

13406 Hark To The Bounty Inn - Schedule of Work

13 Aug 2020

Table of Contents

Title		Page
1	MAINS SERVICES/ENABLING WORKS	3
2	STREET WORKS	5
3	SPECIALIST ACCESS	7
4	TEMPORARY BUILDING WORKS	9
5	DEMOLITION	11
6	RECONSTRUCTION	15
7	SITE CLEARANCE	27

1 MAINS SERVICES/ENABLING WORKS

£

10 Undertake Pre-Works Dilapidations Survey & Provide Condition Report To Client & CA For Filing

Location : *To all areas of the site and buildings where the works and enabling operations will/may extend, including any car parking etc*

• **Dilapidations Survey & Report**

Format of survey report: *PDF - emailed or on CD/USB Memory stick*

20 Arrange For, Manage, Support & Fund: Removal Of Meter & DB, Temporary Supply & Infrastructure etc

Location : *Gable - front - meter and DB located at GFL in front GF room*

Meters: *Client will need to apply for meter to be removed/moved/replaced given the contract limitations of energy purchase*

• **Meter & DB Removal & Temporary Or Permanent Meter**

Scope: *Arrange to meet utility provider on site. Agree with them the best solution i.e. move incoming location permanently or temporarily and return to original arrangement/position. Complete application forms. Pay fees. Manage utility company and tie in with your own programme. Allow for all builders work in connection with agreed solution. Contractors electrician to include for all supporting works including DB, tails, alterations to comply, disconnection, reconnection etc.*

Total for page £

To be carried forward to Section 1 collection (page 4)

Collection for Section 1 MAINS SERVICES/ENABLING WORKS

£

Page 3

Total for Section 1 £

To be carried forward to Tender Summary (page 29)

2 STREET WORKS

£

30 Remove, Clean, Store & Refix Street Signage On Building

Location : *Wall elevations being demolished*

• Removing Street Sign

Type: *Wall mounted/fixd street direction sign on the gable elevation, including any others necessary to facilitate the works*

Storage: *Set aside and place in a safe, secure and suitable environment ready for refixing on completion*

40 Design, Seek Approval, Pay Costs, Install & Manage Contractor Designed, Highways Compliant, Vehicle Impact Resisting Street Barriers & Highways Management Systems To Protect Access Equipment & The Works

Location : *To protect all vulnerable working areas*

• Contractor Designed Traffic Management System

Type: *Contractor designed to satisfy local authority/highways*

Extent: *As necessary to facilitate safe execution of the proposed works*

• Application process for highways approval

Type: *Allow for all necessary applications and costs associated with securing local authority and highways approval*

• Contractor designed highways and safety signage

Type: *Directional and hazard warning*

Extent: *To satisfy highways requirements*

• Contractor designed street works crash barriers

Type: *PCC or water filled units - contractors design*

Extent: *To protect all working areas vulnerable from vehicular traffic*

Total for page £

To be carried forward to Section 2 collection (page 6)

Collection for Section 2 STREET WORKS	£
Page 5	
Total for Section 2 £	
To be carried forward to Tender Summary (page 29)	

3 SPECIALIST ACCESS

£

50 Design, Erect, Seek Approval, Pay Costs & Manage A Contractor Designed Structural Support & Scaffold Access Solution

Location : *To the working area*

• Contractor Designed Access Equipment/Systems

Type: *Structural Scaffold*

Extent: *To provide construction access to all areas of working, and to provide structural support to the roof, ceilings and floors to facilitate the works proposed*

60 Remove The Existing Structural Supports (Raking Shores)

Location : *Front and gable corner*

• Removing Temporary Structural Supports (Steelwork Raking Shores & Foundations)

Extent: *All associated elements. There may be mileage in liaising with the contractor/company who erected this to undertake these works.*

Disposal: *Remove items from site, hand back to original contractor for salvage/re-use*

Total for page £

To be carried forward to Section 3 collection (page 8)

Collection for Section 3 SPECIALIST ACCESS	£
Page 7	
Total for Section 3 £	
To be carried forward to Tender Summary (page 29)	

4 TEMPORARY BUILDING WORKS

£

70 Temporary Hoarding To Ensure Building Security

Location : *To enclose the working area, and/or to close off the access doorways into the residual building to ensure security and weater tightness is acheived*

• **Security hoarding**

Type: *Wooden - SW framing with 18mm OSB type sheathing all mechanically fixed and secured to the structure from inside.*

• **Weather tightness**

Type: *Contractors choice - to ensure reasonable level of weather and water tightness*

80 Felt & Batten Roof Pitches To Add An Elemment Of Water Tightness To The Building

Location : *The roof structure where slates and felt and battens have been removed*

• **Breathable Underlay For Natural Slating (H62)**

Manufacturer: *Contractor's choice.*

Product Reference: *Agrément certified.*

Type: *Spun bonded high density polyethylene (HDPE).*

Direction Of Laying: *As manufacturer's recommendations.*

Minimum Headlap: *100 mm.*

Sealing Laps: *Seal open laps.*

Underlay At Eaves: *Strip of type 5U polyester reinforced bitumen membrane at eaves dressed into gutter.*

Support At Eaves: *6 mm external quality ply fixed to tilt down to fascia.*

• **Softwood Battens For Natural Slating (H62)**

Size: *50 x 25 mm.*

Grading: *Fully factory pre-graded in accordance with BS 5534.*

Preservative Treatment: *Contractor's choice; submit product details.*

Fasteners: *Galvanized steel nails, sized to penetrate 40 mm (minimum) into rafters.*

Total for page £

To be carried forward to Section 4 collection (page 10)

Collection for Section 4 TEMPORARY BUILDING WORKS

£

Page 9

Total for Section 4 £

To be carried forward to Tender Summary (page 29)

