



OBi Schedule of Works

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OBi . 80 MOSLEY STREET
MANCHESTER . M2 3FX

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SECTION 2.0 - GENERAL

Item	Description	
2.0.1	Generally	
2.0.1.1	This Schedule of Works details the Redecoration works at Upper & Lower Campfield, Lower Byrom Street, Manchester, M3 4FP on behalf of Allied London.	
2.0.1.2	The pre-construction health and safety plan, preliminaries, specification clauses, schedule of works and drawings are to be regarded as a package of works and are not to be considered in isolation. Any works not specifically included, but implied by the nature of the work are deemed to be included.	
2.0.1.3	The contractor is to ensure that upon submission of their priced schedule, each item is to be priced individually and not grouped together.	
2.0.1.4	The Contactor is to liaise fully with the Contract Administrator to discuss and agree all works prior to submission of a tender. The tenderer should immediately bring to the attention of the Contract Administrator any discrepancies in the Tender Documents.	
2.0.1.5	Discrepancies which arise following issuing of the Letter of Intent will not be accepted and the more onerous requirement is to be complied with.	
2.0.1.6	The Contractor is to provide all necessary temporary hoardings, fencing, sheeting, dust sheets, signage etc., to protect the works and the general public and tenants who may come into close contact with the work area.	
2.0.1.7	The Contractor is to allow for all double handling throughout the duration of the works.	
2.0.1.8	The Contractor is to allow for reinstating/making good all areas disturbed on completion.	
2.0.1.9	For the purposes of this schedule we have assumed that the front elevation faces East.	
2.0.1.10	Confirm level of allowance for overheads and profits and the expenditure of provisional sums.	%
2.0.1.11	All operatives are to sign in and out of building, arrangements to be made with CA.	
2.0.1.12	All materials and works are to be broken down into safely manageable sections (in compliance with the Manual Handling Regulations) and transported in trolleys or similar containers. The contractor will be informed where a skip or vans may be positioned prior to commencement of work on site.	
2.0.1.13	Carefully isolate all power to lighting, small power, etc, from main distribution board within the suite before commencing and strip out and alteration works.	
2.0.1.14	Contractor to provide required temporary lighting, fire alarm system and power as necessary to undertake all works.	
2.0.1.15	Contractor to undertake and complete schedule of condition survey and photographic record of condition of all Landlord's common areas, and retained finished and elements prior to start on site and all damage deemed by the CA to be the responsibility of the contractor is to be made good.	
2.0.1.16	Allow to protect all finishes that are to be retained as part of refurbishment works.	
2.0.1.17	Allow for all BWIC with mechanical services installation. To include all access for installation/strip out of pipework etc and all core drilling of structure. To be indicated where not included within mechanical services section.	
2.0.1.18	Allow for all BWIC with electrical services installation. To include all access for installation/strip out of cabling and all core drilling of structure. To be indicated where not included within electrical services section.	

