

PROJECT & Co.

SCHEDULE OF WORKS

FOR

STRIP OUT AND REINSTATEMENT WORKS FOLLOWING IMPACT DAMAGE

AT

14 MARKET PLACE
GREAT DUNMOW
ESSEX
CM6 1AT

ON BEHALF OF

KEVIN MOSBY
14 MARKET PLACE
GREAT DUNMOW
CM6 1AT

DATE: 19-Feb-24

REV: A

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DATE: 19-Feb-24

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7	GENERAL SUMMARY

Ref.	Description	Cost (£)	Notes
1.00	THE SITE		
1.01	The subject property is located at 14 Market Place, Great Dunmow, CM6 1AT, and is a Grade II Listed (List Entry Number: 1142449) two-storey terraced dwelling.		
2.00	DESCRIPTION OF THE WORKS		
2.01	The following schedule of works is for the strip out and reinstatement works of the affected internal and external elements from impact damage.		
3.00	PROGRAMME		
3.01	<p>The Principal Contractor is to allow within his pricing for completing the works during the work hour restrictions as described below and any site specific constraints identified at tender stage. The works are to be undertaken as follows:</p> <p>Commencement: TBA Completion: TBA</p> <p>Normal working hours generally are to be as follows:</p> <p>Monday to Friday - 08:30 to 17:00</p> <p>The site is situated within a residential development and typical restrictions apply.</p>		
3.02	The Principal Contractor must submit their Construction Phase Plan and detailed programme of works to the Principal Designer / Contract Administrator within ten working days of order.		
4.00	GENERAL REQUIREMENTS		
4.01	The Principal Contractor must ensure that access to the building is maintained at all times throughout the course of the works. The Principal Contractor is to allow within his tender return, for all necessary temporary signage and protection for safe egress from the site in the event of an emergency.		
4.02	All work areas are to be segregated and fully protected by barriers deemed adequate to protect the public.		
4.03	The Principal Contractor's compound where the skip is to be located is to be fully surrounded and secured with fencing as required for the safe and proper execution of the works.		
4.04	The Principal Contractor is to ensure that all skips are left secure at the end of each working day and that no materials are left loose. Generally, all damage caused as a direct result of the Principal Contractor's failure to do so will be put right at the Principal Contractor's own expense.		
4.05	The existing building and site generally must remain secure at all times.		
4.06	The priced works are deemed to include for the provision and maintenance of all access equipment throughout the duration of the works and fully in accordance with current health and safety legislation.		
4.07	The priced works are deemed to include for disposal of all redundant and surplus waste materials throughout the duration of the works and fully in accordance with current health and safety legislation.		

Ref.	Description	Cost (£)	Notes
4.08	Where applicable, cover up and protect as necessary all appliances, equipment, valves, fittings, furniture, floor coverings etc. as works progress and remove upon completion.		
4.09	The Principal Contractor must, prior to taking possession of the site, take a photographic schedule of condition of the whole of the site. This schedule must be produced upon the request of the Contract Administrator to clarify the condition of the property prior to the date of possession.		
4.10	Failure by the Principal Contractor to produce the photographic schedule of condition will mean that the Contractor must make good any disputed areas to the complete satisfaction of the Contract Administrator.		
4.11	A site visit prior to completion of the tender shall be carried out by the Principal Contractor. It will be deemed that all aspects of the site conditions and proposed works as shown and implied within this document will have been assessed and included within the tender.		
4.12	Access for the purpose of tendering is to be by prior arrangement with George Brown of Project & Co., [REDACTED]		
4.13	The amounts entered against each item within this schedule of works are to include for all labour, plant, materials, overheads and profit not included elsewhere so that the sum of all figures recorded shall be the total fixed price for the tender, taking in to account all site conditions.		
4.14	Where items are identified as provisional these may or may not proceed. Should the item be omitted, the amount of these items will be deducted from the Contract Sum and no allowance will be made for any consequential loss, expense or alteration to the Contract.		
4.15	The following works are not specifically measured in accordance with any rules or method of measurement. No claim whatsoever will be entertained for any discrepancies that may exist between the layout and content of the following descriptions and quantities and the provisions of any rules or method of measurement.		
4.16	The Principal Contractor is to check all dimensions of the site prior to ordering any materials.		
4.17	The Principal Contractor is to note that a high standard of workmanship will be expected and therefore it will be the responsibility of the Principal Contractor to inspect all works and carry out their own snagging exercise prior to the Contract Administrator's final inspection and, where necessary, reproduce the works at the Principal Contractor's own expense to the satisfaction of the Contract Administrator.		
4.18	The surrounding access ways / public areas will be occupied / used during the contract by residents. The Contractor shall carry out the works without undue inconvenience and nuisance, without danger to the public and adjacent users.		
4.19	The Contractor is to isolate any services as necessary to complete the works, and reinstate upon completion of works.		
5.00	PRELIMINARIES		