5 DEMOLITION

£

5.1 Internals**90 Remove, Protect & Store Contents**Location : *Within the rooms affected by the works***• Removing contents**Type: *All loose contents and furnishings within the rooms/areas of working*Protection: *Clean, wrap and protect all elements*Storage: *Suggest an on site unit, or commission a professional removals and storage company - contractors choice***100 Remove, Protect & Store Floor Finishes**Location : *From the rooms affected by the works***• Removing floor finishes**Type: *Lino, carpet, laminate and other loose laid finishes that can be salvaged*Disposal: *Place into safe secure storage for the duration of the works***110 Disconnect, Isolate, Remove & Store All Necessary Second Fix Services (Electrical & Mechanical), Required To Facilitate The Proposed Work**Location : *Both floors/levels to all affected rooms/areas***• Removing electrical items**Type: *Light, heat and power fittings including all ancillary fixtures fittings and wiring as necessary*Disposal: *Remove from site, to be replaced with new - assuming this to be necessary***• Removing fire detection items**Type: *Fire detection, alarm and notification fittings including all ancillary fixtures fittings and wiring as necessary*Disposal: *Remove from site, to be replaced with new - assuming this to be necessary***120 Remove & Store General Fixtures & Fittings**Location : *All ceiling, wall & floor mounted elements, necessary to facilitate the works***• Removing fixtures and fittings**Type: *Mirrors, pictures, brackets, shelving etc - everything necessary to facilitate the works specified herein*Disposal: *Set aside in a safe secure storage facility ready for re-use on completion***130 Remove & Store Sanitaryware**Location : *Bathroom and any other rooms where this may be necessary to facilitate safe execution of the works***• Removing sanitaryware**Type: *Bath, WC, WHB, Shower, Cubicles, Screens etc - everything necessary to facilitate safe and complete execution for the works specified herein*Disposal: *Clean, wrap/protect and store for the duration of the works. Dispose of perishable elements.***140 Remove Foul Drainage To Facilitate The Works**Location : *All areas necessary to facilitate the access, support and general works***• Removing Foul Drainage Pipework**Type: *Soil, vent and waste pipework*Extent: *Only as considered necessary by the contractor to facilitate the proposed works*Disposal: *Remove from site - we would not support removing and refixing waste pipework, unless it is old cast and requires salvaging by the conservation team. Pipework is believed to be PVC.***150 Remove Floor Boarding, denail, clean and store**Location : *First floor***• Removing Timber Board Flooring (K20)**Type: *Tongued and grooved floorboards.*Extent: *As necessary to facilitate the proposed works, and to ensure re-levelling of the floor structure on reconstruction.*Disposal: *Dispose of non salvageable portions of flooring.*Additional Work: *Remove projecting nails from joists after board removal.***Total for page £**

To be carried forward to Section 5 collection (page 14)

	£
<p>160 Remove Timber Skirting Boards</p> <p>Location : <i>Front GF & FF levels - all walls within rooms affected by the proposed works</i></p> <ul style="list-style-type: none"> • Removing Timber Skirting <p>Extent: <i>All skirting within the respective rooms</i> Disposal: <i>Remove from site</i></p>	
<p>5.2 Building Envelope</p> <p>170 Remove, Clean & Store Adjoining Gatepost, Gates & Restricting Elements</p> <p>Location : <i>Gable and double vehicular gates</i></p> <ul style="list-style-type: none"> • Removing Gatepost <p>Type: <i>Natural round top stone post</i> Extent: <i>Stone post and any foundation</i></p> <ul style="list-style-type: none"> • Removing Wooden Gates <p>Type: <i>Double wooden gates on pivot hinges, mounted into stone piers.</i> Disposal: <i>Set aside in a safe and secure location ready for inspection</i></p>	
<p>180 Carefully Strip Roof Covering</p> <p>Location : <i>Front and rear pitches, over the end rooms</i></p> <ul style="list-style-type: none"> • Removing Roof Covering <p>Extent: <i>Ridge tiles, slate, battens and felt and all other associated elements necessary to facilitate the works</i> Disposal/Salvage: <i>Dispose of battens and felt. Dispose of damaged unusable slate etc. Salvage and set aside all salvageable materials/elements, on pallets in a safe location.</i></p>	
<p>190 Remove wall boarding, fixed floor coverings, tiling etc in preparation for a sequenced demolition</p> <p>Location : <i>From the roofs affected by the damage/works</i></p> <ul style="list-style-type: none"> • Removing wall boarding, tiling etc <p>Type: <i>All wall finishes to be disposed of (unsalvageable) such as shower wall, tiling etc</i> Disposal: <i>Remove from site</i></p>	
<p>200 Remove, Set Aside, Clean & Store Rainwater Goods</p> <p>Location : <i>Eaves to front elevation</i></p> <ul style="list-style-type: none"> • Removing Rainwater Goods <p>Type: <i>Cast & PVC</i> Extent: <i>Pipes and brackets - all associated fixtures and fittings necessary to facilitate the works</i> Protection: <i>Clean and protect</i> Storage: <i>Store for the duration of the works in a safe and secure location</i></p>	
<p>210 Remove Eaves & Verge Treatments</p> <p>Location : <i>Front eaves and gable - entire gable verge</i></p> <ul style="list-style-type: none"> • Removing verg <p>Extent: <i>Entire verge detailing - it is anticipated that this building portion will need complete replacement due to its age and condition</i> Disposal: <i>Take templates of the verge detailing for accurate recreation, and then dispose of the verge material, leaving only the roof structure and walling</i></p>	
<p>220 Remove Internal Door Sets, Clean, Protect & Store</p> <p>Location : <i>All internal doors, frames and hardware necessary to facilitate the works</i></p> <ul style="list-style-type: none"> • Removing Door Sets <p>Extent: <i>Door, frame and hardware</i> Clean & Inspect : <i>Clean down to facilitate a thorough inspection by the CA</i> Storage: <i>Store for the duration of the works in a suitably safe and secure environment</i></p>	
<p>230 Remove, Clean, Protect & Store External Doors & Windows</p> <p>Location : <i>All external windows and doors affected by the works/damaged by the impact.</i></p>	
Total for page £	
To be carried forward to Section 5 collection (page 14)	

