

## PART THREE

# SCHEDULE OF WORKS

**Extension at Bog Lane, London SE15 4PY**

### **PREAMBLE**

- A. This section of the works should be read in conjunction with the contract drawings included with this document. The drawings referred to are:-

001 E	Existing Elevation
002 P	Proposed Elevation
003 E	Existing Plan
003 P	Proposed Plan
004 S	Section Drawing
	Site plan and OS Street map

### **General Items**

- Care of adjacent buildings.
- B. Due care should be taken on the part of the Contractor to ensure that noise, dust, dirt & inconvenience to occupants of adjoining buildings is kept to a minimum.
- C. Where damage or nuisance is caused to an adjacent property as a result of the Contractor's failure to take reasonable precautions, the Contractor will be expected to make good such damage at his own expense to the satisfaction of the Contract Administrator.
- Scaffolding and Access Equipment
- D. The main Contractor is to provide and be responsible for all necessary scaffolding, ramps, ladders etc to carry out the works within the specification. The main Contractor is responsible for carting away all demolished & redundant items & waste.

**TOTAL PREAMBLE £ \_\_\_\_\_ .**

# **FLAT A**

(garden flat)

## **EXTERNALLY**

### **EXTERNAL WALLS**

#### Isolated openings

#### Front Steps

- A. Cut meterbox opening, size approx. 550 (h) x 380 (w) mm through 4" side masonry wall to front steps (North side) (exact location to be confirmed by client on site).  
Fit new 'Jewson' white plastic integral electricity meter box.

### **DRAINAGE.**

- B. Excavate shallow trench approx 600mm deep x approx 3.5 m run to rear garden between existing inspection chamber and rear wall (for new WC waste pipe) in accordance with Building Control and Water Authority Regulations.  
Lay suitable underground soil pipe ( approx 3.5m run), set to falls on shingle bed, back fill & make good concrete surface over.  
Connect into inspection chamber. Include all fittings.

**N.B. Take great care !** around existing underground sewer pipes.

### **SITE WORKS**

#### Front Garden

- C. Take down defective dwarf wall to front boundary (South end only). Rebuild in rendered 4" blockwork to match [approx 3.5m run x 0.5m (h)]  
Paint render to match with magnolia masonry paint.

### **DECORATION**

#### Painting & Making Good.

#### Front Elevation

- D. Prepare and thoroughly rub down all existing external window & door timbers to front elevation only.  
( 4 no. sash windows & 1 no. door)  
Paint with one undercoat and one full gloss finish.  
Colour white, except colour to main front door ( to be confirmed).

#### Rear Elevation

See under 'Joinery' re- bathroom window.

## **INTERNALLY**

### **STRUCTURAL ALTERATIONS ( subject to Building Control approval)**

- A. Take out Living room / Hall supporting wall (approx 3.2m) using suitable temporary structural supports to masonry.  
Insert suitable approved steel lintel approx 3850mm long .  
Wedge and pin up over quoin and make good & point up jambs.
- Make good floor with 2 no. pine floorboards approx 3.2m to match existing.
- (N.B. lintel to be hidden within new suspended ceilings, see under 'ceilings')
- B. Take out bathroom/ hall single brick thick wall (approx 1.9m) and bathroom/kitchen dividing wall (approx 1.6m).  
Carefully set aside existing bathroom door for later re-use.
- Use suitable temporary structural supports to masonry, ready for new ceiling joists to bathroom. ( see 'D' below)
- C. Take out existing central stair post to rear hallway.  
Insert suitable approved lintel (approx 1950mm long ) across hall.  
Leave ready to take new ceiling joists to bathroom/hall ( see 'D' below)
- D. Provide 5 no. new ceiling joists to bathroom approx 150mm x 25mm x 3m long running from rear bathroom wall to new hall lintel (see 'C'.above)
- E. Take out chimney breast to existing kitchen party wall.  
Support at ceiling level with suitable gallows brackets or lintel or corbelling. (chimney breast is already 40% removed).  
Leave party wall level and ready for plastering.
- F. Cart away all demolished & redundant items & waste.

