

**NORTH RANGE TRAINING CENTRE,
CANNON HALL BARNSELEY**

SCOPE OF WORK TO BE DONE

£ : p

1.0 GENERALLY

- 1.1 The following description of works is to be read in conjunction with the Tender drawings. The scope of works is not comprehensive and the Contractor is to include for all associated works, implied or inferred on the drawings, and as may be considered relevant as part of good working practice.

Total Carried to Collection £

2.0 SCAFFOLDING AND TEMPORARY WORKS

- 2.1 Erect temporary fencing to the required/necessary standard for the project type and adapt as required to suit the works as they progress including the external and drainage works
- 2.2 To providing all necessary scaffolding to safely undertake the work described below. All men and materials must access the work via the scaffold. All exposed ends of scaffold tubes to have plastic protective caps. The design of the scaffolding will be the responsibility of the scaffolding sub-contractor to BS 5972, and schedules 2 and 3 of the Construction (Health, Safety and Welfare) Regulations 1996, and certified as such.
- 2.3 To providing, maintaining, relocating as necessary all temporary site accommodation, including secure storage, site huts for meeting and welfare facilities, toilets and canteens, payment of any rates thereon

Total Carried to Collection £

3.0 DEMOLITION

- 3.1 Clear site of, rubbish, debris, vegetation and the like in preparation for the works
- 3.2 Disconnect redundant electricity supplies to the site and make safe, Remove all existing power cables, redundant lighting and associated wiring and make good nail holes.

- 3.3 A Refurbishment and Demolition Asbestos survey will be obtained by The Client. Allow a Provisional Sum for any necessary removal by a licensed asbestos removal contractor:
- 3.4 Carefully remove internal concrete ramp to existing entrance door on north wall. Dispose of all arisings off site
- 3.5 Carefully remove existing masonry lintels to internal doors D01 and D02 and increase height of existing opening to form new 2,100mm high door opening. Set aside bricks removed for re-use.
- 3.6 Carefully cut new 2,100mm high door opening for internal door D03. and temporarily prop brickwork above. Set aside bricks removed for reuse.
- 3.7 Cut out approximately 225mm x 450mm x 900mm section of right hand side jamb of fireplace of east end room. Dispose of all arisings off site.
- 3.8 Carefully remove existing boiler plant and any associated heating pipes? Dispose of all arisings off site.
- 3.9 Carefully remove 3 no. coat hook wall battens from all rooms. Dispose of all arisings off site.
- 3.10 Carefully remove 40 no. metal spikes and nails in walls generally. Dispose of all arisings off site
- 3.11 Carefully remove existing redundant pipe over window W02. Dispose of all arisings off site
- 3.12 Carefully clean out fireplace and chimney to east room. Dispose of all arisings off site

Total Carried to Collection £ _____

4.0 BRICKWORK

NEW BRICKWORK

- 4.1 Brick up in 30mm recessed brickwork 2 no. existing coal chute openings in north wall up using NHL 3.5 lime mortar.
- 4.2 Tooth out and brick up using matching bricks and NHL 3.5 lime mortar 1 no. 300mm x 300mm hole in west gable
- 4.3 Brick up in 30mm recessed brickwork 1 no. 600mm x 450mm vent hole behind sump using NHL 3.5 lime mortar.

- 4.4 Brick up in 30mm recessed brickwork 1 no. existing 600mm x 400mm high level vent hole behind sump using NHL 3.5 lime mortar.
- 4.5 Provide new concrete lintels to raised openings for D01, D02 and new door opening D03 and make good brickwork in matching brickwork using NHL 3.5 lime mortar.

BRICKWORK REPAIRS

- 4.6 North Wall of East room bowing – allow for placing 4 x 2m long Cintec ground anchors, and making good wall by refitting brick cores set in NHL 3.5 lime mortar.
- 4.7 Rebuild 225mm x 450mm x 900mm section of right hand side jamb of fireplace of east end room in matching brickwork and NHL 3.5 lime mortar.
- 4.8 Rebuild fragmented brickwork jamb to 1No door opening on external south wall in matching brickwork and NHL 3.5 lime mortar.
- 4.9 Make good brickwork using matching bricks and NHL 3.5 lime mortar where pipe was removed over window W02
- 4.10 Repair brick arch to south wall internal face and brickwork above using matching bricks and NHL 3.5 lime mortar.
- 4.11 Cut out 12No eroded existing bricks to south wall internal face rebuild using matching bricks and NHL 3.5 lime mortar.
- 4.12 Cut out 11No eroded existing bricks to east wall internal face rebuild using matching bricks and NHL 3.5 lime mortar.
- 4.13 Cut out 13 no. eroded existing bricks to north wall internal face rebuild using matching bricks and NHL 3.5 lime mortar.
- 4.14 Provide 4 no. courses of existing bricks to window W02 rebuild using matching bricks and NHL 3.5 lime mortar.
- 4.15 Provide 1 no. courses of existing bricks to window W04 rebuild using matching bricks and NHL 3.5 lime mortar
- 4.16 Replace top 2 no. steps and fifth tread of internal steps up to XD03? with new brickwork and new stone treads to match existing and NHL 3.5 lime mortar.
- 4.17 Replace top 2 no. steps and second tread of internal steps up to XD02 with new brickwork and new stone treads to match existing and NHL 3.5 lime mortar.

