

4	Schedule of Works	Rossmark Construction	Spencer Francis Ltd	G A Harper	B W May & Son
4.1	The Contractor is required to price all specified Items separately to enable accurate costing through the project. Failure to do so may invalidate the returned tender. Where items are left blank, these are deemed to be included elsewhere within the tender.				
4.2	The Schedule of Works are to be read in conjunction with drawing in appendix 1				
4.1	Building Regulation Application				
4.1.1	The Contractor will be responsible for making a Building Control application for all proposed works and submit approval documentation to the CA prior to completion of works on site and any tests necessary to obtain Building Regulation approval.		inc	inc	£2,095.91
	Site Set-up				
4.1.2	Set up the site compound and facilities to enable the works to be carried out, location to be agreed with CA and the school at the pre-start meeting.		inc	inc	£4,954.50
4.2	Asbestos removal - Quad corridor window walling & white building				
	THE FOLLOWING WORKS ARE TO BE UNDERTAKEN AT THE EARLIEST PART OF THE PROGRAMME				
4.2.1	The window walling and associated supports forming the quad enclosure contains asbestos as identified in the R&D survey. The window walling has been temporarily boarded over and it is proposed the asbestos is removed and again temporarily boarded over as described hereafter.	£500.00	£89,794.00	£104,786.88	£644.09
4.2.2	To window walling and associated supports forming the quad enclosure remove from site all asbestos based materials as identified within the Asbestos Demolition survey report enclosed in Appendix 2. Undertake the controlled removal and disposal of asbestos containing materials in accordance with the Control of Asbestos Regulations 2012 (CAR) and the Asbestos: "The Licensed Contractors Guide" HSG247 (PA Group quotation option 1 included in appendix, alternative specialist removal sub contractors can be considered)	inc		inc	£50,105.00
4.2.3	Upon safe removal of aforementioned asbestos and clearance notification supply and install new window walling as per drawings consisting of softwood timber framing, hardwood framing to window openings, Pyrostop glazing and secondary pane, double plasterboard, Knauf Aquapanel and coloured Marley eternit/Trespa external rain screen cladding or similar approved to include VCL, battens, finishing trims and weather seals etc all to meet manufacturers recommendations. On completion, all new timber to be painted internally and externally with 1 coat primer, 2 undercoat and 1 coat gloss and internal walls to have joints filled and taped and 2 coats class 0 fire rated emulsion all to manufactures recommendations. Allow for new door openings as described below.	£53,000.00		inc	£58,835.24
4.2.4	Contractor to include for all air monitoring, cold water and power and required welfare/office facilities to allow asbestos removal works to be undertaken in a safe manner.	inc		inc	£1,376.25
4.2.5	Asbestos removal works are to include disposal of all asbestos containing materials as identified within the demolition asbestos survey prepared by PA Group and contained within Appendix 2	£26,000.00		inc	inc

4.2.6	Full clearance certification and waste notes to be included within the health and safety file.				£495.45
4.2.7	To allow for the above works to be undertaken carefully take down and remove all existing rain water down pipes, upon completion of all works supply and install new RWDP including all connections and fixing brackets.	£1,625.00	£1,520.00	£0.00	£17,616.00
4.2.7	Within new window walling described above and as indicated on drawings allow for penetrations in new window walling and supply and install 1.0m wide FD60 solid pre painted fire doors inc vision panel on 11/2 pairs of brass washered hinges hung in external grade hardwood door frame and architraves door to include hardwood weather cill. All to be fitted in accordance with manufacturers recommendations. Door to be fitted with suited 5 lever deadlock, plastic coated rounded pull handle externally, heavy duty overhead door closer and push plates internally	£1,680.00	£3,090.00	£2,364.00	£935.85
4.2.8	On completion prepare door and decorate with 1 coat primer, 2 coats undercoat and 1 coat gloss colour to be confirmed with client.	£275.00	£255.00	£255.00	£227.91
4.3	Modular Building				
4.3.1	To location of propose modular building establish safe working practices in accordance with HSG47 for avoidance of underground services, including undertaking a CAT scan of all areas within the site to identify all underground cables/conduits etc. Contractor is to provide copy of the report to CA and discuss findings prior to any works commencing.	inc	£630.00	inc	£619.31
4.3.2	Allow the Provisional Sum of £2,000.00 for any unforeseen works to existing surface water drainage. Any necessary works are to be costed and agreed with the CA prior to commencement.	£2,000.00	£2,000.00	£2,000.00	£2,000.00
4.3.3	Provision should be made for reasonable prevention of dust generation, and where this is not possible, adequate dust suppression management should be applied. Where dust likely to occur, remove dust that arises providing water hoses, road sweepers etc.	inc	£680.00	inc	£1,651.00
4.3.4	As deemed necessary allow to supply and install temporary trackway within school/The Westcourt centre grounds for proposed modular building including crane set location.	inc	£95,503.00	inc	£6,485.60
4.3.5	Generally protect any retained live below ground drainage systems and associated drainage manholes/openings/gullies etc. during the works. Leave free-flowing and clear upon completion of the works.	inc	inc	inc	£1,101.00
4.3.6	To proposed modular building location reduce ground level to main location - Carefully excavate to establish the correct finished floor levels of the proposed new modular units and surrounding areas once new foundations cast. Remove any unwanted spoils from site. The contractor to ensure where possible that the proposed levels allow the modular building to sit level with the finished external ground level to create a level threshold to all external exiting doors. Where required the Contractor will adjust /backfill areas to create level thresholds and footpaths. IMPORTANT NOTE: TO FOOTPRINT OF NEW BUILDING, GROUND LEVELS TO BE REDUCED TO ENSURE A MINIMUM OF 150MM VOID IS MAINTAINED THROUGHOUT AND PROPOSED NEW FOUNDATIONS CAST TO THIS LEVEL. SUPPLY AND INSTALL PAVING SLABS MINIMUM 150MM TO MAKE UP LEVELS TO ENSURE THE UNDERSIDE OF THE MODULAR CHASIS IS CLEAR OF SOIL MINIMUM 150MM, TAKING INTO ACCOUNT PROPOSED FINISHED FLOOR LEVELS AND SURROUNDING ACCESS REQUIREMENTS. To excavated areas following the installation of foundations lay weed control barrier sheeting and overlay with 50mm shingle or similar.	£4,895.00	£2,745.00	£15,976.25	£5,328.84

