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## **SCHEDULE OF WORKS**



At the premises known as:  
**Nazarene Theological College**  
**Dene Road**  
**Didsbury**  
**Manchester**  
**M20 2GU**

For:  
**Nazarene Theological College**

By:  
**Mark Newman BSc(Hons) MRICS**

Date:  
**MAY 2022**

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| No  | DESCRIPTION                                                                                                                                           | QTY | UNIT  | RATE | COST (£) |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------|------|----------|
| 1.0 | <b>DAYWORKS AND CONTINGENCIES</b>                                                                                                                     |     |       |      |          |
|     | Contractor to complete this section, but note: Dayworks and Contingencies will be omitted from the final sum and are to be directed by the S.O. only. |     |       |      |          |
|     | <b>Dayworks Before Practical Completion</b>                                                                                                           |     |       |      |          |
| (a) | Craftsmen hours: Allow 8h                                                                                                                             | 8.0 | Hours |      |          |
| (b) | Labourers hours: Allow for 8h                                                                                                                         | 8.0 | Hours |      |          |
| (c) | Include a provisional sum for materials to be used in daywork.                                                                                        |     | PS    |      | 500.00   |
| (d) | Add for profit and overheads to be allowed on the net cost of materials used in dayworks.                                                             |     | %     |      |          |
| (e) | Include a Provisional sum for plant etc, to be used in dayworks.                                                                                      |     | PS    |      | n/a      |
| (f) | Add profit and overheads.                                                                                                                             |     | %     |      |          |
|     | <b>Dayworks During Defects Rectification Period</b>                                                                                                   |     |       |      |          |
| (g) | Craftsmen hours: Allow 8h                                                                                                                             | 8.0 | Hours |      |          |
| (h) | Labourers hours: Allow for 8h                                                                                                                         | 8.0 | Hours |      |          |
|     | <b>Contingencies</b>                                                                                                                                  |     |       |      |          |
| (i) | Include a Provisional sum for contingencies                                                                                                           | 1.0 | PS    |      | 1,000.00 |

| No  | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | QTY | UNIT | RATE | COST (£) |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|----------|
| 2.0 | <b>GENERAL PRELIMINARIES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |      |      |          |
| 2.1 | <u>Pricing Notes</u><br>Each item in this Schedule must be fully quantified and priced. Bracketing of items will not be accepted. Failure to comply with this requirement may result in the submitted Tender being deemed to be void.                                                                                                                                                                                                                                                 |     | Item |      |          |
| 2.2 | The prices must include for everything necessary to complete the work required by the Tender Documents, including allowing for all costs arising from the requirements regarding access, restrictions on sequence and mode of operations referred to in the Preliminaries.                                                                                                                                                                                                            |     | Item |      |          |
| 2.3 | This Schedule of Works does not relieve the Contractor of his responsibility to include for everything described in the Specification and shown on the Tender Drawings (where provided). If items of work are not specifically referred to in this Schedule, the Contractor will be deemed to have included the relevant costs within other items of this Schedule, or alternatively, they may be inserted at the appropriate space at the end of this Schedule.                      |     | Item |      |          |
| 2.4 | The Contractor shall be deemed to have visited the site and examined the drawings to ascertain the nature and extent of the work as no claims on the grounds of lack of such knowledge will be entertained.                                                                                                                                                                                                                                                                           |     | Item |      |          |
| 2.5 | <u>Provisional Sums</u><br>All <b>provisional sums, provisional quantities</b> and <b>PC Sums</b> are to be directed by the Contract Administrator. The exact costs are to be confirmed with the Contract Administrator prior to commencement of works on site.                                                                                                                                                                                                                       |     | Item |      |          |
| 2.6 | The whole of the work shown on the drawings, or described in the following Schedule of Work shall be constructed and executed by the Contractor to the true intent and meaning of the Tender Drawings, Specifications and Conditions of Contract, all to the satisfaction of the CA. The Contractor is to allow for all costs and incidental items as described in the Tender Documents as a whole or apparent as being necessary for the complete and proper execution of the works. |     | Item |      |          |
| 2.7 | <u>Measurements and Quantities</u><br>All areas and measurements provided are provisional in nature and are subject to re-measure at the appropriate rate.                                                                                                                                                                                                                                                                                                                            |     | Item |      |          |

