

**SECTION 3 - SCHEDULE OF WORKS**

(To be read in conjunction with Preliminaries and Material and Workmanship)

£ p

**Preamble**

- 1 Contractors will be granted full access to the parish hall during the works and will be responsible for unlocking and securing the building at the end of each working day.
- 2 The project is subject to grant funding from various sources as well as funding from the Parish Hall reserves. The timescale for commencing the works is therefore not yet confirmed. For the purposes of pricing contractors should hold their quotation for 6 months.
- 3 One of the grants is the subject of a Heritage Lottery application which supports conservation projects and schemes which promote community involvement and education. The contractor shall allow as part of his works to undertake some simple demonstrations to members of the community and school children covering the traditional trades used in the works, namely thatching, carpentry, masonry and lime plastering.
- 4 In order to investigate the history of the building the community will organise the removal of the existing hall floor and stage down to the existing earth floor, and will then examine the archaeology to help date the previous use of the hall.
- 5 Prior to commencement of the work the client will arrange for the following to be undertaken by others:-
  - The hall will be cleared of furniture and fittings.
  - Removal of curtains and blinds
  - Removal of floor, stage, suspended floor construction and dwarf walls and disposal of arisings
- 6 Scaffolding contractors undertaking the works to be NASC registered.

**General**

- 7 The contractor may use the parish hall kitchen and toilets as welfare facilities, but must ensure the facilities are cleaned regularly and handed back to the same standard of cleanliness on completion of the works. It is assumed the contractor shall use the hall area for storage of materials.
- 8 The contractor shall allow for temporary protection to the hall floor comprising polythene sheet overlaid with plywood. Boards shall be cut neatly to abut the skirting boards. All joints in the plywood to be sealed with duct tape.
- 9 Erect scaffolding to perimeter of the hall to provide access for roofing works and thatching. Enclose scaffold to frontage and on school access path with Heras fencing. Provide and fix safety warning signs.
- 10 Erect an internal scaffold / towers to provide access to undertake the internal works to the ceiling and roof. Provide additional temporary protection to the floor as necessary.
- 11 Isolate, disconnect and remove light fittings and associated wiring back to distribution board.
- 12 Disconnect and remove fire alarm smoke detectors and associated wiring and set aside fittings for reuse.

**Carried Forward**

**Brought Forward**

**Hall Floor & Stage**

- 13 Protect existing incoming electrical service cable. Excavate and reduce levels within building to suit new floor construction depth and thickened slab to stage area. Excavate trench and install electrical service cable within split duct. Dispose of all arisings from site.
- 14 Construct new concrete sub floor comprising 150mm compacted vented hardcore sub-base, 25mm sand blinding, 1200 gauge DPM and radon barrier, 175mm concrete floor reinforced with B132 steel mesh. Incorporate stepped arrangement and thickened slab to stage area as shown on drawing. Incorporate radon sump, collection pipework and venting pipework in configuration detailed on drawing, with connection of vent pipe to existing slate ventilator to south gable elevation.
- 15 Construct stage and stage gallery timber framework as detailed on drawing C053-006, comprising planned and sanded oak posts and beams. Secure posts to concrete using galvanised steel shoes with chemical anchor bolt fixings into concrete and coach bolt fixings into timber. Connections between oak beams and oak post to be mortice and tenon and secured with oak pegs.
- 16 Construct floor to under stage storage area comprising DPM, insulation and reinforced sand/cement wearing screed. Provide stainless steel angle at junction of screed with timber floating floor construction.
- 17 Construct softwood timber floor structures to form stage and gallery area as detailed on drawing, including wall plates and beams secured to walls and oak posts, joists and solid strutting. Joist fixings to be galvanised or stainless steel surface fixed hangers with bolt fixings to posts. Form floor hatch for access to gallery storage area.
- 18 Reusing floor boards lifted and set aside by the client, fix floor boards to upper surface of gallery floor joists incorporating hinges floor hatch. Provide 12.5mm plasterboard ceiling lining to underside of joists.
- 19 Supply and construct oak balustrade to front edge of gallery floor construction.
- 20 Supply and construct 2no. oak open stair flights and balustrades to stage. Secure to concrete sub floor prior to construction of timber floating floor. Oak to match main floor finish. Provide contrasting non-slip insert to treads.
- 21 Supply and fix Junckers New Era flooring system to entire hall floor comprising 1200 gauge DPM, floor support battens and cradles, 75mm Celotex floor insulation, interlay cardboard felt, underfloor heating distribution plate and 22mm Junckers factory lacquered classic oak floor boards. Floor to be installed by Junckers approved installation contractor fully in accordance with manufacturers installation instructions. Ensure temperature and RH levels within the hall are suitable for laying floor. Works to be undertaken in conjunction with underfloor heating installation detailed below.
- 22 Supply and fix matching 22mm Junckers factory lacquered classic oak floor boards to stage area.
- 23 Supply and fix pair of lift out removable panels to provide level access to under-stage storage area. Panels to match the appearance of the existing timber wall panelling.
- 24 Supply and fix new skirting board to hall and stage area.