2.0.2	Site Rules	
2.0.2.1	The Contractor is to adhere to the site rules and OBI Expectations at all times. Copies can be obtained by contacting the Contract Administrator. No claims will be accepted that the landlord's rules/requirements or OBI Expectations could not be envisaged at the tender stage.	
2.0.2.2	The Contractor is to provide the Building Manager with a list of all person's working on site on a daily basis including ID's. This shall be given a week in advanced of the next working week. All operatives attending site will not be allowed on site if they do not have in their possession ID which corresponds with the list.	
2.0.2.3	The use of radios, personal stereo's within the building or its immediate environment will not be permitted.	
2.0.2.4	The Contractor is to comply with all reasonable requirements of the existing office tenants (if applicable) in relation to the timing of noisy works. The Contract Administrators instructions are to be sort in the event that noise, vibrations, etc are expected to cause unreasonable disturbance to occupants or visitors of the building. The Contractor is to allow for undertaking all noisy works outside of normal working hours. Normal working hours are deemed to be between 8am and 5.30pm Monday to Friday.	
2.0.2.5	Prior to commencement of the works, the contractor is to provide all necessary warning signs within the vicinity of the proposed works to inform the general public and to comply with the Health & Safety at Work Act. Regulations.	
2.0.2.6	The Contractor will maintain safe access at all times to neighbouring areas.	
2.0.2.7	The site is to be kept tidy with all principal access routes, fire escapes and common parts kept clear at all times.	
2.0.2.8	Under no circumstances are the Contractors representatives to gain unauthorised access to tenanted areas or other areas of the building without the explicit consent of the building management company or CA.	
2.0.2.9	The contractor is to ensure that dust is kept to a minimum and any affected areas are regularly cleaned/ vacuumed.	
2.0.2.10	Smoking is not permitted within the building/site and with the immediate area.	
2.0.2.11	All rubbish and demolition materials must be removed from site as it occurs and the contractor is to allow for providing 1100 litre waste bin to transfer waste from the floor to the skip position.	
2.0.3	Access	
2.0.3.1	The Contractor is to take full responsibility for the design, ordering, erection, adaptations, maintenance and dismantling of scaffolding and access equipment required for the safe execution of his own work and that of all subcontracted work.	
2.0.3.2	Any damage caused as a direct result of trestles, platforms, etc. shall be rectified at the Contractors own expense.	
2.0.3.3	In the event of any localised tower access being used, its relocation to allow for inspection in whatever location and state of progress of the works is deemed included in the tender price. Claims for standing time, etc., due to inspection of the works will not be accepted.	
2.0.3.4	Platforms and cradles should be erected, altered and dismantled by experienced operatives and should be under constant supervision.	
2.0.4	First Aid	
2.0.4.1	A comprehensive first aid kit and accident/incident book and portable fire extinguishers are to be kept on site at all times.	
2.0.4.2	It is the contractor's responsibility for maintaining first aid facilities in accordance with the specification.	
2.0.4.3	The main contractor is to ensure that all personnel are issued with the correct PPE at all time. PPE is to be worn relevant to the works being undertaken, hard hats, safety boots, gloves, glasses to be worn through all strip out works and then relevant PPE thereafter.	

2.0.5	Site Forman/Person In Charge Of Works	
2.0.5.1	The contractor is required to allow for a permanently site based Manager for the duration of the works.	
2.0.5.2	The Contractor is to allow for the attendance of the Contracts Manager or suitable representative at normal site meetings, progress meetings and normal site management requirements.	
2.0.5.3	Include for labourers in assisting with site welfare, distribution of materials and removal of waste materials.	
2.0.6	Site Diary & Site Agreements	
2.0.6.1	The main contractor is to maintain a site diary and all visitors to site must sign in.	
2.0.6.2	The contractor is to maintain a record of all site agreements.	
2.0.7	Variations	
2.0.7.1	The Site Foreman is only to accept verbal instructions from the Contract Administrator. Under no circumstances are instructions to be accepted from any other person. If the contractor proceeds with work without a verbal instruction from the Contract Administrator, they do so entirely at their own risk.	
2.0.7.2	Verbal instructions provided by the Contract Administrator will be confirmed via e-mail within 48 hours subject to receiving confirmation of any associated costs.	
2.0.8	British Standards And Codes Of Practice	
2.0.8.1	All work must be undertaken in accordance with the trade preambles and all legislation including all Codes of Practice, British Standards, Manufacturers Recommendations, Health & Safety Legislation, Building Regulations etc.	
2.0.8.2	The contractor must inform the Contract Administrator if there are any discrepancies between the Manufacturers Recommendations, British Standards, etc and this specification.	
2.0.8.3	In this event the more onerous requirement is deemed to be included.	
2.0.9	Welfare Facilities	
2.0.9.1	The contractor to provide their own welfare facilities.	
2.0.10	Services	
2.0.10.1	Existing power supplies may be used by the Contractor for the reasonable execution of the work.	
2.0.10.2	Water supplies will be available for the Contractor's reasonable use at no charge during the works.	
2.0.11	Waste Removal	
2.0.11.1	The contractor is to obtain permission from the Contract Administrator for the provision for removal of waste prior to the commencement works. A skip can be located on site.	
2.0.11.2	The contractor should allow for the provision of waste bin which best suits the contractor to allow for the transfer of waste from the suites to the skip position.	
2.0.11.3	It is the contractor's responsibility to use a registered licenced waste disposal company.	
2.0.12	O&M Manuals	
2.0.12.1	The contractor is to provide 2no hard copies and 2no copies on disk of the completed O&M Manuals on completion of the contract works at PC.	