| No   | DESCRIPTION                                                                                                                                                                                                                                                                     | QTY | UNIT | RATE | COST (£) |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|----------|
| 2.8  | Allow for all necessary preliminaries, plant, machinery and attendance, in order to comply with the proceeding sections. Include for obtaining approval for erection of scaffolding onto public highways/footpaths if required.                                                 |     | Item |      |          |
| 2.9  | <u>Scaffold / Access</u><br>The Contractor is to allow for providing all necessary scaffold for the duration of the specified works. This is to include full netting to platform level, and toe boards, and platforms to be over boarded to prevent falling debris of any kind. |     | Item |      |          |
| 2.10 | <u>Site Enclosure, Health and Safety</u><br>The Contractor is to include for the provision of warning barriers and heras fencing around the works during the course of the contract, inclusive of warning notices and safety tape/bollards etc.                                 |     | Item |      |          |
| 2.11 | Include for all protective and other safety equipment such as barriers, safety signage, and a designated safe place to leave materials while the site is unattended.                                                                                                            |     | Item |      |          |
| 2.12 | The siting of Contractor's plant, accommodation and stored materials within the boundaries of the premises are to be agreed with the Contract Administrator.                                                                                                                    |     | Item |      |          |
| 2.13 | <u>Personal Protective Equipment</u><br>All operatives should be properly trained for their duties, and provided with all necessary PPE.                                                                                                                                        |     | Item |      |          |
| 2.14 | <u>Asbestos</u><br>It is not anticipated that any Asbestos Containing Materials will be found, however the contractor is to notify the S.O. or CDM coordinator immediately if any suspected asbestos containing materials are identified.                                       |     | Item |      |          |
| 2.15 | <u>Lead work</u><br>All lead work to be in accordance with LSA guidelines – which can be supplied on request. Panitation oil to be applied.                                                                                                                                     |     | Item |      |          |
| 2.16 | All works to be adequately weather protected at all times.                                                                                                                                                                                                                      |     | Item |      |          |
| 2.17 | <u>Rubbish and Debris</u><br>All rubbish and debris must be removed from site, as it occurs and the Contractor is to include for keeping areas affected by the proposed works free from dirt, debris and dust etc.                                                              |     | Item |      |          |

| No         | DESCRIPTION                                                                                                                                                                                                                                                                                                      | QTY | UNIT           | RATE | COST (£) |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------|------|----------|
| 2.18       | The siting of builders skips shall be agreed prior to commencement of works and the Contractor must obtain a licence for any skips deposited on the public highway and to conform to all conditions contained therein.                                                                                           |     | Item           |      |          |
| 2.19       | <u>Drawings</u><br>This document is to be read in conjunction with Building Sense Drawings, 18007.01C and 18007.02C                                                                                                                                                                                              |     | item           |      |          |
| <b>3.0</b> | <b>PROJECT SPECIFIC</b>                                                                                                                                                                                                                                                                                          |     |                |      |          |
| <b>3.1</b> | <b>GROUNDWORK</b>                                                                                                                                                                                                                                                                                                |     |                |      |          |
| 3.1.1      | <u>Drainage</u><br>Engage a specialist drainage contractor to carry out a CCTV survey of the gullies and plot out drain positions prior to the commencement of works.                                                                                                                                            |     | l/m            |      |          |
| 3.1.2      | Adjust the existing gullies, set aside grid to be replaced when new levels are formed                                                                                                                                                                                                                            |     | l/m            |      |          |
| 3.1.3      | <u>Remove steps</u><br>Carefully remove top two steps as shown in drawing 18007.01C, set aside original York Stone flags and anything of historical value.                                                                                                                                                       |     | item           |      |          |
| 3.1.4      | <u>Reduce Levels</u><br>Excavate ground as required and as indicated on drawing 18007.01C, in order to suit new tarmacadam build up and sub base as specified below and existing levels. Cart spoil from site.<br><br><ul style="list-style-type: none"> <li>Grey shaded area</li> <li>Hatched area</li> </ul>   |     | m <sup>3</sup> |      |          |
| 3.1.5      | <u>Flower Bed Retaining Wall</u><br>Form new 102mm wide brick retaining wall around flower border as shown on drawing 18007.01C min. 1 course over raised bed level. New wall built off 450 x 200mm deep concrete foundation, and comprising bricks to match existing, being frost resistant and salt retardant. |     | m <sup>3</sup> |      |          |
| 3.1.6      | Supply and fit new York stone coping stone with min 25mm overhang each side, bedded in mortar, to match coping stones to existing walls.                                                                                                                                                                         |     | item           |      |          |
| 3.1.7      | <u>Level Platform</u>                                                                                                                                                                                                                                                                                            |     |                |      |          |

