

2023

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[SCHEDULE OF WORKS]

Barns at Broadwell Farm, Broadwell, Moreton-in-Marsh, Oxon

Item	Description	Cost	
		£	P
	<p>SECTION 1:</p> <p>PRELIMINARIES</p>		
1/100	<p>Description of the Works</p> <p>The works shall comprise the repairs to the existing barn roof slates and concrete tiles together with roof timbers</p>		
1/105	<p>Contract Administrator</p> <p>The Contract Administrator</p>		
1/110	<p>Employer</p> <p>The Employer shall mean Mr. Pond</p>		
1/115	<p>Drawings</p> <p>Series P/2334</p> <p>P/2334/01 - Survey</p> <p>P/2334/02 - Proposed</p>		
1/120	<p>Tenders</p> <p>The employer does not bind himself to accept the lowest or any tender, nor will he reimburse any contractor for the cost of preparing a tender whether accepted or not, nor for subsequent adjustment of accounts.</p>		
1/125	<p>The Contract</p> <p>The form of contract and schedule of conditions will be the JCT Intermediate Building Contract 2011 (IC 2011)</p>		
1/130	<p>Schedule of amendments and amplifications</p> <p>Article 3</p> <p>Delete reference to “the Architect”</p>		
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	<p>Article 7 Delete 'apply'</p> <p>Clause: 2.2 Commencement and completion dates to be agreed between parties. 2.8 Liquidated damages to be £500.00 per. week 2.10 Insert 6 months 4.3 Insert 95% 4.5 Insert 97.5% 4.8.1 Insert 3 months 4.11 not applicable 5.3.2 Insert the sum of £10,000,000 5.4A Delete Clause 5.4B 7.2 Insert The Royal Institution of Chartered Surveyors.</p>		
1/131	<p>Construction (Design and Management) Regulations 2015</p> <p>The contractor shall comply in every respect with the Construction (Design and Management) Regulations 2015 having particular regard to Regulation 7 and the requirement to notify the Health and Safety Executive.</p>		
1/135	<p>Programme</p> <p>Two weeks prior to the date for possession, prepare and distribute a programme to complete the works starting at date for possession and work complete by date for completion.</p> <p>The form of this programme is to contain:</p> <ol style="list-style-type: none"> 1. A bar chart showing start and finish dates of all the Contractors activities and those of named subcontractors. 2. A schedule of when critical information, not in the contract documents, is required from the Contract Administrator. 3. Update this programme and schedule on a monthly basis showing actual performance against projected performance and distribute as necessary. 		

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1/140	<p>All Works</p> <p>The contractor is to allow for carrying out all works shown on the drawings and described in the specification, and all works that could reasonably be inferred from same as being required to give a complete and satisfactory job.</p>		
1/145	<p>Tender Breakdowns</p> <p>The successful contractor will be required to break down his tender against the schedule of works so as to show the cost of individual items of works and submit a copy to the employer within four days of being so requested.</p>		
1/150	<p>Provisional Sums</p> <p>(a) Provisional sums may be included for works by named suppliers and subcontractors. These sums will be expended by issue of Instruction. For purposes of this contract the supplier and subcontractor shall be deemed to be a domestic supplier and subcontractor. The contractor shall be fully responsible for the co-ordination, supervision, work, administration, payment, materials and workmanship of suppliers and subcontractors. Provisional sums and contingency sums shall be expended only as directed by the Contract Administrator, and shall be deducted in whole or part if not required.</p> <p>(b) For pricing purposes, the amounts included in the specification for named suppliers will be deemed to be inclusive of 5% cash discount and for named subcontractors 2.5% cash discount. Except for these discounts, named suppliers and subcontractors accounts will be paid nett.</p> <p>(c) General attendance shall be deemed to include use of standing scaffold, messrooms, sanitary accommodation; providing space for office accommodation and for storage of plan and materials; providing power, lighting and water; clearing away rubbish and protection.</p> <p>(d) Agree with the named suppliers and sub-contractors proper and accurate working dimensions and other particulars and for obtaining from them full details of their requirements in regard to chases, recesses, mortices, notchings, holes and the like.</p> <p>(e) Ensure that the terms and conditions of the main contract (except for pricing details) are notified to and incorporated into contracts entered into with named suppliers and subcontractors.</p>		