4.3.7	The contractor will install foundations all in accordance with the structural engineer's details and foundation layout drawing. Excavated earth works are to be removed from site.		£4,440.00	inc	£4,211.33
4.3.8	To location as indicated on drawing carefully excavate soil and supply and install new polystorm crate soakaway or similar approved, crate to be warped in woven geotextile membrane to prevent soil ingress. Soakaway to be 1.5 x 1.5 x 1.2m deep, storage depth to be minimum 0.75m as per soakaway design sheet in appendix all to be installed as per manufacturers recommendations. Backfill on top of soakaway with compacted layers on completion and lay new turfs to match existing	£1,440.00	£1,760.00	£5,000.00	£2,620.38
4.3.9	From location of proposed RWDP carefully excavate new surface water drainage trench and lay new 100mm dia. upvc pipe work connected to rainwater gully outlet from mobile locations and connect to new soakaway as described above depth to provide minimum gradient of drainage of 1:80. All new drainage to be laid in pea shingle with minimum 150mm surrounds.	inc	£1,340.00	£1,515.00	£704.64
4.3.10	Allow for all necessary temporary protection measures to protect the existing buildings, trees, footpaths, access roads within school grounds and external features, etc. during the	inc	inc	£972.50	£825.75
4.3.11	The contractor is to allow to protect existing surfaces i.e. car park, footpaths, playgrounds (see note above), paving, grass etc. from all machinery and plant to be utilised for the proposed works at all times and to make good any damaged surfaces on completion to match existing.	inc	inc	£816.25	£1,651.50
4.3.12	The contractor is to undertake their own level survey to establish the existing external ground levels in relation to the proposed internal finished floor levels of the proposed modular unit in order to set the new modular units at the correct levels.	inc	inc	£370.00	£440.40
4.3.13	On completion of installation of new modular unit supply and install 50 x 50 mm treated timber pegs at 1.0m ctrs to the perimeter of the units and install 18mm external grade plywood retaining board to top of retaining board supply and install upvc slotted vent to allow cross ventilation below modular building (with the exception of door openings).	£935.00	£620.00	£1,716.25	£1,288.17
4.3.14	Footpaths/hard standing				
4.3.15	To locations as indicated on drawings supply and lay new tarmac footpath as described hereafter. (entrance to construction teaching area and proposed new modular building)	£7,234.00	£6,560.00	£3,865.50	inc
4.3.16	All works will comply with Part M of the current Building Regulations, BS:8300 Technical Guidance and Kent County Councils DDA Technical Guidance (Oct 2009)	inc	inc		inc
4.3.17	Any minor vegetation within vicinity of excavations to be cut back and removed to suit the proposed layout.	inc	inc		£396.36
4.3.18	Work at all stages shall be executed to level and pegs spaced as required or as directed by CA and removed as works proceed	inc	inc		£165.15

4.3.19	Roll surface formation with a roller not exceeding 2.5 tonnes weight and include filling depressions with compacted type 1 aggregate and re-rolled until all depressions have been eliminated to leave level.	inc	inc		£594.54																				
4.3.20	<table border="1"> <thead> <tr> <th></th> <th>Footpath (mm)</th> <th>Light use Driveway (mm)</th> <th>Access Road Small Car Park (mm)</th> </tr> </thead> <tbody> <tr> <td>Surface</td> <td>20</td> <td>25</td> <td>30</td> </tr> <tr> <td>Binder</td> <td>40</td> <td>50</td> <td>70</td> </tr> <tr> <td>Sub-base</td> <td>100</td> <td>150</td> <td>225</td> </tr> <tr> <td>Dig-depth</td> <td>160</td> <td>225</td> <td>325</td> </tr> </tbody> </table>		Footpath (mm)	Light use Driveway (mm)	Access Road Small Car Park (mm)	Surface	20	25	30	Binder	40	50	70	Sub-base	100	150	225	Dig-depth	160	225	325				
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Surface	20	25	30																						
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4.3.21	Lay compacted type 1 aggregate sub-base to depths as listed above for new footpaths and access road with a roller not exceeding 2.5 tonnes weight on excavated earth base, and leave ready to receive macadam base layer.	inc	inc		£1,189.08																				
4.3.22	Any depression formed during rolling being made up to correct levels with material of which base is constructed. Layers shall be added, rolled and depressions filled up until a base layer of the specified consolidation thickness has been formed with a close compacted surface conforming to the gradient and camber of the finished surfaces.	inc	inc		inc																				
4.3.23	To areas of footpath supply and install new 152 x 51mm concrete edge kerbs to have 150mm wide x 75mm thick concrete bed and backing to within 50mm of top edge. Allow to cut back edges of existing to facilitate works and backfill to match existing on completion.	inc	inc		£2,075.39																				
4.3.24	All bituminous materials are to be laid in accordance with BS: 4987 appendix 'A' and with DOT specification clause 705.	inc	inc		inc																				
4.3.25	Supply and lay new surfacing to be two course with base course macadam to BS:4987 group two base course material (paragraph 2.2.2.) as per the above table for footpath and access road laid to a minimum consolidated with wearing course of: Macadam to BS:4987 group three – wearing course materials paragraph 2.3.5 of 10mm nominal size dense macadam.	inc	inc		£4,950.00																				
4.3.26	The contractor is to allow for laying the new Tar-macadam with a machine suitable for the existing sub base, site conditions and/or access in order to properly compact the Tar-macadam and to achieve correct levels, falls, lines etc.	inc	inc		inc																				
4.3.27	As works proceed raise all necessary manhole covers, frames and gullies to accommodate new levels	inc	inc		£743.18																				
4.3.28	Note: All works to include falls, cross falls, and slopes not exceeding 15 degrees from horizontal and to roll with an appropriate roller to allow water to drain towards existing rainwater gullies.	inc	inc		inc																				
4.3.29	Electric supply																								
	<p>Modular Building Electrical Supply</p> <p>It is proposed to install a new modular building in the internal quad area. The building will require a 3ph electrical supply to connect the new facility. It is to be assumed that the building load is to be 30kw across 3 phases. Supply and install a new 5 score armoured cable 3ph N&E from the basement boiler room intake position to the quad location. Armoured cable to be LSF type and cleted in accordance with the wiring regulations back to the basement location. Include to install new 3ph switch fuse in the basement and connect to the mains supply. Allow to terminate in the new modular unit with a local 3ph switch fuse. Armoured cable to be sized to meet volt-drop requirements of the new 18th edition wiring regulations.</p>	£1,626.44	£1,760.00	£1,626.44	£4,541.63																				

