

Schedule of Works

PROJECT:

**Proposed Change of use of Lower Ground Floor from Serviced Offices to
Restaurant, Bar and Karaoke including internal Alterations**

Lower Ground Floor, Chatham Mill, 8 Chester St, Manchester, M1 5QF

EMPLOYER:

Mr S Baig

JOB REFERENCE:

**22101 - SOW
V2.0 5th September 2024**



The Intelligent Design Centre

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SCHEDULE OF WORKS:

Project: **Proposed Change of use of Lower Ground Floor from Serviced Offices to Restaurant, Bar and Karaoke including internal Alterations**

Location: **Lower Ground Floor, Chatham Mill, 8 Chester St, Manchester, M1 5QF**

Client: **Mr S Baig**

Job Ref: **22101 Rev 2.0**

Date/By: **4th July 2023 / jad**

This section of the Specification must be read in conjunction with Main Contract Preliminaries/General conditions. Particular attention is drawn to the notes under the heading of 'GENERAL NOTES ON TENDERING' in the Preliminaries and the following drawings;

22101 – 101

22101 – 102

22101 – 103 rev A

22101 – 104 rev A

22101 – 105

22101 – 106 rev F

22101 – 107 rev A

22101 – 108 rev A

22101 – 109 rev A

22101 – 110 rev A

22101 – 111 rev A

22101 - 112

The following items are intended to provide a breakdown of the tender only. Any items not listed in this section where they are clearly indicated or described on the drawings or schedules, are deemed to be included in the tender. No claim for additional costs will be accepted for such items.

GENERAL

All works to be carried out in consultation with client as to pre arranged access times which shall not be outside 8.00am - 6.00pm Monday to Friday and 8.00am to 12.00noon Saturday.

Consider the need to barrier works / provide good site management to help prevent slips, trips whilst works in progress. Cable runs for extension leads etc. to be carefully managed.

An asbestos refurbishment survey will be carried out by consultants and a copy of the report provided to the successful contractor prior to commencement. It is envisaged that removal works if required will be carried out by a licensed contractor; or in accordance with HSE guidance by a contractor insured and competent to do so - with works valued as a variation. In the event of additional suspected asbestos being located, the Contractor shall inform the contract administrator immediately.

Schedule of Works

Works on existing electrical systems.

The property is not to be left insecure and unguarded at any time during the works.

Working at Height:

- Contractor to use safe working methods in accordance with the working at heights regulation 2005.

Working with heat

Processes involving heat sources or sparks including metal cutting, welding, grinding etc. Clear area of combustible materials where practicable, Inspect area before after and during the works. Method of extinguishing e.g. sand/water buckets, extinguishers etc. as appropriate to be available near work in progress. Allow for inspection by competent persons for at least two hours after hot works have been completed.

Safe access and egress to the property to be maintained.

Ensure that materials are stored so as not to impede traffic routes and that waste materials are removed and disposed of in the correct way and not allowed to build up.

Health Hazard – COSHH

Materials and substances used during construction will present health and /or safety hazards requiring the main contractor to carry out COSHH or other risk assessments. These are deemed to be within the experience of a competent contractor and have not been listed here. It is expected that materials which may require special precautions may include the following:

Sealants, cleaning materials, chemical treatments, resin treatments, paint mortars, grouts, adhesives, coatings and membranes.

Where works are undertaken involving the use of chemicals and/or other hazardous processes/materials, work is not to proceed until full details, COSHH, storage requirements, method of working etc. have been included in the construction phase health and safety plan. Do not store unstable, hazardous or toxic materials or chemicals in the property when work activities are not being undertaken – have regard of manufacturer's recommendations

