

Butchers' Hall - Internal Fit out Repairs:  
Schedule of Work

<b>1.0</b>	<b>Demolitions and Removals</b>	<b>£</b>
1.1	Provide all necessary internal towers and access equipment to safely undertake the scheduled work including any general additional preliminary costs.	
1.2	Allow to carefully remove all Butchers Hall face asbestos sheets from Cheese shop studwork walls (60m <sup>2</sup> ) and other areas as identified in Shield report C-107782/SW/0615 20 <sup>th</sup> July 2015. Bag and dispose of all asbestos to registered site and provide certification of disposal.	
1.3	Carefully take down plasterboard and timber studwork lining to all external walls to cill level of upper windows. Discard debris to tip.	
	Allow to clear out all debris from former sliding door track to North wall. Allow to make good floor and walls to track to allow correct operation of proposed replacement glass door kit.	
1.4	Allow to Doff clean off all existing brick and masonry wall faces to leave patina finish similar to that achieved on ceiling sarking over. Clear up all debris.	
	Allow to carefully take down all existing steel horizontal electrical conduit to all walls and set aside for re-use.	
1.5	Allow to remove all unnecessary existing electrical and mechanical fittings within building not required to project referencing proposed M&E layout drawing provided. (i.e. retain all those required as Identified on drawing in place) where components are to be kept.  Ensure no dismantling/disconnecting of any M&E affects the adjoining cheese shop.	
1.6	Allow to remove modern timber pedestrian door, concrete cill and surrounding brickwork to original opening. Discard to tip. Note: Original timber fanlight including transom over MUST be retained insitu and extreme care must be taken to avoid damage to original fabric.	
<b>2.0</b>	<b>Builders Work Generally</b>	
2.1	Allow to supply and fit blacksmith formed, black matt painted handrails and balustrades as identified in drawings to both side of existing ramp.	

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2.2	<p>Allow to supply and fit plasterboard/softwood painted replacement reveals and cills to wall linings at upper window cill levels as necessary. Make good all studwork reveals etc at window openings.</p>	
2.3	<p>Allow to make good both edges of existing ramp with cut granite and NHL5 pointing to ensure consolidated, clean, stable, true faces to both sides. Where necessary remove and re-form existing stones as and where agreed with the CA</p>	
2.4	<p>Allow to infill north and south blood channels with limecrete.</p>	
2.5	<p>Allow to make good granite floor sets where damaged with conc. Agree extents and locations strictly in advance with CA prior to any works.</p>	
2.6	<p>Allow to employ specialist sub-contractor Dormakaba to supply and fit electrical operated ES200 Sliding bi parting Doors (to copy that of the Pannier Market Opposite DGW2 and DGN3 locations)</p>	
2.7	<p>Provide etching to the 12mm toughed glass to the sliding doors as indicated on drawings.</p>	
2.8	<p>Take down existing timber partition to rear of cheese shop. Reform as identified in proposed layout plan to form 2 cupboards in 100x50mm treated SW studwork at 400mm ctrs off header and sole plates, incorporating staggered noggins to void. Form ceiling over at 2.45m level above FFL. Complete all wall faces with 12mm plywood fixed to tight abutment joints. Ceiling formed in 12mm plasterboard, taped joints.</p> <p>Allow for form new doorway to location shown. 686mm flush doors, 44mm sw linings and 12mm door stops. Provide all medium range ironmongery including locks.</p>	
2.9	<p>Allow to extend stud partitions to Cheese shop walls to sarking level over to provide full height (floor to ceiling) partitions.</p>	
2.10	<p>Allow to cover all Cheese shop partitions ( old and new) in 12mm plywood up to 2400mm above FFL and 12mm British Gypsum Drywall plasterboard with taped joints and screw holes above to sarking levels.</p>	
2.11	<p>Form new concrete ramp to Sliding door entrance as indicated on</p>	

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	detail drawings.	
<b>3.0</b>	<b>Mechanical, Electrical and Plumbing</b>	
3.1	<p>Allow to undertake all electrical works identified in layout drawing (not including new overhead lights (only))</p> <p>Note: New Intruder alarm system to be installed and certified by registered NACOS sub-contractor.</p> <p>Test all installed fittings.</p> <p>Provide NICEC Part P suitable certificate upon completion. Retain existing 3 phase power and consumer unit and connect all new electrical components to it.</p>	
3.2	<p>Allow to supply 30 No Thorn Glacier 2 LED overhead lights.</p> <p>Allow to supply 10 No Thorn Glacier 2 LED Emergency overhead lights.</p>	
3.3	<p>Install existing removed steel trunking at wallplate level to central columns and new cill level to outer perimeter walls (final locations agreed with the CA on site before any works take place).</p> <p>Allow for all further trunking to match to allow installation of electrical switches, outlets etc as identified in proposed layout plan.</p> <p>Incorporate galvanised drop-down/up conduit for all fittings and galvanised steel boxes and front panels for switches, power outlets etc.</p>	
3.4	<p>Allow to install all 40 Thorn overhead lights in locations identified and meeting regulations for light level for means of escape for Emergency use models.</p> <p>All lights to be suspended from inner purlins at heights above FFL as agreed on site with CA.</p> <p>ALL light positions and levels to be agreed on site with CA prior to any installation.</p> <p>Provide NICEC Part P suitable certificate upon completion.</p>	
3.5	Allow to supply 4 No medium range pedestal mounted wash hand basins to locations identified on layout drawings.	