	Fire Alarm				
4.3.30	Supply and install new fire alarm system to include the following to link back to existing control panel. . Preferred sub contractor: JASCOM Electrical Services (Garry Evans) Office: 01634 880880	£1,021.59	£1,310.00	£1,291.86	£5,000.00
	- 3No Optical wireless smoke detectors				
	- 2No fire alarm call points at final exit locations				
	- 2No LED fire warning beacons				
	- 2No loudspeaker				
4.3.31	Allow to link fire alarm system to schools existing main control board (installed by JASCOM (2018))	£270.27	inc	£2,060.00	
	Data				
4.3.32	Supply and install UTP external grade data cable back to existing IT room data cabinet located in Head of Service office.	£856.07	£1,060.00	£1,315.00	£633.08
4.3.33	Supply and install new data box wall mounted data cabinet, 1 x switch complete with mini gbic, mini gbic for existing fibre link and repatch switch to the existing switch to free up module space. It will be necessary for the contractor to liaise with the schools ICT provider for final connections.	£1,199.46	inc	£675.00	£4,511.10
	Modular units				
4.3.34	The contractor will commission and pay for the services of a crane operator to provide a suitable crane to lift proposed new mobile bays into proposed location. A site visit and inspection will need to be undertaken before the commencement of works.	inc	inc	inc	£1,072.95
	All works to be scheduled with contractor's main programme of works.				
	Modular Units Works				
	Mobile Units Services Connections				
4.3.35	Following the installation of mobile units, allow to connect, test and commission all previously installed services as described above.				£825.75
	Modular unit requirements				
4.3.36	Manufacture, supply, deliver and install a new modular unit, for the proposed scheme. Before manufacturing the modular building, the contractor will examine the proposed brief details and designs and will qualify in writing any design issues. At the earliest opportunity the contractor will make available to the client a colour swatch for the proposed mobile unit. The colours will need to meet the correct LRV levels to comply with Part M of the current Building Regulations, BS: 8300 & KCC current Technical Guidance.	£85,566.00	inc	£98,400.90	£80,300.00
	Modular building available from: Modular Direct Limited Units 9 & 10, Swinemoor Lane Industrial Estate Barmston Road Beverley East Yorkshire HU17 0LA T: 01482 881700				
4.3.37	Proposed modular building to comply with all current elemental U-values (W/m2k) all in compliance with current Building Regulations.	inc	inc	inc	£1,375.00

4.3.38	Fire Performance: Unit to be constructed of non combustible materials for all external cladding and internal linings. Walls and ceiling to have class O surfaces, roof decks to have an FAA rating and under floor thermal insulation have class 1 surface spread of flame rating. Walls (from internally) and combined ceiling/floor assembly (from below) to have minimum 1 hour fire resistance.	inc	inc	inc	inc
4.3.39	Construction of wall detailing will achieve a minimum of 43Db noise reduction between each room.Partition walls: to be finished in 12.5mm vinyl faced plasterboard (Cream) & be underdrawn with 12.5mm plasterboard (staggered) & have insulated cavities for improved sound resistance (BB93 compliance for schools). All internal walls to have additional plywood backing for additional reinforcement.	inc	inc	inc	inc
4.3.40	Manufacture and supply 1no modular building to comprise 1No common room and 2No small intervention rooms. Proposed unit to include all suitable heating, lighting, emergency lighting, fire alarm, data provision all to be fully compliant with current Building Regulations as per provided drawing (or agreed layout providing the same amount of space and rooms.)	inc	inc	inc	£385.35
	Proposed modular unit to have a minimum of the following				
	Common Room 54.2m2				
	Small intervention rooms 7.6m2				
	Internal notes:				
4.3.41	Structural ceilings: to be finished in 12.5mm plain plasterboard at 2600mm above f.f.l	inc	inc	inc	
4.3.42	Suspended ceilings: to be provided at 2400mm above f.f.l. & to provide BB93 compliance for schools. All light fittings to be recessed (as required).	inc	inc	inc	
4.3.43	Perimeter walls: to be finished in 12.5mm vinyl faced plasterboard (Cream) & be underdrawn with standard plasterboard providing a one hour fire resistance (in-to-out).	inc	inc	inc	
4.3.44	Partition walls: to be finished in 12.5mm vinyl faced plasterboard (Cream) & be underdrawn with standard plasterboard & have insulated cavities for improved sound resistance (minimum 43 dB capability between rooms). All internal walls to have additional plywood backing for additional reinforcement.	inc	inc	inc	
4.3.45	Window cill height: to be circa 900mm a.f.f.l.	inc	inc	inc	
4.3.46	Architraves & skirting's: to be painted with 2 No. undercoats & 1 No. gloss coat (Wedgewood Blue 18C37 - 30 point LRV).	inc	inc	inc	£935.85
4.3.47	Doors: to be of an FD30 solid core timber type & finished with 'White Oak' veneer c/w 200x1500mm vision panels, Hoppe 'Paris' door furniture & finger guards. Doors & frames to achieve 30 point LRV colour contrast between doors & walls & between doors & door furniture. Doors to be sized as shown.	inc	inc	inc	
4.3.48	Doors: to Toilet to be finished with 'Ash' veneer D handle & finger guards. Door & frame to achieve 30 point LRV colour contrast between door & wall & between door & door furniture. Doors to be sized as shown.	inc	inc	inc	
4.3.49	All doors both internal and external to be fitted with finger guards.	inc	inc	inc	£517.47
4.3.50	Floors: to be finished in either 2mm anti-slip vinyl - Polysafe Standard (clients choice of colour) &/or Burmatex Rialto carpet tiles (clients choice of colour) &/or Grimebuster Barrier Matting (clients choice of colour). Painted rounded timber/MDF skirting's to be provided to carpeted areas (clients choice of colour) & 75mm vinyl skirt covings elsewhere (Black).	inc	inc	inc	£3,269.97