SCHEDULE OF WORKS - 14 MARKET PLACE
GENERAL ITEMS

Ref.	Description	Cost (£)	Notes
5.01	<p>Contractor is to allow to include a cost for Contractor Preliminaries, management and welfare facilities etc relating to the site for your estimated duration of the project.</p> <p>To include for toilet for contractors use, running water, temporary accommodation area/site hut (if required), first aid equipment and compliance information displayed.</p>		
6.00	PRACTICAL COMPLETION		
6.01	The Principal Contractor's attention is drawn to the fact that the Contract Administrator shall only award Practical Completion when satisfied that all the works have been completed in accordance with this specification and any subsequent Contract Instructions.		
7.00	CONTRACT CONTINGENCY		
7.01	The Principal Contractor is to allow a contingency sum of 10% of the tender sum, to be expended in whole or in part following formal instruction from the Contract Administrator.		<i>Carried through to General Summary page.</i>
TOTAL		£ -	

Ref.	Description	Cost (£)	Notes
8.00	<u>ACCESS</u>		
8.01	Contractor to allow for access scaffolding to the front elevation to complete all sequenced work items in accordance with the Preliminaries, and all relevant Health and Safety Legislation and guidance (Health and Safety at Work Act 1974), Work at Height Regulations, BS EN 12810/12811-1:2003 and BS 8460:2017 to the satisfaction of the Principal Designer.		
8.02	The Principal Contractor must carry out their own assessment for the provision of safe access to carry out the works specified and confirm his intentions at tender stage. Include for applying and liaising with the local Authority for any pavement/scaffold licences throughout the works.		
8.03	One week prior to commencement of works, submit for the written approval of the Contract Administrator, scaffolding and safety netting drawings, (plans and elevations) and method statements, which detail the design, erection and maintenance requirements of the scaffolding.		
8.04	The contractor shall include within his tender for a scaffold alarm, and for any temporary external lighting or power which may be required in order to carry out the specified works.		
8.05	The scaffolding is to be erected and struck during normal working hours. Refer to the guidelines and restrictions of the applicable Local Authority department website.		
8.06	Any scaffolding is to be designed to bridge over all entrances with fan protection. Access to doorways or over driveways is not to be obstructed by scaffold standards. All fire escape routes are to be maintained and not to be obstructed by scaffolding.		
8.07	The Principal Contractor is to be wholly responsible for obtaining, maintaining and complying with all necessary licences, approvals and consents. This includes the provision, fitting and maintenance of lighting on the scaffold for the protection of persons and property and maintaining the scaffold register on site whether or not the scaffold is in use. Contractor to include additional cost for the following: <div style="text-align: right;">Inspection/weekly charges:</div>		
8.08	The ends of all scaffold poles at ground floor level or where they are adjacent to windows are to have plastic end caps fitted and the bases of the scaffold standards shall be painted white unless otherwise directed by the Client.		
8.09	No projecting scaffold poles, clips, ties etc. that could be a potential hazard to any personnel on site or visiting site will be permitted beneath first floor level to any elevations.		
8.11	All ladders are to be taken down at the end of each working day and secured to prevent unauthorised access to the scaffolding. The security of the site remains the direct and sole responsibility of the Principal Contractor until Practical Completion has been awarded.		
8.12	The Principal Contractor shall provide the Contract Administrator with no less than five working days notice before any scaffolding is struck to give the Contract Administrator or their representative the opportunity to inspect the works.		