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	<p>Supply all medium range stainless steel taps, plugs and the like to allow daily use.</p> <p>Provide a single air curtain hand dryer unit and wall mounted soap dispensers to each basin.</p> <p>Allow to connect all 4 basins to trapped waste pipework to existing above ground waste to junction of Cheese Shop wall and Butchers Hall external wall. Include for any necessary anti symphonic traps.</p>	
3.6	<p>Allow to supply and install 15 No. overhead Heatstrip Design Electric 3200 Watt Patio heaters at positions shown.</p> <p>Supply all necessary components to suspend heaters from timber roofs over.</p> <p>ALL light positions and levels to be agreed on site with CA prior to any installation.</p> <p>Provide NICEC Part P suitable certificate upon completion.</p>	
3.7	Allow to supply and fit new BT broadband service to Butchers hall.	
3.8	Allow to supply and install 3 no. Jim Lawrence 'Standard Canterbury Lanterns' in matt black, including standard 'Canterbury Bracket', mounting centrally above entrance doors. Final positioning to be agreed with CA on site.	
<b>4.0</b>	<b>Decoration</b>	
4.1	Allow to apply Gyproc Drywall Sealer to all new Cheese Shop walls as applicable.	
4.2	Decorate all new plywood and plasterboard Cheese Shop walls with 2 coats of matt emulsion paint. Colour to be agreed with CA	
4.3	Decorate all existing plasterboard to perimeter Butchers Hall walls with 2 coats of matt emulsion paint. Colour to be agreed with CA. Ensure all new made good reveals/cills are decorated to match.	
4.4	Decorate all newly exposed upper perimeter windows in gloss paint (Colour BS226 Medium shade Brunswick Green)	

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4.5	Decorate existing fanlight and transom over new glass sliding door (Colour BS226 Medium shade Brunswick Green)	
<b>5.0</b>	<b>Completion</b>	
5.1	Allow to brush and wash down floor coverings to the Building, clean and remove all debris to walls, floors and the like.	
5.2	Allow to decorate in paint to match internal Lantern light gable ends(joinery) over.	
<b>6.0</b>	<b>General Contingency</b>	
6.1	Allow a provisional sum of £1,000 as a general contingency allowance.	<b>£3,000</b>
	<b>Total</b>	

**SCHEDULE OF RATES**

The following list of rates is to be filled in and submitted with the Tender submission as part of the overall bid. Failure to submit this completed schedule may disqualify you tender. The quantities included are provisional and are not to be deemed as necessarily accurate.

<b>Schedule of rates – building works description</b>	<b>Quantity/unit</b>	<b>£/unit</b>	<b>= £ total</b>
Cost of supplying, installing and commissioning light unit	1		
Cost of supplying, installing and commissioning heating unit	1		
Cost of applying lime-wash	1m2		
Cost of undertaking Doff cleaning	1m2		

Where descriptions vary from those found elsewhere in the Tender documents they are deemed to reflect descriptions in the Schedule of Works.

Rates to include all staff costs, overheads, equipment, materials and preliminary items employed.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

for and on behalf of: \_\_\_\_\_

Date: \_\_\_\_\_

## **SCHEDULE OF DAYWORK RATES AND DAYWORK CONDITIONS FOR USE WITH GENERAL CONDITIONS OF CONTRACT**

### **1. GENERALLY**

- 1.1. Day work executed in accordance with the Contract will be accounted and paid for as set out on these Conditions.
- 1.2. These provisions apply to Domestic Sub-contractors but not to nominated Sub-contractors
- 1.3. The cost of day work is to be calculated without any addition for VAT. Where applicable VAT will be calculated and reimbursed separately.

### **2. LABOUR**

- 2.1. Tendered hourly rates are to cover all costs, establishment charges, overheads and profit in connection with about except plant as defined in Condition 4.
- 2.2.
  - 2.2.1. Time paid for labour will be the time authorised as actually spent by operatives directly working on the day works, including time spent erecting, operating, maintaining and dismantling plant.
  - 2.2.2. Where day work is ordered by the Client or, in the opinion of the contractor may be due, day work record sheets shall be submitted for acceptance and recording within 24 hours of the work being undertaken, or within a period agreed by the Client.
  - 2.2.3. In the event that records are not submitted as stated then any payment due will be ascertained from the records kept by the Client.
- 2.3. Time spent travelling, travelling costs and time lost owing to inclement weather will NOT be paid for separately and should be allowed for in the hourly labour rates.
- 2.4. The time foremen, gangers and the like will be paid for at the hourly rates only if they are actually working at their trades, for additional variations to the contract.
- 2.5. The hourly rates computed in accordance with these provisions will be subject to no further adjustment.
- 2.6. "Authorised overtime" means the time when, following a written instruction, an operative works:
  - 2.6.1. More than 8 hours on a weekday

2.6.2. On a Saturday or Sunday

2.6.3. On a Public Holiday

2.6.4. During the night time when s/he has not worked during the day

2.7. Authorised overtime will be paid at the hourly labour rate multiplied by the following factors:

Weekdays for the first 4 hours and Saturdays for the first 4 hours – multiply by 1.25

Weekdays after the first 4 hours, Saturdays after the first 4 hours, Sundays & Public Holidays – multiply by 1.5

Night-time work – multiply by 1.7

2.8. Provisional hours (where shown) are for tender evaluation purposes only.

Tenderers shall enter their hourly rate to cover all costs, overheads and profit in connection with such labour and extend the provisional hours. The resultant provisional price shall be transferred to the Provisional Sum for Day work table below.

Where no hours are stated tenderers shall enter their hourly rate with no extension of costs. These costs shall not be included in the tender price.

<b>Trade</b>	<b>Hourly Rate (£)</b>
Building (skilled): Mason	
Building (skilled): Carpenter	
Building (unskilled)	
Electrical	
Working foreman/supervisor	
Painting and decorating	
Plumber	
Others	

The tenderer should insert additional trades as necessary.