4.3.51	Entrance door to have contract grade entrance barrier matt carpet.	inc	inc		
4.3.52	Vertical blinds: to be of a Guardian Louvolite school-safe type (Royal Blue).	inc	inc		£858.78
4.3.53	Pin boards: to be of a Sundeala type - 5 No. 1200x1200mm size & 1 No. 2400x1200mm size (as shown).	inc	inc	£593.75	£561.51
4.3.54	I.T. & data: within the Classroom, supply & install surface mounted dado trunking @ circa 750mm a.f.f.l. c/w 8 No. colour contrasting DSSO's & 8 No. colour contrasting double data points for ICT use (at dado height). Ensure that dado trunking does not interfere with the proposed whiteboard location. Sockets to be MK Graphite or similar approved. Within the Classroom, also supply & install 1 No. colour contrasting DSSO & 1 No. double data point to the ceiling for OHP & 2 No. DSSO's at 450mm above f.f.l. to internal partition wall. All cabling to be Cat 6 type & wired back to a specified ceiling hatch within the Lobby. Linking back to the data cabinet & patch panel.	£1,203.08	inc	£2,575.00	£4,304.91
4.3.55	Electrics: mains distribution board to be positioned at high level within the Classroom & to include all circuit breakers & 2 No. spare ways. All electrical works are to be carried out in accordance with the Building Regulations & NICEIC 18th Edition. Any cabling to the distribution board to be in suitable containment. Linking back to the existing electrical supply.	inc	inc	inc	£1,651.50
4.3.56	Lighting: throughout to be by way of LED recessed light fittings suitable for ICT & general teaching within schools incl. EM lighting. All lighting to be operable by way of PIR movement sensors.	inc	inc	inc	
4.3.57	Heating: to the Classroom to be by way of wall mounted heat & cool air conditioning units c/w corresponding, external, site-fitted, bracket mounted, condenser units (at high level). Heating to the 3 No. WC's to be by way of high level electric fan heaters c/w thermostats. Heating to the Lobby to be by way of an LST electric heater c/w thermostat.	inc	inc	inc	
4.3.58	Fire alarm system: to BS5839 Category L1 protecting life & property (loudspeaker sounder, visual beacon, manual call points & smoke detection).	inc	inc	inc	
4.3.59	To new modular building supply and install 3 new CCTV cameras to match schools existing system (1No within each room of building) and connect, commission to existing system. Works preferred to be undertaken by NWKAPS current maintenance contractor NCS technologies 3 West Court, Enterprise Road, Maidstone, Kent ME15 6JD t: 01622 769692	£1,434.77	inc	inc	£1,500.00
4.3.60	Building regulations: building to be manufactured in accordance with the latest regulations & u-values.	inc	inc	inc	
4.3.61	External notes:				
4.3.62	Walls & fascia: to be finished in plastisol pre finished metal sheet cladding (green to be approved by client)	inc	inc	inc	inc
4.3.63	Skirt/plinth: to be finished in timber & exterior grade plywood (painted Black).	inc	inc	£350.00	inc
4.3.64	Windows: to be of a 900x1000mm double glazed uPVC (White) construction & have top hung fully opening vents, K glass glazing (toughened inner/laminated outer), locking cockspur handles (Black). Locks to be master keyed, trickle vents to be provided & 100mm (max) restrictors to openings.	inc	inc	inc	inc

4.3.65	Entrance door: to be of a 1210x2065mm composite steel construction c/w 200x1300mm vision panel, multi-point locking, robust anodised aluminium door furniture (ingress), finger guards & push pad release. Door to offer a clear opening width of 1000mm, have disabled door threshold as standard & be painted (clients choice of colour). Door to offer a clear opening width of 1000mm & have disabled door threshold. Door frame to be painted (dark grey). Door to be painted (white). 30 point LRV required.	inc	inc	inc	£330.30
4.3.66	Fire escape door: to be of a 1210x2065mm composite steel construction c/w 200x1300mm	inc	inc	inc	inc
4.3.67	Rainwater goods: to be of square section uPVC (black) & positioned as shown.	inc	inc	inc	£308.28
4.3.68	Roof: to be of a modular flat roof 'mono-pitch' design c/w Hypalon blanket membrane (Grey), solar reflective finish & FAA rating.	inc	inc	inc	inc
4.3.69	Lighting: LED external lighting to be provided to external doors to include time clock control on mains distribution board to be provided above each external door & to the side & rear elevation illuminating access/egress .	inc	inc	inc	£1,376.25
4.3.70	A/C condenser units: to be site-fitted on wall mounted brackets (at high level).	inc	inc	inc	inc
	Fire signage				
4.3.71	In conjunction with electrical works and fire safety installation supply and install illuminated signs to fire exits in compliance with Building Regulations.	inc	inc	inc	
	Completion				
4.3.72	Supply and install engraved plaque on front elevation over door stating date of unit manufacture, date of installation. Compliance with Building Regulations (state approval reference no), manufactures name and contact number.	inc	inc	£150.00	£82.58
4.4	Sports hall/construction room				
4.4.1	Within existing hall carefully take down and remove existing low level studwork walls and remove all arising from site, make good to existing surfaces. NOTE: floor boarding overlay to existing constriction area to remain.	£1,440.00	£1,885.00	£947.57	£611.05
4.4.2	With the exception to construction area carefully take up all floor coverings laid over existing timber parquet floor, clean off any residue/glue etc. and leave ready to receive new floor coverings described hereafter.	inc	inc	£800.00	£1,156.05
4.4.3	Within existing hall the existing heating pipe work and radiators have been isolated and drained down (pipes confirmed by site staff have been cut and capped off in corridor leading to hall). Carefully cut existing heating pipe feed close to existing floor finishes and cap off. Remove all redundant radiators and pipe work and remove from site and make good to all existing surfaces.	inc	inc	£785.00	£1,056.96
4.4.4	To proposed sports area remove all redundant fixtures and fitting and remove all arising rom site. (to be checked with client prior to disposal)	£150.00	inc	£532.50	£322.04
4.4.5	Allow for all access deemed necessary and to location as indicated on drawings supply and install full height dividing wall to form new sports area and construction area. Wall to be constructed using 140mm jumbo stud clad with 15mm ply wood and over clad with gyproc duraline or similar impact resistant board. All joints to be staggered and filled and taped ready to receive decorations described hereafter. Allow for forming new aperture in wall for fire door described below.	£5,650.00	£3,990.00	£5,679.36	£5,367.38