Ref.	Description	Cost (£)	Notes
8.13	On removal of the scaffolding and protection, the Principal Contractor will be liable for making good all disturbed surfaces to the complete satisfaction of the Contract Administrator.		
9.00	<u>TRAFFIC MANAGEMENT</u>		
9.01	Due to the location of the property, the Principal Contractor is to allow to provide a traffic management assessment and plan, for submission to the Local Authority where necessary. Include for liaising with the Local Authority for approval.		
9.02	The Principal Contractor is to supply costs for implementation of approved traffic management plan for the duration of the works as necessary. Traffic Management to include: •Traffic Management Survey X 3 inc mileage. •TM drawings. •Man On Site inc vehicle. •Install Pedestrian Crossing point. •Daily pedestrian crossing hire. •Permit application. •Supervisor to oversee works. •Advance warning signs install. •Pedestrian footpath closure and allocated diversion inc. signage.		
10.00	<u>ADDITIONAL ACCESS ITEMS</u>		
Note	Principal Contractor to include any items that they wish to include and list that has not been already included that will be required to complete the works. Additional items, where accepted, are to be applied to all tenders.		
10.01			
10.02			
10.03			
10.04			
TOTAL		£ -	

Ref.	Description	Cost (£)	Notes
11.00	<u>PREPARATORY WORKS</u>		
11.01	Allow for a Refurbishment and Demolition survey to the areas affected by the works, to be undertaken prior to works commencing.		
11.02	Upon receipt of the survey results, the Principal Contractor is to report to the Contract Administrator on the findings of any identified ACM's, and provide a cost for Asbestos removal works by a licensed contractor strictly in accordance with the Control of Asbestos Regulations 2012. <i>For tendering purposes, allow a Provisional Sum of [REDACTED] 0 for asbestos removal works, to only be expended in part or in full following formal instruction from the Contract Administrator.</i>	£ [REDACTED]	PS
11.03	Removal of ACM is to be by a Contractor licensed by the Health and Safety Executive and prior to other works starting in these locations. On completion of asbestos removal, an independent air test certificate will be required. The Contractor must allow for all necessary labours, co-ordination, programming and works to meet the Control of Asbestos at Work Regulations in its safe removal and disposal by their approved Contractor licensed by the Health and Safety Executive for asbestos removal.		
11.04	Allow for an Anthrax survey and testing of the lath and plaster to the to the areas affected by the works, to be undertaken prior to works commencing.		
11.05	Upon receipt of the survey results, the Principal Contractor is to report to the Contract Administrator on the findings of any identified Anthrax for further advice by the Principal Designer.		
11.06	Allow for a test of the internal paintworks to the areas affected by the works to confirm any presence of Lead, to be undertaken prior to works commencing.		
11.07	Upon receipt of the survey results, the Principal Contractor is to report to the Contract Administrator on the findings of any identified lead paint for further advice by the Principal Designer.		
11.08	Allow a Provisional Sum of [REDACTED] for a survey by a NICEIC qualified electrical contractor to test system and report on. To be expended in whole or in part following formal instruction from the Contract Administrator.	£ [REDACTED]	PS
11.09	Allow a Provisional Sum of [REDACTED] to undertake electrical reinstatement works to the front bedroom as identified as a result of the electrical survey included under item 11.08. To be expended in whole or in part following formal instruction from the Contract Administrator.	£ [REDACTED]	PS
12.00	<u>TEMPORARY WORKS/SUPPORT</u>		
12.01	Please note that temporary propping has been installed, and these are to main in-situ for the duration of the stripping out works.		
12.02	Please include a provisional allowance for any additional temporary works and/or supports, to facilitate the stripping out works.		PS
13.00	<u>FRONT BEDROOM - INSPECTION</u>		
13.01	Allow to remove contents to the front bedroom to facilitate the strip out works. Set aside and store safely for a later reinstallation.		
13.02	Allow to carefully remove temporary weatherproofing installed to the front wall to expose the structure. Dispose of all materials off site.		

