

Schedule of Works

PROJECT:

**Proposed Dental Fit Out
Unit SU18
The Glass Works
Barnsley**

EMPLOYER:

**Vitruvian Cosmetic Dentistry Ltd
Richmond House
Lawnswood Business Park
Leeds
LS16 6QY**

JOB REFERENCE:

**23052 - SOW
V1.0 7th November 2023.**



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SCHEDULE OF WORKS:

Project: Proposed Dental Fit Out

Location: Unit SU18 The Glass Works, Barnsley

Client: Vitruvian Cosmetic Dentistry Ltd

Job Ref: 23052

Date/By: 7th November 2023 / jad

This section of the Specification must be read in conjunction with Main Contract Preliminaries/General conditions. Particular attention is drawn to the notes under the heading of 'GENERAL NOTES ON TENDERING' in the Preliminaries and the following drawings;

23052 – 01 Survey
23052 – 02 Rev B Proposed Plans
23052 – 03 Rev B Proposed Fire Plans
23052 – 04 Proposed Section
23052 – 05 Proposed Plan Electrical
23052 – 06 Proposed Plan Mechanical
23052 – 07 Proposed Plan Site Plan
J-23236 – 01 Mezzanine Floor Notes
J-23236 – 02 Mezzanine Floor Designers Risk Assessment
J-23236 – 10 Mezzanine Floor Structural Details
J-23236 – 11 Mezzanine Floor Structural Details
J-23236 – 12 Mezzanine Floor Structural Details
J-23236 – 101 Mezzanine Floor Ground Floor Plan
J-23236 – 102 Mezzanine Floor Mezzanine Floor Plan
J-23236 – 103 Mezzanine Floor Mezzanine Structural Plan
J-23236 – 104 Mezzanine Floor Structural Section

The following items are intended to provide a breakdown of the tender only. Any items not listed in this section where they are clearly indicated or described on the drawings or schedules, are deemed to be included in the tender. No claim for additional costs will be accepted for such items.

1 DEMOLITION, ALTERATIONS & GENERAL BUILDERSWORK:

- | | | |
|-----|---|---|
| 1.1 | Note - Be Aware of temp floor not suitable for standing to the rear corner. Break out existing plasterboard lined timber cupboard structure to the rear corner and cart away. | £ |
| 1.2 | Infill rear corner of floor with new screed to match and line in with existing on suitable new metal deck support system | £ |
| 1.3 | Allow for breaking out screed to allow for new services to dental chairs and making good on completion. | £ |

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1.4 Allow for chasing out screed to allow for new drainage runs and making good on completion. £

1.5 Temporary services connections £

2 FLOORS:

2.1 Supply and Fix new supporting metal mezzanine floor structure all as per the design by ING design Ltd. £

2.2 Provide new 800mm wide powder coated metal feature spiral staircase with risers of max 180mm, and minimum inner going of 150mm, minimum centre going of 230mm and maximum outer going of 350mm.

Assumed stair diameter minimum of 2100mm.

Minimum headroom 2m above pitch line; min landing size 900mm; handrail 900mm above pitch line of stair and landings. £

2.3 Allow for creating holes for services (pipes, cables and ducts as shown on electrical and mechanical drawings) in mezzanine floor structure £

3 EXTERNAL WALLS & WINDOWS:

3.1 No works to external walls and windows anticipated £

4 PARTITIONS & LININGS:

4.1 Construct Non load-bearing 105mm thick 30 min fire resisting timber stud partitions to be 75mm x 38mm sw framing at 600mm c/c; 75mm isover acoustic glass mineral wool insulation between studs; and 1no layers of 15mm gyproc wallboard to both sides with skim finish. £

4.2 Drywall installation and gyproc plasterboard and skim lining to all 4no existing blockwork walls including creating 87.5mm service void to part of rear wall. £

4.3 Supply and fix knaff safeboard to create code 3 radiation protection to relevant walls £

4.4 Supply and install suspended 600x600mm gyproc T25 MF grid ceiling hung from pre tensioned wire hangers underdrawn with 12.5mm plasterboard with skim finish to ground floor ceilings. £

