

SCHEDULE OF WORKS

Each individual dwelling will be vacated by the tenant in advance of works on that unit commencing. The dwelling will remain vacant for the duration of the works. All other dwellings within all blocks will remain occupied for the duration of the works and communal circulation areas will remain operational. External access routes and general external spaces will remain in use by the tenants at all times, 24 hours a day, 7 days a week throughout the duration of the Works. Access to the dwelling being worked upon will be pre-arranged by the Employer.

Whilst the tenants will be asked to ensure clear access is available, several are elderly and it must therefore be assumed by the Contractor that he will be required to move some furniture items local to the works areas prior to commencing works. Such items will need to be replaced on completion of the works following inspection by the CA. Again the Contractor's submitted tender will be deemed to include any costs associated with this.

This schedule of works is to be read in conjunction with the project drawings, specification of workmanship and materials, preliminaries and technical data contained within the appendices. Reference must also be made to the relevant approvals in respect of Listed Building Consent and Building Regulations Approval which again are contained within the appendices of this document.

Dwelling Unit Number XX

1.00 Preparation, strip out and structural alteration works

- 1.01 Make a dated photographic record of the condition of all surfaces prior to commencing works and issue a copy to the client for agreement.
- 1.02 Carefully remove from the works area any remaining furniture and fittings that will prevent or hinder the carrying out of the works or that could sustain damage as a result of the works being undertaken. Such items are to remain in the unit and be placed in an area where works are not scheduled to take place. Allow for stacking carefully and sheeting over to prevent damage. Install temporary protection to all floor coverings and general finishes that are to remain but are at risk of damage during the duration of the works.
- 1.03 Carefully isolate, disconnect and make safe all electrical and mechanical services that will be impacted upon by the works, to allow works to proceed safely. Strip out all existing sockets etc throughout kitchen (as new are to be provided later).
- 1.04 Carefully disconnect existing kitchen appliances and store as item 1.02 above.
- 1.05 Carefully strip out existing kitchen fittings including worktops, base and wall units, sinks and all associated components, fixtures and fittings and remove from site. **Spec section G20.**
- 1.06 Disconnect all services and drains to all sanitary fittings in bathrooms. Carefully strip out existing bathroom fittings including baths, showers, shower trays and enclosures, toilets, basins and all associated components, fixtures and fittings as identified on the drawings and remove from site.
- 1.07 Throughout kitchens and bathrooms carefully hack-off existing tiling and dispose of all materials and debris arising. **Spec section G20.**
- 1.08 Carefully isolate, disconnect and remove the existing gas fire, back-boiler and tank located in the living room and dispose of all materials and debris arising.
- 1.09 Remove the doors and frames and completely dismantle the cupboard enclosure containing the tank and dispose of all materials and debris arising, where indicated on the drawings. **Spec section G20.**
- 1.10 Referring to Oglesby & Limb Ltd. plans and Stanza Consulting structural documentation undertake structural alteration works as

details in locations identified. This to include the formation of a new large opening between the kitchen and the adjacent living space requiring the installation of support steelwork, padstones and the rebuilding of brick reveals. In addition the works generally require the removal of an existing door, frame and ironmongery and its infilling with brickwork ready to receive new finishes to both sides. Include for all temporary works, propping etc as deemed required to ensure that all works are undertaken in a safe, managed manner. Remove all redundant materials and debris from the site on completion. **Spec sections G20, F10, F30, G12.**

- 1.11 Carefully remove existing bedroom door, architraves, linings and all ironmongery. Prepare opening and infill using brickwork to match existing. Infill brickwork to be securely tied to existing throughout.
- 1.12 Carefully take up and remove existing floor finishes throughout the kitchen, bathroom and lounge areas, back to the nearest appropriate door threshold strips (to be agreed with CA on site prior to works commencing). Remove all redundant materials and debris from the site.
- 1.13 Carefully remove existing secondary double glazing units to inner face of historic windows taking care to minimize damage to the surrounding structure. Remove all redundant materials and debris from site.
- 1.14 To areas as indicated on drawings where joinery has been infected by dry rot, carefully remove and dispose of in an appropriate manner. Make good to finishes where disturbed.