<ul style="list-style-type: none"> • Removing External Doors & Windows Extent: <i>All external windows and doors necessary to facilitate the demolition/dismantling/rebuilding</i> Clean & Inspect: <i>Clean down to facilitate a thorough inspection by the CA</i> Store: <i>In a safe and secure location with non impacting environment</i> 	£
<p>240 Remove Internal Dry Lining Systems Location : <i>Front GF room</i></p> <ul style="list-style-type: none"> • Removing Dry Lining Partition Type: <i>Wall, floor and ceiling fixed timber dry lining system with plasterboard, insulation and membranes. Note presence of services that must be included for in the tender.</i> Extent: <i>All walls within this room</i> Disposal: <i>Remove from site.</i> 	
<p>250 Dismantle/Carefully Demolish External Masonry Stone Walls Extent: <i>As drawings</i></p> <ul style="list-style-type: none"> • Dismantling, cleaning and storing stone walls Extent: <i>Eaves down to below ground level, tapered down from retained sections of walling</i> Preparation: <i>Annotate/mark key (lintels, sills, mullions, quoins (not general walling)) stone sections to ensure reconstruction follows the same sequence. Mark up the drawing to record where each key stone has been removed from.</i> Wall Type : <i>500mm - 600mm thick natural stone rubble fill external walls.</i> Cleaning: <i>Remove all residual mortar and prepare ready for reuse/rebuilding</i> Storage: <i>On pallets, suitably protected from weather, damage and theft</i> Disposal: <i>Dispose of all non salvageable stone sections</i> 	
<p>Total for page £ To be carried forward to Section 5 collection (page 14)</p>	

Collection for Section 5 DEMOLITION	£
Page 11	
Page 12	
Page 13	
Total for Section 5 £	
To be carried forward to Tender Summary (page 29)	

6 RECONSTRUCTION

£

6.1 Foundations

260 Reinforced Concrete Strip Foundation

Location: *Proposed extent of wall rebuilding*

- **Excavation (D20)**
Extent: *To provisional depth of 600mm below adjacent ground level*
- **Reinforcement For Concrete Strip Foundations (E30)**
Reinforcement Type: *Steel fabric C283.*
Finish: *None.*
Top Face Nominal Cover To Reinforcement: *40 mm.*
Formed Face Nominal Cover To Reinforcement: *40 mm.*
Reinforcement Position: *See drawings.*
- **Concrete For Reinforced Strip Foundations (E10)**
Section: *750 x 225 mm.*
Concrete: *Designated RC25/30.*
Maximum Aggregate Size: *20 mm.*
Coarse Recycled Concrete Aggregates: *Permitted.*
Consistence Class: *Contractor's choice.*
Admixtures: *Concrete producer's choice.*

6.2 Masonry Walling

270 Reconstruction Natural Stone External Walls To Original Dimensions & Profiles

Location : *Front right corner and gable front corner from foundation to eaves/verge*

- **Internal Leaf**
Stone source: *Salvaged from demolition/dismantling*
Stone configuration : *To match the adjacent/original walling*
Wall core : *Previously removed stone rubble fill and lime sand mortar, with thrifts to tie internal and external leafs*
Mortar mix: *NHL3.5 Hydraulic lime - 1 part. Building and coarse sand - 3 parts. All sourced and mixed/gauged to match the existing.*
Lintels: *150mm x 100mm PCC pre stressed units with 150mm end bearings.*
- **External Leaf**
Stone source: *Salvaged from demolition/dismantling*
Stone configuration: *To match the adjacent/original walling*
Wall core: *Previously removed stone rubble fill and lime sand mortar, with thrifts to tie internal and external leafs*
Quoins: *As salvaged returned to their original place*
Sills: *As salvaged returned to their original place*
Lintels: *As salvaged returned to their original place*
Mortar mix : *NHL3.5 Hydraulic lime - 1 part. Building and coarse sand - 3 parts. All sourced and mixed/gauged to match the existing. Pointing as per the repointing/pointing in lime mortar guide.*
- **Tying In**
Extent: *Course by course, from ground to eaves*
Repointing: *Merge mortar pointing by repointing existing/adjoining walling to avoid a straight evident joint*

6.3 Floor/Ceiling Structures/Boarding

280 Support & Build Existing Upper Ceiling Joists Into New External Masonry Walling

Location : *Existing joists/beams into external walling scheduled to be rebuilt*

- **Building Joist Ends Into Stone Walling**
End bearing: *Minimum 100mm - anything less will call for additional works expended by a provisional sum*
Joist end protection: *Provide joist end DPC socks, proprietary or formed with DPC thoroughly formed/sealed*

Total for page £

To be carried forward to Section 6 collection (page 26)

