

**6842 Oshwal Centre windows and refurbishment -
Schedule of Work**

13 May 2015

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0 SITE PREPARATION AND REMOVALS

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0.1 Site Preparation

10 Survey Before Site Works

Drawing Reference: 01-T0, 02-T0
Location: Oshwal House

- **Survey Before Demolitions (C20)**

Survey : *Before starting Site work, examine available information. Take account of any environmental (including biodiversity) requirements set out in the information. Survey the structures, site and surrounding area, especially for the roof tiles and chimney pots status. Submit a report, photographs and written statement giving arrangements for demolition or dismantling. Include any details or other information reasonably required to allow development of the Construction Phase Plan, if applicable.*

20 Site and Vegetation Clearance

Drawing Reference: 01-T0
Location: external perimeter of Oshwal House

- **Small Tree Shrub Hedge And Root Clearance (D20)**

Extent: *As drawing 01-T0.*
Small Trees Shrubs And Hedges: *Cut down.*
Roots: *Grub up and dispose of without undue disturbance of soil and adjacent areas.*
Disposal: *Remove from site.*

- **Site Clearance (D20)**

Extent: *Clear site of rubbish, debris and vegetation. Do not compact topsoil.*
Chipping And Shredding: *Permitted.*
Treatment Of Cleared Ground: *prepare areas to receive the scaffolding structure.*
Disposal: *Remove from site.*

- **Remove Plates and Grids (D20)**

Extent : *Remove all plates and grids before installing the scaffolding.*
Disposal: *Remove all plates, brackets etc. from working area and set aside for reuse. Remove all grids, brackets etc. from working area and set aside for reuse or remove the most decayed ones from site to be rep-laced by new ones*

30 Scaffolding

Drawing Reference: 01-T0
Location : *external wall and roof*
CompletionOf Design Of scaffolding By Contractor: : *Submit proposals according to Engineer's specs and requests.*
Works: *provide and install scaffolding (which sub-contractors will be able to use free of charge throughout the duration of works), hoisting and fencing.*
Design : *Design and detail the scaffolding installation to comply with and achieve all the Health and Safety precautions.*

0.2 Removals

40 Remove Windows and Doors

Drawing Reference : 02-T0
Location: *external windows and doors*

- **Removing Windows and Doors**

Extent: *As drawing 02-T0.*
Disposal: *Remove from site.*

50 Remove Rainwater downpipes

Drawing Reference: 02-T0
Location : *external walls and roof*

- **Removing Rainwater downpipes**

Preparation : *Remove existing rainwater downpipes, brackets etc. from working area and set aside for reuse.*
Extent : *As drawing 02-T0.*

Total for page £

To be carried forward to Section 0 collection (page 5)

60 Remove Lights and Electrical Appliances

Drawing Reference: 02-T0

Location : *external walls and soffits*

• Removing Lights and electrical appliances

Preparation : *Remove existing rainwater downpipes, brackets etc. from working area and set aside for reuse.*

Extent: *As drawing 02-T0.*

Disposal: *Remove from site.*

£

70 Remove Fascia and Soffit

Drawing Reference : 02-T0

Location: *roof*

• Removing Fascia and Soffit

Preparation : *Remove existing drip edge, brackets etc. from working area and set aside for reuse.*

Extent: *As drawing 02-T0.*

Disposal: *Remove from site.*

80 Remove Tiles Roof Coverings

Drawing Reference: 02-T0

Location: *roof*

• Removing Roof Tiles

Preparation : *Remove the most decayed tiles.*

Extent: *to consider a provisional quantity of 15% of the total.*

Disposal: *Remove from site.*

90 Remove Chimney Pots

Drawing Reference: 02-T0

Location: *roof*

• Removing Chimney

Preparation : *Remove the most decayed chimney pots. To be decided after the survey on site.*

Extent: *to consider a provisional quantity of 3 pots.*

Disposal: *Remove from site.*

100 Remove Render

Drawing Reference: 01-T0

Location : *external walls, cornices, chimneys stacks and balconies balustrades*

• Removing Render

Preparation : *Remove existing rainwater downpipes, brackets etc. from working area and set aside for reuse.*

Extent: *As drawing 01-T0.*

Disposal: *Remove from site.*

Total for page £

To be carried forward to Section 0 collection (page 5)

