

<b>Public WC Block - Myrtle Place, Bingley, West Yorks, BD16 2LF - WORK SCHEDULE</b>			
<u>Item No</u>	<u>Item Description</u>	<u>Quantity</u>	<u>Cost</u>
<b>1.0</b>	<b>SITE SPECIFIC PRELIMINARIES</b>		
	<p><b>The contractor shall allow site management whilst the works are being undertaken which will include but not be limited to the following;</b></p> <ul style="list-style-type: none"> <li>- Arranging sub contractors</li> <li>- Arranging client directly appointed sub-contractors (if required)</li> <li>- Arranging and liaising with statutory undertakers such as service providers and building control.</li> <li>- Provide updates on contract programme and progress at progress meetings</li> </ul>		
	The contractor is to provide adequate welfare provision for the duration of the contract programme. The welfare provided shall be in line with Schedule 2 of the CDM Regulations 2015.		
	<p>The contractor shall provide security fencing or hoarding for the duration of the project to prevent unauthorised access into the construction site.</p> <p>The fence or hoarding shall be 2m high and sheeted or netted as required.</p>		
	<p>The contractor shall include within his tender proposal all temporary works in order to undertake the construction in accordance with the drawings. This shall include but not be limited to;</p> <ul style="list-style-type: none"> <li>- Fencing and Segregation</li> <li>- Temporary Shoring and Earth retention work</li> <li>- Fixed Scaffolding</li> <li>- Mobile Scaffolding</li> <li>- Craneage and lifting requirements</li> <li>- Propping and Shoring</li> </ul> <p>All works are to be undertaken in line with any temporary works designs provided and British Standard 5975 for temporary works. All lifting works shall be undertaken in accordance with the Lifting Operations and Lifting Equipment Regulations (LOLER).</p>		
	The contractor shall allow whilst undertaking the works all temporary protection in accordance with undertaking the works. This could mean protection to existing services, protection to adjacent properties, protection to adjacent carriageways and rights of way, protection to finishes and fixtures and temporary protection to the construction and structural elements from weather whilst works are ongoing.		
	On completion of the works the contractor is to instruct an Energy Performance Assessment of the building and provide the certification to the CA and client on request.		
	The contractor is to allow to instruct an approved building control inspector on behalf of the client to review the documentation, undertake inspections and provide sign off on completion.		
<b>2.0</b>	<b>STRIP OUT WORKS</b>		
	Fully remove all existing Female, Male, baby changing and Accessible WC facilities including all WC pans, WHB's, Taps and associated pipework, Cubicles and all bathroom accessories and dispose of off site.		
	Strip out the existing turnstiles and payment meter and make good any damaged surfaces.		
	Fully remove the existing Georgian wired glazed window between the entrance lobby and the existing attendants office, and repair leaving the wall flush ready to receive decoration.		
	Fully remove the baby changing and accessible WC entrance doors from inside of the existing feature entrance lobby. Prepare, block up existing opening, line and skim both sides ready to receive decoration.		
	Fully remove existing fluorescent tube strip lights throughout and dispose of off site.		
	Fully strip out the existing services boxing within the WCs and dispose off of site.		
	Fully remove the existing block glazing, fully block up openings, board out and skim ready to receive decoration.		
	Fully dismantle the partition currently creating the attendants office, the cleaners store, the walls separating the male, female WCs and the service corridor and the two vestibules leading to the male and female WCs, strip down and remove from site, remove and dispose of the existing internal doors and frame and dispose of off site. Make good all surfaces affected ready to receive decoration.		
	Fully remove the existing rear exit door within the service corridor and dispose of off site. Prepare opening to receive new window as specified below and as per the architects drawings.		
	Allow to remove and protect the existing safe throughout the works. Allow to reinstall in a location to be confirmed by the client ensuring it is safely secured to the floor and wall as necessary making good any damage to surfaces.		
<b>3.0</b>	<b>EXTERNAL WORKS</b>		

	<p>The contractor is to supply and install new Larch timber horizontal cladding to all elevations as stipulated by the architects drawings. The contractor is to ensure that all the walls are properly prepared and battened out ready to receive the cladding. The cladding should be installed with F-Bohrfix 2B screw to provide a secret fix finish and in line with the manufacturers instructions.</p> <p>The contractor is to ensure that the cladding is designed incorporating new insulation ensuring it meets current u-values and building regulations and that no cold bridging will be created.</p>		
	The contractor is to supply and install new vertical larch timber cladding installed in the same manner as above as per the architects drawings.		
	The contractor is to allow to fully inspect the existing roof covering with the contract administrator and allow for any repairs as necessary. Provisional sum included.		£ 5,000.00
	The contractor is to remove all flaking paintwork from the existing circular feature, make good any cracks or damage present, fully prepare and redecorate with a minimum of 1 no. undercoat and 2 no. coats of external paint to be confirmed by the CA.		