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1/155	<p>Contractor to visit site</p> <p>The contractor will be deemed to have visited and inspected the site prior to tendering and to have ascertained the exact conditions, the nature of the soil, access and storage space for materials, etc. and generally to have obtained all information affecting the execution of the works. The Contractor shall allow for excavating in whatever type or condition of ground or substratum that may be met with, for grubbing up obstructions and filling voids if necessary with hardcore well rammed.</p>		
1/160	<p>Levels</p> <p>All levels indicated on drawings are provisional, the contractor shall determine levels on site.</p>		
1/165	<p>Temporary Buildings</p> <p>The Contractor shall allow for providing, erecting and maintaining all necessary temporary buildings, bridges, paths, gates, enclosures, storage sheds, etc. The siting of all temporary structures shall be agreed with the Contract Administrator.</p> <p>The Contractor shall pay all rates demandable on all temporary buildings.</p>		
1/170	<p>Water</p> <p>The Contractor shall provide clean water for use on the works and include for paying fees, and for necessary temporary plumbers' work and materials and clearing away on completion.</p>		
1/175	<p>Artificial Lighting</p> <p>The Contractor shall provide all artificial lighting, electric power and other energy required for the execution of the works including that required by subcontractors and provide all temporary wiring, fittings and lamps, and pay all charges arising.</p>		
1/180	<p>Labour, Materials and Transport</p> <p>The Contractor shall provide all labour, materials and transport which may be required in preparation for and in the construction of the works and the use of all temporary structures, tools, plant, machinery and equipment required for the works, together with the carriage thereof to the spot where they are required to be used and their subsequent removal.</p>		

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	The contractor shall provide all transport required for conveying work people to and from the site.		
1/185	Scaffolding The Contractor shall provide all necessary temporary scaffolding internally and externally required for the execution of the works, complete with ladders, hoists and all other necessary appliances. The Contractor shall clear away upon completion, and shall alter, adapt and maintain as necessary.		
1/190	Local Authorities Carry out all works in accordance with the requirement of and/or in compliance with any restrictions of, and obtain all necessary approvals from the Local Authority, the Police, the Fire Officer, the Environmental Health Inspector, the Electric, Gas and Water Boards and any other authority who has any jurisdiction with regard to the works or any part thereof.		
1/195	Materials and Workmanship All workmanship, materials and products are to be the best quality and where not fully described or specified they are to be suitable for the purpose of the works stated in, or reasonably to be inferred from, the Contract Documents and in accordance with good building practice.		
1/200	Samples The Contractor is to submit free of charge all samples and test certificates as required by the Contract Administrator. Allow for setting up sample panels of materials and colours as requested.		
1/205	Dayworks Dayworks shall be carried out only as authorised by the Contract Administrator. All dayworks shall be inspected by the Contract Administrator.		
1/210	Overtime The Contractor shall allow for any overtime working that may be necessary to complete the works. Hours of overtime working shall be arranged and agreed with the employer prior to any of these works being undertaken.		

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1/215	<p>Temporary</p> <p>The Contractor shall provide all necessary temporary fencing, hoarding, staging, planked footways, guard rails, casings, tarpaulins, temporary waterways and disposal in order to protect work people, the public, and execution of the works, installations, the buildings and materials from soiling, wear and tear, damage and injury including weather, to meet with the requirements of any local or any other authority.</p>		
1/220	<p>Protection of Services</p> <p>The Contractor shall indemnify the Employer against any costs or claims for and protect and prevent any interferences with or damages to gas, oil, water, electricity, telephone services, etc. and buried mains, cables or other supplies crossing or adjacent to the site and shall reinstate or pay all charges for the Utility, Corporation or Undertaking to reinstate any damages which may occur.</p>		
1/225	<p>Protect Work</p> <p>The Contractor shall take all precautions including temporary coverings to protect work from injury and weather. Any work damaged or soiled by temporary protection shall be taken down and re-executed or otherwise made good by and at the cost of the Contractor.</p> <p>The Contractor shall not permit anything to be done that is calculated to injure the stability of the works or buildings and no cutting through walls or floors shall be executed other than as indicated on drawings or schedules or described in the Specification without the sanction of the Contract Administrator. The Contractor will be held responsible for all damage arising through carelessness or inadvertence in this respect.</p>		
1/230	<p>Shoring and Strutting</p> <p>The Contractor shall provide and maintain during the progress of the works all necessary shoring, strutting, needling and other supports and shall take all precautions to preserve the stability of the buildings, whether new or existing, and subject of this contract, and all other property including that of the adjoining owners which may be in any way affected by the works.</p> <p>The Contractor shall be solely responsible for the safety of the existing building and the sufficiency of all temporary supplies, etc.</p>		
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1/235	<p>Watching and Lighting</p> <p>The Contractor shall provide all necessary watching and lighting and everything else necessary by day and night for the due protection of the works and the safety of the public.</p>		
1/240	<p>Sanitary Accommodation</p> <p>The Contractor shall erect and maintain temporary sanitary accommodation and shall keep same in a clean and orderly condition and remove at completion of works.</p>		
1/245	<p>Attendance</p> <p>The Contractor shall allow for each trade to attend on all trades and for jobbing connected therewith.</p>		
1/250	<p>Fixing</p> <p>The term 'fix only' shall include taking delivery of goods and materials, unload, store, hoist building into position and return empty packing cases. The term 'building into position' shall include, but not be confined to, bedding the relevant goods and materials in mortar, provision of fixing ties, templates and temporary linings.</p>		
1/255	<p>Drying the Works</p> <p>Carefully and progressively dry out the works including providing labour, appliances and fuel: avoid sudden humidity changes: ensure materials and components subject to dimensional changes (eg. joinery) are installed and maintained in suitable conditions.</p> <p>Note: If the permanent heating system is available the contractor may use it subject to the following provisions:</p> <ul style="list-style-type: none"> (a) Approval of use (b) Payment of all costs arising. (c) Without change to liability for defects (d) Insurance for use prior to practical completion. 		
1/260	<p>Provide and Execute Everything Necessary</p> <p>Provide and execute everything necessary to complete the works in accordance with the Contract Drawings and this specification in a proper manner so as to render the works complete in every respect.</p>		