Collection for Section 0 SITE PREPARATION AND REMOVALS

£

Page 3

Page 4

Total for Section 0 £

To be carried forward to Tender Summary (page 18)

1 SUPERSTRUCTURE

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1.1 Roof

1.1.1 Roof Structure

110 Repointing Chimney Stack In Clay Brick With Clay Liners And Pot

Drawing Reference:

Location :

- **Repointing Clay Brick Walling (F10)**

Extent: *As drawing ???.*

Joint Preparation: *Rake out joints to a depth of 12-15 mm, remove debris and dampen surface.*

Mortar Mix: *1:1:6 cement:lime:sand.*

Joint Profile: *Flush.*

120 Replace Pot (with Clay Liners)

Drawing Reference: *01-T0, 02-T0*

Location : *roof*

- **Chimney Pot (F30)**

Manufacturer: *Insert Value*

Product Reference:

Type: *As existing.*

Size: *As existing.*

Flaunching: *Mortar.*

Bedding: *Solid in mortar specified for chimney stack.*

Insert: *Existing if possible set aside for reuse.*

- **H71b Lead Sheet Chimney Dpc Above Pitched Roof (H71B)**

Lead Sheet: *Rolled.*

Thickness: *1.75-2.00 mm (code 4).*

Position: *where decayed.*

Treatment: *Fully coat with high build bitumen based paint on surfaces to be embedded.*

1.1.2 Roof Coverings

130 Boxed Eaves With Softwood Fascia And Soffit

Drawing Reference: *01-T0, 02-T0*

Location: *roof*

- **Timber Board Linings Or Casings (K20)**

Manufacturer: *Insert Value*

Product Reference:

Species: *As drawing ???.*

Class: *CSH to BS 1186-3.*

Profile: *Tongued, grooved and 'V' jointed.*

Finished Face Width: *As drawing ???.*

Finished Thickness: *16 mm.*

Fixing: *40 mm steel lost head nails.*

Fixing Method: *Fix through face.*

Impregnation Treatment: *Not required.*

- **Softwood External Framing At Eaves (G20)**

Species: *Contractor's choice.*

Size: *As drawing ???.*

Treatment: *Manufacturer ???; product reference ???; service life ??? years.*

Centres: *As drawing ???.*

Fixing: *As drawing ???.*

- **Eaves Soffit Ventilator (G20)**

Manufacturer: *Contractor's choice.*

Product Reference:

Type: *PVC-U slotted strip ventilator.*

Colour: *White.*

Free Ventilation Area: *10,000 mm²/m (minimum) free area of ventilation.*

Total for page £

To be carried forward to Section 1 collection (page 11)

- **Softwood Eaves Fascia Board (G20)**
 Species: *European whitewood.*
 Appearance Class: *BS EN 942, class J30.*
 Size: *As drawing ???.*
 Treatment: *Manufacturer ???; product reference ???; service life ??? years.*
 Fasteners: *Galvanized or sherardized nails.*
 Fixing Centres: *As drawing ???.*

£

1.1.3 Roof Drainage

140 Replace Socketed Cast Iron Rainwater System

Drawing Reference: *021-T0, 02-T0*
 Location : *roof and external walls*

- **Cast Iron Gutter System (R10)**
 Manufacturer:
 Product Reference:
 Profile: *As drawing ???.*
 Jointing: *Manufacturer's standard.*
 Nominal Size: *As drawing ???.*
 Finish As Delivered: *Anti rust primer for site decoration.*
 Setting Out: *As drawing ???.*
 Brackets: *Contractor's choice, from gutter manufacturer's range.*
 Bracket Centres: *As drawing ???.*
 Fasteners: *As manufacturer's recommendations.*
 Accessories: *Stop ends, ref. ???.*
 Testing: *Test on completion.*
- **Cast Iron Rainwater Pipework With Spigot And Socket Connections (R10)**
 Manufacturer:
 Product Reference:
 Type:
 Nominal Size: *As drawing ???.*
 Finish As Delivered: *Manufacturer's standard.*
 Jointing: *As existing.*
 Fasteners: *As manufacturer's recommendations.*
 Accessories: *As drawing ???.*
 Testing: *Test on completion.*
- **Refixing Rainwater Pipework (R10)**
 Extent: *Existing set aside for reuse. Supplement with new to match existing.*
 Brackets: *As existing.*
 Bracket Centres: *As existing.*
 Fasteners: *As existing.*