	Allow to retain 1 no. of the existing door ways, prepare and fully clad to match the new larch horizontal cladding.		
	Allow to retain the double entrance timber clad doors to the circular feature entrance, treat, overhaul and reinstate.		
	Fully remove all redundant external lighting and security alarms, isolating all cabling and wiring and taking back to the source.		
	Allow for 2 no. new openings to be formed for the new accessible public WCs including preparation work, new lintels to support the openings and repairs to the damaged surfaces ready to receive decoration.		
	Allow to supply and install floodlight security lighting to each elevation particularly around entrances to the building.		
	Allow to supply and install CCTV system with appropriate external cameras covering all aspects of the building with an external monitoring source and recording centre. The contractor is to provide the following options for the cctv which are to be separately costed:		
	Internal recording system only		
	Wireless connection providing visible access through phone app system with potential to instruct for a 'cloud' recording system.		
	Connection to a Redcare monitoring system on an annual contract.		
	Level off the existing ground to the newly formed entrance areas, prepare, supply and install flagged pathways to create a flush level pathway around the perimeter of the building.		
<b>4.0</b>	<b>NEW ENTRANCE AREA</b>		
	The contractor is to fully design, specify, supply and install the new entrance area as proposed by the architects drawings. The entrance is to be installed to current building regulations and is to provide a horizontal larch timber clad elevation to the west and north elevations and a fully glazed entrance with entrance door to the east elevation. The new entrance area should have a flat roof and be a similar build to that of the main building so that it is inkeeping within the scheme.		
	Provide new entrance opening within the existing wall, provide new steel lintel as necessary for the new opening, prepare the surfaces and undertake repairs ready to receive decoration on completion. Install new glazing and entrance door.		
	Supply and install new Gradus Esplanade 1000 barrier matting or similar approved (To be reviewed by the CA) to the new entrance area.		
<b>5.0</b>	<b>WINDOWS</b>		
	<p>The contractor shall allow for the supply and installation of new uPVC casement double glazing to the windows shown on architects drawings. The windows shall meet current U Value standards.</p> <p>Trickle ventilation will be required in the windows to maintain adequate cross ventilation in the rooms.</p> <p>The contractor shall allow for bi-colour uPVC on the external and internal face and provide a range of colours to the client.</p> <p>The windows shall be installed in accordance with the standards referenced within Part Q of the building regulations.</p> <p>The works must be undertaken by a FENSA registered installer and the windows must be in accordance with Part L of the building regulations.</p> <p>The contractor is to allow all windows to have a top hung casement style for purposes of natural fresh air ventilation.</p>		
	The contractor should include an option for the windows to the side elevation to include for frosting for privacy as determined by the Client		
	The contractor should include an option for privacy film to be installed to windows.		
	The contractor shall allow to include ironmongery to the windows. The ironmongery shall be in accordance with the standards reference within Part Q of the building regulations and be confirmed by the CA prior to installation.		

	The contractor shall include for installing proprietary insulated steel lintels in the external and internal load bearing walls with minimum 150mm bearing for the new openings as necessary.		
<b>6.0</b>	<b>EXTERNAL DOORS</b>		
	The door should be designed in accordance with the standards reference within Part Q of the building regulations.		
	<p>The contractor shall supply and install a uPVC composite main entrance door including for glazed panels to either side as shown on architects drawing.</p> <p>The door is to conform with Part L of the building regulations and to be installed by a FENSA registered installer.</p> <p>The contractor shall allow for a range of colour options and provide samples for the Client to choose from.</p> <p>The doors design must also conform to the standards set out in Part Q of the building regulations.</p> <p>The contractor is to allow an insulation letter box and glazed panels as depicted in architects drawing.</p> <p>Any glass at low level must be toughened safety glass and have appropriate kitemark certification.</p>		
	Option 1 : Supply and install 2 no. Healthmatic specified doors to the new openings created for the 2 no. accessible public WCs. Door to include all associated joinery, safety measures and automatic web based timing sensor. See appended specification for further information.		
	<p>Option 2: Supply and install 2 no. uPVC composite WC external doors to conform with Part L of the building regulations and installed by an appropriately registered installer. Ensure that the doors are connected to the new coin access pay machines.</p> <p>Ensure that the coin access pay machines are cut in to the new cladding to ensure that they are flush. Allow for an access panel to be created to both sides out of the cladding that is lockable for security purposes.</p>		
	Supply and install 2 no. access coin machines to the externals elevation where access is provided to the 2 no. public WC's.		
<b>7.0</b>	<b>INTERNAL DOORS</b>		
	The contractor shall allow for new internal single doorsets as shown on the architects door schedule.		