2.00 **Finishes**

- 2.01 To new areas of exposed internal brickwork (where openings infilled or padstones installed etc), carefully prepare in accordance with the plaster manufacturer's instructions and apply 2 coat plaster finish. New finish to line through flush and match existing in all respects. Treat connections between new and existing backing in advance to minimize the risk of cracking. **Spec section M20.**
- 2.02 To area where gas fire, back boiler and tank and enclosure removed carefully make good to all surfaces where disturbed, filling all holes, chases etc. and reskim walls to provide a finish suitable to receive decoration. Entire walls to be reskimmed back to nearest breakpoint (to be agreed in advance on site with the CA).
- 2.03 To newly installed exposed steel structure, apply plasterboard casings as recommended by British Gypsum (or equal approved) to provide fire protection of at least 30 minute standard. Skim outer face of casing to match abutting walls. **Spec section K10.**
- 2.04 To entire surface of all walls in kitchen (and in adjacent rooms where doors infilled or impacted upon by new openings etc) and that are not to receive a tiled finish, clean off and prepare walls as recommended by British Gypsum (or equal approved) and apply new skim coat plaster to match existing. Finish to be smooth, suitable to receive direct decoration. For areas that are to be tiled, prepare surface in accordance with adhesive manufacture's recommendations to provide a good key for tile adhesive. **Spec section K10.**
- 2.05 Make good to bathroom walls throughout and reskim all areas that are not to receive a tiled finish. Finish to be smooth, suitable to receive direct decoration. For areas that are to be tiled, prepare surface in accordance with adhesive manufacture's recommendations to provide a good key for tile adhesive. **Spec section K10.**
- 2.06 To complete floor area (where concrete) of bathroom, lounge, kitchen and extending out in to adjacent areas where floor disturbed by structural works, apply self levelling compound to floor finished suitable to receive new vinyl / vinyl tiles and carpet. Feather out at doorways to avoid steps or lips. **Spec section M10.**
Where floor is timber allow for above but substituting screed for over-boarding with ply (nominally 6mm thick – TBA on site with CA).

3.00 **Joinery**

- 3.01 To base of walls where existing timber skirtings disturbed, where missing across door opening infills, or where removed as a result of dry rot, supply and install new timber skirtings to match existing in all respects. Ensure that new line through flush and level with existing, ensuring that all corners are mitred and that joints are as inconspicuous as possible. For short sections of wall where doors infilled replace skirting to length of full wall, mitre-jointing to existing at corners.
- 3.02 Where indicated on the architectural drawings, undertake adaptations to existing doors and frames, reversing swings etc as required. Make good to all surfaces where disturbed.
- 3.03 Undertake detailed measurement survey of kitchen and obtain manufacturer's drawings for kitchen layouts as detailed and in accordance with the schedule provided as part of this specification, obtain the approval of the CA. Supply and install fitted kitchen comprising base and wall units, tall cupboards, worktops, jointing strips, sink and taps, plinths, ironmongery and all components, fixtures and fittings recommended by the manufacturer as being required to complete the installation. Installation to be in strict accordance with manufacturer's instructions. Allow spaces for subsequent re-installation of tenants own appliances (previously set aside) and for appropriate lift out sections in worktops. **Spec section N10.**
- Note that adaptations, alterations and extensions to the mechanical, electrical and drainage services required in association with the kitchen re-fit are included within the mechanical and electrical section of this specification.
- 3.04 Prepare wall for and supply and install 'Welland' fireplace surround manufactured by Trent Fireplaces as specified (finish to be from standard range to be selected by CA). Installation to be in strict accordance with manufacturer's instructions. See 10.10 below for fire details. **Spec section T90/60.**
- 3.05 In locations indicated on drawings supply and install new studwork partitions to form new store cupboards. Allow for forming new openings for bi-fold doors.
- 3.06 To new store cupboards identified in 3.05 above supply and install new timber door frames, doors and ironmongery as indicated. Ironmongery to be appropriate for door configuration in finish to match existing (no lock required). **Spec section L20.**

4.00 **Sanitary Installation**

- 4.01 To bathroom / shower room, supply and install new sanitaryware comprising toilet, basin and bath or shower as indicated on the drawings together with all components, fixtures and fittings recommended by the manufacturer as being required to complete the installation. Note that where a bath is being installed, services provision is to be provided to allow later installation of a shower (ie services installed but capped off) Installation to be in strict accordance with manufacturer's instructions. **Spec section N13.**

Note that adaptations, alterations and extensions to the mechanical, electrical and drainage services required in association with the bathroom re-fit are included within the mechanical and electrical section of this specification.

