

Franco Manca 2 - King St - Manchester

Issue 1

Preliminary Schedule of Works

Ref	DESCRIPTION	QTY	UNIT	RATE	TOTAL
1	Preliminaries -				
a	Weekly	8	weeks		0.00
b	Fixed Items Temp supplies, phone, Rubbish clearance & Small plant/tools and barriers	8	weeks		0.00
c	Attendance on client direct contractors	1	item		0.00
d	Completion Photographs				0.00
e	Hoarding (include to erect, dismantle and dispose) graphics by others central opening only	7	Lm		0.00
f	Hoarding Licence and application (assume no requirement)	1	item		0.00
g	Allow P-Sum; Provide access cherry picker for high level access Shopfront and roof works	0	P-Sum		0.00
	Preliminaries TOTAL				0.00
2	<u>Shopfront & External Works - Removals</u>				
a	Allow to remove existng window hoarding panels and framing and dispose nom 3.4m high	10	Lm		0.00
b	Disconnect auto sliding door gear and remove central and both side sections of shopfront complete	1	item		0.00
c	Existing roller shutters internally retained allow to fix in open position temp stops in guides	3	no		0.00
2.1	<u>Shopfront & External Works - New</u>				
a	Prepare and redecorate new shopfront window frames both sides see below finish grey	0	P-Sum		0.00
b	Supply and fix timber framed shopfront frame with fixed side windows and transom panel and sliding folding door sets to both sides as detailed drawing	1	item		0.00
c	Extra over last supply and fit argon filled double galzed units 6:12:6 construction	24.0	m2		0.00
d	Allow P Sum to supply and hang new feature timber door await detail to measure	1	P-Sum		0.00
e	Extra over last mild steel vertical handrail,kick and push plates and bespoke flush bolts hinges and locks	1	item		0.00
f	Allow P-Sum; Supply & Install; 3no grey retractable awnings with white signwriting fit directly directly to bottom of stone fascia as Visual 3no. 4000mm wide	1	P-Sum		0.00
	Shopfront Works TOTAL				0.00
3	<u>Enabling Works</u>				
3.1	<u>Demolition & Alterations</u>				
3.1.1	<u>Strip Out (Assume new fire exit and opening to rear formed by Landlord)</u>				
a	Uplift entrance matting and dispose	7	m2		0.00
b	Remove applied wood floor assume floor build retained generally see below for oven and cold room	200	m2		0.00
c	Remove door and frames complete	3	no		0.00
d	Strip out redundant WC waste to basement pump and or cap	1	item		0.00
e	Strip out temporay fire alarm system and lighting generally	1	item		0.00
f	Remove Gyproc wall lining including framing to right hand party wall to expose brick work. Nom 3.46m high	45	m2		0.00
g	Carefully remove drylining to columns and other outer wall surfaces as directed. Nom 2.8m high	126	m2		0.00
h	Demolish non load bearing stud partition wall Nom 2.5m high	9	m2		0.00
i	Allow to cut out and remove section of built up floor to expose slab (Oven & Cold Room)	10	m2		0.00
j	Allow to patch in floor build to right hand party wall where lining removed above Nom 800w x 50 deep	10.5	m2		0.00
k	Allow to patch in built up floor to perimeter as required. (Review on site following removals)	1	P-Sum		0.00
3.1.2	<u>Structural Works (Scope subject to site inspection)</u>				
a	Allow P Sum to strengthen timber structural floor infill under oven await struc engineer details	1	P-Sum		0.00
b	Allow P Sum to for any openings at roof level for plant, flue and or services and make good/weather	1	P-Sum		0.00
c	Allow P Sumfor core drilling in conjunction with underslug drainage works	1	P-Sum		0.00
	Enabling Works TOTAL				0.00
4	<u>New Works</u>				
4.1	<u>Partitioning & Drylining</u>				
4.1.1	<u>Ground, Floor</u>				
a	Construct nominal 97mm thick metal stud walls, comprising 70mm Gypframe C studs at 600mm centres, lined both sides with one layer of 12.5mm thick Wallboard. Constructed to				