MORTAR REPAIRS

- 4.19 Provide NHL 3.5 lime mortar fillet pointing to external door jambs and head to XD02 and XD03.
- 4.20 Provide NHL 3.5 lime mortar fillet pointing to jambs and head of windows W01 to W04 on north wall.
- 4.21 Provide NHL 3.5 lime mortar fillet pointing to jambs and head of windows W05 on east gable wall.
- 4.22 Provide NHL 3.5 lime pointing to roof parapet coping brickwork for two courses for full length of building
- 4.23 Make good all existing mortar joints where coat hook wall battens, metal spikes, nails , pipes and other fittings have been removed using NHL 3.5 lime mortar

CRACK REPAIRS

- 4.24 Stitch stepped crack in north wall with 5 no Spiro-ties and repoint with lime mortar.
- 4.25 Horizontal crack at ground level – allow for stitching the crack vertically with 5 no Spiro-ties and repoint with lime mortar.

RENDER FINISH

- 4.26 Apply NHL 3.5 lime render finish to external face of new recessed brickwork to 2 no. existing coal chutes.

NEW AIR BRICKS

- 4.27 Ventilate space below new suspended timber floor using 75 x 225mm terracotta airbricks externally, and periscope vent to internal air brick below floor level. 2 no each in east and west gable walls, and 6 no in north wall.
- 4.28 Core drill 2 no 100mm dia holes through internal walls to east and west end walls, to provide cross flow ventilation.

Total Carried to Collection £ _____

5.0 ROOFING WORKS

- 5.1 Cut out existing pointing to existing lead flashing to parapet wall and repoint with grey lead sealant mastic.

Total Carried to Collection £ _____

6.0 JOINERY

- 6.1 Provide new treated timber suspended floor to structural engineer's design over existing floor at level to form level threshold to external door on north elevation.

Joist to be 225 x 50mm treated timber at 450mm centres, supported on joist hangers cut into north and south walls.

Boards to be ex 150 x 32mm t&g treated timber.

- 6.2 Provide treated timber drylining comprising 50 x 50mm treated timber battens at maximum 600mm centres lined and levelled fixed to internal face of existing walls to kitchen and disabled access WC finished with 12.5mm Knauf Aquapanel screw fixed at maximum 250mm centres. Board joints to be filled with Aquapanel joint filler with Aquapanel reinforcing mesh embedded before skim coating full surface to minimum depth of 4mm with Knauf Aquapanel Joint filler and skim coating.
- 6.3 Provide treated timber stud partitions comprising 94mm x 44mm CLS treated timber studs including noggins, cripple studs and timber lintels to openings finished on both sides with 12.5mm Knauf Aquapanel screw fixed at maximum 250mm centres. Board joints to be filled with Aquapanel joint filler with Aquapanel reinforcing mesh embedded before skim coating full surface to minimum depth of 4mm with Knauf Aquapanel Joint filler and skim coating.

EXTERNAL DOORS AND WINDOWS

- 6.4 Provide new Accoya timber six panel door and frame to door XD01, to suit existing opening, with wheelchair accessible threshold. Door to match existing door left on site.

INTERNAL DOORS AND SCREENS

- 6.6 Provide new treated softwood ledged and braced internal doors to D01, D02 and D03, in rebated frames to suit opening.

MISCELLANEOUS INTERNAL JOINERY

- 6.7 Provide new timber 600mm x 600mm ceiling hatch
- 6.8 Provide softwood skirtings, finished size 19x150mm to main room and west room only screw, plug and filled, fix to solid backgrounds, mitred corners, cutting against architraves, scribed bottom edge as necessary against floors, first coat specified decoration applied all round prior to fixing.