2.0.13 Insurance

2.0.13.1	The contractor will be required to hold a minimum of £5 million for Professional Indemnity and Public Liability insurance throughout the works and the contractor shall allow for this in his tender.	
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2.0.14 Asbestos

2.0.14.1	The contractor is to ensure they have read the Asbestos report included within the surveys section of the tender for the duration of the works the contractor is responsible for management of the ACMs within the building to ensure they are removed by a competent person or left in situ undisturbed.	
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TOTAL TO SUMMARY**£0.00**

SECTION 2.1 - REDECORATION WORKS

Item	Description	
2.1.1	Access	
2.1.1.1	The perimeter access scaffolding is to be provided by others for the duration of the works.	
2.1.1.2	The Contractor is to include for all the necessary lifting and transportation equipment such as scissor lifts or scaffold towers required to safely complete the works.	
2.1.1.3	The Contractor is to include for all the necessary protection and hoarding required to safely complete the works allowing to make good any damaged caused on completion.	
2.1.2	Decoration - North Elevation	
2.1.2.1	Please refer to the Project 3 Architects - Lower Campfield Drawing Register Dated 25/03/2024 for the latest product specifications, locations and colour references.	
2.1.2.2	Prior to undertaking any redecoration works, the Contractor is to allow to clean all elevations using a jet washer to remove all dust debris and any loose materials. Following completion of the jet wash, the contractor is required to clean down all surfaces using a sugar soap solution to remove any remaining oils, grease and other environmental contaminations. Any persistent dirt is to be removed using a light detergent solution (approved by the paint manufacturer). M60/440	
2.1.2.3	Prior to undertaking any works, the contractor must manually remove by hand (using a wire brush) all loose or peeling historic paint from all surfaces.	
2.1.2.4	Where oxidation of the metal work has taken place, the contractor must include to redecorate the steelwork in Dulux Zinc Phosphate primer. Remove all rust using a wire hand brush to ensure the paint will adhere properly to the surface.	
2.1.2.5	Following completion of the preparation works to all surfaces, the Contractor will be responsible for identifying any holes, dents or rough edges which will require repairing prior to redecoration.	
2.1.2.6	Prior to all redecoration works, adequate preparation must be carried out by the Contractor in accordance with the manufacturers recommendations and requirements. The contractor is to include for Multi-Surface Primer and Undercoat (Grey) to be applied to all surfaces prior to any redecoration works proceeding on site. Under no circumstances is the contractor to proceed with the decoration of any uneven or damaged surfaces without prior approval from the Architect or Contract Administrator only. M60/400	
2.1.2.7	Prepare, prime and redecorate using Dulux Weathershield Exterior Wood & Metal Quickdry Satin Medium Base for all timbers including fascias, slats, louves, beads, barge boards etc. Applying 2No. top coats to all areas in the colours identified on the P3 drawings. M60/150 Type A	
2.1.2.8	Prepare, prime and redecorate using Dulux Weathershield Exterior Wood & Metal Quickdry Satin Medium Base for all timbers including fascias, slats, louves, beads, barge boards etc. Applying 2No. top coats to all areas in the colours identified on the P3 drawings. M60/150 Type C	
2.1.2.9	Prepare, prime and redecorate using Dulux Metalshield Satin for all metal work including railings, roses, crests and other details etc. Applying 2No. top coats to all areas in the colours identified on the P3 drawings. M60/150 Type B	
2.1.2.10	Prepare, prime and redecorate using Dulux Metalshield Smooth Masonry Paint Medium Base for all masonry. Applying 2No. top coats to all areas in the colours identified on the P3 drawings. M60/150 Type D	

2.1.3 Decoration - East Elevation		
2.1.3.1	Please refer to the Project 3 Architects - 774 Campfield Drawing Register Dated 25/03/2024 for the latest product specifications, locations and colour references.	
2.1.3.2	Prior to undertaking any redecoration works, the Contractor is to allow to clean all elevations using a jet washer to remove all dust debris and any loose materials. Following completion of the jet wash, the contractor is required to clean down all surfaces using a sugar soap solution to remove any remaining oils, grease and other environmental contaminations. Any persistent dirt is to be removed using a light detergent solution (approved by the paint manufacturer). M60/440	
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	Prepare, prime and redecorate using Dulux Metalshield Smooth Masonry Paint Medium Base for all masonry. Applying 2No. top coats to all areas in the colours identified on the P3 drawings. M60/150 Type D	

2.1.4 Decoration - South Elevation		
2.1.4.1	Please refer to the Project 3 Architects - 774 Campfield Drawing Register Dated 25/03/2024 for the latest product specifications, locations and colour references.	
2.1.4.2	Prior to undertaking any redecoration works, the Contractor is to allow to clean all elevations using a jet washer to remove all dust debris and any loose materials. Following completion of the jet wash, the contractor is required to clean down all surfaces using a sugar soap solution to remove any remaining oils, grease and other environmental contaminations. Any persistent dirt is to be removed using a light detergent solution (approved by the paint manufacturer). M60/440	
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	Prepare, prime and redecorate using Dulux Metalshield Smooth Masonry Paint Medium Base for all masonry. Applying 2No. top coats to all areas in the colours identified on the P3 drawings. M60/150 Type D	