**Roof & Ceiling Works**

- 25 Appoint a licensed asbestos removal contractor to carefully remove the asbestos ceiling boards (Assume asbestos cement) from timber ceiling framework and dispose of to a licensed tip.

**Carried Forward**

**Brought Forward**

- 26 Carefully remove soft timber ceiling framework and hangers from existing trusses and dispose of arisings from site.
- 27 Undertake alterations to roof trusses A to E as detailed on drawing C053-009. Works to comprise the removal of softwood timbers, and where specified the supply and fixing of new oak collars to the sizes and profile as detailed on drawing. During alterations to the trusses provide temporary support or braces until new members are permanently fixed.
- 28 Clean down existing trusses to remove loose dust and debris.
- 29 Supply and fix new 12.5mm vapour check plasterboard lining to underside of existing rafters. Provide additional treated softwood noggings at junction with trusses, purlins and eaves to provide edge support for fixings.
- 30 Tape all plasterboard joints. Apply 3no. skim coats of lime plaster. Finish coat to be polished to provide smooth traditional appearance.
- 30A E/O cost not to be included in the tender figure.  
As item 29/30 but using oak laths pinned to underside of rafters with lime plaster base and finish coats. £.....p
- 31 Prepare for plastering areas of gable walls exposed following removal of ceiling, and upper sections of side walls at junction with new ceiling finish. Apply 3no. coats of lime plaster and make good neatly to levels of existing plaster finish.
- 30 Apply 3no. coats of lime wash to new areas of lime plaster and 2no. to existing plaster within the hall.
- Thatching of Hall Roof**
- 31 Strip existing defective thatch back to sound material and dispose of arisings from site.
- 32 Supply and fix new wheat reed thatch to achieve a minimum depth of 300mm. Form eaves, flush half hips and flush ridge. Provide chicken wire protection to ridge, eaves and gable verges.
- Former Rear Threshing Doors to Hall & Associated External Drainage**
- Internal Works
- 33 Remove existing internal cladding to expose inner face of existing door.
- 34 Form new inner threshold detail with 2no. courses of engineering brickwork and form junction with new floating floor finish as drawings. Provide DPC to top of brickwork. Lap floor DPM to DPC.
- 35 Supply and fix pair of glazed doors to opening comprising a chamfered oak frame and oak doors and toughened double glazed sealed units as detailed on drawing. Width of frame section to be a minimum of 50mm but to increase as necessary to suit irregular opening.
- 36 Make good plaster within hall and exposed plaster concealed between the new and existing frames, timber panelling and skirting boards up to new screen.
- External Works
- 37 Carefully lift plants from raised border to rear of hall. Excavate trench and install 100mm diameter plastic land drain in shingle bedding and surround as arrangement detailed on drawing. Carefully cut out existing retaining wall and provide clay outlet pipe.

**Carried Forward**

**Brought Forward**

- 39 Expose external threshold timber of existing doors. Sleeve electrical service cable. Prop timber and excavate under to form sloping excavation. Cast sloping section of concrete as drawing. Provide tanking membrane over and lap with DPC to brickwork upstand and dress into drainage trench. Dry pack concrete to underside of threshold timber incorporating timber fillets at 600mm centres and withdraw to create drainage holes. Provide timber edging and pea shingle strip adjacent threshold.
- 40 Backfill trench and raised planter and reinstate plants. Dispose of surplus subsoil.

**Heating & Associated Works**

The contract and following item within this schedule require the contractor to complete the design of the heating system including the sizing of the boiler, pipework sizes and layout, selection of heating controls. The contractor shall provide an outline of his proposals with the tender which indicate the appliances, fittings and equipment on which his tender is based. Various alternatives may be proposed if tenderers wish.