## JOINERY

### New Bathroom Window

- A. Take out existing bathroom window
- B. Provide & fix new bathroom window to previously prepared opening approx 915mm(w) x 1500mm(h)  
\* exact dimensions must be confirmed on site\*

1 no. *Jewson Premdor Alpha 'London'* softwood window  
approx 913mm(w) x 1500 (h)  
(include double glazing, timber sill, & all fittings)  
Point frame in mastic & treat with Dulux Basecoat &  
Weathershield finish.

### Porch Outer Entrance Door and frame

- C. Take out existing entrance door and frame  
(leave small frame section with light above in place)
- D. Construct new door frame with threshold  
including door stops & protect with pvc dpc at abutment  
to masonry. Point frame abutment to masonry in mastic.
- E. Provide & fix door to prepared frame  
Client to provide door approx 198mm x 840mm

Provide for all fixings:-  
1 no. yale lock with 'pull-to' (ideally, re-fit existing )  
1 no. brass letterbox.  
1 no. brass door knocker

### Porch door to cupboard under steps

- F. Take out existing cupboard door and frame
- G. Construct new door frame.  
include door stops & protect with pvc at abutment to masonry
- H. Fit previously set aside living room door to frame.  
Include door catch & handle.

### Skirting

- J. Provide & fix softwood Torus skirting to match  
existing (i.e. minor making good to kitchen/hall areas)  
Approx. 2m run.

### Airing Cupboard

- K. Construct full height timber enclosure around existing  
boiler to create new airing cupboard with pine  
panelled door.

**PARTITION WALLS**

- A. Construct 90mm thick timber stud wall to new bathroom. Board with moisture resistant plasterboard. Include sound insulation mineral wool. Approx. 6 m2 (abutment to existing glass block bedroom wall must be central)

Construct timber door frame to new bathroom/kitchen partition wall. (allow for architraves both sides Torus or Ogee 21 x 57mm to match existing).

**Fix only** 1 no. bathroom door, previously set aside  
Include: handles, catch, hinges and slide bolt lock.

**KITCHEN FITTINGS**

- B. Strip out all existing fittings, but:-  
Carefully remove and set aside electric oven for later use.  
Carefully set aside fridge & washing machine.  
Cart away all redundant items & waste.
- C. **MATERIALS**  
INCLUDE SUM FOR MATERIALS ONLY.....£ 800.  
To be specified later by Client but acquired by Contractor
- D. **LABOUR ONLY**  
Assemble and fit 'flatpack' kitchen units and fit & connect up appliances.  
Exact items to be confirmed on-site, but allow for fitting of:-
- Base units:
    - 1 no. 1000mm double under sink
    - 1 no. 500mm drawer unit
    - 1 no. 600mm under oven unit
    - 1 no. 1000mm corner base unit
    - 1 no. 300mm end unit or wine rack
  - Wall units:
    - 4 no. 500mm door units
  - Worktop: Approx. 4.0m. with openings cut for hob & sink and joints as necessary.
  - Base plinth; approx. 3.3m
  - Sink & mixer tap: 1 no.  
Provide & fix trap for kitchen sink , with washing machine waste adaptor.
- Fit and connect up Appliances:-*
- 1 no. electric oven
  - 1 no. gas hob
  - 1 no. extractor chimney hood
  - 1 no. integrated washing machine

**SUSPENDED CEILINGS**

(subject to ongoing Building Control inspection & approval)

See Diagrams in Approved Doc E (attached)

- A. Construct suspended ceilings to all rooms & porch (approx 49m<sup>2</sup>) to comply with Building Control sound & fire insulation standards. (See attached diagram '4 -3' for specification - allow for void of 130mm below existing ceilings).

Use 100mm x 50mm timber frame (or similar approved)  
clad with 12.5mm plasterboard fully sealed at edges.  
Insulate with min. 100mm mineral wool insulation in void.