1 DEMOLITION AND ALTERATIONS:

1.1 Carefully take out redundant doors, frames, architraves to suit new layout. £

To Collection £

Schedule of Works

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|----------|--|---|
| 1.2 | Carefully take out redundant sections of plasterboard lined timber stud partitions to suit new layout. | £ |
| 1.3 | Carefully take out existing sanitary fittings to wc area including supply pipework and drainage. Grub up / seal off redundant drainage. | £ |
| 1.4 | Carefully Remove all cladding to vertical steel columns to fully expose existing steel columns. | £ |
| 1.5 | Carefully remove all cladding to the horizontal ceiling level steel beams to fully expose. | £ |
| 2 | FLOORS: | |
| 2.1 | Allow for making good to existing floors after demolition / alteration works. | £ |
| 3 | PARTITIONS AND LININGS: | |
| 3.1 | Allow for making good to fire protection to all steel columns and beams after demolition / alteration works. This works to be the application of fire resisting intumescent paint to suit 90min fire protection (or to standard required by building regulations) | £ |
| 3.2 | Create new sound proof lining to ceiling to restaurant area to noise impact assessment details and to suit building regulations requirements. Underdraw the existing ceiling with 2no layers of acoustic plasterboard supported on resilient hangers with quilt insulation between the existing ceiling and the new plasterboard. All in accordance with Braiden Acoustics details | £ |
| 3.3 | Construct new non karaoke room partition walls of 100mm concrete blocks to receive new acoustic doors / frames and wall lining panels. | £ |
| 3.4 | Karaoke room walls to be constructed by specialist to meet sound proof requirements. This is to include an independent lining to external walls. | £ |
| 3.5 | Specialist commercial kitchen fitter to supply and fit wall linings for kitchen preparation / cooking areas. | £ |

To Collection £

Schedule of Works

4 WINDOWS, DOORS, ROOFLIGHTS & SCREENS:

4.1 Supply and fix new non karaoke room doors including ironmongery in locations to suit new layout. £

4.2 Specialist to supply and fix new doors and ironmongery to karaoke rooms. £

5 PLUMBING:

*This section of the works is **Contractor Designed works**. Indicative layout drawing is provided, but all work is to be designed and installed in accordance with applicable regulations.*

5.1 Supply and fix new sanitary fittings for male, female and disabled wc's. Include for hot and cold water supplies and drainage. £

5.2 Provide plumbing, water supply and drainage to suit new kitchen layout £

5.3 Modify existing sprinkler system to suit new layout £

6 ELECTRICAL:

*This section of the works is **Contractor Designed works**. Indicative layout drawing is provided,, but all work is to be designed and installed to comply with the current edition of BS 7671 and Building Regulations Part P.*

The tendering contractor is to fully inspect the existing property electrical installation at tender stage and allow for any alterations / upgrades required to allow the new work to be completed. All lighting in bathroom to be min IP44 rated

6.1 Modify existing electrical installation into new in areas affected by the alterations, including providing new power sockets, light switches, light fittings, smoke alarms, etc. £

6.2 Modify existing Fire alarm to suit new layout £

6.3 Modify existing ventilation systems to suit new layout £

6.4 Provide mechanical extract ventilation at the following rates:-
6 l/s in WC's without windows. Fans to bathrooms without windows to be operated via light switch or occupant sensor. Fans to bathrooms to have 15 minute overrun or humidity sensor. £

To Collection £

Schedule of Works

7 JOINERY:

- | | | |
|-----|--|---|
| 7.1 | Generally provide new sw skirtings and sw frames and architraves to all new and altered areas. | £ |
| 7.2 | Supply and fix new skirting boards | £ |

8 FLOORING:

- | | | |
|-----|---------------------------------|---|
| 8.1 | Provide new flooring throughout | £ |
|-----|---------------------------------|---|

9 DECORATIONS:

- | | | |
|-----|--|---|
| 9.1 | Prepare new walls and all walls affected by the works suitable to receive 1 coat primer and 2 coats matt paint finish. | £ |
| 9.2 | Prepare new sanitary room walls and ceiling suitable to receive 1 coat primer and 2 coats white emulsion paint finish. | £ |
| 9.3 | Prepare all new and affected rooms woodwork (skirtings, architraves, boxings, doors, etc) and apply two undercoats and one coat gloss. | £ |
| 9.4 | Allow for localised redecoration to areas after alteration of openings including woodwork to match existing. | £ |

10 EXTERNAL WORKS:

- | | | |
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| 10.1 | Supply and fix collapsible bollard to front external dining area | £ |
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11 PROVISIONAL SUMS:

- | | | |
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| 11.1 | General contingency: Include the provisional sum for unforeseen works of £. | £ |
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12 MISCELLANEOUS ITEMS:

- | | | |
|------|--|--|
| 12.1 | Use this space to list any items that are not listed in any of the sections above, but are indicated or described on the drawings or schedules:- | |
|------|--|--|

To Collection £

COLLECTION: *Schedule of Works*

Page SW/1	£
Page SW/2	£
Page SW/3	£
Page SW/4	£
Page SW/5	£

Schedule of Works
Sub-Total Carried to GENERAL SUMMARY

£

GENERAL SUMMARY:

<i>Preliminaries</i>	£
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<i>Schedule of Works</i>	£
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SCHEDULE OF WORKS

Total Carried to FORM OF TENDER	£
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