

Schedule of Work
PHASE 3a WORKS
Hidden Gem 219_D



Date: 13th Feb 2024			Revision: C: 27th Feb 2024: reduced scope to Presbytery only Revision D: 22 Mar: Item 4b added Revision E: 17 Apr: Item 4c added
Ref	Pricing Schedule of Works	Phase 3a £ excl. VAT	Notes & Comments
1	ACCESS AND PROTECTION		
a	PRELIMINARIES: Preliminaries, welfare and site set up, as set out in the 'Preliminaries' document and Pre-Construction Health and Safety Information provided within the Tender Package. NOTE: No parking available on site. Restricted city-centre site, no compound available. NOTE: Church will remain open and functional during the works. Daily Mass held in middle of day - allow for quite working. Allow for occasional stoppages for funerals and weddings during the works, TBA.		Assume that a self-contained stand-alone site WC equipped with water tank and water-heater, to be sited within the base of the scaffold. Electricity from Employer's existing supply - allow for running cable through window & making secure for duration. Supply also to be used for the works - allow for all necessary cabling & protection. Water supply for welfare & the works: contractor to supply from bowser / containers. One ground floor room in Presbytery to be made available as site office for the duration.
b	ACCESS: Allow for maintaining safe access by pedestrian access to the church, garage, rear alleyway, fire escape door, and Presbytery door during the works. Allow for all pedestrian barriers, traffic management, signage as necessary to manage the works safely and efficiently.		All open excavations to be covered / protected with barriers outside of site working hours.
c	SCAFFOLD: Provide all necessary access scaffolding to carry out the works, to the full height of the Presbytery Mulberry St elevations externally, and elsewhere as necessary. Include retractable transoms against elevations to allow access for repointing where necessary. No fixings into masonry permitted without permission from CA. Apply full enclosure to the base of the scaffolding of 3m high metal sheeting or plywood hoarding. Fully enclose the scaffolding with Monarflex sheeting above to provide protection to the works from weather. Contractor to ensure all scaffold complies with BS 5973 : 1990 "Code of Practice for access and Working Scaffold and special scaffold staircases in Steel" or as updated. Design the scaffold to give uninterrupted access to all ground floor doors, and to give access to all work areas. Include for obtaining all Local Authority permission and permits for the full duration of the works. Submit scaffold designs for approval not less than 6 weeks before commencement. Provide all necessary light alloy tower scaffolds or tube and fitting scaffold to access all works internally as necessary.		Any tubes in proximity to the building must be fitted with plastic end caps. All tube ends & scaffold clamps in the vicinity of walkways and ladderways to be fitted with safety caps over bolt ends. All ladders to be clamped secure. Ladder access from ground level to be removed out of hours and ladder removed from site. Gin ropes to be removed from site & hoist cables to be secured at high level out of hours to maintain security and prevent use by others. Include for a suitable rated electric hoist for raising materials, with fenced off loading bay at ground level. Exclude the public from the area around the scaffold when hoisting by the use of Haras fencing, securely fixed in place.
d	PROTECTION: Allow for the suitable protection, casing up, covering and wrapping of all existing surfaces, windows, doors and special features on the buildings to avoid accidental damage or contamination during the works. During hazardous work e.g. DOFF cleaning use suitable screening to protect the public from flying debris, water etc.		Suitable protection provision is to remain for the duration of the works. Include sufficient protection to doors and glazing throughout works. A full clean/reinstatement of all surfaces upon project completion is to be included within this provision.
e	SECURITY: Include scaffold alarms, to be fitted to any scaffold which extends to ground level. Allow for works to existing intruder alarm system in association with the works. Ensure that any temporary boarding to glazing etc. is fully secure, with no fixings accessible externally.		Scaffold alarms to be fitted to first-floor lift of any scaffold which is accessible from ground level. Alarms to report automatically to the Contractor's site foreman or representative.
f	PHOTOGRAPHS & RECORDING: The contractor will take photographs at key stages throughout the works & make these available to the Architect and Employer. Allow for marking up on existing plans all newly installed services and any existing services uncovered during the works, both below and above ground. Include these in the H&S Manual at Practical Completion.		The typical stages where photographs must be taken include: pre-commencement, opening up, completion of excavations, placement of underpinning, screw piles etc, and stages of reinstatement. Final completion set of photographs are also required. All photos to be in digital format.
g	CDM: Allow for costs required to ensure compliance with the Construction (Design & Management) 2015 Regulations.		Include for the handover of a physical Health & Safety manual prior to Practical Completion, to include details of all product used in the works, product manuals and suppliers information. See Preliminaries for details.
2	DRAINAGE		
a	NEW GULLY: Install new roddable gully & below below-ground drainage to connect to existing drainage at cellar level, to serve new rainwater pipe to Presbytery Extension, Mulberry St elevation. Include for all groundworks and making good pavement & surfaces in vicinity.		GULLY: Access gully (roddable), clayware, with cast iron grid, BELOW-GROUND DRAINAGE: Osma Wavin uPVC
3	RAINWATER GOODS		
a	PRESBYTERY, MULBERRY ST ELEVATION 2F: Fix 1no. new 75mm rainwater pipe to fall from Presbytery cornice gutter lead hopper onto R.11, cast iron throughout, with bends, shoe as necessary. Fix new lead dispersal fan to R.11 to take discharge. Fix all components to specification.		CAST IRON RAINWATER GOODS: Hargreaves 'Premier' or Longbottoms ranges, to approval of Architect. Factory finished black. Touch-up finishes on completion of installation, including fixings where required.

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