**FLOORING**Generally

- B. Protect existing stripped floors (Living room, hall, bedroom) with suitable temporary sheeting during works.
- C. Apply concrete screed with dpm (or suitable floor levelling compound) to kitchen & bathroom solid floors. Approx 12 m<sup>2</sup>
- D. Fit Laminate flooring to new kitchen & bathroom (moisture resistant type to be specified later by client)  
Allow material cost £ 10 per m<sup>2</sup>  
Include all underlay, dpm & jointing etc. Approx. 10m<sup>2</sup>  
(excludes area under bath etc)

**PLASTERING**Ceilings

- E. Provide skim plaster finish to all new suspended ceilings. Approx 49 m<sup>2</sup>

Walls

- F. Kitchen  
Provide skim plaster finish to new stud wall to bathroom Approx 4.5 m<sup>2</sup>  
Plaster masonry areas to existing return wall to bedroom Approx 2.5 m<sup>2</sup>  
Plaster existing side & rear masonry walls above new kitchen worktop Approx 5 m<sup>2</sup>
- G. Bathroom  
Provide skim plaster finish to new stud wall to kitchen Approx 4.5 m<sup>2</sup>  
Provide base coat & finish coats to brick party wall (chimney breast previously removed) Approx 4 m<sup>2</sup>

**DECORATION**

- A. Ceilings Emulsion  
Decorate all suspended ceilings  
Base coat + top coat.  
Vinyl matt white  
Approx. 49m2
- B. Walls Emulsion  
Decorate all exposed wall surfaces (except where tiled)  
to kitchen, bathroom, living room/hall ( but not bedroom)  
Base + top coat.  
Vinyl matt white  
Approx. 39m2
- D. Timber & Joinery  
-
- E. Floors  
-
- F. Tiling :  
  
Bathroom  
Tile to ceiling height around bath (front, side & rear)  
and over washbasin.  
Tiles: Homebase mosaic effect tiles  
(green / ref: 366188 allow £9 per m2)  
Approx. 5 m2

#### **SANITARY FITTINGS**

- G. Carefully remove & set aside bath for client. Strip out existing fittings. Cart away all redundant items & waste.
- H. INCLUDE SUM FOR MATERIALS ONLY..... £ 600.  
*To be specified by Client but acquired by Contractor*  
  
(Materials are: Bath, pedestal basin, low level wc, bath side panel, wc seat, bath mixer & basin taps)
- J. **LABOUR ONLY:**  
Fit bathroom suite, to include:-  
  
Install wc, basin & bath  
including wc seat and bath side panel.  
Provide & fit traps & overflow for bath, and wash basin.  
Connect up all taps/waste. Seal bath & basin at wall abutments.  
Connect up & leave ready for use.  
( h&c water supply: see p33 'B'&'C'. Waste pipes: see p32 'B')

#### **PLUMBING**

##### Soil Pipe

- A. Cut small opening to rear wall for new WC waste pipe.  
Connect up new WC with multi-kwik connector to previously laid external soil pipe and make good as necessary.  
Include necessary bends and fittings.

Waste Pipes:

- B. Provide & fix waste pipes for bath & wash basin connecting internally to SVP.  
Box in waste pipes with plywood where visible (approx 1.5m run).
- C. Provide & fix new waste pipe for kitchen sink into old bath waste pipe to rear wall.

Washing Machine taps

- D. Provide & fix hot & cold taps to serve washing machine in kitchen.

**HEATING SYSTEM**

- E. Strip out 2 no. old radiators (to old bathroom & old kitchen)  
Reconnect pipework as necessary.
- F. Provide 2 no. new radiators with TRV's:-
- 1 to new kitchen:  
approx 800 x 500mm chrome type ( radiator: allow £ 100 ).  
(connect to existing rad pipework)
  - 1 to new bathroom:  
800 x 500mm Wickes chrome towel rail type. (£100 RRP)
- Allow for:
- running new F&R pipework in new bathroom in 15mm copper pipe. (approx 2m)
  - protect any new pipework in laid in concrete

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**SERVICES**

Cold Water

- A. Provide & fix new 22mm internal cold water supply pipe from new mains at front boundary under steps to new kitchen. Approx 12m run
- Run pipework under external steps via new suspended ceiling to connect to existing shared supply serving Flat B.  
Leave sufficient tails at Copleston Rd boundary for later connection By Water Authority, in accordance with Water regulations.