<p>290 Support & Build Existing Upper Floor Joists Into New External Masonry Walling</p> <p>Location : <i>Existing joists into external walling scheduled to be rebuilt</i></p> <ul style="list-style-type: none"> • Building Joist Ends Into Stone Walling End bearing: <i>Minimum 100mm - anything less will call for additional works expended by a provisional sum</i> Joist end protection: <i>Provide joist end DPC socks, proprietary or formed with DPC thoroughly formed/sealed</i> 	£
<p>300 Replace Timber Board Flooring</p> <p>Location: <i>Within first floor front and bedroom and potentially the bathroom</i></p> <ul style="list-style-type: none"> • Removing Timber Board Flooring (K20) Type: <i>Tongued and grooved floorboards.</i> Extent: <i>Maximum 10 m².</i> Disposal: <i>Denail and set aside for reuse.</i> Additional Work: <i>Remove projecting nails from joists after board removal.</i> • Timber Board Flooring (K20) Manufacturer : <i>Contractor's choice.</i> Boards : <i>To replicate the existing species, profile and dimensions</i> Moisture Content At Time Of Fixing: <i>9-13% (maximum).</i> Fixing: <i>Contractor's choice.</i> Reaction To Fire: <i>Class A2fl or better.</i> 	
<p>310 Composite Laminate Overlay Flooring</p> <p>Location : <i>Ground floor front gable room</i></p> <ul style="list-style-type: none"> • Composite Laminate Flooring System (K21) Type: <i>Click type laminate/engineered wood on underlay onto existing/new concrete floor</i> Allowance: <i>£25/m² to purchaser</i> Colour And Pattern : <i>Assume as existing</i> Fixing: <i>Contractor's choice.</i> Separating Layer: <i>Manufacturer's standard.</i> 	
6.4 Dry Lining System & Partitions Walls	
<p>320 Timber Stud Walls To Rebuild Those Affected/Remove To Facilitate The Works</p> <p>Location : <i>Separating bedroom and bathroom</i></p> <ul style="list-style-type: none"> • Softwood Studding For Partitions (G20) Species: <i>Contractor's choice.</i> Size: <i>47 x 75 mm.</i> Treatment: <i>Required.</i> Stud Centres: <i>600 mm centres.</i> Fixing: <i>Framing anchors.</i> • Softwood Sole Plate To Stud Partition (G20) Species: <i>Contractor's choice.</i> Size: <i>47 x 75 mm.</i> Treatment: <i>Not required.</i> Fixing: <i>Framing anchors.</i> Fixing Centres: <i>600 mm.</i> • Softwood Head Plate To Stud Partition (G20) Species: <i>Contractor's choice.</i> Size: <i>47 x 75 mm.</i> Treatment: <i>Required.</i> Fasteners: <i>Framing anchors.</i> Fixing Centres: <i>600 mm.</i> • Softwood Noggings To Stud Partitions (G20) Species: <i>As studs.</i> Cross Section Size: <i>50 x 75 mm.</i> Locations: <i>Where required for bracing, appliances, sheet edges and similar.</i> Fixing: <i>Framing anchor.</i> 	
Total for page £	
To be carried forward to Section 6 collection (page 26)	

<ul style="list-style-type: none"> • Framing Anchors (G20) Manufacturer : <i>Contractor's choice.</i> Type: <i>To suit connection.</i> Material: <i>Stainless steel.</i> Fasteners: <i>30 x 3.75 mm sherardized square twist nails.</i> 	£
<p>330 Timber Stud Dry Lining System To External Walls Location : <i>GF front room - internal and external walls</i> Distance from external walls: <i>Minimum 25mm - must not make contact</i></p> <ul style="list-style-type: none"> • Softwood Studding For Partitions (G20) Species: <i>Contractor's choice.</i> Size: <i>47 x 75 mm.</i> Treatment: <i>Required.</i> Stud Centres: <i>600 mm centres.</i> Fixing: <i>Framing anchors.</i> • Softwood Sole Plate To Stud Partition (G20) Species: <i>Contractor's choice.</i> Size: <i>47 x 75 mm.</i> Treatment: <i>Not required.</i> Fixing: <i>Framing anchors.</i> Fixing Centres: <i>600 mm.</i> • Softwood Head Plate To Stud Partition (G20) Species: <i>Contractor's choice.</i> Size: <i>47 x 75 mm.</i> Treatment: <i>Required.</i> Fasteners: <i>Framing anchors.</i> Fixing Centres: <i>600 mm.</i> • Softwood Noggings To Stud Partitions (G20) Species: <i>As studs.</i> Cross Section Size: <i>50 x 75 mm.</i> Locations: <i>Where required for bracing, appliances, sheet edges and similar.</i> Fixing: <i>Framing anchor.</i> • Framing Anchors (G20) Manufacturer : <i>Contractor's choice.</i> Type: <i>To suit connection.</i> Material: <i>Stainless steel.</i> Fasteners: <i>30 x 3.75 mm sherardized square twist nails.</i> 	
<p>6.5 Roof Covering & Above Ground Drainage</p> <p>340 Re-Construct Hardwood, Decorative Verge To Replace/Replicate The Original Location : <i>Gable verge</i></p> <ul style="list-style-type: none"> • Verge Construction Wood species: <i>Hardwood - contractors choice</i> Fixing: <i>Pellet covered external grade screws</i> Profile: <i>To replicate the existing</i> 	
<p>350 Replace Natural Slate Roof Covering Location : <i>To the area replaced - both pitches</i></p> <ul style="list-style-type: none"> • Removing Natural Slating (H62) Extent: <i>As necessary to facilitate tying in.</i> Disposal: <i>Discard defective slates. Clean, dress and set aside remaining slates for reuse.</i> • Removing Ridge Tiles To Natural Slate Roofing (H62) Extent: <i>As necessary to facilitate tying in.</i> Disposal: <i>Remove defective ridge tiles from site. Clean remaining tiles and set aside for reuse.</i> • Removing Battens To Natural Slating Extent: <i>Cut out battens at area of new opening.</i> Disposal: <i>Remove from site.</i> • Removing Underlay To Natural Slating Extent: <i>Cut out underlay at area of new opening.</i> Disposal: <i>Remove from site.</i> 	
<p>Total for page £</p> <p>To be carried forward to Section 6 collection (page 26)</p>	