	<p>The doors as noted on the architects drawing require to be fire rated to a 30 minute standard. The contractor shall include for all necessary routing, intumescent strips, smoke seals, fire rated hinges etc. in order to ensure the 30 minute rating.</p> <p>The contractor shall provide a certificate of conformity to show that the doorsets required meet the minute fire resistant standard to both sides.</p>		
	The contractor shall include for new timber framing to the doors including any notches for hinges, keeps etc. The contractor shall include for a planted stop.		
	The contractor shall include for 3no butt hinges to be installed on each door.		
	The general doors shall be fitted with lever handles, face plates, keeps, escutcheons etc.		
	The doors to the bathrooms shall be fitted with thumb turn type locks in addition to the above		
<b>8.0</b>	<b>INTERNAL JOINERY</b>		
	The contractor is to provide timber profile paint grade pre primed skirtings to all wall areas as shown on the architects drawings.		
	The contractor is to provide timber profile paint grade pre primed architraves to all internal openings as shown on the architects drawings.		
	The contractor is to supply and install timber profiled pre primed window boards to openings		
<b>9.0</b>	<b>INTERNAL WORKS</b>		
	<p>The contractor shall supply and install all new non loadbearing internal walls of the following and as depicted in the architects drawing;</p> <p>Wall Type D ( Acoustic wall for accesible office bathroom)            Fire rating :30mins            12.5mm plasterboard either side, 100x50mm SW framework with joint taped (10kg/m2 min mass per area) and an absorbant layer of unfaced mineral wool insulation batts or quilt ( 25mm min thickness and min density 10kg/m2)</p>		

	<p>The contractor shall supply and install all new non loadbearing internal walls of the following and as depicted in the architects drawing;</p> <p>Wall Type C (Non Acoustic) Fire rating :30mins 12.5mm plasterboard either side, 100x50mm SW framework</p>		
	<p>The contractor shall supply and install Accordial standard low pressure laminate movable partition as indicated on the architects drawings and ensure that the wall recesses within the wall to provide a flush finish.</p>		
<b>10.0</b>	<b>INTERNAL FINISHES</b>		
	<p>The contractor shall allow to undertake the following wall tiling (Mileto Brick White Gloss Ceramic Wall Tile - 75 x 300mm) works to the property in accordance with the manufacturers guidelines. The contractor should include for thorough and adequate preparation of the substrate or additional backing boarding and preparation layers as required by the manufacturers guidelines. wall tiles to be provided around all sanitary ware and kitchenette facilities to a minimum of 2 courses. To be undertaken within;</p> <p>- Staff WC - 2 courses above the kitchenette/ tea point</p>		
	<p>The contractor shall allow to undertake the application of a Altro non slip vinyl (or similar approved) Colour TBC, to the property in accordance with the manufacturers guidelines. The contractor should include for thorough and adequate preparation of the substrate or additional preparation layers as required by the manufacturers guidelines. Within the following areas:</p> <p>- All WCs - Cleaners Store - Plant Room - Store - In front of the Kitchenette/ Tea point</p>		
	<p>The contractor shall allow for the supply and installation of carpet finish within the following areas;</p> <p>- Office Area - Meeting Room</p> <p>The supply rate to be used is to be £40.00 per m2 including excellent quality underlay and gripper roads.</p> <p>The contractor is to allow for a spare box of carpet tiles to be left at the end of the works.</p>		
	<p>All new plaster works should receive the following paint finish;</p> <p>1no mist coat of Dulux emulsion in colour TBC 2no finishing coats of Dulux emulsion in colour TBC</p>		
	<p>All new softwood timber work should be provided with the following;</p> <p>Knot, stop and prime 1no coat of Dulux undercoat 2no finishing coats of Dulux gloss in white.</p>		
	<p>Supply and install new 600 x 600 suspended ceiling with exposed grid throughout the building including to all new meeting and office space, WCs, storage areas and plant rooms ensure all are incorporating 'cool white' LED flat panel lighting and fluorescent blue lights flat panels in public WCs. All lighting to be installed with PIR sensors. Design to be compliant with building regulations.</p>		
	<p>The contractor is to design and install new insulation above the suspended ceiling to meet current u-values and building regulations. The contractor should provide all calculations to the CA and client on request.</p>		
<b>11.0</b>	<b>KITCHEN AND SANITARYWARE</b>		
	<p>The contractor shall allow to supply and install all new WCs in accordance with architects plans;</p> <p>The works will include all final connections</p>		
	<p>The contractor shall allow to supply and install all new WHBs in accordance with architects plans;</p> <p>The allowance should include for the taps (sensor controlled), plugs, wastes, chains and all connections.</p> <p>The works will include all final connections</p>		
	<p>The contractor is to install a ceramic WC and WHB within the staff WC from the Armitage Shanks range or similar approved.</p>		

	The contractor is to supply and install new stainless steel Metro urban toilets or similar approved within the 2 no. public access WC's.  The contractor is to ensure that the WCs are installed with only the pans and flush buttons visible/accessible.		