Connect up internally. (N.B. client to pay Water Authority for new supply & connection at boundary)

- B. Run 15mm cold supply pipes to new bathroom & kitchen fittings from existing bathroom & kitchen supply pipes. Approx 2m

#### Hot Water

- C. Provide & fix hot water supply pipes from existing boiler to new kitchen sink, washing machine, bath, & basin.  
Connect up.

#### Gas

- D. Run extension pipe to new kitchen hob from existing gas pipe.  
Approx 4 m run.
- E. Run new 8mm branch pipe from existing supply to living room fireplace terminating with gas tap. Approx 4m run.

### ELECTRICAL WORKS

#### Generally

The new suspended ceilings will provide a void for new wiring. Existing living room and bedroom electrics are to remain except where changes are specified. All wiring to be concealed. Sockets are to be standard recessed white plastic unless specified as chrome. Make good chases in finishes, sundry holes etc. Provide satisfactory test certificate and connect up.

N.B. Client may wish to fit recessed eyeball lights to suspended ceilings at a later date. Allow for approx 10 m additional hidden lighting cable for this possibility.

- F. Stripping out kitchen/bathroom

Take out existing electrics to kitchen /bathroom area and make safe.

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#### **New Electrical Work**

- A. Consumer Unit  
Provide & fit 1 no. 6 way consumer unit with MCB's to replace existing unit
- B. Ring Main  
Fit new ring main circuit to supply kitchen/bathroom units as follows:-

#### Kitchen

4 no. DSSO's (chrome)

#### Bathroom

1 no. shaver socket  
Hall/Living Room  
1 no. smoke alarm

C. Lighting

Extend existing lighting circuit to provide:-

Kitchen

1 no. pendant & rose  
Spare cabling (for possible later recessed lights 6 no.).  
1 no. new light switch (chrome)  
Connect up chimney hood

Bathroom

1 no. pendant & rose from existing  
Spare cabling (for possible later recessed lights 4 no.)  
1 no. new light switch (chrome)  
1 no. extractor fan

Hall / Living Room:

3 no pendant & rose lights from existing  
Spare cabling (for possible later provision of recessed lights - 6 no.)  
2 no. new light switches (chrome).  
Disconnect hall pendant light (currently wired to Flat B)  
and re-connect within Flat A's lighting circuit.

Porch

2 no. new recessed eyeball light (chrome)  
2 no. new light switches (chrome)

Bedroom

1 no. pendant / rose from existing.

D. Cooker Supply

Fit new cooker circuit to supply:-

Kitchen

1 no. cooker socket, switched & fused (chrome)

**TOTAL 'FLAT A' £** \_\_\_\_\_.

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**FLAT B**

( upper 2 storey maisonette )

**EXTERNALLY**

**DECORATION**

Painting & Making Good.

### Front Elevation

- A. Prepare and thoroughly rub down all existing front external window & door timbers. ( 9 no. sash windows & 1 no. door)  
Paint with one undercoat and one full gloss finish.  
Colour white, except colour to main front door ( to be confirmed).
- B. Front door frame: Point up with mortar small gaps between frame & surrounding brick reveals.
- C. Cut out 1 no. defective timber sill ( approx 800mm x 50mm x 40mm) to bay sash window and replace with matching treated timber sill.

## **INTERNALLY**

### **STRUCTURAL ALTERATIONS (subject to Building Control approval) & DEMOLITION**

- D. Take down old bathroom /study 4" thick stud partition wall (approx 1.6m) and fit suitable approved lintel over (approx 1.6m running front to rear )
- E. Take down old bathroom / hall 4" thick wall (approx 2.0m)  
Use suitable temporary structural support to floor above.  
Fit suitable steel or timber lintel ( approx 2.0 m)  
running from side wall to new front/rear lintel above (see 'D' above)  
  
Carefully set aside existing bathroom door for later re-use.  
  
(N.B. lintels are to be hidden later by new suspended ceiling to new open kitchen.)
- F. Take out old fireplace surround & hearth surround to Bedroom 2  
  
Cart away all demolished & redundant items & waste.