	£
<ul style="list-style-type: none"> • Natural Slate Roofing (H62) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>Secondhand slates. Redressed to suit.</i> Origin: <i>As existing.</i> Method Of Laying And Size: <i>As existing.</i> Minimum Headlap: <i>As existing.</i> • Verge To Natural Slate Roofing (H62) Type: <i>Mortar bedded verge with bedded undercloak.</i> Execution : <i>As Reference Specification section H62.</i> • Ridge To Natural Slate Roofing (H62) Manufacturer: <i>To replicate the existing</i> Product Reference: <i>Contractor's choice.</i> Type: <i>Socketed clay angle ridge tiles.</i> Colour: <i>As existing.</i> Gable End: <i>Matching stop end tiles.</i> Hip Junction: <i>Ridge/hip junction tile.</i> Special Ridge Tiles With Spigot Assembly: <i>Matching vent terminal ridge tiles as drawings.</i> Fixing: <i>Mortar bedded and mechanically fixed.</i> • Valleys For Natural Slate Roofing (H62) Type: <i>Fully supported lead valley gutter - description included elsewhere within construction.</i> Slate Gap: <i>150 mm.</i> Execution: <i>As Reference Specification, section H62.</i> • Softwood Battens For Natural Slating (H62) Size: <i>50 x 25 mm.</i> Grading: <i>Fully factory pre-graded in accordance with BS 5534.</i> Preservative Treatment: <i>Contractor's choice; submit product details.</i> Fasteners: <i>Galvanized steel nails, sized to penetrate 40 mm (minimum) into rafters.</i> • Breathable Underlay For Natural Slating (H62) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Agrément certified.</i> Type: <i>Spun bonded high density polyethylene (HDPE).</i> Direction Of Laying: <i>As manufacturer's recommendations.</i> Minimum Headlap: <i>100 mm.</i> Sealing Laps: <i>Seal open laps.</i> Underlay At Eaves: <i>Strip of type 5U polyester reinforced bitumen membrane at eaves dressed into gutter.</i> Support At Eaves: <i>6 mm external quality ply fixed to tilt down to fascia.</i> 	
<p>360 Refix Previously Removed Rainwater Goods, Clean & Overhaul, Discard Of Unsalvageable Elements & Replace With New To Match</p> <p>Location : <i>Area of rebuilding works</i> Decoration: <i>In decoration item</i></p> <ul style="list-style-type: none"> • Refixing Cast Iron RWG Extent: <i>Gutters, brackets, connections, spouts, downpipes, outlets and ancilliary elements</i> Joints: <i>Reseal</i> • Replacing Cast Iron RWG Extent: <i>Elements not salvageable</i> Type: <i>To match the existing</i> 	
<p>6.6 Windows & Doors</p> <p>370 Re-Install Previously Removed External Windows & Doors & Frames</p> <p>Location : <i>All previously Removed</i></p> <ul style="list-style-type: none"> • Re-Install Previously Removed External Doors & Frames Fixing type: <i>Framing anchors</i> • Re-Install Previously Removed External Windows Fixing type: <i>Framing anchors</i> • Sealant To Juncture Type: <i>High quality, suitable grade</i> 	
<p>380 Re-Install Previously Removed Internal Doors & Frames</p> <p>Location : <i>All previously Removed</i></p>	
Total for page £	
To be carried forward to Section 6 collection (page 26)	

<ul style="list-style-type: none"> • Re-Install Previously Removed Internal Doors & Frames Fixing type: <i>Framing anchors</i> • Sealant To Juncture Type: <i>High quality, suitable grade</i> 	£
<p>6.7 Joinery</p> <p>390 Replace/Refix Softwood Skirtings, Architraves, Window Battens & Hardwood Window Sills</p> <p>Location: <i>Ground and first floor levels within the rooms/areas where they had to be removed to facilitate the works. One would not anticipate such elements to be salvageable but contractors are asked to price as they deem most appropriate.</i></p> <ul style="list-style-type: none"> • Softwood Skirtings (P20) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>To match existing.</i> Finished Size: <i>As existing.</i> Species: <i>European redwood.</i> Class: <i>Class 2 to BS 1186-3.</i> Preservative Treatment: <i>Water-based organic as section Z12, service life 15 years.</i> Finish As Delivered: <i>Contractors choice</i> Fixing: <i>Lost head nails at 300 mm centres.</i> • Softwood Architraves (P20) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>To match existing.</i> Finished Size: <i>As existing.</i> Species: <i>European redwood.</i> Class: <i>Class 2 to BS 1186-3.</i> Preservative Treatment: <i>Not required.</i> Finish As Delivered: <i>Contractors choice.</i> Fixing: <i>Contractor's choice.</i> • Hardwood Window Boards (P20) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>Half round edge.</i> Finished Size: <i>As existing.</i> Species: <i>Contractor's choice.</i> Class: <i>Class 1 to BS 1186-3.</i> Preservative Treatment: <i>Not required.</i> Finish As Delivered: <i>Contractors choice</i> Fixing: <i>Countersunk screws and pelleted at 450 mm centres.</i> • Softwood Window Battens (P20) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>To match existing.</i> Finished Size: <i>As existing.</i> Species: <i>European redwood.</i> Class: <i>Class 2 to BS 1186-3.</i> Preservative Treatment: <i>Water-based organic as section Z12, service life 15 years.</i> Finish As Delivered: <i>Contractors choice</i> Fixing: <i>Lost head nails at 300 mm centres.</i> 	
<p>6.8 Services</p> <p>400 Refix, Rewire, Replace, Test & Commission All Mechanical & Electrical Elements Remove To Facilitate The Works</p> <p>Location : <i>All areas/rooms affected by the works</i> NB: <i>The below items are merely summarising by example the need for all pre-existing elements to be replaced/rewired where removed to facilitate the works, and where needed replacing due to non compliance or to facilitate a necessary localised rewire. Contractors to have their electrical contractor inspect the property and assess what is necessary to remove, refix and replace as a consequenc of the proposed works.</i></p>	
<p>Total for page £</p> <p>To be carried forward to Section 6 collection (page 26)</p>	