- 41 Adapt existing outside cupboard to form cupboard for new oil tank. Cut back kitchen base storage units and worktop, carefully cut back floor covering, screed and floor slab. Prop upper section of wall and carefully remove lower section. Cast new 150mm concrete base within cupboard and construct new 100mm blockwork walls. Cut out existing side wall and form cupboard soffit using pre-cast concrete lintels. Make good floor within kitchen. Provide Celotex lining within cupboard with fireline board finish. Seal joints and skim fireline board within cupboard. Plaster new blockwork within kitchen with two-coat gypsum plaster. Supply and fix skirting within kitchen.
- 42 Supply and install 800 litre bunded oil tank to cupboard. Fill tank with minimum 600 litres of heating oil to be used for commissioning and stabilising the internal environment prior to laying of the floating floor to hall.
- 43 Design, supply and install oil-fired condensing boiler in existing store area, complete with vertical stainless steel flue, pumps, underfloor heating manifold, controls, connection of oil supply pipework to tank and combustion air ventilation. Fire-stop service connections to oil tank. Provide collar and flashing to flue penetration through tiled roof. The boiler to be a suitable model selected from one of the following manufacturers:-  
Grant  
Worcester Bosch
- 44 Design, supply and install hall underfloor heating pipework circuit from boiler. PVCu pipework to be fixed into underfloor distribution plate in conjunction with Junckers floor construction.
- 45 Design, supply and install radiators to toilets and kitchen, and propose high level arrangement for entrance lobby, including all associated pipework, valves etc. Radiators and exposed pipework in toilets and lobby to be low surface temperature.
- 46 Test and commission heating system.

**Electrical**

The contract and following item within this schedule require the contractor to complete the design of the electrical works including the power circuits, lighting design, fire alarm, cable sizing, controls, switching and associated works to distribution boards. The contractor shall provide an outline of his proposals with the tender which indicate the fittings and equipment on which his tender is based. Various alternatives may be proposed if tenderers wish. All wiring to be concealed where feasible above new ceiling construction and installed flush into walls.

**Carried Forward**

		<b>Brought Forward</b>	
	All electrical works to be undertaken in accordance with: IEE Wiring Regulations. British Standards and Codes of Practice. Building Regulations. Manufacturer's instructions where appropriate.		
	Electrical works to be carried out by a contractor registered with the NICEIC or ECA.		
47	Design, supply and Install electrical conduit containment within roof construction for lighting and fire detection installation. Where feasible all cabling to be concealed with the containment configured to allow for any future rewiring. Works to be undertaken in conjunction with roof construction works.		
48	Design, supply and install multi-function light fittings and associated wiring and controls to hall and stage area. Lighting to comprise a mix of fittings which provides flexibility of use including general purpose lighting, function lighting, and lighting associated with use of the stage for performances. The lighting should include fittings which enhance the appearance of the new ceiling. It is envisaged the fittings used within the hall will include a range of uplighters, spot lights as well as general purpose lights. No fittings can be recessed into the new sloping ceilings due to fire risk. Controls should be flexible and allow for various combinations of fittings. All fittings to be sourced from reputable supplier meeting all current British Standards.		
49	Design, supply and adapt existing fire detection system to provide smoke detectors within hall and stage area to suit new ceiling and stage gallery configuration, including all associated wiring.		
50	Design supply and install data wiring and AV projector cabling to locations shown on drawing.		
51	Design supply and install induction loop system to hall. Works to be undertaken in conjunction with floor construction.		
52	Undertake electrical work associated with heating installation.		
	<b>General</b>		
53	Undertake building works in association with heating installation		
54	Undertake building works in association with electrical installation		
	<b>Completion Works</b>		
55	Dismantle scaffold and remove from site		
56	Remove protective coverings, site accommodation and fencing. Leave site clean and tidy on completion of works.		
	<b>Provisional Sums</b>		
57	Allow Provisional sum of £1000 for additional asbestos removal works	1000	00
58	Allow Provisional sum of £3000 for provision of ventilation system to hall.	3000	00
59	Allow Provisional sum of £1500 for relocating electrical distribution board and meters to store room	1500	00
60	Allow Contingency Sum of £6,000 for unforeseen works	6000	00
	<b>TOTAL</b>		