1.2 Railings and Balustrade

1.2.1 Balcony Balustrades & Handrails

150 Replace Existing Render To Balconies Balustrades With New Cement And Sand Render

Drawing Reference: *02-T0*
 Location : *East and North Elevation*

- **M20b Two Coat Air Entrained Cement Sand Render (M20B)**
 Render Mortar Procurement: *Contractor's choice.*
 Undercoat Mix: *1:3-4 cement:sand with air entraining admixture.*
 Undercoat Thickness: *8-12 mm.*
 Final Coat Mix: *1:3-4 cement:sand with air entraining admixture.*
 Final Coat Thickness: *Nominal 8 mm.*
 Final Coat Finish: *Plain.*
- **M20b Beads And Stops For External Render (M20B)**
 Manufacturer: *02-T0*
 Material: *Stainless steel.*
 Position: *To all external angles and stop ends.*

Total for page £

To be carried forward to Section 1 collection (page 11)

160 Repaint Metal Handrail

Drawing Reference: 02-T0

Location: North Elevation

- **Gloss Painting System External (M60)**

Manufacturer:

Product Range Reference:

Preparation: Prepare surfaces for decoration.

Initial Coats: One coat preservative wood primer.

Finishing Coats: Two coats solvent based flexible undercoat, one coat alkyd gloss.

Finish Colour: Black.

1.3 External Walls**170 Replace Existing Render To External Wall With New Cement And Sand Render**

Drawing Reference: 01-T0, 02-T0

Location : external walls

- **M20b Two Coat Air Entrained Cement Sand Render (M20B)**

Render Mortar Procurement: Pigmented mortar: Manufacturer ???; product reference ???.

Undercoat Mix: 1:3-4 cement:sand with air entraining admixture.

Undercoat Thickness: 8-12 mm.

Final Coat Mix: 1:3-4 cement:sand with air entraining admixture.

Final Coat Thickness: Nominal 8 mm.

Final Coat Finish: Plain.

- **M20b Beads And Stops For External Render (M20B)**

Manufacturer:

Material: Stainless steel.

Position: To all external angles and stop ends.

1.4 Windows and External Doors**1.4.1 Windows****180 Purpose Made Softwood Window**

Drawing Reference: 02-T0 up to 20-T0

Location: external walls

- **Softwood Window Purpose Made (L10)**

Manufacturer: Insert Value

Type: As existing.

Size: As drawings 02-T0 up to 20-T0.

Species: As existing.

Timber Certification: UK Timber Procurement Policy Category A evidence.

Appearance Class: J10 to BS EN 942 for glazing beads, drip mouldings and the like. J40 or better for all other members.

Section Sizes: As drawings 02-T0 up to 20-T0.

Joints: As drawings 02-T0 up to 20-T0.

Adhesive: PVAC.

Treatment: Organic solvent as Wood Protection Association Commodity Specification C5.

Finish As Delivered: Factory finished paint system.

Glazing : Manufacturer's factory fitted insulated glazing units, ref. ???.

Weatherstripping: Manufacturer: ???, product reference: ???.

Fixing: Corrosion resistant screws.

- **Sealant To External Window Screen And Louvre Frames (L10)**

Manufacturer: Contractor's choice.

Product Reference:

Type: Silicone, colour white.

Profile: As existing.

Total for page £

To be carried forward to Section 1 collection (page 11)

1.4.2 External Doors

190 External Softwood Glazed Door And Frame

Drawing Reference: *02-T0 up to 20-T0*
 Location: *Main entrance (E) and North Elevation (A+B)*

• External Softwood Framed Panel Door Leaf (L20)

Manufacturer:
 Product Reference:
 Type: *Manufacturer's standard.*
 Size: *As schedule ???.*
 Wood Species: *Manufacturer's standard.*
 Glazing: *Site glazed with manufacturer's standard units, glazing ref. ???.*
 Finish As Delivered: *Factory primed for site finishing.*

• External Softwood Door Frame (L20)