| No         | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | QTY | UNIT           | RATE | COST (£) |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------|------|----------|
|            | Supply and lay York stone flags to match existing, over 50mm 2-6mm hard grit sand, 150mm THK MOT type 1 (no fines) granular over 300mm thick 6F2 hardcore capping material, further to formation level proof rolled and soft spots removed and replaces with compacted granular material                                                                                                                                                                                                                                                                      |     | m <sup>3</sup> |      |          |
|            | <ul style="list-style-type: none"> <li>Grey shaded area</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |                |      |          |
| 3.1.8      | <u>Threshold Drain</u><br>To the conference room door threshold, supply and fit new ACO StepDrain slot drainage channels.<br><a href="https://www.aco.co.uk/products/stepdrain">https://www.aco.co.uk/products/stepdrain</a>                                                                                                                                                                                                                                                                                                                                  |     | item           |      |          |
| 3.1.9      | Drain out through existing side retaining wall towards bay window, and existing gully.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | l/m            |      |          |
| 3.1.10     | <u>Tarmacking</u><br>Lay new tarmac:<br><br>Finish with 40mm close graded surface course with 10mm aggregate: AC 10 dense surf 100/ 150 EN 13108-1, further to 60mm thick dense, heavy duty binder course with 20mm aggregate: AC 20 dense BIN 100/ 150 EN 13108-1, further to 150mm THK MOT type 1 granular sub base material to clause 803 of the specification for highway works, further to 300mm thick 6F2 hardcore capping material, further to Formation level to be proof rolled and soft spots removed and replaces with compacted granular material |     |                |      |          |
|            | <ul style="list-style-type: none"> <li>Hatched area</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     | m <sup>3</sup> |      |          |
| 3.1.11     | Ensure gradient of no more than 1:20 and a level threshold at the entrance of the new doorway with maximum 15mm upstand.                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | No             |      |          |
| <b>3.2</b> | <b>NEW DOOR TO CONFERENCE ROOM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |                |      |          |
| 3.2.1      | <u>Forming the door opening</u><br>Where shown on drawings 18007.02C, carefully form new door opening into conference room.                                                                                                                                                                                                                                                                                                                                                                                                                                   |     | item           |      |          |
| 3.2.2      | Internally, remove the radiator and pipework from door opening position, and cap off pipework, in floor void ensuring that remaining radiators still work.                                                                                                                                                                                                                                                                                                                                                                                                    |     | item           |      |          |
| 3.2.3      | Carefully remove affected sections of skirting board and picture rail internally, and set aside for modification and refixing.                                                                                                                                                                                                                                                                                                                                                                                                                                |     | l/m            |      |          |
| 3.2.4      | Use hand tools only to carefully remove the internal plaster within the space of the new door opening.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | m <sup>2</sup> |      |          |