C/FWD

		B/FWD		
	maximum height of 3.8m, include to form door openings. Fire Resistance 30 minutes Joints to be taped and filled. British Gypsum System ref = A206013 Partitions 3.5m high (111m2) partions 2.4 high (82m2) dwarf partion 1.2 high (4.5m2)	197.5	m2	0.00
b	Line both sides of stud framing with 12mm Plywood screw fixed to studs at 400c/c max 2.4 high	163	m2	0.00
d	Dryline existing wall surfaces as directed, comprising 12.5mm Gyproc or similar tapered edge plasterboard fixed to British Gypsum GypLyner system. Tape and fill joints ready to receive decorations and surface treatments later specified. Nom 2.4 high max	48	m2	0.00
e	Allow extra over cost to provide and fix one layer 12mm thick WBP Plywood below the plasterboard lining for fixings.	48	m2	0.00
4.2 <u>Woodwork & Joinery</u>				
4.2.1 <u>Ground Floor</u>				
a	Supply and hang FD30 solid core fire resistant doors with plywood (Paint grade) as specified, complete with hardwood lipping's to all edges. Door sizes:			
	2040 x 626 x 44mm	0	no.	0.00
	2040 x 726 x 44mm	10	no.	0.00
	2040 x 826 x 44mm	2	no.	0.00
	2040 x 926 x 44mm	1	no.	0.00
b	Provide and fix wrought softwood door frame sizes 127 x 32 with 25 x 38mm planted stops, glued, screw fixed and pelleted with smoke seals and intumescent strips. To suit door sizes:			
	2040 x 626 x 44mm	0	no.	0.00
	2040 x 726 x 44mm	10	no.	0.00
	2040 x 826 x 44mm	2	no.	0.00
	2040 x 926 x 44mm	1	no.	0.00
d	Supply and fix softwood/MDF architraves to all door frames ex 50 x 19mm	130	Lm	0.00
e	Allow P Sum to overhaul and replace escape ironmongery to retained rear exit door	1	P-Sum	0.00
f	Supply and fix new ironmongery (Provisional Sum await full Ironmongery Schedule)	13	P-Sum	0.00
g	Supply and fix 120mm high nominal 20mm thick solid oak skirting screw fixed and pelleted Restaurant wood floor area only	32	Lm	0.00
h	Allow for FD30 300mm port hole windows (Philip Watts or similar) to Prep and wash up	2	no	0.00
i	Construct concealed cistern back panel framing ex 45 x 45 wrought softwood framing each approx. 900mm wide x 1200 high to Gents WC cubicle	5	no	0.00
j	Over board last with Plasterboard ready for tiling	5	m2	0.00
k	Extra over last douglas fir shelf conceal fixed for maintenance only access	5	Lm	0.00
l	Allow to form douglas fir lipped and zinc clad vanity top(Gents)	1	item	0.00
m	Vertical 200 x 1200 rectangular vision panel glazed with 6mm GWPP glass	3	no.	0.00
n	Extra over last; office door inc one way film	1	no	0.00
o	Supply, cut and fix 600mm post formed white melamine worktop including centre leg support and wall bracket to manager office.	1.5	Lm	0.00
p	Supply and install proprietary white melamine faced shelves 400mm wide 2.0m long	1	no.	0.00
q	Extra over last for white spur uprights and adjustable brackets	1	item	0.00
4.3 <u>Specialist Joinery & Metal work</u>				
4.3.1 <u>Entrance Screens</u>				
a	Manufacture, supply and install black mild steel framed glazed entrance screens complete with Cast GWPP lower section & Clear GWPP upper section .Nominal overall length 7500mm x 2400mm high includes single outward opening door 950 clear width	1	P-Sum	0.00
4.3.2 <u>Meet & Greet</u>				
a	Manufacture, supply and install Meet & Greet station as per usual spec	1	P-Sum	0.00
4.3.3 <u>Prep Counter and Pass</u>				
a	Over board inner leg frames (supplied by catering contractor) with pre laminated black MR MDF boarding top 300 section removable outer face of legs to be clad with WEDI tile backer board ready for tiling or zinc panels see below nominal 1.0mh	9.5	Lm	0.00
b	Extra over last plywood carcassed cupboard with douglas fir /zinc or tiled doors built into servery front cladding	2	no	0.00
		C/FWD		0.00

