



MINOR WORKS

STANDARD DESCRIPTION OF WORK COST SHEET

Project Name: Cherry Tree Primary School – Extension for new toilets	Site Address: Cherry Tree Primary School
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Date of Issues: TBC	Date to be Returned: TBC
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Proposed Start Date: TBC	Proposed Finish Date: TBC
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Brief Description of Work

<p>Building Works: This Project will be procured using the agreed schedule of rates as per the term contract.</p> <p>SITE VISIT: May be made by prior arrangement by contacting Dave Regan via “The Chest” to arrange a joint visit.</p> <p>Before submitting a price for the works inspect the site to ascertain all factors relating to its location, access, ground conditions, working space and details of all matters concerning the nature of the site including the provision of adequate and suitable labour for the works and restrictions likely to affect the execution of the works. The contractor is to arrange for a site visit prior to providing a cost and is to satisfy himself as to quantities and any other issues which will be included in the costing. The contractor is to liaise with the surveyor to satisfy himself that all the information contained within this specification is adequate to enable a firm costing. The contractor is to include in his price all protective floor coverings, access equipment and removal of waste.</p> <p>WORKING HOURS: Property Hours:8:00am – 17:00pm – Access to be arranged with Dave Regan</p> <p>The contractor may use the current welfare facilities on the site.</p> <p>Schedule of works. The contractor is to allow for all items relating to Health & Safety with regards to the works.</p> <p>Detailed cost breakdown required. Please note if a detailed breakdown is not provided your submission will not be considered.</p>	
Scope of works Cherry Tree Primary School – Extension for new toilets	Cost

To be read with Associate Docs

Asbestos Report
Floor plan
Existing Drawing
Proposed Drawing

Asbestos R&D Survey

Demo

Dismantle and remove, setting aside for future use, the existing canopy structure as require to dig the footings

Remove existing fencing and relocate pedestrian gate. Dispose of fencing no longer needed

Remove existing windows and doors and dispose from site as per drawing

Remove and dispose from site existing door and frame into class room from external court yard

Remove and dispose from site existing double doors and window leading from class room into foyer

Remove existing floor covering in foyer and dispose from site

Remove and dispose of site window to house new fire exit door

Remove and dispose from site existing single door and frame into class room from foyer

Drainage

Excavate and install RWG gulley and associated drainage run as per drawing

Excavate and install foul waste inspection chamber and associated drainage run as per drawing

Shell Build

Excavate for strip foundations/Footings as per drawing Min *****

Pour concrete foundations and slab as per drawing min depth *****

Construct new 300mm brick and block cavity wall inc 40mm

insulation and cavity wall ties as per drawing.

Supply and fit new timber roof structure and waterproof covering as per drawing

Supply and fit 500mm x 1400mm uPVC double glazed window as per drawing

Supply and install new external curtain wall window and double doors as per drawing x 2. Units to be glazed top and bottom.

Supply and fit new aluminium powder coated RWG as per drawing.
Colour TBC

New WC

Construct timber partition in 4 x 2, 400mm centres, to create new door way into toilet

Supply and install 100mm rocwool insulation between stud members

Supply and fit 12.5mm soundbloc plasterboards both side of stud wall,

Supply and fit new FD30 Oak Veneer door and frame including all ironmongery, Britton 2003 door closer and signage as per drawing.

Please add an intumescent make up air grill to the toilet door

Supply new square edge architrave both sides of new door

Supply and fit hot & cold water supplies as required as per drawing.
New pipe work in copper with press fittings (avoids any Hot works)

Supply and fit white roc hygiene panels floor to ceiling with in the new toilet block

Plasterboard and skim all internal blockwork/walls in 12.5mm plasterboard and 2 x 3mm coats multifinish

Floor to be prepared to receive non slip vinyl safety flooring – Please refer to manufacturers recommendations for preparing the existing floor to receive a Forbo Surestep PUR

Supply and install Forbo Surestep PUR – Flooring to be covered 100mm up the walls – Floor to be laid prior to sanitary and furniture fittings being installed – Colour TBC

Supply and install High Pressure Laminate grade toilet cubicles to new toilet block.

Components required;

Supply and install 5 x (full height) Compact Grade Laminate Toilet Cubicles – Please refer to proposed drawing

Each Cubicle requires the following;

5 x Indicator bolts

5 x Toilet Roll Holders

5 x Coat Hooks

Supply and install 4x matching Vanity Units for the WHB's – Semi recessed.

Supply and install 4x WHB's to match existing – New WHB's to be installed in a vanity unit

Supply and install a TMV3 to pipework – TMV to be installed in the middle of WHB's

Supply and install 5 number junior height close couple WCs/cisterns/seats

Supply and fit toilet roll holders x 3

Supply and fit vanity mirror as per drawing

Supply and fit soap dispenser x 2

Decorate ceiling within new toilet block in silk emulsion, colour TBC

Decorate walls where works have been carried out in matt emulsion to match existing colour schemes

Decorate walls above ceiling as follows;
Undercoat to be applied followed by a mist coat and two top coats. All snots must be rubbed down and top coat reapplied.