4.5 Supply and install suspended 600x600mm gyproc T25 MF grid ceiling hung from pre tensioned wire hangers underdrawn with 12.5mm plasterboard with skim finish to first floor ceilings. £

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|-----|--|---|
| 4.6 | Wrap all exiting soil pipes from upper (cinema) floor in acoustic insulation and box in with 12.5mm plasterboard. Allow for access hatches to suit pipework. | £ |
| 4.6 | Provide cladding to mezzanine steel columns and structure to achieve 1hr fire resistance. | £ |
| 4.7 | Clad existing ceiling level steel beams to achieve 1hr fire resistance with gyproc fireline boarding. | £ |
| 4.8 | 18mm Timber pattresses for fixing of all wall units, x ray, tv's etc | £ |

5 WINDOWS, DOORS & SCREENS:

- | | | |
|-----|---|---|
| 6.1 | - Provide new internal 826 x 2040mm plywood faced for painting 44mm thick solid core timber doors 30min fire resisting where indicated on drawings. | £ |
| 6.2 | Provide new 826 x 2040mm frosted glass doors to surgeries, waiting pods and TCO office. | £ |
| 6.5 | Allow for supply and fix of Ironmongery, 3 hinges, latch and lock, closer to each door. Kick / push plates to solid doors. | £ |

7 BELOW FINISHED FLOOR LEVEL DRAINAGE & SERVICES:

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|-----|-------------------------------|---|
| 7.1 | Included in sections 1 and 8. | £ |
|-----|-------------------------------|---|

8 PLUMBING:

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|-----|---|---|
| 8.1 | Allow for drainage as indicated on drawings including Wash basins to have 32mmØ trap with 32mmØ waste pipe up to 1.7m long, and 40mmØ up to 3m long; Sinks to have 40mmØ trap with 40mmØ waste pipe up to 3m long, and 50mmØ up to 4m long; WC's to have integral trap and be connected to 100mmØ waste pipe. All traps to have min 75mm deep seal, except WC's which are to have min 50mm deep seal. All waste pipes to connect to either SVP, SS or discharge into gully. | £ |
| 8.2 | Provide and fix 1no white full 'Doc M Pack' in Accessible Toilet to ground floor, including back to wall wc, basin, grabrails, mirror. | £ |
| 8.3 | Provide and fix 1no wc and whb to first floor wc | £ |

To Collection £

9 ELECTRICAL:

- 9.1 This section of the works is Contractor Designed works. The layout drawing provided is only indicative and all work is to be designed and installed in accordance with applicable regulations. Allow for all installation and commissioning and first years maintenance.
- 9.2 - General: Provide new electrical installation throughout the building. Installation to include distribution boards, light fittings, power sockets, and fused connection units, as necessary. Other systems include data outlets, security system, CCTV, Access Control, Disabled toilet alarm. All switches and sockets to be installed are to be between 450mm and 1200mm above floor level. All electrical work must be carried out to meet the requirements of Building Regulations Part P by a person competent to do so. Prior to completion either an electrical installation certificate issued under an Approved Competent Person Scheme, or an electrical installation certificate signed by a person competent to do so, should be provided to Building Control. £
- 9.3 - Provide new 18th edition compliant RCBO distribution board in Plant Room with suitable circuits for this new facility. Mains electrical supply connection box on rear wall to be relocated to accessible position (wall at top of stairs) and connection to distribution board taken from here. £
- 9.4 - Small Power: Provide new power sockets as shown and supplies for all electrical installations such as fire alarm, security system, access control, ventilation system, air conditioning system, X-ray devices, external signage, etc. Sockets for below worktop appliances to have isolator above worktop. £
- 9.5 - Internal Lighting: Provide new LED lighting throughout to achieve the required lux levels for the specific rooms, namely dental surgeries, corridor areas and offices, including light switches or PIR switches as indicated. £
- 9.6 - Emergency lighting: Provide new emergency lighting system including test switches and provision of testing documentation. Refer to Fire Strategy drawing for further details. £
- 9.7 - Fire Alarm: Provide new type L1 addressable fire alarm system throughout the facility including smoke detectors, heat detectors, break glass points, sounders, etc. System to be capable of connection to remote monitoring centre. Refer to Fire Strategy drawing for further details. £
- 9.8 - Network Cabling: Provide new Cat 6e data outlets where shown, including for wall mounted data cabinet approx 600mm high x 600mm wide, including patch panel and PoE switch. Provide WiFi access points where shown. £
- 9.9 - Telephone/broadband supply on rear wall to be relocated into comms cupboard at first floor level. Router to be provided by Client. £