			B/FWD	0.00
c	Supply and fit 20mm thickness "Carrera" Marble counter top to last front and rear edge thickened to 40mm on and including 20mm MR MDF back board nom 900mm wide to front prep area and 700mm to rear and side prep surface. Includes pass top	12	m2	0.00
d	Extra over router marble for pizza peel	1	item	0.00
e	Provide and fit approx. 400mm high 10mm clear toughened glass sneeze screen to Main servery/prep counter screens set in aluminium channel bottom rail approx. 7.2lm run	8	Lm	0.00
f	Allow for templates and cutting for dump rings and sink bowls or taps by others	1	item	0.00
g	Allow P Sum for shelving /vertical rack for take away boxes	1	P-Sum	0.00
j	Allow P Sum to manufacture hanging gantry between columns nom 3800 Long x 600 high	1	P-Sum	0.00
4.3.4	<i>Wine Display-</i>			
a	Allow P-Sum; Manufacture, supply and install floor standing timber & mild steel mesh wine display units	1	P-Sum	0.00
4.3.5	<i>Fixed Seating</i>			
a	Supply and install fixed seating comprising ply fin and softwood sub frame overboarded with douglas fir hinged seat and scaffold board back	4.5	Lm	0.00
4.3.6	<i>Misc.</i>			
a	Allow P Sum to supply and fit menu display boards spec t.b.c 2 no.	1	P-Sum	0.00
b	Allow for 90 x 20 douglas fir panels fixed to bar, servery fronts & Wall feature boarder tiles/zinc	12	Lm	0.00
bb	Extra over last Zinc infill panels approx 800w x 800h	2	m2	0.00
c	Allow P Sum for mild steel pizza peel holder/brackets	1	P-Sum	0.00
d	Allow P Sum to supply and manufacture pepper mill holder racks	1	P-Sum	0.00
4.4	<u>Floor Finishes</u>			
4.4.1	<i>Entrance Mat</i>			
a	Supply and install entrance mat Jaymart Warcord or similar approved within framed rim	5	m2	0.00
4.4.2	<i>Timber Flooring</i>			
a	Supply new timber floorboards, Ted Todd Husk engineered board brushed and oiled finish PC SUM £38.00 m2 supply nominal 15mm thickness	135	m2	0.00
b	Extra over last for 10% waste	14	m2	0.00
c	Lay floorboards glued to existing screed in accordance with manufacturers instructions	135	m2	0.00
d	Extra over supply specialist adhesive for floor boarding	135	m2	0.00
4.4.3	<i>Giuseppe Floor Tiles</i>			
a	Cut and fix free issues floor tile on and including adhesive & grout	7	m2	0.00
4.4.4	<i>Concrete Tiles</i>			
a	Supply floor tiles for servery/customer area REF: Concrete Tiles (PC-Sum £35 per m2)	19	m2	0.00
b	Extra over last for 10% waste	2	m2	0.00
c	Cut and fix tiles to floor on and including adhesive & grout	19	m2	0.00
d	Cut and fit skirting tiles to tiled floor area (cut from conc tile)	38	Lm	0.00
e	Supply and lay Durbar plate under oven approx 2100 x 2100	1	no	0.00
f	Allow to build up floor under oven and cold room latter assume insulated await engineers details	10	m2	0.00
4.4.5	<i>Swedecore Tiles</i>			
a	Supply 200 x 200 grey non slip gradus Swedecore tiles or similar (PC £34/m2)	59	m2	0.00
b	Extra over last for 10% waste	6	m2	0.00
c	Cut and fix tiles to floor on and including adhesive & grout	59	m2	0.00
d	Cut and fit skirting tiles to tiled floor area	70	Lm	0.00
4.4.6	<i>Floor preparation</i>			
a	Allow to supply and install "Ditra" matting under tiled floor areas (assumes built up floor retained)	85	m2	0.00
			C/FWD	0.00