- **Contractor Designed Electrical Installation (V90)**
Design And Detailing Of Electrical Installation: *The drawings/photos show the outline design and layout of the main components of the electrical system; complete the design in accordance with BS 7671. Also complete detailing, selection, installation and testing and commissioning of the electrical systems. Submit computer generated calculations showing types and sizes of devices, cables, and cpcs. Include rating factors, diversity, disconnection times and values of fault current and impedance.*
Design And Detailing Of Lighting Installation Generally: *Not required.*
Design And Detailing Of Internal Lighting Installation : *Not required.*
Design And Detailing Of Emergency Lighting Installation : *Design the emergency lighting installation in accordance with BS 5266-1.*
Mains And Distribution: *Cabling generally to be concealed. Exposed cabling or cables in concrete slabs in rigid conduit.*
Arrangement Of Power Circuits: *Not required.*
Arrangement Of Lighting Circuits : *Not required.*
- **Connection To Fire Detection And Alarm Systems (W40)**
Operation In The Event Of A Fire Signal: *Access points remain secure.*
- **Refixing Mechanical Extract Fan**
Manufacturer : *Previously removed - unless contractor deems it more cost effective to replace - vent axia or equal and approved*
Performance: *30l/s with timber run on*
- **Electric Room Heater (V90)**
Manufacturer : *Contractor's choice.*
Rating: *Contractor's choice.*
Convection: *Natural.*
Control: *Integral electronic controller/ timer and thermostat.*
Colour: *White to RAL 9010.*
- **Electric Cable (V90)**
Type: *Contractor's choice.*
- **Distribution Boards (V90)**
Manufacturer : *Contractor's choice.*
Third Party Certification: *ASTA certified.*
Rating: *Contractor's choice.*
Number Of Phases: *Single.*
Incoming Devices: *Contractor's choice.*
Number Of Outgoing Ways: *As existing*
Outgoing Devices: *Miniature circuit breakers to BS EN 60898-1.*
Enclosure: *Metal, surface mounted.*
Ingress Protection: *Contractor's choice.*
Security: *Lockable door/cover with barrel lock and key.*
Accessories: *Flush mounting kit.*
- **Fire Alarm Manual Call Points (W50)**
Manufacturer : *Manufacturer of fire detection control and indicating equipment.*
Third Party Certification: *LPCB approved.*
System Type: *Addressable.*
Designation: *Type A.*
Environmental Category: *Indoor.*
Protective Covers: *Required.*
Mounting: *Surface.*
Location: *Contractor's choice.*
- **Pendant Set (V90)**
Manufacturer : *Contractor's choice.*
Material And Finish: *White plastics.*
Lampholder Type: *Heat resistant white plastics lampholder specifically designed for low energy lamps.*
Flex Type: *PVC insulated and sheathed flexible 0.75 mm² two core circular cable.*
Flex Colour: *White.*
Flex Length: *230 mm.*
Mounting Type: *Surface.*
Lamp: *Contractor's choice.*
Fixing: *Secure to timber board fixed above ceiling.*

£

Total for page £

To be carried forward to Section 6 collection (page 26)

<ul style="list-style-type: none"> • Ceiling Decorative Luminaire (bathroom) (V90) Manufacturer : <i>Contractor's choice.</i> Type: <i>Surface mounted.</i> Casing Finish And Colour: <i>As existing.</i> Diffuser Finish And Colour: <i>As existing.</i> Lamp : <i>Contractor's choice.</i> Fixing: <i>Secure to conduit box.</i> • Self Contained Emergency Lighting Luminaire (V90) Manufacturer : <i>Contractor's choice.</i> Type: <i>X1A180.</i> Body: <i>Polycarbonate.</i> Diffuser: <i>Polycarbonate.</i> Lamp: <i>High efficiency light emitting diodes (LED).</i> • Ceiling Switch (V90) Manufacturer : <i>Contractor's choice.</i> Material And Finish: <i>White plastics.</i> Configuration: <i>1 gang, one way, 6 A pullswitch.</i> Indication: <i>Neon indicator only.</i> Mounting Box: <i>Metal for flush mounting.</i> Mounting Height: <i>Acorn on pull cord 1200 mm above floor level.</i> • Lighting Plate Switch (V90) Manufacturer : <i>Contractor's choice.</i> Material And Finish: <i>White plastics.</i> Configuration: <i>1 gang, two way.</i> Ingress Protection: <i>As manufacturer's standard.</i> Mounting Box: <i>Metal box for flush mounting.</i> Mounting Height: <i>1100 mm above floor level.</i> • Electrical Accessories (V90) Manufacturer : <i>Contractor's choice.</i> Material And Finish: <i>White plastics.</i> Mounting Boxes: <i>Contractor's choice.</i> Socket Outlet Mounting Heights: <i>450 mm above floor level.</i> Light Switch Mounting Heights: <i>1100 mm above floor level.</i> Data And Communication Socket Mounting Heights: <i>400 mm above floor level.</i> • Wall Mounted Luminaire (V90) Manufacturer : <i>Contractor's choice.</i> Material And Finish: <i>White plastics.</i> Switching: <i>Integral switch.</i> Lamp: <i>Contractor's choice.</i> Fixing: <i>Secure to wall over conduit box.</i> • Commissioning Of Electrical System (V90) Requirements: <i>As reference specification</i> • Inspection And Testing Of Electrical Installation (V90) Inspection And Testing Certification: <i>Submit two copies of electrical installation certificate completed in accordance with BS 7671.</i> 	<p>£</p>
<p>6.9 Finishes & Insulation</p> <p>410 Insulate New Stud Walls Location : <i>New/replacement stud walls</i></p> <ul style="list-style-type: none"> • Insulation Between New Stud Walls (K10) Manufacturer: <i>As plasterboard manufacturer.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>Mineral wool semi-rigid slabs.</i> Recycled Content: <i>None permitted.</i> Thickness: <i>75 mm.</i> Width: <i>As stud centres.</i> Fixing: <i>Friction fitted.</i> 	
<p>420 Insulate Dry Lining To GF Walls Location : <i>Proposed walls (dry lining specified) within GF front room</i></p>	
<p>Total for page £</p>	
<p>To be carried forward to Section 6 collection (page 26)</p>	