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INTERNAL STRIP OUT WORKS

Ref.	Description	Cost (£)	Notes
13.03	Allow to temporarily remove the radiator to the front bedroom below the window, ensuring services are capped off. Set aside and store safely for a later reinstallation.		
13.04	Allow to remove the existing carpet to the front bedroom to facilitate the inspection works. Dispose of all materials off site.		
13.05	A sample of floorboarding to be temporarily removed and set aside to facilitate the inspection of the floor structure. Allow to reinstate floorboards following inspection. <i>For tendering purposes, allow to remove 6m2 of floorboarding.</i>		
13.06	Upon strip out of the above areas, the Principal Contractor is to allow to instruct a Structural Engineer. Arrange for an inspection by the Structural Engineer, to inspect the integrity of the walls and floor structure where affected. Include to provide for a report with findings and recommendations. Include for new design of the front wall and floor structure where required to match existing design and materials. Drawings to be provided in addition to details suitable for a contractor to price and build to, including the provision of structural engineering calculations suitable for approval under Building Regulations.		
14.00	<u>FRONT BEDROOM - STRIP OUT</u>		
14.01	Allow to remove boxing to the front wall at high level. Dispose of, and remove from site.		
14.02	Allow to protect the drainage pipework at behind the boxing at high level to the front wall throughout the works. Ensuring services are capped off.		
14.03	Allow to strip out skirting boards to the front wall and left side flank wall. Dispose of, and remove from site.		
14.04	Allow to strip out any damaged plaster finish to the ceiling and front elevation wall and flank wall. Dispose of, and remove from site. <i>For tendering purposes, allow for a provisional area of 8m2.</i>		
15.00	<u>COMPLETION</u>		
15.01	To remove all waste and leave all affected areas clean and tidy upon completion of the works.		
16.00	<u>ADDITIONAL ITEMS</u>		
16.01	The Principal Contractor is to include here any items that they wish to include and list that has not been already included that will be required to complete the works. All additional costs, if deemed required, will be carried forward to all Contractors at Tender Analysis.		
16.02			
16.03			

SCHEDULE OF WORKS - 14 MARKET PLACE
INTERNAL STRIP OUT WORKS

PROJECT & Co.

Ref.	Description	Cost (£)	Notes
16.04			
16.05			
	TOTAL		

SCHEDULE OF WORKS - 14 MARKET PLACE
INTERNAL REINSTATEMENT WORKS

PROJECT & Co.

Ref.	Description	Cost (£)	Notes
17.00	<u>FRONT BEDROOM</u>		
17.01	<p>Following Structural Engineers Design, allow a provisional sum of [REDACTED] for any remedial works and repairs to the wall and floor structure within the front bedroom following structural engineers recommendations and designs, including for new floor deck and external weatherboarding where required.</p> <p>Allow for using treated timber for the wall and floor to match existing frame.</p> <p>To be expended in whole or in part following formal instruction from the Contract Administrator.</p>	[REDACTED]	
17.02	Allow to supply and line the new wall voids with 25mm wire mesh, to form a support tray for the insulation. Staple the wire mesh to the sides of the joists.		
17.03	Supply and cut 100mm Knauf Insulation Flexible Slab to size and lay onto the wire mesh support, ensure there are no gaps between the insulation and the joists. Butt joint the insulation slabs so there are no gaps between them.		
17.04	Allow to supply and install 1 layer of 12.5mm British Gypsum plasterboard to the walls, fixed to the existing joists in accordance with manufacturers specification with bound edges at right angles to supports and with ends staggered in adjacent rows.		
17.05	<p>Allow to uncap drainage pipework and supply and install new timber boxing at high level to the front wall.</p> <p>Leave ready to receive decorations as specified elsewhere.</p>		
17.06	<p>Allow to tape all joints and provide skim coat to new plaster board to the walls.</p> <p>Plaster type as recommended by board manufacturer, to a thickness of 2-3mm. Ensure tight, matt, smooth finished surface with no hollows, abrupt changes of level or trowel marks</p> <p>Prepare and leave ready to receive decorations as specified elsewhere.</p>		
17.07	<p>Allow to supply and install Howdens 152mm Pencil Round White MDF Skirting Board where removed. Include for all fixings.</p> <p>Prepare and leave ready for decoration as specified elsewhere.</p>		
17.08	<p>Allow to fully prepare and redecorate all internal new and previously painted surfaces. This is to include all ceilings, walls and timber/joinery.</p> <p>If any clarification of the brief is required this must be made during the tender period site visit otherwise it will be deemed that all works have been included within your tender return.</p>		
17.09	Undertake minor pre-paint repairs to all plaster/plasterboard surfaces including filling all dents, cracks, scuffs, etc., and stopping faced up and rubbed down.		
17.10	Undertake minor pre-paint repairs to all woodwork including filling all dents, cracks, scuffs, etc., and sand down and remove all varnish finishes and stopping faced up and rubbed down.		
17.11	Allow to fully protect window and ironmongery for the duration of decoration works.		
17.12	Allow to provide 1no. mist coat to all newly plaster and skim coated surfaces.		