- 6.9 Extra-over above item for bedding and pointing lining in gun applied caulking.

Total Carried to Collection £

7.0 CEILING FINISHES

- 7.1 Overboard existing plasterboard ceiling to west end room with new ceiling lining of 8mm Knauf Aquapanel Skylite board screw fixed at maximum 250mm centres. Board joints to be filled with Aquapanel joint filler with Aquapanel reinforcing mesh embedded before skim coating full surface to minimum depth of 4mm with Knauf Aquapanel Joint filler and skim coating.
- 7.2 Provide to underside of existing rafters to main room a new ceiling lining of 8mm Knauf Aquapanel Skylite board screw fixed at maximum 250mm centres. Board joints to be filled with Aquapanel joint filler with Aquapanel reinforcing mesh embedded before skim coating full surface to minimum depth of 4mm with Knauf Aquapanel Joint filler and skim coating.
Provide shadow gap stop bead to create a 10mm shadow gap detail at junction with existing timber ceiling beams.
- 7.3 Provide new horizontal plasterboard ceiling at eaves level to new kitchen and disabled access WC with new ceiling lining of 8mm Knauf Aquapanel Skylite board screw fixed at maximum 250mm centres to Knauf MF suspended ceiling grid. Board joints to be filled with Aquapanel joint filler with Aquapanel reinforcing mesh embedded before skim coating full surface to minimum depth of 4mm with Knauf Aquapanel Joint filler and skim coating

Total Carried to Collection £

8.0 PAINTING AND DECORATING

- 8.1 Vacuum clean all existing brick wall surfaces and wash down with clean cold water and allow to dry before applying 1 coat of KEIM Granital Dilution to entire surface followed by 2 coats of KEIM Optil allowing 12 hours between each coat.
- 8.2 Apply 2 full coats of Dulux Trade Sterishield Diamond matt emulsion paint over 1 coat of thinned sealing primer coat Dulux Trade Sterishield Diamond matt emulsion paint to all internal plastered ceiling surfaces, horizontal and raking, including all preparation works, filling cracks and blemishes etc.

- 8.3 Following degreasing with methylated spirits and sanding back any loose, grey or de-natured timber to a clean sound surface, apply 3 coats of Sadolin Outdoor medium oak clear woodstain allowing 16-24 hours between coat to all existing exposed interior ceiling timber beams
- 8.4 Apply 2 coats of Dulux Trade Quick Dry Gloss over 1No coat of Dulux Trade Quick Dry Undercoat paint finish to doors, door frames, skirtings and architraves, including all preparation works and rubbing down.

Total Carried to Collection £ _____

9.0 FLOOR FINISHES

- 9.1 Provide Altro Stronghold 30 vinyl flooring throughout over 6mm plywood underlay screw fixed down to timber floor boards with coved skirtings to Disabled Access WC and kitchen.

Total Carried to Collection £ _____

10.0 FURNITURE, FIXTURES & FITTINGS

- 10.1 Provide Howdens Cream Burford fitted kitchen with 38mm thick formica worktops, full installation of base units, wall units, end panels, worktops, supports, jointing strips and trims, including stainless steel sink, taps & waste and fridge freezer, adjusting units for line and level, easing and adjusting doors and drawer fronts, including bottle trap and overflow as well as connections to H&CWS and drainage.
- 10.2 Provide H&CWS and drainage connections in coordination with Howdens Joinery Company
- 10.3 Provide electrical supplies in coordination with Howdens Joinery Company
- 10.4 Provide Twyfords DOC M rimless super pack comprising Avalon Rimless HO pan and fixings, Avalon Rimless cistern, fittings and spatula lever- 4 or 6 litre flush, Avalon Rimless seat ring, stainless steel hinge, with stability buffers, Hand rinse - 1 tap hole medical basin, Thermostatic mixing tap TMV3 (SF1138CP)
5 Avalon support rails with concealed fixings, Avalon hinged support rail and toilet roll holder, Wall bolts (pair), Grid waste & Cistern cover clips
- 10.5 Provide H&CWS and drainage connections in coordination with Twyfords requirements

- 10.6 Provide and fit 3 no. black colour coated aluminium vent grilles to existing 150mm x 150mm ventilation holes in brickwork to the north and east wall

Total Carried to Collection £

11.0 ABOVE GROUND DRAINAGE

- 11.1 Provide for all above ground waste pipework, clips, joints etc to all appliances. Complete with SVP's, access points and connection to below ground drainage system, internal overflow mechanism for all WC pans and tile roof termination vents.
- 11.2 Testing above ground disposal system, checking for and rectifying all leaks and other failures, flushing and cleaning.