- 4.02 Include for sealing all joints between sanitary fittings and splashbacks using anti-fungal sealant recommended by the manufacturer as suitable for this application. **Spec sections N13 and Z22.**

5.00 **Tiling / paneling**

- 5.01 Referring to architectural drawings supply and install tile splashbacks throughout kitchens and in bathrooms as indicated and specified. Allow for coloured inserts to each unit as specified, colours to be selected by the CA. Ensure tile surface is smooth and even and that tiles are installed in strict accordance with manufacturer's recommendations, neatly grouted on completion. **Spec section M40.**
- 5.02 Referring to architectural drawings supply and install proprietary panels to showers as indicated and specified. Ensure panel is smooth, plumb and even and that the installation is in strict accordance with manufacturer's recommendations. **Spec section P20/300.**
- 5.03 Include for sealing all joints between tiling and worktops and skirtings using anti-fungal sealant recommended by the manufacturer as suitable for this application.

6.00 **Window and external door works**

- 6.01 Between inner reveals of historic windows, where former secondary glazing removed, prepare surfaces and supply and install new lockable secure secondary double glazing as specified and detailed. Note that all sizes given at tender stage are for pricing purposes only. The Contractor is required to take accurate site dimensions and ensure that the secondary glazing units are manufactured to the correct sizes for each aperture. All works to be installed in strict accordance with manufacturer's recommendations. **Spec section L40**
- 6.02 To existing timber windows and external doors on rear of dwelling (ie not facing in to grass courtyard) remove all ironmongery, brush down timberwork, sand, prepare in accordance with paint manufacturer's recommendations ready for redecoration as specified elsewhere. Clean and refix all ironmongery and ensure correct and full operation of all doors and opening casements on completion.
- 6.03 To communal external entrance door and frame to central courtyard elevation remove all ironmongery, brush down timberwork, sand, prepare in accordance with paint manufacturer's recommendations ready for redecoration as specified elsewhere. Clean and refix all ironmongery and ensure correct and full operation of all doors and opening casements on completion.

7.00 **Decorations, paints and wall coverings**

- 7.01 Prepare all wall surfaces throughout kitchen and bathroom (where not tiled) and to all walls in adjacent areas where the works have impacted upon any part of any wall, in strict accordance with finish manufacturer's instructions and apply patterned decoration coverings as specified. Final choice of covering pattern to be by CA. **Spec section M52.**
- 7.02 Prepare the surfaces of all new pipe and services boxings throughout all areas in strict accordance with finish manufacturer's instructions and apply MDF primer and decoration as specified. Ensure good even coverage with no 'grinning through'.
- 7.03 Prepare the surfaces of all new and existing skirtings throughout the kitchen, bathrooms and adjacent areas impacted upon by the works, in strict accordance with paint manufacturer's instructions and apply decoration as specified. Ensure good even coverage with no 'grinning through'. **Spec section M60/11.**
- 7.04 Prepare the surfaces of all internal door frames and doors where adaptation works have been carried out, in strict accordance with paint manufacturer's instructions and apply decoration as specified. Ensure good even coverage with no 'grinning through'. **Spec section M60/11.**
- 7.05 Prepare the surfaces of all timber external doors, frames and windows in strict accordance with paint manufacturer's instructions and apply decoration as specified. Ensure good even coverage with no 'grinning through'. **Spec section M60/25.**
- 7.06 Prepare all ceiling surfaces throughout kitchen and bathroom areas and where disturbed by services works in other areas, in strict accordance with finish manufacturer's instructions and apply decoration as specified. Ensure good even coverage with no 'grinning through'. **Spec section M60/15.**