	The contractor shall allow to supply and install new accessible Part M accessories including grab rails to all new WCs.		
	The Contractor shall allow to supply and install new Dyson V Blade or similar approved to all new WCs.		
	The contractor shall allow to supply and install new accessories to all WCs in stainless steel, items to be approved by CA prior to installation and should include; soap dispensers, toilet roll holders and hand towel dispenser.		
	The contractor should allow for the supply and installation of plastic child and vandalism safe mirrors within the public toilets.		
	Supply and install Stainless Steel Horizontal Baby Changing Unit and securely install to the wall in accordance with 2010 ADA accessibility standards.		
	The contractor shall allow to supply and install new kitchenette/ tea point station to include base units (Howdens Greenwich units in white gloss), sink, drainer and taps, electric water heater and power points and integrated fridge and slimline dishwasher.		
	The contractor is to supply and install new ceramic cleaners sink and tap within the cleaners store ensuring all associated pipework and drainage is connected in to the existing waste services.		
<b>12.0</b>	<b>PROVISION / ALTERATION OF SERVICES</b>		
	The contractor is to provide a CCTV survey of the existing drainage within the property and provide a report of the condition.		
	A provisional sum allowance for unknown existing drainage repair works		£ 1,000.00
	On completion of all of the electrical works undertake an NICEIC electrical report and provide certification on completion.		
	Allow to disconnect and remove the existing boiler and dispose of off site.		
	Supply and install new Worcester boiler or similar approved to suit the requirements of the newly formed space heating and hot water requirements.		
	On completion of any hot water and heating changes, undertake a gas safety certification and provide to the CA.		
	Allow to fully remove the redundant heaters within the building, allow for all disconnections and patch repair to any damaged surfaces on completion.		
<b>13.0</b>	<b>MECHANICAL</b>		
	The contractor is to allow to procure a new water meter installation in line with Yorkshire Water requirements. This is to include all associated survey visits, installation visits and the cost of the meter and all required connections.		
	The contractor is to include all builders work in connection to mechanical services and making good works to structure and finishes as required		
	The contractor shall allow for a contractors design portion in relation to the installation of a traditional wet heating system to the property. The heat requirements of the dwelling should be calculated and new radiators are to be installed within the positions shown on the architects drawing.  The contractor should allowed for concealed pipework within the floor void.		
	The contractor shall allow for a contractors design portion in relation to the installation of ventilation into rooms where there is no window ventilation or forced ventilation is required e.g. kitchen, bathrooms, plant room.		
	The contractor shall allow for a contractors design portion in relation to all above ground drainage design, connections and service routing.		
	The contractor is to allow to review and fully design the building to have sufficient fresh air ventilation and exchange via the opening windows. Calculations should be made available for review to the CA and client on request.		
<b>14.0</b>	<b>ELECTRICAL</b>		
	The contractor is to include all builders work in connection to electrical services and making good works to structure and finishes as required		
	The contractor is to allow to procure a new electric meter installation in line with the district network operators requirements. This is to include all associated survey visits, installation visits and the cost of the meter and all required connections.		
	The contractor is to allow for all new small power distribution in accordance with the architects plan. The face plates to all small power should be of a stainless steel finish. All back boxes within protected walls are to be protected with intumescent putty pads.  This is to include fused spurs as indicated by the architects plan and appliances layout.		
	The contractor is to allow for all new LED lighting including emergency lighting in accordance with the architects plan. The contractor shall include for all switching back to appropriate points as noted within the plan.  The contractor shall allow for all making good to ceiling and wall surfaces following installation of the light fitting.		

	The contractor shall supply and install in accordance with the architects plan a new fire and smoke detection and alarm system.		
	The contractor shall supply and install new BT telephone and data points as noted in the architects plan. All face plates should be the same finish as the small power face plates.		
	The contractor shall supply and install a new security alarm system throughout the building allowing for zoning throughout so that all areas can be set up to be secured separately.		
	The contractor is to allow to design, supply and install data points to the perimeter of the office and meeting space within cable perimeter ducting (TBC by the CA) to suit the required no. of people within the office.		
	The contractor is to supply and install a panic alarm system within the office area to be monitored by an external company and attached to the CCTV and intruder alarm system.		
	The contractor is to allow a separate option for the panic alarm to be a key system connected to the intruder alarm system only.		
	The contractor is to allow for the provision, supply and installation of broadband and fibre cables for the clients requested company. The contractor should allow for all searches, orders and installations and this should be taken account for within the programme submitted as a part of the tender document.		