Total Carried to Collection £

12.0 BELOW GROUND DRAINAGE

- 12.1 Provide Aquascape poly-concrete channel with Interlaken cast iron channel drain grate along full length of north elevation of building (except for steps at west end) together with connecting underground plastic pipework to new storm water drainage system as shown on the drawings.
- 12.2 Provide new underground plastic drainage pipework to connect kitchen and disabled access WC and new foul water drainage system as shown on the drawings.
- 12.3 Testing below ground disposal system, checking for and rectifying all leaks and other failures, flushing and cleaning

Total Carried to Collection £

13.0 EXTERNAL WORKS

- 13.1 Carefully lift stone flags to existing path and ramp, clean and re-lay on sand bedding to Plincke Landscape Ltd specification. Allow for 10% replacement.
- 13.2 Carefully clean and repair stone flags steps.
- 13.3 Provide and install new clear stained hardwood timber handrail on stainless steel brackets fixed to existing wall to both sides of existing steps.

- 13.4 Provide and install 1No Beaumaris Woodstone Midi Bat Box directly below the eaves and adjacent window W04. Allow for attendance by Ecologist from Brooks Ecological Ltd.

Total Carried to Collection £ _____

14.0 MECHANICAL SERVICES

MAINS COLD WATER SERVICES

- 14.1 Provide mains service supplies to the kitchen and disabled access WC pipework in accordance with Greenways Building Service Consultants drawings and specification.

HOT WATER SERVICES

- 14.2 Provide hot water pipework to all sinks and basins, in kitchen and disabled access WC in accordance with Greenways Building Service Consultants drawings and specification.

MECHANICAL VENTILATION

- 14.3 Provide mechanical extract ventilation complete with ductwork in accordance with Greenways Building Service Consultants drawings and specification.

Total Carried to Collection £ _____

15.0 ELECTRICAL SERVICES

MAINS SERVICES

- 15.1 Provide new wiring in accordance with Greenways Building Service Consultants drawings and specification.

POWER AND LIGHTING

- 15.2 Provide complete electrical installation in accordance with Greenways Building Service Consultants drawings and specification.
- 15.3 Allow to supply and fit all light fittings in accordance with Greenways Building Service Consultants drawings and specification.

FIRE ALARM

- 15.4 Provide mains wired ceiling mounted smoke and heat detector alarms in accordance with Greenways Building Service Consultants drawings and specification.

PANIC ALARM

- 15.5 Provide panic button system together connection to and audio visual alarm in museum reception.

SPACE HEATING

- 15.6 Provide new heating system in accordance with Greenways Building Service Consultants drawings and specification.

TELECOMS AND DATA

- 15.7 Provide telecoms and data points including containment, wiring and links into existing site networks in accordance with Greenways Building Service Consultants drawings and specification – including linking back to the Museum via ductwork already installed.

Total Carried to Collection £ _____

16.0 BUILDERS WORK IN CONNECTION WITH SERVICES

- 16.1 All cabling to exposed masonry walls and trusses to be in surface mounted galvanized conduit. Include for holes for conduits, pipework and other services, cutting and notching timbers in stud partitions, floors and roof spaces, making good thereafter.

Total Carried to Collection £ _____

17.0 COMMISSIONING/TESTING

- 17.1 Carry out testing, including undertaking any remedial measures on all electrical and mechanical services and potable water supply and forward certification to prove that the installations are compliant with current regulations

Total Carried to Collection £ _____

GRAND SUMMARY

- 1.0 GENERALLY
- 2.0 SCAFFOLDING AND TEMPORARY WORKS
- 3.0 DEMOLITION
- 4.0 BRICKWORK
- 5.0 ROOFING WORKS
- 6.0 JOINERY
- 7.0 CEILING FINISHES
- 8.0 PAINTING AND DECORATING
- 9.0 FLOOR FINISHES
- 10.0 FURNITURE, FIXTURES AND FITTINGS
- 11.0 ABOVE GROUND DRAINAGE
- 12.0 BELOW GROUND DRAINAGE
- 13.0 EXTERNAL WORKS
- 14.0 MECHANICAL SERVICES
- 15.0 ELECTRICAL SERVICES
- 16.0 BUILDERS WORK IN CONNECTION WITH SERVICES
- 17.0 COMMISSIONING AND TESTING
- 18.0 CONTINGENCY SUM

GRAND TOTAL