8.00 **Flooring**

- 8.01 To kitchen floors supply and install new vinyl floor tiling as indicated in the specification. Installation to be in strict accordance with manufacturer's recommendations. Allow for coving to room perimeter as specified. **Spec section M50/151.**
- 8.02 To bath / shower rooms supply and install new sheet vinyl flooring as indicated in the specification. Installation to be in strict accordance with manufacturer's recommendations. Allow for coving to room perimeter as specified. **Spec section M50/155.**
- 8.03 To living room prepare floor in accordance with carpet manufacturer's recommendations and supply and install new carpet flooring as indicated in the specification. Installation to be in strict accordance with manufacturer's recommendations. Allow for new threshold strips at doors as appropriate. **Spec section M50/160.**

9.00 **Fire Upgrade Works**

- 9.01 In locations indicated on drawings supply and install fire signage as indicated and identified in appendix 3 of the project specification. This includes to communal areas immediately outside of dwellings.
- 9.02 In locations indicated on drawings supply and install replacement ironmongery to meet the requirements of the fire report as indicated and identified in appendices 3 and 6 of the project specification. This includes to communal areas immediately outside of dwellings. Make good to all surfaces where disturbed.

10.00 MECHANICAL AND ELECTRICAL SERVICE INSTALLATIONS

Note. The contractor is to be responsible for the full design, supply, installation, testing, commissioning and certification of all building services. All shall comply with all current relevant legislation and shall be safe and fit for purpose. Refer to criteria as stated in the Preliminaries and General Conditions for further information and Sections R11, R12, S12 and V90 of Section 2 – Specification of Workmanship & Materials.

The Contractor is required to engage a specialist sub-contractor to undertake the design, supply and installation of all electrical building services for the project. Refer to specification section **V90**. This is to include:

Electrical Services:

- 10.01 Separate identified price for design fees must be identified here for all pre-start drawings and documentation - £
- 10.02 Careful disconnection and removal existing consumer unit. Supply and installation of new consumer unit in final location to be agreed on site with the CA. Allowing for all reconnections as appropriate and for splitting / providing circuits and supplies to the schedule identified in specification clause V90/05.
- 10.03 Alterations and extension to electrical installation in kitchen to provide appropriate supply outlet points in correct locations for all appliances suiting revised kitchen layout. For fridge freezer units the sockets are to be located below worktop level with a remote switch at accessible height above the worktop.
- 10.04 In addition to appliance specific supplies / outlets allow for the supply and installation of an additional 3no. switched double sockets in white finish by Volex or equal approved to the kitchen. Exact locations to be agreed on site in advance with the CA.
- 10.05 Supply and install a fused spur as required to suit the new gas boiler.
- 10.06 Supply and install new programmer and timer controls for the heating system as specified and required to suit the new boiler. See specification clauses V90 and T90/64.
- 10.07 Test, to appropriate BS, IEE etc all emergency lighting fittings within the units and communal areas through which access is gained and report back the findings to the CA. Note that any improvement works required will be instructed as expenditure of a provisional sum.

- 10.08 Carefully remove and replace all existing smoke and heat detector heads with new throughout as specified. Test to ensure correct operation on completion and provide certification to the satisfaction of SHDC Building Control, The Fire Officer and the CA.
- 10.09 Carefully remove all existing redundant fire alarm call point face boxes and associated fittings. Supply and install blank face plates where units removed.
- 10.10 Supply and install new Dimplex Wesley electric fire in living room as specified. Installation to be in strict accordance with manufacturer's recommendations. Include for all components, fixtures and fittings recommended by the manufacturer as being required to complete the installation. Provide and install a single fused spur outlet for connection to fire. Test and certify the complete installation to the satisfaction of SHDC Building Control and the CA. **Spec section T90/60.** See 3.04 above for fire surround details.
- 10.11 Supply and install new kick space heater within fitted kitchen as specified and in final location to be agreed in advance with the Employer. Installation to be in strict accordance with manufacturer's recommendations. Include for all components, fixtures and fittings recommended by the manufacturer as being required to complete the installation. Test and certify the complete installation to the satisfaction of SHDC Building Control and the CA. **Spec section T90/59.**
- 10.12 Allow for electrical safety earthing to complete installation, pipework etc as required by current regulations. **Spec section V90/20.**
- 10.13 Allow for the supply and installation of suitable power supply for an electric shower above the bath. Supply to be terminated with a blank panel and to have an pull cord isolator, all to be on a separate breaker. Final locations to be agreed on site with the CA.