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1/265	Protect Planted Areas Protect all plants and cultivated areas including associated hard landscaping and features.		
1/270	Roads and Paths Protect roads, paths, paved areas and access routes to, from and across the site. The precautions to prevent mud or debris being deposited on highways. Repair or pay the cost of repairs arising from the works activities.		
1/275	Preservation of Trees Protect all trees from damage. Do not excavate or store materials or plant within the area of root spread of any tree.		
1/280	Cleaning Down The Contractor shall leave the whole premises clean, tidy and fit for occupation at completion to the Contract Administrator's approval.		
1/285	Removal of Rubbish The Contractor shall remove all rubbish as it accumulates during the progress of the works including any caused by sub-contractors, and on completion shall clear and cart away all superfluous materials.		
1/290	The Contract The drawings, this specification and the Conditions of Contract herein before referred to, together with the acceptance thereof in writing shall be considered a binding contract between the parties until the formal execution of a contract.		

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1/295	<p>Acts, Regulations and Other Documents</p> <p>Compliance: Comply with:</p> <p>(a) Any Acts of Parliament, by-laws or Regulations made by any authority having jurisdiction over or in connection with the works.</p> <p>(b) Codes of practice and standards published by B.S.I. and the major trade organisations.</p> <p>(c) British Standards referred to in this specification.</p> <p>(d) BRE Digests and other authoritative documents prepared by the major government organisations.</p> <p>Compliance shall include paying all charges legally demandable.</p>		
1/300	<p>Provision of Documents</p> <p>Provide any relevant part of any relevant documents for use on site if necessary for the efficient execution of the work or if so directed.</p>		
1/305	<p>Currency of Documents</p> <p>Documents referred to in this specification shall be unless otherwise stated, those editions (and any amendments thereto) current at the date of tender.</p>		
1/310	<p>Workmanship BS 8000: 1989</p> <p>Workmanship on site shall be in accordance with the relevant part of BS8000: 1989. The Contractor shall be deemed to have in his possession a complete and up to date package of BS8000: 1989 WORKMANSHIP ON BUILDING SITES. A copy of this document shall be kept on or near the works and shall be made readily available for reference by all operatives and site personnel. All such persons shall be deemed to have been instructed in the interpretation of this document and be fully conversant with its use as a practical document.</p>		
1/315	<p>Foreman</p> <p>A competent foreman in charge, to whom instructions can be given, shall be on site at all times during the progress of the works.</p>		
1/320	<p>Method of Sequence of Work</p> <p>Work is to proceed in a planned and continuous sequence in accordance with the programme. The Contractor will be required to report in detail any reason for delay as soon as is apparent and provide positive proposals for how the delay can be resolved.</p>		