| No     | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | QTY | UNIT                         | RATE | COST (£) |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------------|------|----------|
| 3.2.5  | Insert new concrete lintels over new opening, min 150mm end bearing, formed sympathetically in material guided by conservation officer.                                                                                                                                                                                                                                                                                                                                                                                 |     | item                         |      |          |
| 3.2.6  | Carefully dismantle the wall inside the new opening brick by brick and set aside bricks for reuse.                                                                                                                                                                                                                                                                                                                                                                                                                      |     | m <sup>2</sup>               |      |          |
| 3.2.7  | <u>Bespoke Green Oak timber door</u><br>Instruct a competent specialist to exactly replicate the existing green oak timber door including lead glazing and door furniture.                                                                                                                                                                                                                                                                                                                                              |     | item                         |      |          |
| 3.2.8  | New door fitted with double glazed sealed unit with a u-value of a maximum of 1.8W/m <sup>2</sup> K                                                                                                                                                                                                                                                                                                                                                                                                                     |     | item                         |      |          |
| 3.2.9  | New door to be fitted with croft Dutch rim drop handle in polished nickel<br><a href="https://www.broughtons.com/store/product/101183/croft-dutch-rim-drop-handle-1717r-polished-nickel/">https://www.broughtons.com/store/product/101183/croft-dutch-rim-drop-handle-1717r-polished-nickel/</a>                                                                                                                                                                                                                        |     | item                         |      |          |
| 3.2.10 | New door to be fitted with The Anvil Art Deco fingerplate polished nickel<br><a href="https://www.broughtons.com/store/product/176238/from-the-anvil-art-deco-fingerplate-small-polished-nickel/">https://www.broughtons.com/store/product/176238/from-the-anvil-art-deco-fingerplate-small-polished-nickel/</a>                                                                                                                                                                                                        |     | item                         |      |          |
| 3.2.11 | <u>Automated Opening</u><br>Supply and fit automated opening control to the newly formed door.<br><a href="https://doorcontrolsdirect.co.uk/access-keypads/190-act-10-digital-keypad?gclid=EAlaIqobChMIz8mah7v19wIVRoXVCh0X1Qo4EAQYASABEgJiSPD_BwE">https://doorcontrolsdirect.co.uk/access-keypads/190-act-10-digital-keypad?gclid=EAlaIqobChMIz8mah7v19wIVRoXVCh0X1Qo4EAQYASABEgJiSPD_BwE</a>                                                                                                                         |     | item                         |      |          |
| 3.2.12 | Supply and fit Heritage 13A switched fused spur with flex outlet white insert satin chrome<br><a href="https://www.cef.co.uk/catalogue/products/335986-13a-switched-fused-unit-and-flex-outlet-with-white-insert-satin-chrome">https://www.cef.co.uk/catalogue/products/335986-13a-switched-fused-unit-and-flex-outlet-with-white-insert-satin-chrome</a>                                                                                                                                                               |     | item                         |      |          |
| 3.2.13 | Accessible accessories as follows:<br>· A Record DFA 127 automatic swing door operator – fitted to the door frame header internally, with a slide arm assembly fitted to the top rail of the door<br>· A monitored safety sensor – fitted to each face of the door on the top rail<br>· A full height finger protection safety device – fitted to the door along its edge and to the door frame – on the closing side<br>· An ACT10 electronic digital keypad – fitted externally on the wall or door frame – for entry |     | item<br>item<br>item<br>item |      |          |