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### **PARTITION WALLS**

- A. Construct 90mm thick 'dog leg' timber stud & plasterboard partition wall, to new bathroom/study.  
Use double thickness board. Insulate with mineral wool  
Approx. 6 m<sup>2</sup>
- B. Take down small stud wall and door frame to upper bedroom 2 from upper landing. Make good to decorations at abutment hall wall to Bed 1.  
Approx 1.6m (w) x 2.3 (h)  
Carefully set aside door.
- C. Construct new timber stud partition wall to bedroom 2 and landing (approx 2 m long)

including new door frame, stops and matching architraves (both sides).

Fit previously set aside bedroom door to frame.  
Re-use existing lock/handles etc if poss.  
(ensure existing front window is centrally located to new open landing)

## JOINERY

### Openings

- E. Cut new door opening (approx 800mm x 1900mm) in existing kitchen/landing wall (lathe & studwork) from upper stair landing and construct new entrance. Include door frame, stops & matching torus or ogee architraves (both sides)
- F. Fit previously set aside bathroom door to new door frame (in 'A' above). Include hinges, catch, handles & slide bolt.

### Skirting

- G. Fit matching skirting to new stud partition wall to upper landing/bedroom (both sides): softwood Torus skirting  
Approx. 3m.
- H. Fit matching skirting to new partition wall to new study softwood Torus skirting  
Approx. 2m.
- J. Fit matching skirting internally to new bathroom softwood Torus skirting  
Approx. 3m

### Repairs

- K. Existing cupboard door in new kitchen: Cut horizontally at mid point to create 'boiler cupboard' with top opening 'stable door'.  
(allows for abutment of worktop, see page 41 E.)
- L. Cut out defective glass pane (approx 300mm x 300mm) to small window to old kitchen (side wall) & replace with new glass set in putty.

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## KITCHEN FITTINGS

### Old Kitchen (top floor)

- A. Strip out all existing fittings to old kitchen.  
Carefully set aside washing machine and fridge for later use.
- Take down thin plasterboard wall lining covering party wall fireplace & cupboards (approx 4m<sup>2</sup>)  
Take down old loose cladding to landing wall (approx 4 m<sup>2</sup>)  
Cart away all redundant items & waste.

### New Kitchen

**B. MATERIALS**

INCLUDE SUM FOR KITCHEN UNITS & MATERIALS .....£1300.

To be specified by Client but acquired by Contractor

**C. LABOUR ONLY**

Assemble and fit 'flatpack' kitchen units and fit & connect up appliances, to include:-

- Base units:

- 1 no. 1000mm double under sink
- 3 no. 1000mm base unit
- 1 no. 500mm drawer unit
- 1 no. 600mm under oven unit
- 1 no. 1000mm corner/ drawer/door
- 1 no. 300mm end unit or wine rack

-Wall units:

- 4 no. 500mm door units

-Worktop: Approx. 4.0m. with openings cut for hob & sink and joints as necessary.

-Base plinth; approx. 6.3m

- Sink & mixer tap: 1 no.

Fit trap for sink with washing machine waste adaptor.

*Fit and connect up Appliances:-*

- 1 no. electric oven
- 1 no. gas hob
- 1 no chimney hood
- 1 no. integrated washing machine

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**CEILINGS**

Existing ceilings

A. See under 'Plastering'

Suspended ceilings

B. Construct 'cosmetic' stud & board suspended ceilings to:-

- new kitchen (lower floor)                      Approx 12 m2
- bedroom 2 (top floor)                            Approx 11.5 m2
- upper landing (top floor)                        Approx 5 m2
- new bathroom (top floor)                        Approx 3.5 m2

Total approx 32 m2

N.B. These are only of simple stud & plasterboard construction and **do not** need to conform to sound or fire standards

## FLOORING

### Generally

- C. Protect existing stripped floors (Living room, dining room) with suitable temporary sheeting during works and leave other floor surfaces level & clean & ready for carpeting.
- D. Fit Laminate flooring to new kitchen  
(moisture resistant type to be specified later by client). Approx. 10m<sup>2</sup>  
Allow material cost £ 10 per m<sup>2</sup>. Include all underlay & jointing etc.
- E. Fit Laminate flooring to new bathroom.  
(moisture resistant type to be specified later by client) Approx. 2.5 m<sup>2</sup>  
Allow material cost £ 10 per m<sup>2</sup>. Include all underlay & jointing etc.