			B/FWD	0.00
4.4.7	<i>Misc.</i>			
a	Provide and fix metal floor trim between extg wood and tile floor areas	16	Lm	0.00
4.5	<u>Ceiling Finishes</u>			
	<i>Ground Floor</i>			
4.5.1	<i>MF Ceiling Customer WC only</i>			
a	Supply and install Gyproc MF suspended ceiling hangers fixed to existing floor structure supporting ceiling grid and clad with 900 x 1800 x 12.5mm thick tapered edge plasterboard screw fixed to last. Tape and fill joints ready to receive decorations later specified.	19	m2	0.00
4.5.2	<i>Lay In Grid</i>			
a	Supply and install suspended ceiling to BOH rooms generally fitted at nominal 2.4 high comprising 600 x 600 module t section and perimeter angle trim with 12mm thickness white plastic faced plasterboard tiles with polished aluminium backing. Includes office and staff rooms	45	m2	0.00
4.6	<u>Wall Finishes</u>			
	<i>Ground Floor</i>			
4.6.1	<i>WF-02; Metro Tile to 2400mm paint above</i>			
a	Supply wall tiles; Metro 150 x 75 laid brickbond; finish white; to 2400mm. PC supply Cost £30 per m2 inclds servery upto 1350 high	44	m2	0.00
b	Extra over last for 10% Waste	4	m2	0.00
c	Cut and fix wall tiles using suitable adhesive and grout pale grey	44	m2	0.00
4.6.2	<i>WF-02; Metro Tile to 700mm paint and or mirror above as drawing</i>			
a	Supply wall tiles; Metro 150 x 75 laid brickbond; finish white; to 700mm. PC supply Cost £30 per m2	22	m2	0.00
b	Extra over last for 10% Waste	2	m2	0.00
c	Cut and fix wall tiles using suitable adhesive and grout pale grey	22	m2	0.00
4.6.3	<i>WF-02a; 150x150 White Tiles & Paint- DDA & Main Wc's</i>			
a	Supply wall tiles; 150 x 150 laid brickbond; finish white. PC supply Cost £5 per m2; nominal 1500mm high	56	m2	0.00
b	Extra over last for 10% Waste	6	m2	0.00
c	Cut and fix wall tiles using suitable adhesive and grout pale grey	56	m2	0.00
d	Painted wall above finish is included within painting and decorating section			
4.6.4	<i>WF-04; Zinc Sheeting With Border</i>			
a	Supply and fit 90 x 12 douglas fir border to zinc panels	24	Lm	0.00
b	Supply and fit zinc panels	6	m2	0.00
4.6.5	<i>WF-06 - Framed Giuseppe Tiles to 2400mm with FOH paint above</i>			
a	Allow to cut and hang "free issue" feature wall tiles on and include waterproof adhesive & grout	5	m2	0.00
b	Supply and fit 90 x 12 douglas fir border to zinc panels	15	Lm	0.00
4.6.6	<i>WF-12; Mild Steel dado rail</i>			
a	Allow for mild steel dado rail; approx 120mm wide; clear seal includes brick wall	32	Lm	0.00
4.6.7	<i>WF-13 - Scaffold Board</i>			
a	Supply and Fix; scaffold board cladding to wall; screwed to softwood battons Nominal 2.4 high max	15	m2	0.00
4.6.8	<i>WF-07; Whiterock</i>			
a	Supply and fix Altro Whitrock wall cladding to all BOH walls - colour White nom 2.4h	84	m2	0.00
4.6.9	<i>WF-14 Random Zinc Cladding</i>			
a	Supply and fix Random size zinc sheets overlapped complete with copper nail border N/A	0	m2	0.00
			C/FWD	0.00