All new wood work to be glossed. Woodwork (Architraves, doors, mid rail, skirting boards, window cills etc...) to be decorated as follows;

One undercoat must be applied prior to applying two top coats. Any runs must be rubbed down and top coat reapplied.

New Foyer

Install timber joists to ceiling, plasterboard in 12.5mm plaster board and skim. 300m rockwool insulation

Plasterboard and skim all internal blockwork/walls in 12.5mm plasterboard and 2 x 3mm coats multifinish

Decorate ceiling within new toilet block in silk emulsion, colour TBC

Decorate walls where works have been carried out in matt emulsion to match existing colour schemes

Decorate walls above ceiling as follows;
Undercoat to be applied followed by a mist coat and two top coats. All spots must be rubbed down and top coat reapplied.

All new wood work to be glossed. Woodwork (Architraves, doors, mid rail, skirting boards, window cills etc...) to be decorated as follows;

One undercoat must be applied prior to applying two top coats. Any runs must be rubbed down and top coat reapplied.

External

Make good external soft play area disturbed with construction work

*****DRAFT SCOPE OF WORKS*****

Electrical Services Works

The following Electrical Installation works must be carried out to the standards of BS7671: 2018 current edition, Requirements for Electrical Installations.

This specification to be read in conjunction with electrical services tender drawing E01 and notes contained therein to form the full scope of requirements and works.

All existing circuit amendments to remain accessible and commensurate with existing circuit cable characteristics

All existing circuits to be amended and re-purposed to be checked and verified by the contractor on site for condition and suitability for the proposed new duties.

All existing circuits to be amended and re-purposed to be fully tested for condition and integrity prior to works progressing so that any issues are understood and can be dealt with early on in the works.

All electrical services works and materials to be of best quality and industry standard, with safety and compliance paramount.

Isolate and disconnect existing lighting to foyer ceiling
Adapt existing lighting circuit to new lighting arrangement and controls

Isolate, disconnect and remove fire alarm call point
Adapt existing call point cabling to new call point location

Isolate, disconnect and remove fire detector to foyer ceiling
Adapt existing detector point cabling to new detector point location

Isolate, disconnect and remove all and any power sockets with in the foyer area affected by these works

Supply and fit new low energy (<500Watts) hand dryer x 1 including fuse spur, circuit extended from local, previous LPHW fan convector spur unit

Supply and fit new fused sour unit for new Vent-Axia extract fan. Circuit extended from local, previous LPHW fan convector spur unit which now also feeds new electric handdryer unity.

All testing and certification, in particular, general electrical installation small works certificate, Fire alarms completion certificate and emergency lighting completion certificate require to be issued.

Mechanical Works

Isolate, disconnect, remove and dispose from site existing fan convection heater

Supply and fit 2 x Radiators. Stelrad K2 LSTs

Toilet 800 high 1360 (1160) wide K2 Stelrad LST
Foyer 800 high 1960 (1760) wide K2 Stelrad LST

Both radiators are to have Danfoss bidirectional TRVs suitable for use with a LST radiator with a matching lockshield valves

Branched into local heating flow and return pipes (ideally on a variable temperature circuit but if a constant temperature circuit is a lot nearer that OK)

Isolating valves are to be installed on the new branches.

New pipe work in copper with press fittings (avoids any Hot works)

Pipe work within the toilet to be boxed in with purpose made PVC trunking. Any pipe work within the foyer area to be boxed in with Pendock

Pipe work in un heated spaces is to be insulated with foil backed fibreglass or phenolic foam pipe insulation with taped joints.

Pipe work is to be adequately supported.

Electrical work in connection with fan installation see the electrical specification for standards

Supply and fit 1 x Fan. Vent Axia TX6WL wall fan (set to medium) located as indicated on the drawing

Fan control via Vent Axia TIM2 over run timer set at 15 mins from the toilet lighting circuit

Local isolation to fan using Vent Axia 3 pole isolating switch at high level

Please add an intumescent make up air grill to the toilet door

The fan size and setting meets the upper end of the recommended 6 to 10 air changes per hour recommended for toilets a 6" fan wouldn't quite do it Supply and fit 2 new Myson Premier He DPX 2 tapping radiator 21" x 29" including TRV and associated pipework to new toilet and foyer areas

Supply and fit 9" vent axia ventilation and ducting as per drawing.

Specification

DRAFT SCOPE OF WORKS

Provisional Sums	
10% Contingency	
<u>Total Cost</u>	£