<ul style="list-style-type: none"> • Insulation Between Studs For Dry Lined Partitions And Wall Linings (K10) Manufacturer: <i>As plasterboard manufacturer.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>Mineral wool semi-rigid slabs.</i> Recycled Content: <i>None permitted.</i> Thickness: <i>75 mm.</i> Width: <i>As stud centres.</i> Fixing: <i>Friction fitted.</i> 	£
<p>430 Insulate First Floor Void Location : <i>First floor joists over affected areas</i></p> <ul style="list-style-type: none"> • Insulating Floor Void Type: <i>Accoustic/Fire quilt</i> Thickness: <i>100mm minimum</i> Support: <i>Craddle on wire mesh</i> Density: <i>Min 10kg/m3</i> 	
<p>440 Insulate The Attic Location : <i>Over the two gable bedrooms and bathroom/ensuite</i></p> <ul style="list-style-type: none"> • Natural Insulation Batts Or Quilt Laid Between Ceiling Joists (P10) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Agrément certified.</i> Type: <i>Encapsulated cotton fibre roll.</i> Recycled Content: <i>None permitted.</i> Thickness: <i>100 mm.</i> Width: <i>To suit joist spacing.</i> • Natural Insulation Batts Or Quilt Laid Across Ceiling Joists (P10) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Agrément certified.</i> Type: <i>Encapsulated cotton fibre roll.</i> Thickness: <i>100 mm.</i> Width: <i>Contractor's choice.</i> 	
<p>450 Replace Lath & Plaster Ceilings (Provisional) Location : <i>Front first floor bedroom & Ground floor front room</i> Extent: <i>Entire rooms/ceilings</i> Methodology : <i>Works by conservation skilled tradesmen only</i></p> <ul style="list-style-type: none"> • Removing Ceiling Plaster Extent: <i>Both rooms - entire ceilings</i> Disposal: <i>Remove debris from site.</i> • Wooden Lath Preparation: <i>Denail as required</i> Type: <i>Conservation style wooden lath</i> Fixing: <i>Stapled/nailed to underside of existing joists</i> • Hair Reinforced Lime Plaster Mix: <i>Conservation accepted system/finish/mix</i> 	
<p>460 Plasterboard And Skim To Stud Walls Location : <i>Proposed stud walls and dry lining walls</i> NB: <i>Allow to reform recesses and all original intricacies and shelves and cubby holes etc</i></p> <ul style="list-style-type: none"> • Vapour Barrier Manufacturer: <i>Contractors choice</i> Grade: <i>500 gauge</i> Position in wall: <i>Between plasterboard and stud</i> • M20a Single Layer Plasterboard Backings Nail Fixed (M20A) Manufacturer: <i>Contractor's choice.</i> Plasterboard: <i>Vapour check plasterboard.</i> Thickness: <i>12.5 mm.</i> Edge Profile: <i>Tapered.</i> Fixing: <i>Nail fixed as manufacturer's recommendations.</i> 	
<p>Total for page £ To be carried forward to Section 6 collection (page 26)</p>	

<ul style="list-style-type: none"> • M20a Two Coat Board Finish Plaster (M20A) Manufacturer: <i>Contractor's choice.</i> Plaster: <i>Two coat (undercoat plus finish) plaster system.</i> Undercoat: <i>Gypsum bonding plaster.</i> Surface Preparation: <i>Tape joints.</i> Undercoat Thickness: <i>5 mm.</i> Final Coat: <i>Gypsum finish plaster.</i> Final Coat Thickness: <i>2-3 mm applied in one coat.</i> Finish: <i>Smooth.</i> • M20a Beads And Stops For Plaster (M20A) Manufacturer: <i>Contractor's choice.</i> Beads And Stops: <i>Stainless steel.</i> Position: <i>All external angles and stop ends.</i> 	£
<p>470 Nonhydraulic Lime Sand Plaster To Masonry Walls</p> <p>Location: <i>To all wall areas internally internal surfaces of rebuilt/newly built stone walls - ground and first floor levels</i></p> <ul style="list-style-type: none"> • M20a Nonhydraulic Lime Sand Plaster (M20A) Surface Preparation: <i>Dub out uneven substrates in lime:sand mix to match undercoats.</i> Lime Putty: <i>Ready prepared; contractor's choice.</i> Sand: <i>Contractor's choice; grading to approval.</i> Undercoat Fibre Reinforcement: <i>Goat hair: Contractor's choice of supplier.</i> Undercoats Mix: <i>1:3 lime:sand, hair reinforced.</i> Undercoats Thickness: <i>18 mm thick (minimum) overall, in two coats.</i> Final Coat Mix: <i>1:1 lime:sand.</i> Final Coat Thickness: <i>2-3 mm.</i> Final Coat Finish: <i>Polish with a steel trowel. Finish with a damp stock brush.</i> • M20a Beads And Stops For Plaster (M20A) Manufacturer: <i>Contractor's choice.</i> Beads And Stops: <i>Stainless steel.</i> Position: <i>All external angles and stop ends.</i> 	
<p>6.10 Decoration</p> <p>480 Emulsion Paint To New Plastered Ceilings</p> <p>Location: <i>All areas affected by the works - 3nr ceilings on the first floor and 2 ceilings on the ground floor</i></p> <ul style="list-style-type: none"> • Preparation For Painting New Plaster (M60) Method: <i>Remove all loose or otherwise defective material including nibs, trowel marks and splashes.</i> Finishing: <i>Fill all surface defects with plaster or other suitable filler and abrade to a smooth surface.</i> • Emulsion Paint (M60) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>Breathable emulsion.</i> Application: <i>Contractor's choice.</i> Number Of Coats: <i>Sealing coat and two full coats</i> Colour: <i>White.</i> 	
<p>490 Redecorate Emulsion Painted Plaster Ceilings</p> <p>Location: <i>Areas affected by other works necessary to facilitate that proposed</i></p> <ul style="list-style-type: none"> • Preparation For Redecorating Previously Painted Plaster (M60) Method: <i>Contractor's choice.</i> Finishing: <i>Fill all surface defects with plaster or other suitable filler and abrade to a smooth surface.</i> • Emulsion Paint (M60) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>Breathable emulsion.</i> Application: <i>Contractor's choice.</i> Number Of Coats: <i>Sealing coat and two full coats</i> Colour: <i>White.</i> 	