			B/FWD	0.00
4.6.10	<i>WF- 09 Random Mirror walling</i>			
a	Supply and fit random mirrors with applied painted timber framing nom 2.0m high	16	m2	0.00
4.6.11	<i>WF- 10 Sterling Board</i>			
a	Supply and fit sterling board panels ex 12mm thickness glue fixed to wall surface and satin acrylic lacquer sealed. Nom 1.5high	12	m2	0.00
4.7	<u>Painting & Decorating</u>			
a	Allow to spray out main structural soffit and upstands colour t.b.c Concrete retained NO works	0	m2	0.00
aa	Prepare & apply 1 mist and 3 coats emulsion to exposed ceiling surfaces	19	m2	0.00
b	Prepare & apply 1 mist and 3 coats emulsion to exposed wall surfaces (inc BOH areas)	116	m2	0.00
c	Knot, prime, stop and apply 2 coats undercoat and 1 coat gloss to Doors	68	m2	0.00
d	Knot, prime, stop & apply 2 coats undercoat and 1 coat gloss to Frames/Arch's	85	Lm	0.00
e	Apply FR lacquer to all joinery elements as directed	1	P-Sum	0.00
f	Allow for decoration of display cupboards and sealing shelving generally	1	P-Sum	0.00
g	Allow for complete redecoration of Existing shopfront window frames internally and externally	1	P-Sum	0.00
h	Allow to prepare and apply two coats masonry paint to rendered wall (92m2) and window surrounds	1	item	0.00
i	clean and seal retain exposed brick work to right hand party wall nom 2.8high	28	m2	0.00
4.9	<u>Miscellaneous</u>			
a	Provide and fix mirrors to public toilets (Provisional Sum, design TBC)	1	P-Sum	0.00
b	Allow to position and hang free issue artwork/mirrors including coat hooks etc. FOH	1	P-Sum	0.00
c	Allow P Sum for builders work and attendance on Mechanical Installation	1	P-Sum	0.00
d	Allow P Sum for builders work and attendance on Electrical Installation	1	P-Sum	0.00
e	Supply and fit vertical baby change unit	1	item	0.00
f	Silicone expert on completion	1	item	0.00
g	Allow to assemble table tops and bases supplied by others	1	item	0.00
h	Allow to supply and fix FOH coat hooks	1	P-Sum	0.00
i	Allow for below ground drainage pre and post CCTV survey	1	P-Sum	0.00
j	Allow P Sum for below ground drainage repairs that may be identified Assume no requirement	0	P-Sum	0.00
k	Allow P-Sum for new weathering around newly installed twin wall extraction flue	1	P-Sum	0.00
l	Allow P Sum for zinc cladding and timber push plates to internal doors as directed 10 no faces	1	P-Sum	0.00
	New Works TOTAL			0.00
5	Plumbing & Piped Services Works			
a	Allow P Sum for New hot and cold water distribution pipework to new positions including above ground drainage (Inc new water heater) _	1	P-Sum	0.00
b	Allow to supply and install new sanitaryware (Sinks, toilet & seats only)	1	P-Sum	0.00
c	Extra over underslung waste/soil pipes to landlord connection t.b.a	1	item	0.00
	Plumbing & Piped Services Works TOTAL			0.00
6	Electrical			
a	Allow P Sum to re wire new lighting circuits as required include power/data (Lighting supply now client direct) includes Fire Alarm	1	P-Sum	0.00
	Electrical TOTAL			0.00