2.1.5 Decoration - West Elevation		
2.1.5.1	Please refer to the Project 3 Architects - 774 Campfield Drawing Register Dated 25/03/2024 for the latest product specifications, locations and colour references.	
2.1.5.2	Prior to undertaking any redecoration works, the Contractor is to allow to clean all elevations using a jet washer to remove all dust debris and any loose materials. Following completion of the jet wash, the contractor is required to clean down all surfaces using a sugar soap solution to remove any remaining oils, grease and other environmental contaminations. Any persistent dirt is to be removed using a light detergent solution (approved by the paint manufacturer). M60/440	
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2.1.5.8	Prepare, prime and redecorate using Dulux Weathershield Exterior Wood & Metal Quickdry Satin Medium Base for all timbers including fascias, slats, louves, beads, barge boards etc. Applying 2No. top coats to all areas in the colours identified on the P3 drawings. M60/150 Type C	
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	TOTAL TO SUMMARY	

SECTION 2.2 - REDECORATION WORKS

Item	Description	
2.1.1	Access	
2.1.1.1	The perimeter access scaffolding is to be provided by others for the duration of the works.	
2.1.1.2	The Contractor is to include for all the necessary lifting and transportation equipment such as scissor lifts or scaffold towers required to safely complete the works.	
2.1.1.3	The Contractor is to include for all the necessary protection and hoarding required to safely complete the works allowing to make good any damaged caused on completion.	
2.1.2	Decoration - North Elevation	
2.1.2.1	Please refer to the Project 3 Architects - Lower Campfield Drawing Register Dated 25/03/2024 for the latest product specifications, locations and colour references.	
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2.1.3 Decoration - East Elevation		
2.1.3.1	Please refer to the Project 3 Architects - 774 Campfield Drawing Register Dated 25/03/2024 for the latest product specifications, locations and colour references.	
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2.1.5 Decoration - West Elevation		
2.1.5.1	Please refer to the Project 3 Architects - 774 Campfield Drawing Register Dated 25/03/2024 for the latest product specifications, locations and colour references.	
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2.1.5.3	Prior to undertaking any works, the contractor must manually remove by hand (using a wire brush) all loose or peeling historic paint from all surfaces.	
2.1.5.4	Where oxidation of the metal work has taken place, the contractor must include to redecorate the steelwork in Dulux Zinc Phosphate primer. Remove all rust using a wire hand brush to ensure the paint will adhere properly to the surface.	
2.1.5.5	Following completion of the preparation works to all surfaces, the Contractor will be responsible for identifying any holes, dents or rough edges which will require repairing prior to redecoration.	
2.1.5.6	Prior to all redecoration works, adequate preparation must be carried out by the Contractor in accordance with the manufacturers recommendations and requirements. The contractor is to include for Multi-Surface Primer and Undercoat (Grey) to be applied to all surfaces prior to any redecoration works proceeding on site. Under no circumstances is the contractor to proceed with the decoration of any uneven or damaged surfaces without prior approval from the Architect or Contract Administrator only. M60/400	
2.1.5.7	Prepare, prime and redecorate using Dulux Weathershield Exterior Wood & Metal Quickdry Satin Medium Base for all timbers including fascias, slats, louves, beads, barge boards etc. Applying 2No. top coats to all areas in the colours identified on the P3 drawings. M60/150 Type A	
2.1.5.8	Prepare, prime and redecorate using Dulux Weathershield Exterior Wood & Metal Quickdry Satin Medium Base for all timbers including fascias, slats, louves, beads, barge boards etc. Applying 2No. top coats to all areas in the colours identified on the P3 drawings. M60/150 Type C	
2.1.5.9	Prepare, prime and redecorate using Dulux Metalshield Satin for all metal work including railings, roses, crests and other details etc. Applying 2No. top coats to all areas in the colours identified on the P3 drawings. M60/150 Type B	
2.1.5.10	Prepare, prime and redecorate using Dulux Metalshield Smooth Masonry Paint Medium Base for all masonry. Applying 2No. top coats to all areas in the colours identified on the P3 drawings. M60/150 Type D	
	TOTAL TO SUMMARY	