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SECTION 2: ALTERATIONS			
2/100	Carefully remove existing rainwater gutter and downpipe to all existing roof slopes where being re-roofed to barn A and C, including all fittings, and clear away from site.		
2/105	Carefully remove existing plain concrete roof tiles, battens and felt to roof slopes on west projection of Barn C, including tiles each side of valley on main roof as indicated on drawing and set aside all re-usable tiles, remainder cart away. Remove and set aside ridge tiles.		
2/110	Carefully remove existing defective roof timbers including rafters and lay/valley board to roof slopes on west projection of Barn C and clear away.		
2/115	Carefully remove existing lead valley to west projection of Barn C including valley boards and tilting fillets and clear away from site.		
2/120	Carefully remove existing natural stone slates, battens and felt to roof slopes on south elevation of Barn A as indicated on drawing and set aside all re-usable slates, remainder cart away. Remove and set aside angular ridge tiles.		
2/125	Carefully remove existing defective roof timbers including rafters and purlins to roof slopes on south elevation of Barn A and clear away.		
2/130	Allow to prepare tops of existing stone walls to receive new roof timbers and roof finish to Barn A and C		
2/135	Clear away all debris arising throughout.		

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SECTION 3: CARPENTRY AND STRUCTURAL STEELWORK			
3/100	All new sawn softwood to be treated with preservative pressure impregnation by a recognized method and to accord with the Food and Environmental Protection Act 1985 and the Environmental Protection (Control of Injurious Substances) Regulations 1993.		
3/105	The contractor shall allow for all fixing blocks, wedges, bearers, packers, etc. that may be necessary in carcassing and in fabricating components.		
3/110	All tolerance for timber sizes to comply with B.S. 4471. All nails used to comply with B.S.1202.		
3/115	Provide and frame up the roof structure on the south elevation of Barn A complete, all as indicated and scheduled on drawings. Provide and fix all ancillary fittings and fixings as necessary. All timbers to be tanalised and treated, and C16 stress graded as indicated. Repair/replace defective rafters to match existing Replace existing defective wall plate, size to match existing. Repair/replace defective purlin on south elevation, size to match existing.		
3/120	Provide and frame up the roof structure west projection of Barn C complete, all as indicated and scheduled on drawings. Provide and fix all ancillary fittings and fixings as necessary. All timbers to be tanalised and treated, and C16 stress graded as indicated. Repair/replace defective rafters to match existing Replace existing defective wall plate, size to match existing. Repair/replace purlins if found necessary 75mm x 125mm s.w. valley rafter 40mm x 200mm s.w. layer board Ex. 38mm x 38mm angle fillets 18mm x 225mm WBP Plywood valley boards.		
3/125	Check all other roof timbers and repair/replace as found necessary.		
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3/130	<p>Allow to provide and fix new timber truss collar to center truss in Barn B as indicated on drawing. Clean out existing mortices on principal truss rafters to received tenoned end of collar.</p> <p>Provide steel plates either side of joint to structural engineers detail.</p> <p>Check apex of center truss and repair as found necessary</p>		
3/135	Allow to repair/replace pargetting to underside of existing slates and battens in Barn A as required. The pargetting is to match the existing in every respect.		
3/140	Provide and fix single glazed pane as Rooflight to south roof slope of Barn A to match existing		
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		£	P
SECTION 4: ROOFING AND CLADDING			
4/100	To all existing re-roofed slopes on Barn A and C provide and fix Zylex Bitumen roof felt all in accordance with the manufacturers recommendations, with horizontal laps of 75mm and vertical laps of 150mm, and nailed at all laps with aluminium, alloy or copper nails to BS 1202.		
4/105	To all existing re-roofed slopes on Barn A and C, provide and fix 38 x 25mm sawn and preservative treated softwood tile battens, fixed to recommended gauge and position. The joints of the battens to meet halfway over the top of each rafter.		
4/110	To all existing roof slopes on south elevation of Barn A as indicated on drawing, re-lay Natural stone slates laid in diminishing courses and to manufacturer's recommendations. Fix slates with aluminium, alloy or copper nails to BS 1202. Provide additional slates as required Provide and fix angular ridge tiles to suit, bedded and pointed in gauged mortar.		
4/115	To all existing roof slopes supply on west projection of Barn C as indicated on drawing, re-lay Plain concrete roof tiles laid to standard courses to match existing and to manufacturer's recommendations. Fix tiles with aluminium, alloy or copper nails to BS 1202. Provide additional tiles as required Provide and fix angular ridge tiles to suit, bedded and pointed in gauged mortar.		
4/120	Allow for all labours as necessary including double course at eaves, square and raking cutting and forming verges.		
4/125	Provide and fix Code 4 sheet lead stepped, cover and apron flashings at abutment of roof slope to existing wall, all in accordance with the Lead Development Associations recommendations.		
4/130	Provide and fix Code 3 sheet lead soakers where main roof abuts walls.		
4/135	Allow to repair/replace pargetting to underside of existing slates and battens in Barn A as required. The pargetting is to match the existing in every respect.		
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