## PLASTERING

### Ceilings

- F. Apply skim plaster finish to existing plasterboard ceilings and leave ready for decoration :-  
-Living room Approx 14.5 m<sup>2</sup>  
-Bedroom 1 Approx 14.5 m<sup>2</sup>
- G. Provide skim plaster finish to all new suspended ceilings  
Approx 32 m<sup>2</sup>

### Walls

#### H. New Kitchen

- Plaster existing masonry wall to dining room. Approx 8 m<sup>2</sup>
- Plaster existing side & rear masonry walls above new worktop  
Approx 9 m<sup>2</sup>

37. ( plastering continued....)

#### A. New Bathroom (top floor)

- Provide skim plaster finish to new stud wall. Approx 3.5 m<sup>2</sup>
- Plaster existing masonry walls.  
( Allow for hacking off approx 4m<sup>2</sup> old tiling )  
Approx 8 m<sup>2</sup>

#### B. New Study (top floor)

- Provide skim plaster finish to new stud wall to new bathroom  
Approx 5 m<sup>2</sup>
- Plaster existing rear wall and  
Plaster existing party wall chimney breast  
Approx 5 m<sup>2</sup>

#### C. Bedroom 1 (top floor)

- Plaster all existing masonry walls  
Approx 20 m<sup>2</sup>

- D. Upper Landing  
Provide skim plaster finish to new plasterboard stud wall  
to bedroom 2 / landing Approx 4.5 m2
- E. Bedroom 2  
Provide skim plaster finish to new plasterboard landing /  
bedroom wall Approx 4.5 m2

## DECORATION

F. Ceilings

Emulsion with base coat & top coat vinyl matt white  
ceilings to:-

- Living room
- Hall:
- New kitchen (lower floor)
- Landing (top floor)
- Bedroom 1
- Bedroom 2
- Study
- New bathroom (top floor)

Total Approx 78 m2

G. Walls

Emulsion with base coat & top coat vinyl matt  
(except where tiled) to exposed wall surfaces to:-

Hall, New kitchen, Living room, Landing, Bedroom 1,  
Bedroom 2, New bathroom, & New study.  
(i.e. all rooms except dining room)  
Colour to be confirmed by client

Approx. 164 m2

38. ( Decoration continued )

A. Internal Timber & Joinery

Paint with timber paint, matt white finish :-

Windows (ease & adjust as necessary)

- 2 no. Bay windows
- 5 no. Sash windows (large; approx 1500mm x 1200mm)
- 2 no. Sash windows (small: approx 800mm x 500mm)

Stairs

- Spindles & stair tread ends

Skirting to:-

Hall, Stairs, New kitchen, Landing, Bed 1, Bed 2.

Total approx 45 m run

Door frames/architraves

7 no. ( x both sides) and 1 no. front door frame

Doors

Front door, inside only

- Picture / Dado rails  
Hall, Living Room & Landing                      Approx 24 m run
- B. Internal Timber & Joinery  
Paint with *light varnish*:-
- Skirting  
new bathroom.                                      Approx. 3m run
- C. Floors  
-
- D. Tiling :  
New Bathroom  
Tile to ceiling height around bath and over basin.  
Tiles: Homebase mosaic effect tiles  
(green, ref: 366188 allow £ 9 per m2 )  
  
Approx. 5 m2

### **SANITARY FITTINGS & PLUMBING**

- E. Carefully remove and set aside existing  
(" new") bath, basin/pedestal & WC with taps & mixer etc  
and set aside for later re-use.  
Cap off existing connection to SVP and block up old  
WC waste pipe opening to rear wall.
- F. **LABOUR ONLY:**  
Fit previously set aside bathroom suite (bath, wc & basin).  
(New bath panel & wc seat to be provided by client)  
Include:-  
Install & connect up taps / waste.  
Fit wc seat & overflow and bath side panel.  
Ensure bath & basin have watertight seals at abutment to walls.  
(for h&c water supplies see p. 42 'A & B' )

39. ( sanitary fittings continued)

- Bath & basin waste pipes:
- A. Provide waste pipes for new bath  
& wash basin connecting to SVP.  
Connect to traps.  
Box in pipes where visible with plywood                      Approx 1 m run
- Traps
- B. Provide & fix traps for bath, and wash basin.  
Connect up & leave ready for use.
- Soil Pipe
- C. Cut small opening through rear main wall for new WC waste pipe.  
Connect up to existing external PVC soil & vent pipe.  
Include for all necessary bends and fittings;  
Make good around opening as necessary.