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|------|--|---|
| 9.10 | - Security System: Provide new security alarm system to whole facility including door contacts, window contacts, PIR sensors, etc. System to be capable of connection to remote monitoring centre. | £ |
| 9.11 | - Access Control: Provide digital access control system where indicated using either electromagnetic locks or electromagnetic strike plates as noted. | £ |
| 9.12 | - CCTV: Provide new CCTV system to cover all dental suites and circulation spaces. | £ |
| 9.13 | - HDMI: Provide HDMI cables from Office to each TV position. | £ |
| 9.14 | - Electric heaters: Provide electric panel heaters where indicated including central 7 day timer and individual thermostatic controls. System to be designed to achieve 21°C temperature. | £ |

10 HEATING, VENTILATION & AIR CONDITIONING:

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|------|--|---|
| 10.1 | - This section of the works is Contractor Designed works. The layout drawing provided is only indicative and all work is to be designed and installed in accordance with applicable regulations. Allow for all installation and commissioning and first years maintenance. | £ |
| 10.2 | - Air conditioning system: Provide heat and cooling type air conditioning units where shown either wall mounted or ceiling mounted system as applicable. Condenser units to be located in remote service yard. System to be designed to achieve 21°C temperature. Controls to be agreed. | £ |
| 10.3 | - MHRV: Provide Mechanical Heat Recovery System located in Rear Lobby to serve all rooms in the facility, including ducts for supply and extract from external taken to remote service yard. | £ |
| 10.4 | - Mains water supply: Provide new mains cold water supply off landlords supply with stop tap located in Plant Room. | £ |
| 10.5 | - Hot water: Provide new electric unvented hot water cylinder located in Plant Room. Allow for hot water pipework to be on a loop with max 1m dead leg to fittings. Insulate all hot pipework from Plant Room to fittings. | £ |
| 10.6 | - Hot & Cold pipework: Provide new hot & cold water pipework to serve all new sanitaryware and appliances. Allow for isolator valves next to each fitting. Provide blending valves or thermostatic taps/fitting where noted. | £ |
| 10.7 | - Sprinklers: Provide new sprinkler system throughout. Refer to Fire Strategy drawing for further details. | £ |
| 10.8 | - Suction: Provide new suction pump located in Plant Room and pipework to each chair base position. | £ |

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10.9 - Compressor: Provide new compressor located in Plant Room and pipework to each chair base position. £

10.10 - Provide above ground waste pipes and drainage. Refer to Working Drawing for further details. £

11 JOINERY:

11.1 Provide new 1000mm wide timber staircase with risers of max 180mm, and 250mm goings. Minimum headroom 2m above pitch line; min landing size 1000mm; handrail 900mm above pitch line of stair and landings. £

11.2 Supply and fix square edge 18mm x 120mm mdf skirtings to non clinical rooms £

11.3 105mm x 44mm rebated door frames with 12mm x 63mm square edged architraves to doors £

11.4 42mm dia round timber handrail to stair fixed with stainless steel brackets £

11.5 *NOTE: Kitchen unit colour style/finishes to be chosen by client. Allow for supply of reasonable variety of manufacturers brochure and samples for client to chose colour.*

Provide new 'Howdens Glendevon' or equivalent, door line kitchen units as follows:- 2Nr 1000 base units; 1Nr 1000 sink unit; space for fridge and dishwasher; 40mm round edges **curved** worktop; 3Nr 1000 x 600 high wall cupboards, infill panels to suit curve. Provide stainless steel sink / drainer with swivel mixer tap. Include plinths and any other necessary accessories £

