right bedroom, Front left bedroom, Kitchen, Hall and Left Hand Lounge and expose stonework.				
3.4.7	Remove stone and stone stitch area / rebuild up to eaves. Allow for new stone if required. Install 6mm stainless steel ties in mortar joint across stitched area.				
3.4.8	Extra over 3.4.2 if part brick and part stone block bond stone and brickwork. Include for 6mm stainless steel ties in mortar joints as appropriate				
3.4.9	Stitched area to be covered with expanded metal lathing (Expamet) bonded to the wall surface before plastering in 2 coat plaster finish suitable for solid stone walls				
3.4.10	All superficial cracks to Walls and ceilings to Landing, Front right-hand bedroom Rear right-hand Lounge, Kitchen and Hallway to be raked back and resin bonded in accordance with manufactures instructions and filled with a non-shrink filler, feathering in to match existing suitable for solid stone walls.				
3.4.11	Allow for larger crack repair areas to have 2 coat plaster finish feathered into existing suitable for solid stone walls.				
	<b>TOTAL TO SUMMARY</b>				

3.4.12	Stitched area to be covered with expanded metal lathing (Expamet) bonded to the wall surface before plastering in 2 coat plaster finish suitable for solid stone walls				
3.4.13	In rear right hand and front right hand bedroom lift floorboards and install timber furring strips to level floor replace floorboards and skirting on completion.				
3.4.14	Where gaps are between wall and floor lift floor boards and relay to cover gap allow for new boards as necessary and any skirting modification				
3.4.15	Remove doors and square door frames to all rooms repair around frame, reinstall door on completion.				
3.4.16	Allow for new door and frame if necessary				
3.4.17	All cracked lath and plaster ceilings to be removed and disposed of, off site.				
3.4.18	New ceilings to be 12.5mm thick plasterboards with joints taped and finished with a skim plaster. Joints between walls and ceiling to be scrim taped and sealed				
3.4.19	Seal all walls where crack repairs carried out and apply mist coat suitable for solid stone walls.				
3.4.20	Paint all walls within damaged rooms with 2 coats lime based paint suitable for solid stone walls allow for colour				
3.4.21	New ceiling to receive 1 mist coat and 2 coats Dulux brilliant white emulsion.				
3.4.22	Existing woodwork if disturbed finish with 1 undercoat and 2 topcoats gloss				
3.4.23	Any new timber to be knot stopped and primed fished with 2 undercoats and 2 topcoats of gloss				
<b>TOTAL TO SUMMARY</b>					

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## Works collection page

	<b>Page number</b>	<b>£</b>	<b>p</b>
	Page 50 Enabling Works		
	Page 51 Enabling Works cont :-		
	Page 52 The Works		
	Page 53 The Works cont :-		
	Page 54 The Works cont :-		
	Page 55 The Works cont :-		
	Page 56 Superficial Works External		
	Page 57 Superficial Works External cont:-		
	Page 58 Superficial Works Internal		
	Page 59 Superficial Works internal cont:-		
	<b>Works Total carried to Tender Summary</b>		

# 4 Contingency sum



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## 5 Tender summary