SCHEDULE OF WORKS - 14 MARKET PLACE
INTERNAL REINSTATEMENT WORKS

Ref.	Description	Cost (£)	Notes
17.13	To all new and existing ceilings and walls, thoroughly prepare and decorate all plaster surfaces using 2no. coats Dulux Trade Diamond Matt. Undertake in accordance with manufacturer's instructions. Preparation: To manufacturers specification. Colour: White. Finish: Matt. Execution: Applied by brush, roller or spray. Drying time: Dependent on temperature and humidity. Recoat after 2-4 hours under normal drying conditions.		
17.14	To all new and existing timber joinery, thoroughly prepare and decorate using 2no. Coats Dulux Trade Satinwood. Undertake in accordance with manufacturer's instructions. Preparation: To manufacturers specification. Colour: White. Finish: Satin. Execution: Applied by brush or roller. Drying time: 4-6 hours. Recoat after 16-24 hours under normal drying conditions.		
17.15	Allow to supply and install caulk to all joints between new/existing joinery and walls.		
17.16	Allow to supply and lay new carpet to the front bedroom. Include for high quality underlay, adhesive, grippers and all other elements. Lay as per manufacturers specification. For tendering purposes, allow a supply cost of [REDACTED] per m2 for new carpet. Include within cost labour to fit the carpet. Colour to match existing.		
17.17	Allow to re-install existing radiator to existing location to front wall below the window. Include to reconnect pipework and uncap.		
18.00	<u>COMPLETION</u>		
18.01	Allow for a 'sparkle' clean of the entire property upon completion.		
18.02	To remove all waste and leave all affected areas clean and tidy upon completion of the works.		
19.00	<u>ADDITIONAL ITEMS</u>		
19.01	The Principal Contractor is to include here any items that they wish to include and list that has not been already included that will be required to complete the works. All additional costs, if deemed required, will be carried forward to all Contractors at Tender Analysis.		
19.02			
19.03			
19.04			
19.05			
	TOTAL	[REDACTED]	

SCHEDULE OF WORKS - 14 MARKET PLACE
EXTERNAL STRIP OUT WORKS

Ref.	Description	Cost (£)	Notes
20.00	<u>BUILDING CONTROL</u>		
20.01	Allow a provisional sum of [REDACTED] to instruct an Approved Inspector and liaise with Building Control for the remedial works. To be expended in full or part following formal instruction from the Contract Administrator.	[REDACTED]	
20.02	Allow to liaise with the local authority to agree design and materials to match existing and comply with their requirements. This will include correspondence as well as regular site inspections with a member of the local authority.		
21.00	<u>EXTERNAL ELEVATION</u>		
21.01	Allow to protect the timber sash window to the front living room throughout the external works. Include for protective window film, tape and any boarding required. Any damage to the window throughout the works will be rectified by the Contractor at their own cost.		
21.02	Allow to remove and divert the downpipes to left side junction to facilitate the external render works. Set aside in a safe location and reinstall upon completion of the works. Include for removing lead to the base of the wall.		
21.03	Allow to remove timber weatherboarding to allow for removal of the damaged render. Dispose of all waste, and remove from site.		
21.04	Allow to carefully strip out the defective external wall render to the left of the ground floor window to the front elevation. For tendering purposes, allow to remove 10m2 of render. Dispose of all waste, and remove from site.		
22.00	<u>COMPLETION</u>		
22.01	To remove all waste and leave all affected areas clean and tidy upon completion of the works.		
23.00	<u>ADDITIONAL ITEMS</u>		
23.01	The Principal Contractor is to include here any items that they wish to include and list that has not been already included that will be required to complete the works. All additional costs, if deemed required, will be carried forward to all Contractors at Tender Analysis.		
23.02			
23.03			
23.04			
23.05			
	TOTAL	[REDACTED]	