4.4.6	Within new partition wall supply and install 1/2 hour ply flush fire doors and frame including intumescent strips and smoke seals, door frame and doors to be fitted flush with wall with no architraves. Door to be fitted with panic bar and directional emergency signage over door.	£675.00	£1,030.00	£1,280.70	£963.38
4.4.7	As indicated on drawing isolate existing wall heater and supplies and re-relocate to new location including trunking and controls, re-connect and test on completion.	inc	£214.00	£221.50	£385.35
4.4.8	Isolate all existing ceiling lights, disconnect and remove all arising from site. Supply and install new LED light fittings to include mesh light guard . The main hall is to be installed with new LED lighting to achieve 400 lux average illumination. The lighting units installed are to be impact resistant and suitable for indoor football games. Install all new wiring from local distribution boards and install localised control wall switches. All new wiring to be installed in high-impact resistant heavy duty white plastic conduit. Provide emergency lighting to the hall area to cover the general space and escape exit routes. New emergency lights installed are to be IP65 high impact resistant units.	£4,415.00	£4,973.00	£4,521.75	£4,844.40
4.4.9	To existing fire alarm call point supply and install Call Point Cover - Surface Mounted Universal Stopper STI 13110FR / STI 13120FR	£72.27	£80.00	£72.27	£93.59
4.4.10	Within new sports area to existing wall mounted heaters, emergency lighting, illuminated fire exist signs supply and install mesh guards.	£289.65	£1,430.00	£289.65	£1,321.20
4.4.11	To all existing windows carefully take out windows and remove all arising from site, supply and install new upvc windows (with the exception of those indicated to be infilled) to match existing formation, glass to be double glazed with 16mm argon gap, all glazing shall comprise sealed units both panes to be 6.0mm clear toughened low 'e' glass confirming to BS 6206 minimum Class B with identifying engraving on the glass. Please refer to window schedule for openers etc. To all new windows supply and install Teleflex window winding gear, handle to be positions 1.9m above finished floor level (to be confirmed on site). New window configuration to match existing with actual window pane division in order to provide strength to windows from impact.	£10,177.47	£13,200.00	£13,218.75	£30,250.00
4.4.12	To window locations as indicated on drawings brick up existing windows with external bricks to match existing, 100mm full filled insulated cavity and inner skin blockwork. New walls to include wall starter kits and wall ties to meet current regulations. On completion apply bond and set coat plaster to bring walls flush with existing.	£2,945.00	£2,664.00	£3,312.50	£3,567.24
4.4.13	To existing fire exit door leading from construction area remove existing panic bar and associated ironmongery and make good existing surfaces, supply and install new lever on round rose and internal thumb turn lock including rounded SAA handles.	£200.00	£215.00	£195.00	£165.15
4.4.14	To 2No sets of fire exit doors leading off proposed new sports hall remove all existing ironmongery and make good existing surfaces. Supply and install new paddle panic push pads to first door and panic bar to second door leading to outside.	£375.00	£530.00	£276.00	£594.54
4.4.15	To locations as indicated on drawings and detail supply and construct new stud wall adjacent stage and steps using 75 x 50 softwood timber framing and clad with 18mm mdf	£1,796.00	£1,320.00	£930.00	£1,362.49

4.4.16	To all perimeter walls within new sports area including fire exit doors supply and install Altro Fortis Titanium wall protection all to be fitted in accordance with manufacturers recommendations to include AltroFix W139 all over adhesive and colour co-ordinated Altro FlexiJoint and Altro Flexitrim bevelled top-edge trim for dado height.	£7,922.00	£5,500.00	£4,060.88	£5,549.04
4.4.17	To existing parquet flooring supply and install small section of missing flooring to match existing (allow for 1m2) all to match existing. Allow to carry out industrial sanding of existing parquet flooring at 45 degrees to blocks, allow to fill any joints with a mix of sanding dust and Bona mix & fill. Prepare surfaces and supply and install Granwax safefinish anti slip floor finish all as per manufacturers recommendations.	£3,305.00	£3,080.00	£330.00	£5,780.25
4.4.18	Seal all porous areas with PVA unibond or similar approved.	inc	£2,100.00	£2,244.00	£308.28
4.4.19	To new and existing walls and ceilings in location of works prepare and decorate with mist coat and 2 coats eggshell emulsion a colour to be agreed with CA/school. Unless described otherwise.	£6,891.00	inc	£1,477.80	£4,904.96
4.4.20	To all new and existing woodwork in location of works, rub down and fully prepare, apply knot, stop and primer and finish, 2 No. undercoat and 1 No. top coat finish, colour to be contrasting and agreed with CA/School.	inc	inc	£875.00	£825.75
4.4.21	To location as indicated on drawing excavate and install new tarmac footpath as described previously.	inc	£1,000.00	£465.00	inc
4.4.22	Allow the Provisional Sum of £3,000.00 to investigate and repair roof leak . Any necessary works are to be costed and agreed with the CA prior to commencement.	£3,000.00	£3,000.00	£2,000.00	£3,000.00
4.5	White Building				
4.5.1	Isolate existing light fittings and remove from site, carefully strip out existing benching and upstands and remove all arsing from site.	£450.00	£230.00	£215.00	£121.11
4.5.2	Carefully take up existing floor coverings and remove all arising from site.	inc	£150.00	£158.95	£99.09
4.5.3	To all floor areas supply and lay VCL with 150mm treated timber joists over existing concrete floor allowing for packing out areas to form level floor throughout. Supply and lay 150mm celotex insulation between joists and finish with 22mm moisture resistant T&G flooring.	£1,943.00	£2,320.00	£0.00	£2,312.10
4.5.4	To existing link roof (ceiling collapsed), carefully take down existing roof structure and remove all arising from site. Supply and install new timber roof 150 x 50 grade C24 at 600crs with 22mm external grade ply decking laid flush with existing adjacent concrete roof. Works to include new joist hangers and detailing/supports to existing structures.	£1,604.00	£1,140.00	£1,472.45	£1,585.44
4.5.5	To new and existing roof supply and install three layer felt to BS 6229:2003 laid on 22mm external quality ply over 120mm Celotex Crown-up insulation. Insulation bonded to VCL fixed to exterior grade plywood on firings to give 1:60 fall. Ceilings where required to be 12.5mm plasterboard over vapour barrier with skim plaster finish. (Existing roof to store to remain)	£3,940.00	£2,750.00	£4,053.23	£4,789.35