| No         | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | QTY | UNIT | RATE | COST (£) |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|----------|
|            | <ul style="list-style-type: none"> <li>· A 100m square wireless push pad, fitted internally – to trigger the automatic door operator from inside – to allow egress</li> <li>· An electronic locking device – to ensure that the door locks when closed – Type to be determined – Large cost range</li> <li>· A 2 amp 12 volt DC power supply – to power the keypad and electronic lock</li> <li>· Possibility of safety barriers internally – these are designed to avoid the door colliding with users</li> <li>· A 240 volt fused spur, internally, just above the door – to power the door operator</li> <li>· A slimline wireless push pad to automate the door</li> <li>· An ACT10KeypadL9057</li> </ul> |     | item |      |          |
| 3.2.13     | <u>Hand Activator/ Keypad</u><br>Electrical connection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | item |      |          |
| <b>3.3</b> | <b>CANOPY OVER NEW DOOR</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |      |      |          |
| 3.3.1      | <u>Canopy formation</u><br>Instruct a competent specialist to exactly replicate the mirroring hipped end canopy roof, over the existing door except with additional raking prop in lieu of brickwork.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     | item |      |          |
| 3.3.2      | Materials and construction methods to <b><u>exactly match existing</u></b> canopy including oak/hardwood timber framing and mouldings, and stone slate roof.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     | item |      |          |
| 3.3.3      | Canopy to be fixed back with modern stainless steel M10 coach bolts and resin anchors, with oak plugs over bolt head holes, to meet current standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | item |      |          |
| 3.3.4      | Stone slates, fixed back to timber tiling battens with breathable sarking membrane, over 150mm timber rafters at 400 cts. with 200mm hip rafter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     | item |      |          |
| 3.3.5      | Supply and fit new code 5 stepped lead cover and soaker flashings weathering wall abutment, and correctly lapped with sarking felt. Apply patination oil to new leadwork.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     | item |      |          |
| <b>3.4</b> | <b>INTERNALLY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |      |      |          |
| 3.4.1      | <u>Refixing of detailing</u><br>Refix previously set aside skirting boards and picture rail to suit new door opening, cut into new opening reveals, and curved to match existing door opening.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     | item |      |          |
| 3.4.2      | <u>Plaster repairs</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |          |

| No    | DESCRIPTION                                                                                                                                                                                                           | QTY | UNIT           | RATE | COST (£) |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------|------|----------|
|       | Replaster internal reveals with curved corners to match existing door, using appropriately specified lime plaster to match existing, specified as follows:<br>10mm scratch coat<br>10mm float coat<br>4mm finish coat |     | m <sup>2</sup> |      |          |
| 3.4.3 | <u>Timber Threshold</u><br>Form new hardwood bespoke threshold positioned over existing wall where removed, to align with external paving and internal flooring.                                                      |     | m <sup>2</sup> |      |          |
| 3.4.4 | Treat with two coats clear floor varnish on completion.                                                                                                                                                               |     | m <sup>2</sup> |      |          |
| 3.4.5 | <u>Decorate to finish</u><br>Decorate new plaster finish internally to match existing                                                                                                                                 |     | m <sup>2</sup> |      |          |

| ITEM  | DESCRIPTION           | COST (£) |
|-------|-----------------------|----------|
| 8.0   | FINAL COLLECTION PAGE |          |
| 1.0   |                       |          |
| 2.0   |                       |          |
| 3.0   |                       |          |
| 4.0   |                       |          |
| 5.0   |                       |          |
| 6.0   |                       |          |
| 8.0   |                       |          |
| 7.0   |                       |          |
| TOTAL |                       |          |

**FORM OF TENDER**

for  
Repair & Refurbishment Works at  
**Nazarene Theological College, Dene Road, Didsbury, M20 2GU**

Our File Ref: 18007

After careful consideration of the documents referred to in the invitation to tender, we hereby offer to enter into the prescribed Form of Contract and carry out the whole of the above works to your satisfaction for the sum of: -

|   |       |           |
|---|-------|-----------|
| £ | _____ | (Figures) |
|   | _____ |           |
|   | _____ |           |
|   | _____ | (Words)   |
|   | _____ |           |

\* The price remains open for acceptance within 12 weeks from the date hereof.

\* We are in a position to commence the works .....

\* The Contract period would be .....weeks

**We understand the Employer is not bound to accept the lowest, or any tender.**

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

Signed: \_\_\_\_\_

Position: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

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

\* Ensure **all** spaces are completed and return with a fully priced copy of the Specification.