Manufacturer: *As door manufacturer.*
 Product Reference:
 Type: *External softwood door frame and hardwood sill for inward opening door.*
 Overall Size: *As schedule ???.*
 Threshold Seal: *Manufacturer's standard mobility threshold seal.*
 Weatherstripping:
 Glazing: *Sidelight site glazed with manufacturer's standard units, glazing ref. ???.*
 Finish As Delivered: *Factory applied primer and undercoat for site finishing.*
 Fixing: *As manufacturer's recommendations.*

• Single Axis Door Hinges (P21)

Manufacturer: *Contractor's choice.*
 Product Reference:
 Type: *Double washed butt.*
 Material And Finish: *Steel.*
 Size: *As schedule ???.*
 Grade: *As schedule.*
 Number Per Leaf: *As schedule ???.*
 Position: *As drawing ???.*

• BS 3621 Thief Resistant Door Mortice Lock (P21)

Manufacturer: *Contractor's choice.*
 Product Reference:
 Type: *As schedule.*
 Latch Bolt Type: *One way action for sprung lever handles.*
 Backset: *57 mm.*
 Material And Finish: *Polished brass faceplate.*
 Keying: *Not master keyed.*
 Rebate Set: *As drawing ???.*

• Lever Handles (P21)

Manufacturer: *Contractor's choice.*
 Product Reference:
 Type: *Round pattern with return to door.*
 Size: *Manufacturer's standard.*
 Mounting: *Square sprung plate with screw fixing.*
 Material And Finish: *As schedule.*

• Letter Plate (P21)

Manufacturer: *Contractor's choice.*
 Product Reference:
 Type: *Inward opening sprung flap*
 Size: *As schedule.*
 Material And Finish: *Polished brass.*

• Door Chain (P21)

Manufacturer: *Contractor's choice.*
 Product Reference:
 Finish: *As schedule ???.*

• Gloss Painting System External (M60)

Manufacturer:
 Product Range Reference:
 Preparation: *Prepare surfaces for decoration.*
 Initial Coats: *One coat preservative wood primer.*
 Finishing Coats: *Two coats solvent based flexible undercoat, one coat alkyd gloss.*
 Finish Colour: *As drawing ???.*

Total for page £

To be carried forward to Section 1 collection (page 11)

• **Gloss Painting System Internal (M60)**

Manufacturer:

Product Range Reference:

Preparation: *Prepare surfaces for decoration.*

Initial Coats: *One coat water based primer/ undercoat, white.*

Finishing Coats:

Finish Colour: *As drawing ???.*

• **External Sealant Pointing To Frames (M60)**

Manufacturer:

Product Reference:

Type: *Silicone, colour ???.*

Profile: *Convex.*

£

Total for page £

To be carried forward to Section 1 collection (page 11)

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To be carried forward to Tender Summary (page 18)	

2 SERVICES

£

2.1 Ventilating System

200 Remove And Refix External Exhaust Grille

Drawing Reference:

Location:

- **Removing External Exhaust Grille**

Type: *As drawing ???.*

Preparation: *Disconnect from ductwork.*

Disposal:

Making Good: *As drawing ???.*

- **Refixing External Exhaust Grille (U90)**

Type: *Existing set aside for reuse.*

Quantity: *One.*

Accessories: *Not required.*

2.2 Electrical Installations

2.2.1 Electric Lighting

210 External Electric Lighting Circuit

Drawing Reference:

Location:

Contractor Design: *Contractor design to electrical installation, as specified.*

Cables Conduit And Trunking: *Submit proposals.*

Accessories: *Submit proposals.*

Controls: *As specified.*

Luminaires: *Luminaires, as specified.*

Electrical Testing Commissioning And Documentation: *As specified.*

Builders Work: *Submit proposals.*

- **Contractor Designed Electrical Installation (V90)**

Design And Detailing Of Electrical Installation: *The drawings show the outline design and layout of the main components of the electrical system; complete the design in accordance with BS 7671. Also complete detailing, selection, installation and testing and commissioning of the electrical systems. Submit computer generated calculations showing types and sizes of devices, cables, and cpcs. Include rating factors, diversity, disconnection times and values of fault current and impedance.*

Design And Detailing Of Lighting Installation Generally:

Design And Detailing Of Internal Lighting Installation:

Design And Detailing Of External Lighting Installation:

Design And Detailing Of Emergency Lighting Installation:

Design And Detailing Of Photovoltaic System:

Design And Detailing Of Small Scale Wind Generating System:

Mains And Distribution:

Arrangement Of Power Circuits:

Arrangement Of Lighting Circuits:

Special Systems:

Identification Of Underground Cables:

External Lighting Circuit Controls:

- **External Column Mounted Luminaire (V90)**

Manufacturer:

Product Reference:

Casing Finish: *Galvanized steel.*

Diffuser: *Clear polycarbonate.*

Size:

Ingress Protection: *IP 56.*

Lamp Type: *Metal halide.*

Performance: *To achieve a maintained average horizontal illuminance of 10 lux with a minimum of 5 lux at any point.*

Control Gear: *Internal.*

Spill Lighting Control: *Zero light above the horizontal.*

Mounting Type: *Bracket mounting.*

Total for page £

To be carried forward to Section 2 collection (page 15)

- **External Lighting Column (V90)**
 Manufacturer: *Contractor's choice.*
 Product Reference:
 Finish As Delivered: *Hot dip galvanized steel.*
 Form: *Tapered.*
 Size: *76 mm shaft diameter, 140 mm base diameter.*
 Brackets: *Two projecting brackets.*
 Nominal Height Above Ground: *4.5 m.*
 Access Door: *Not required.*
 Base: *Column root cast into concrete foundation.*
- **External Uplight Luminaire (V90)**
 Manufacturer: *Contractor's choice.*
 Product Reference:
 Casing Finish As Delivered: *Stainless steel.*
 Lens: *Slip resistant toughened safety glass.*
 Beam: *Symmetrical.*
 Size: *Manufacturer's standard.*
 Ingress Protection: *IP 67.*
 Lamp Type: *High efficiency light emitting diodes (LEDs).*
 Location: *As drawing ???.*
 Control Gear: *Internal.*
 Accessories:
- **External Bollard Luminaire (V90)**
 Manufacturer: *Contractor's choice.*
 Product Reference:
 Casing Finish As Delivered: *Stainless steel.*
 Lens: *Clear polycarbonate.*
 Size: *Manufacturer's standard.*
 Nominal Height Above Ground: *800 mm.*
 Ingress Protection: *IP 56.*
 Lamp Type: *High efficiency light emitting diodes (LEDs).*
 Location: *As drawing ???.*
 Control Gear: *Internal.*
- **External Wall Mounted Luminaire (V90)**
 Manufacturer: *Contractor's choice.*
 Product Reference:
 Casing Finish As Delivered: *Galvanized steel.*
 Lens: *Clear polycarbonate.*
 Size: *Manufacturer's standard.*
 Ingress Protection: *IP 66.*
 Lamp Type: *High efficiency light emitting diodes (LEDs).*
 Location: *As drawing ???.*
 Control Gear: *Internal.*
 Mounting Height: *3.5 m.*
 Performance: *To achieve a maintained average horizontal illuminance of 5 lux with a minimum of 1.5 lux.*
- **Time Switch (V90)**
 Manufacturer: *Contractor's choice.*
 Product Reference:
 Display: *Digital.*
 Features:
- **Photoelectric Control Unit (V90)**
 Manufacturer: *Contractor's choice.*
 Product Reference:
 Features:
- **Inspection And Testing Of Electrical Installation (V90)**
 Inspection And Testing Certification: *Submit two copies of electrical installation certificate completed in accordance with BS 7671.*
- **Inspection And Testing Of External Lighting System (V90)**
 Switching: *Check correct operation of all switching devices over at least one switching cycle.*
 Orientation: *Adjust luminaires to achieve specified performance.*
 Inspection And Testing Certification: *Submit two copies of test results based on average illuminance measurement method using a full grid.*
- **Documentation For Electrical Installation (V90)**
 Contents:

Total for page £

To be carried forward to Section 2 collection (page 15)

• **Commissioning Of Electrical System (V90)**
Requirements:

£

2.2.2 Electric Light Fittings

2.3 Communication Installations

2.3.1 Warning Installations

2.4 Builder's Work In Connection With Services

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3 EXTERNAL WORKS

£

3.1 Site Works

3.1.1 Surface Treatments

Total for page £

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Collection for Section 3 EXTERNAL WORKS

£

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Tender Summary	£
Preliminaries	
0 SITE PREPARATION AND REMOVALS (page 3)	
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Total £	

Signed _____

For and on behalf of _____

Date _____