4.5.6	To all existing windows carefully take out windows and remove all arising from site, supply and install new upvc windows to match existing formation, glass to be double glazed with 16mm argon gap, all glazing shall comprise sealed units both panes to be 6.0mm clear toughened low 'e' glass conforming to BS 6206 minimum Class B with identifying engraving on the glass. New window configuration to match existing with actual window pane division in order to provide strength to windows from impact. Locks to be master keyed, trickle vents to be provided & 100mm (max) restrictors to openings.	£1,202.00	£2,100.00	£2,531.25	£1,684.53
4.5.7	To location as indicated on drawing brick up and infill existing internal window and allow for skim coat plaster on completion to bring all existing surfaces level, new brickwork to be tied to existing structure with wall starter kit or similar. Walls to be decorated as described hereafter.	-	£380.00	£0.00	£1,089.99
4.5.8	Externally to location of crack in joint between main building and store carefully cut out existing fractured bricks and install new. To every fourth horizontal bed coarse disc cut bed joint and supply and install Helifix helibar all as per manufacturers recommendations 500mm either side of cracking.	£175.00	£410.00	£299.50	£528.48
4.5.9	To 225mm solid wall locations as indicated on drawings supply and install 25 x 50mm treated timber battens set at maximum 600mm centres and positioned horizontally at floor and ceiling level, vapour control layer under insulation, 62.5mm Kingspan Kooltherm insulated dry lining board manufactured to EN ISO 9001:2000 with 3mm skim plaster	£2,185.00	£3,550.00	£3,233.52	£2,793.35
4.5.10	To single skin brickwork as indicated on drawings supply and install inner leaf of timber studwork using 100mm x 50mm treated timbers with head & sole plates and noggins at 400mm ctrs ensuring a 50mm clear cavity between existing wall and new stud, Breathable membrane- having a vapour resistance of not more than 0.6 MNs/g, insulation between and over studs: 100mm Rockwool Flexi between and 45mm Knauf Thermawall over finished with 12.5mm foil backed plasterboard and 3mm skim coat plaster.	£663.00	inc	inc	£963.25
4.5.11	To location as indicated on drawing supply and install ply faced internal sliding door including top and bottom track and pull handle. Door to be decorated on completion as described hereafter.	£300.00	£860.00	£551.75	£605.55
4.5.12	To new rooms extend existing supplies and supply and install new LED light fittings. LED lighting to be surface mounted panel lights to achieve 500 lux for the room area panel lights are to be low profile units and installed to the existing ceiling. The lighting circuit is to be rewired from local distribution board with all new wiring in high impact heavy duty white plastic conduit. Include to install emergency lighting to cover the room area and exit door from the main corridor. Local switch drops to be installed adjacent to the room door including key switch for emergency lighting circuit.	£1,444.02	£1,588.00	inc	£814.74
4.5.13	To locations as indicated on drawings supply and install new wireless smoke detectors and link back to existing control panel. To location as indicated on drawing supply and install emergency light fitting as per others on site. Preferred sub contractor: JASCOM Electrical Services (Garry Evans) Office: 01634 880880	£582.62	£641.00	inc	inc
4.5.14	Allow the Provisional Sum of £1,000.00 for alterations/improvements to existing walls. Any necessary works are to be costed and agreed with the CA prior to commencement.	£1,000.00	£1,000.00	£1,000.00	£1,000.00

4.5.15	To entrance into proposed new communal rooms supply and install new solid timber framing (as per window walling details excluding cladding and window) and new door. Door to be solid core FD30S inc vision panel, hung on 11/2 pairs of brass washered hinges hung in external grade hardwood door frame and architraves. All to be fitted in accordance with manufacturers recommendations. Door to be fitted with suited 5 lever suited deadlock, plastic coated rounded handles and matching escutcheons.	£450.00	£960.00	£0.00	£792.72
4.5.16	To location as indicated on drawing supply and install solid core ply sliding door, door to be hung on overhead and floor guided track and include colour contrasting 'D' pull handles. Door to be painted on completion as described hereafter.	inc	£860.00	£0.00	£605.55
4.5.17	The heating wet system is to be modified to suit new room requirements. Isolate the heating service. Isolate and remove large heavy duty heating coil in its entity including Allow to install new 28mm copper flow and return and install new suitably sized high impact robust steel radiator with radiator TRV and locksheid valves. Install vents to new flow and return pipework and allow to refill and vent heating system.	inc	£1,190.00	£2,592.62	£1,078.98
4.5.18	Alter and adapt existing power supplies and supply and install new circular conduit plugged and screwed to walls and install new 4No double switched sockets to locations as indicated on drawing.	£682.37	£750.00	inc	£704.64
4.5.19	Prepare new floor surfaces and lay self levelling latex screed and supply and install 'Heckmondwicke' contract grade 'supacord' carpet or similar approved all laid in accordance with manufacturers recommendations. Colour to be agreed with school	£750.00	£900.00	£809.20	£1,568.70
4.5.20	Seal all porous areas with PVA unibond or similar approved.		inc	£86.70	£104.60
4.5.21	To new and existing walls and ceilings in location of works prepare and decorate with mist coat and 2 coats eggshell emulsion a colour to be agreed with CA/school. Unless described otherwise.	£1,030.00	£900.00	£216.75	£854.10
4.5.22	To all new and existing woodwork in location of works, rub down and fully prepare, apply knot, stop and primer and finish, 2 No. undercoat and 1 No. top coat finish, colour to be contrasting and agreed with CA/School.	£420.00	£150.00	£1,011.37	£154.14
4.5.23	Externally prepare previously painted brickwork and apply 2 coats external masonry paint (colour to be confirmed with client)	£500.00	£500.00	£480.00	£608.30
4.5.24	To end store clear store internally of all materials and vegetation and remove all arising from site. Clear all vegetations from external around stroe and remove all arising from site.	£200.00	£150.00	£113.00	£286.26
4.6	Proposed beauticians room				
4.6.1	Take down existing blinds, set aside and refix on completion. Surplus blinds to be handed to client.	£100.00	£150.00	£195.00	£154.14
4.6.2	Isolate existing light fittings and remove all arising from site, supply and install new LED light fittings. The beautician's room is to have new LED lighting installed. LED lighting to be surface mounted panel lights to achieve 500 lux for the room area panel lights are to be low profile units and installed to the existing ceiling. The lighting circuit is to be rewired from local distribution board with all new wiring in high impact heavy duty white plastic conduit. Include to install emergency lighting to cover the room area and exit door from the main corridor. Local switch drops to be installed adjacent to the room door including key switch for emergency lighting circuit.	£2,348.52	£2,583.00	£2,348.52	£1,618.47
4.6.3	Carefully take up existing floor coverings and remove all arising from site.	inc	£300.00	£252.28	£302.78