Mechanical Services:

The Contractor is required to engage a specialist sub-contractor to undertake the design, supply and installation of all mechanical building services for the project. Refer to specification sections **S12 and T90.** This is to include:

- 10.14 Separate identified price for design fees must be identified here for all pre-start drawings and documentation - £
- 10.15 The existing heating system is to remain but is to be adapted and extended as appropriate to be fed from a new gas boiler following the removal of the gas fire, back-boiler and tank. Prior to carrying

out central heating upgrades the contractor shall allow to carry out a thorough power-flush to the existing system. Upon completion of the installation, the contractor shall further flush and treat as per BS7593-1992, drain down and then completely flush with Sentinel X300 system cleanser (manufactured by Betz Deerbom). The system must then be drained down and re-filled with Sentinel X100 inhibitor.

On completion, of the system cleaning, water testing will be required on all installations with the boiler serial number and property details submitted via the Solutions 3 website. As part of this process, water samples will be taken and sent to Sentinel for testing, a 100% pass rate will be required. Further details can be obtained by contacting the Valliant Key Account Manager, Alan Kibble on 07802 673752.

- 10.16 Include for the supply and installation of a new gas boiler complete with flue, controls, Magnaclean micro2 filter and all components, fixtures and fittings recommended by the manufacturer as being required to complete the installation. In addition include for the removal of all redundant pipework together with associated brackets etc and for the supply and installation of new pipework, both water and gas, to suit the new boiler position. Completely flush out the system and test all aspects of it on completion to ensure full and correct operation in all respects (see 10.13 above for further details. Certify the installation to the satisfaction of SHDC Building Control and the CA. **Spec section T90/31.**
- 10.17 The Contractor shall include for installing a 22mm copper gas supply to within 300mm of the appliance. The gas supply will be taken from the existing 22mm gas supply within the property. The final connection to the appliance will be 15mm. Ensure 10mm² earth bonding to the gas meter.
- 10.18 Supply and install a new Grundflos central heating circulation pump with isolating valves; Danflos control pack (with FP715Si or TS715Si programmer as appropriate) and automatic bypass valve.
- 10.19 Disconnect and remove redundant pipework and associated brackets and adapt and extend the complete domestic hot and cold water system throughout to all appliances throughout the kitchen and bathroom. This to include a supply for a future shower over the bath complete with service valve and cap end, final position to be agreed on site with the CA.
- 10.20 Supply and install new Envirovent Heat Sava mechanical ventilation with heat recovery system within the unit as specified. Installation to be in strict accordance with manufacturer's instructions. Include for all components, fixtures and fittings recommended as required by the manufacturer to complete the installation. **Spec section V90/92.**

- 10.21 Complete the detailed design of and supply and install new branches and wastes to serve all toilets, basins, baths and showers in locations indicated on plan. Allow for providing necessary access fittings to allow maintenance and clearing of the system. All works to be completed to the satisfaction of SHDC Building Control. **Spec section R11.**

Builders work in connection with services:

- 10.22 Allow for the provision of all ducts; fire stopping all openings in compartment and fire walls and provision of fire seals to all pipes, ducts and services where passing through the same; cutting all holes and chases and the subsequent removal of debris arising there from.
- 10.23 Allow for the making good of all walls, floors and ceilings where disturbed by the works listed above.
- 10.24 Cut out all necessary holes and chases through floors and partitions as required to complete installation of all services. Supply and fit intumescent pipe collars to all services penetrating floors.
- 10.25 Supply and install new pipe boxings around **all** exposed hot and cold water pipes comprising 38x38mm softwood framing at maximum 600mm centres faced with 10mm MDF with access panels allowed where required. Allow for decoration as described elsewhere.

COLLECTION

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