12 FLOORING:

12.1 Supply and lay all fully in accordance with manufacturer's instructions polyflor sheet vinyl to surgeries and decontamination rooms including cove formers and coved skirting's £

12.2 Supply and lay all fully in accordance with manufacturer's instructions polyflor sheet vinyl to staffroom, office, plant, staff change rooms (rooms with timber skirtings) £

12.3 Supply and lay all fully in accordance with manufacturer's instructions polyflor non slip safety sheet vinyl to wc's including cove formers and coved skirting's £

12.4 Supply and lay all fully in accordance with manufacturer's instructions polyflor bespoke vinyl tiles to public areas (rooms with timber skirtings) £

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13 DECORATIONS AND FINISHES:

13.1	Prepare all plaster walls, ceilings and finishes suitable to receive new paint finish	£
13.2	Decorate walls to new dental facility, (except clad areas) with white diamond matt emulsion, one coat primer and two full coats to bare plaster. Provide silk vinyl emulsion to WCs	£
13.3	Decorate walls to new dental facility wc's with white silk vinyl emulsion, one coat primer and two full coats to bare plaster.	£
13.4	Decorate ceilings to new dental facility, with white diamond matt emulsion,, one coat primer and two full coats to bare plaster.	£
13.5	Prepare all new woodwork (skirting's, architraves, window boards, boxings, doors, door frames, etc) and apply two undercoats and one coat satinwood or gloss.	£
13.6	Supply and fit of WC Altro Whiteroc or equivalent cladding. Include for all trims, corners and edging. <i>Colour TBC.</i>	£
13.7	Supply and fit Altro Whiteroc or equivalent cladding splashback to kitchen worktop of mess room. Assume 450mm high. Include for all trims, corners and edging. <i>Colour TBC.</i>	£
13.8	Allow for undertaking a full builders clean for practical completion.	£
13.9	Allow for undertaking a full clinical deep clean for handover.	£

14 FIXTURES AND FITTINGS:

14.1	Supply and fix 1100mm high balustrade to edge of mezzanine floor to consist of 10mm thick limited glass infill panels with Stainless steel posts all with adequate fixing.	£
14.2	Construct built in seating in waiting pods	£
14.3	Allow for fixing tv's and brackets to reception and waiting pods	£
14.4	Construct shelf style worktop along window elevation to ground and first floors with laminate top to clients choice and stainless steel support legs	£
14.5	Supply and fix mdf shelving to office cupboard	£
14.6	Supply and fix mdf shelf unit to x ray	£

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15 **EXTERNAL WORKS:**

15.1 Allow for builders work in connection with providing the route for pipework and all required for the fixing of the condensers to location shown on drawing 23052 - 07 £

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16 PROVISIONAL SUMS:

16.1	General contingency: Include the provisional sum for unforeseen works of £10,000.00.	£	10,000	00
16.2	Include the provisional sum for sound attenuation measures in the plant room of £1,000.00	£	1,000	00
16.3	Include the provisional sum for additional builderswork in connection with the services installations of £1,000.00	£	1,000	00
16.4	Include the provisional sum for fixing of client supplied FFE of £500.00	£	500	00
16.5	Include the provisional sum for fire fighting equipment of £350.00	£	350	00

17 MISCELLANEOUS ITEMS:

- 17.1 Use this space to list any items that are not listed in any of the sections above, but are indicated or described on the drawings or schedules:-

COLLECTION: *Schedule of Works*

Page SW/1	£
Page SW/2	£
Page SW/3	£
Page SW/4	£
Page SW/5	£
Page SW/6	£
Page SW/7	£
Page SW/8	£
Page SW/9	£

Schedule of Works
Sub-Total Carried to GENERAL SUMMARY

£

GENERAL SUMMARY:

<i>Preliminaries</i>	£
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<i>Schedule of Works</i>	£
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SCHEDULE OF WORKS

Total Carried to FORM OF TENDER	£
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