4.6.4	Fully prepare existing flooring removing all existing glue/screed etc back to original flooring. Allow to carry out industrial sanding of existing parquet flooring at 45 degrees to blocks, allow to fill any joints with a mix of sanding dust and Bona mix & fill. Prepare surfaces and supply and install Granwax safefinish anti slip floor finish all as per manufacturers recommendations.	£1,050.00	£2,750.00	£1,508.20	£1,816.65
4.6.5	Isolate existing heating supply pipes adjacent entry door, strip out existing pipework and radiator including radiator and pipework within adjacent boys toilets and make good to existing surfaces.	inc	£380.00	inc	£1,618.47
4.6.6	Supply and install new 28mm copper pipework connected to existing single pipe supply to serve new heating radiator locations as indicated on drawing to beauticians room and run new pipework at high level, drill through and sleeve through to existing boys toilets dividing wall to new radiator position adjacent entrance door. New pipework to be secured with metal clips plugged and screwed to walls.	£15,410.00	£1,210.00	£2,010.00	£770.70
4.6.7	Alter and adapt existing power supplies and supply and install new circular conduit plugged and screwed to walls and install new double switched sockets and new fused switch spur to locations as indicated on drawing.	£547.47	£602.00	£547.47	£1,321.20
4.6.8	The heating wet system is to be modified to suit new room requirements. Isolate the heating service within the corner of the room and adjacent to the classroom entrance door. Isolate and remove large heavy duty heating coil in its entirety including radiator within the boys WC. Install new Dunham Bush convector heater adjacent to the supply location. Convector Heater to be Dunham Bush type. Dunham Bush manufacturing in Hampshire. Local Rep contact Nick Squires 07720 849594. Convector heater to be fig 8 WA2 range and sized 10kw to meet the room demands. Heater to be floor standing with top discharge. Electrical contractor required to install fused spur supply and remote wall mounted room thermostat for local control. The convector will require 28mm F&R local connections. Allow to install new 28mm copper flow and return at high level and take into boys WC. Install new high impact robust steel radiator in the boy's WC with radiator TRV and locksheid valves. Install high level vents to new flow and return pipework at high level in the toilet to vent new pipe drops. Allow to refill and vent heating system.	£1,198.00	£1,660.00	£169.12	£4,544.13
4.6.9	Hot water for the beautician's room and boy's toilets The beautician's room and boy's toilet are to be served by a new mains fed pressurised hot water system. The cold main in the corner of the existing room is to be isolated to facilitate the removal of the cold storage tank in the roof void. Drain down cold water storage tank above the boy's WC area and remove from the roof void. Reconnect existing WC pans to the new cold water main. New copper tube to be installed to toilet cisterns. Install 15mm ballafix isolating valve to each cistern and change WC floats to high pressure cistern floats. Extend new cold main and supply new hot water heaters to each area.	inc	£1,960.00	£1,697.50	£1,409.28
4.6.10	Beauticians Room Install new multipoint Heatrae Sadia Eco 50 litre 3kw water heater in new cupboard location all in accordance with the manufacturer's recommendations. Supply and install new hot and cold pipework to beautician hairdressing work stations. Each basin station is to have suitable TMV 3 mixing valve to regulate water supplies to each station. Basin hairdressing to have shower hose connection and outlet for each basin station. Hot and cold supplies to be connected to mixing valves in accordance with manufacturers recommendations.	inc	inc	inc	£2,641.20