Total for page £

To be carried forward to Section 6 collection (page 26)

<p>500 Gloss/Eggshell/Satin Paint To New Woodwork</p> <p>Location: <i>All new woodwork specified herein</i></p> <ul style="list-style-type: none"> • Preparation For Painting New Wood (M60) Method: <i>Fill all surface defects and abrade to a smooth even surface. Apply two coats of knotting to exposed resinous areas and knots.</i> • Wood Primer (M60) Manufacturer: <i>As overpainting system manufacturer.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>Water based primer.</i> Application: <i>As manufacturer's recommendations.</i> Number Of Coats: <i>As manufacturer's recommendations.</i> • Interior Undercoat (M60) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>Water based.</i> Application: <i>As manufacturer's recommendations.</i> Number Of Coats: <i>Contractor's choice.</i> Colour: <i>As manufacturer's recommendations for finish coat colour.</i> • Gloss/Eggshell/Satin Paint (M60) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>Contractor's choice.</i> Application: <i>Contractor's choice.</i> Number Of Coats: <i>Two.</i> Colour: <i>White.</i> 	<p>£</p>
<p>510 Redecorate Painted Woodwork</p> <p>Location: <i>All existing woodwork, previously painted and affected by the works specified herein</i></p> <ul style="list-style-type: none"> • Preparation For Redecorating Previously Painted Wood (M60) Method: <i>Contractor's choice. Make good to provide sound substrate.</i> Finishing: <i>Fill all surface defects and abrade to a smooth even surface. Apply two coats of knotting to exposed resinous areas and knots.</i> • Interior Undercoat (M60) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>Water based.</i> Application: <i>As manufacturer's recommendations.</i> Number Of Coats: <i>Contractor's choice.</i> Colour: <i>As manufacturer's recommendations for finish coat colour.</i> • Gloss/Eggshell/Satin Paint (M60) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>Contractor's choice.</i> Application: <i>Contractor's choice.</i> Number Of Coats: <i>Two.</i> Colour: <i>White.</i> 	
<p>520 Redecorate Cast Iron Rain Water Goods</p> <p>Location : <i>All elements to the front and gable elevation</i></p> <ul style="list-style-type: none"> • Preparation For Painting Ferrous Metal (M60) Method: <i>Remove all loose or otherwise defective material, corrosion and millscale.</i> Finishing: <i>Apply primer coat within one hour.</i> • Metal Primer (M60) Manufacturer: <i>As overpainting system manufacturer.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>Acrylic based zinc phosphate primer.</i> Application: <i>Contractor's choice.</i> Number Of Coats: <i>As manufacturer's recommendations.</i> 	
<p>Total for page £</p> <p>To be carried forward to Section 6 collection (page 26)</p>	

<ul style="list-style-type: none"> • Paint For External Rainwater Goods (M60) Manufacturer: <i>Contractor's choice.</i> Product Reference: <i>Contractor's choice.</i> Type: <i>Water based acrylic gloss.</i> Application: <i>Contractor's choice.</i> Number Of Coats: <i>Two.</i> Colour: <i>Black.</i> 	£
<p>6.11 Fixtures & Fittings</p>	
<p>530 Refix Street Signage On Building</p>	
<p>Location : <i>Wall elevations being demolished</i></p>	
<ul style="list-style-type: none"> • Refixing Street Sign Type: <i>As removed</i> Fixings: <i>Renew with external grade masonry plugs and screws, but only fix into mortar joints.</i> <i>Allow for a treated sub frame if this is not achievable through the existing fixing holes in the sign.</i> 	
<p>540 Reconstruct Boxing To Replace That Which Existed</p> <p>Location : <i>All existing locations, found and removed asd a result of the specified rebuilding works</i></p>	
<p>550 Remove From Storage & Refix All Previously Removed Contents, Fixtures & Fittings</p> <p>Location : <i>All areas, all elements previously removed</i></p>	
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<p style="text-align: right;">Total for page £</p> <p style="text-align: center;">To be carried forward to Section 6 collection (page 26)</p>	

Collection for Section 6 RECONSTRUCTION	£
Page 15	
Page 16	
Page 17	
Page 18	
Page 19	
Page 20	
Page 21	
Page 22	
Page 23	
Page 24	
Page 25	
Total for Section 6 £ To be carried forward to Tender Summary (page 29)	

7 SITE CLEARANCE

£

560 Remove All Enabling/Temporary Works, & Temporary Hoarding, Access etc Specified Herein

Type: *All highways safety/enabling works*

- **Removing Highways Signage, Traffic Mannagement & Safety Bollards**

Extent: *All items*

- **Cleaning & Making Good**

Type: *To all surfaces affected/damaged*

Extent: *Return all damaged/affected surfaces/areas to their pre-incident condition*

Total for page £

To be carried forward to Section 7 collection (page 28)

Collection for Section 7 SITE CLEARANCE	£
Page 27	
Total for Section 7 £	
To be carried forward to Tender Summary (page 29)	

13406 Hark To The Bounty Inn - Schedule of Work

Tender Summary	£
Preliminaries	
1 MAINS SERVICES/ENABLING WORKS (page 3)	
2 STREET WORKS (page 5)	
3 SPECIALIST ACCESS (page 7)	
4 TEMPORARY BUILDING WORKS (page 9)	
5 DEMOLITION (page 11)	
6 RECONSTRUCTION (page 15)	
7 SITE CLEARANCE (page 27)	
Total £	

Signed _____

For and on behalf of _____

Date _____