Ref.	Description	Cost (£)	Notes
24.00	<u>EXTERNAL ELEVATION</u>		
24.01	<p>Allow to prepare substrate before application of new render.</p> <p>Allow to supply and install new render system to removed areas to match existing type, thickness and texture.</p> <p><i>For tendering purposes, allow to supply and install a Lime Render with appropriate mix for a property of the age, using with local sands.</i></p> <p>Allow to install new render to 10m2 of the external elevation.</p> <p>Ensure to avoid the use of premixed lime renders as they can contain materials such as cement.</p> <p>Ensure the lime render does not have too much contact with the oak frame as this can lead to discolouration.</p> <p>Leave the surface flush and level with the existing surface and leave to cure prior to redecoration as specified elsewhere.</p>		
24.02	Allow for the preparation and decoration of all previously painted elements.		
24.03	Apply all products in accordance with BS 6150: 2006+A1: 2014 and BS 8000: Part 12: Code of practice for decorative wall coverings and painting.		
24.04	All decoration and use of products to be in strict accordance with Manufacturers Product, Technical, Material and Safety Data Sheets.		
24.05	The contractor is to make provision for matching all existing colours/stains as previously painted. If the colour/stain cannot be matched, then the closest match (stains to be a darker shade) should be used from the standard BS colour range and approved by the Client.		
24.06	<p>Allow to redecorate all previously decorated render and plinth, to the front elevation.</p> <p>Remove any unsound or loose paintwork. Rub down with coarse to fine abrasive paper and feather edges of secure paintwork to avoid unsightly appearance upon completion. Fill any grain and/or surface defects with proprietary filler applied in accordance with manufacturer's instructions.</p> <p>Allow to prime and prepare to manufacturers specification for redecoration with Stronghold Smooth Masonry Paint.</p> <p>Manufacturer: Crown Trade, product of Crown Paints Ltd Product reference: Stronghold Smooth Masonry Paint (CSHS 2) Colour: Refer to general application above. Preparation (Organic growth): Crown Trade Fungicidal Solution - Use where organic growth removed from previously decorated surfaces. Making good: Fill cracks and small defects in surfaces with Sandtex Trade Ready Mixed Filler or Exterior Easiplast and finish to match existing. Render repairs: Not applicable. Priming and stabilisation: Crown Trade Stabilising Solution - to stabilise all bare, filled and chalking decorative finishes and to control suction on undecorated surfaces. Coating system: Apply two coats of Stronghold Smooth Masonry paint.</p>		
24.07	Allow to reinstall existing downpipes to previous locations and divert into appropriate outlets.		
23.08	<p>Allow to supply and install new leadwork where removed.</p> <p>Include for all appropriate fixings and sealant where required.</p>		

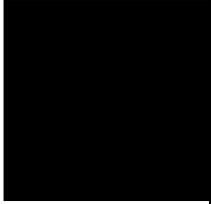
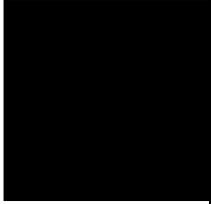
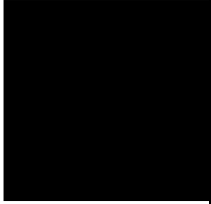
SCHEDULE OF WORKS - 14 MARKET PLACE
EXTERNAL REINSTATEMENT WORKS

Ref.	Description	Cost (£)	Notes
25.00	<u>COMPLETION</u>		
25.01	Allow to remove protection installed to the window. Remove of all waste off site. Include to sparkle clean the frame and glazing upon removal.		
25.02	Allow to clean down and jetwash pavement and steps upon completion of the works. Include to remove all waste off site.		
26.00	<u>ADDITIONAL ITEMS</u>		
26.01	The Principal Contractor is to include here any items that they wish to include and list that has not been already included that will be required to complete the works. All additional costs, if deemed required, will be carried forward to all Contractors at Tender Analysis.		
26.02			
26.03			
26.04			
26.05			
	TOTAL	£ -	

GENERAL SUMMARY

PROJECT: 14 MARKET PLACE

DATE: 19-Feb-24

Ref.	Description	Amount
1	GENERAL ITEMS	£ -
2	SCAFFOLD ACCESS	£ -
3	INTERNAL STRIP OUT	£ 
4	INTERNAL REINSTATEMENT	£ 
5	EXTERNAL STRIP OUT	£ 
6	EXTERNAL REINSTATEMENT	£ -
7	10% CONTINGENCY	£ -
8	TOTAL CARRIED FORWARD TO FORM OF TENDER	£ -