4.6.11	Boys WC Install Heatrae Sadia Hotflo Multipoint 10 3kw model all in accordance with the manufacturer's recommendations. Modify hot and cold connections and reconnect existing pipework floats to basins .Existing TMV mixing valves and basin taps to remain and connect to new hotflo and cold main connections. Install local isolation valves to the heater supply connections	inc	£580.00	inc	£968.58
4.6.12	Electrical Connections Each water heater is to be supplied by a dedicated 16A individual radial circuit and terminated within a smith's time clock fused spur time switch for each heater. Heat resistant flex to be used to connect each heater and copper pipework to be bonded to conform with 18th edition wiring requirements.	£491.52	£760.00	£491.52	£429.39
4.6.13	Prior to installing megaflow and boxing in, supply and install new 40mm waste pipe to serve all new wash point locations and connect to existing wash basin waste located in corner of boys toilets.	inc	£330.00	£251.50	£154.14
4.6.14	To location of new megaflow construct 50 x 50 timber framing with 18mm external grade ply housing secured with brass cups and screws and leave ready to receive decorations described hereafter.	£520.00	£380.00	£155.00	£214.70
4.6.15	To rear of proposed new wash stations as indicated on drawings construct timber framing duct with 18mm external grade ply secured with brass cups and screws and leave ready to receive decorations described hereafter.	£615.00	£1,560.00	£742.50	£357.83
4.6.16	To all existing windows carefully take out windows and remove all arising from site, supply and install new upvc windows to match existing formation, glass to be double glazed with 16mm argon gap, all glazing shall comprise sealed units both panes to be 6.0mm clear toughened low 'e' glass confirming to BS 6206 minimum Class B with identifying engraving on the glass. New window configuration to match existing with actual window pane division in order to provide strength to windows from impact. Locks to be master keyed, trickle vents to be provided & 100mm (max) restrictors to openings.	inc	£3,150.00	£3,187.50	£1,684.53
4.6.17	To locations as indicated on drawings carefully remove existing internal windows and panelling and block up openings with suitably sized studwork, full fill insulation and 12.5mm plasterboard and 3mm skim plaster each side flush with existing surfaces. Leave ready for decorations as described hereafter.	£544.00	£990.00	£465.00	£1,089.99
4.6.18	Prepare existing floor surfaces and lay self levelling latex screed and supply and install Altro marine non slip sheet vinyl flooring, seal perimeter with colour coordinated mastic, colour to be agreed with client or similar approved all laid in accordance with manufacturers recommendations.	inc	inc	£1,864.69	£4,540.80
4.6.19	Seal all porous areas with PVA unibond or similar approved.		inc	inc	£170.66
4.6.20	To new and existing walls and ceilings in location of works prepare and decorate with mist coat and 2 coats eggshell emulsion a colour to be agreed with CA/school. Unless described otherwise.	£1,100.00	£1,200.00	£777.62	£933.92
4.6.21	To all new and existing woodwork in location of works, rub down and fully prepare, apply knot, stop and primer and finish, 2 No. undercoat and 1 No. top coat finish, colour to be contrasting and agreed with CA/School.	£320.00	£250.00	£443.55	£229.01
4.6.22	To all new copper pipework thoroughly clean and apply Dulux Trade Metalshield Satin as per manufacturers recommendations.	£20.00	inc	£190.00	£198.18
4.6.23	To existing door remove defective dead lock and supply and install new to match existing suited locks.	£55.00	£75.00	£117.00	£143.13

4.6.24	To locations as indicated on drawing supply and install the following hair salon furniture available from REM UK Ltd, distributor: ULTIMATE (LEIGH-ON-SEA) LTD 18-19 RUTHERFORD CLOSE, PROGRESS ROAD, EASTWOOD, LEIGH-ON-SEA, SS9 5LQ Tel: 01702 520000 or similar approved all to be fitted in accordance with manufacturers recommendations, colours/finish to be confirmed with client:		£8,780.00	£8,343.75	£8,193.12
	4No Wash stations - Baltic inc neck cushion, bottle trap and hair trap	£2,608.00			
	4No Hair styling chairs - Aero styling chair	£1,432.00			
	4No Hair styling mirrors - Centenary Wall Unit inc Centenary Holster	£2,564.00			
	8No Clover stools	£1,312.00			
4.6.25	To location as indicated on drawing supply and install the following Howdens range base units and worktop to form desk island to be plugged and screwed to floor, final position to be agreed with client.	£1,887.00	£2,710.00	£1,320.00	£1,266.15
	2No 1200mm base units in Balham Gloss colour to be confirm with client				
	2No 1200mm wall cupboard units (used as base units) in Balham Gloss colour to be confirm with client				
	38mm Black Granite Effect Full Bullnose Laminate Breakfast Bar with end trims to form worktop with 300mm overhang all round				
	supply and install Black coloured plinth				
4.6.26	To new island desk described above isolate and extend existing services from within loft space and supply and install aluminium ceiling power pole and 8 no switched socket outlets (2 per side) to centre of island work station.	£548.84	£810.00	£548.84	£451.41
4.7	Proposed food tech room				
4.7.1	Take down all fixtures and fittings and pass to client, make good to all surfaces.	£100.00	£150.00	£222.50	£66.06
4.7.2	To existing parquet flooring carry out industrial sanding of existing flooring at 45 degrees to blocks, allow to fill any joints with a mix of sanding dust and Bona mix & fill. Prepare surfaces and supply and install Granwax safefinish anti slip floor finish all as per manufacturers recommendations.	£1,247.54	£1,820.00	£1,584.20	£1,618.47
4.7.3	To location as indicated on drawing (set away from wall/radiators) supply and install the following Howdens range base units, worktop and back board upstand to form work stations to be plugged and screwed to floor, final position to be agreed with client.	£7,484.52	£4,050.00	£4,615.00	£4,965.51
	Base units in Balham Gloss colour to be confirm with client				
	38mm Blackstone Square Edge Laminate Worktop with end trims				
	Black coloured plinth				
	Black coloured end panels/back board to form 100mm upstand secured to rear of base units				
4.7.4	Alter and adapt existing power supplies and supply and install new circular conduit plugged and screwed to walls and install new double switched socket to locations as indicated on drawing.	£165.03	£560.00	£165.03	£220.20
4.7.5	To existing walls and ceilings in location of works prepare and decorate with mist coat and 2 coats eggshell emulsion a colour to be agreed with CA/school. Unless described otherwise.	£1,000.00	£570.00	£936.92	£1,077.60
4.7.6	To all new and existing woodwork in location of works, rub down and fully prepare, apply knot, stop and primer and finish, 2 No. undercoat and 1 No. top coat finish, colour to be contrasting and agreed with CA/School.	£380.00	£150.00	£497.60	£330.30
4.7.7	Upon completion the Contractor is to remove all temporary accommodation, clear his compound and ensure he leaves the site in a clean and tidy manner making good all materials and surfaces disturbed during the contract in relation to carrying out the works.	inc	inc	inc	£880.80
4.7.8	Supply 1no. hard copy together with 2no. disc copies of all manufacturers' product information, operating manuals, maintenance and cleaning guidance which are to be handed over to the Contract administrator, prior to Practical Completion Certificate being issued.	£402.50	inc	£402.50	£880.80
	Tender addendum 1	£2,300.00	inc	£0.00	-
	Tender addendum 2	inc	inc	£0.00	-

PRELIMINARIES	£32,260.00	£19,750.00	£17,069.94	£13,200.00
HEALTH AND SAFETY	inc	inc	inc	inc
TOTAL	£341,597.02	£344,977.00	£365,136.35	£448,706.45

price draft
copy missing
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