### **HEATING SYSTEM**

Relocation of Existing Boiler

- D. Carefully take out modern Potterton Puma Combi boiler in old kitchen (top floor) and set aside for re-fitting.  
Drain down system & disconnect boiler pipes & flue.  
Fill old flue opening to wall.
- E. Refit existing boiler to new kitchen  
( Approx 2m directly below existing) within existing cupboard. Allow for cutting of new small flue opening & making good around, provision and fixing of additional pipework etc.  
Connect up, commission and leave in working order.
- F. Strip out 2 no. old radiators (to old bathroom & old study).  
Reconnect pipework as necessary.
- G. Provide new radiators with TRV's to:-
- 1 no. to new kitchen:  
approx 800 x 500mm chrome type  
(radiator: allow £ 100 RRP).
  - 1 no. to new bathroom:  
800 x 500mm Wickes chrome towel rail type.  
(£100 RRP)
- Allow for:
- running new F&R pipework in new bathroom in 15mm copper pipe. Approx 3m run
- H. Relocation of radiator  
Take out 1 no. radiator to Bedroom 1 and reposition same to bedroom/landing wall. Allow for additional f&r pipework. Approx 3.5 m run

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## **SERVICES**

### Cold Water

- A. Run 15mm cold supply pipes to new bathroom & kitchen fittings from existing bathroom & kitchen supply pipes. Approx 2m run  
Connect up.

### Hot Water

- B. Provide hot water supply pipes from re-located boiler (in new kitchen) to kitchen sink, washing machine, bath, & basin.  
Connect up. Approx 7 m run

### Gas

- C. Cut out existing gas pipe to stair side wall (believed redundant) and make good decorations as necessary.
- D. Run extension pipe from existing gas supply to new kitchen hob Approx 4 m run.

- E. Run new 8mm branch pipe from existing supply to living room  
fireplace terminating in tap. Approx 4m run.

## ELECTRICAL WORKS

### Generally

The new suspended ceilings will provide a void for new wiring. Existing living room and bedroom electrics are to remain except where changes are specified.

All wiring to be concealed. Sockets are to be standard recessed white plastic unless specified as chrome. Make good chases in finishes, sundry holes etc. Provide satisfactory test certificate and connect up.

- F. Stripping Out  
Take out existing electrics to old kitchen & old bathroom areas and make safe.
- G. Repairs  
Bedroom 1: take out high level socket to flank wall & relocate over skirting to match.

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(Electrics Continued )

### **New Electrical Work**

#### **A. Ring Main**

Extend existing ring main circuit to supply as follows:-

##### Hall

1 no. smoke alarm  
1 no. DSSO

##### Kitchen

1 no. boiler fused switched socket (connect up)  
5 no. DSSO's (chrome)

##### Upper Landing

1 no new DSSO's

##### Bathroom

1 no. shaver socket

##### New Study

2 no DSSO's

#### **B. Lighting**

Extend existing lighting circuits to provide:-

Hall

replace existing switch with 1 no. new light switch (chrome).  
replace existing pendant with 1 no. new pendant

Kitchen

1 no. new light switch (chrome)  
Connect up chimney hood  
Fit only: 8 no. recessed 'eyeball' lights to suspended ceiling  
(client to supply )

Upper Landing

1 no. new light switch  
Fit only: 4 no. eyeball lights to suspended ceiling  
(client to supply)

New Bathroom

1 no. new light switch (chrome)  
1 no. extractor fan  
Fit only: 4 no. recessed 'eyeball' lights to suspended ceiling  
(client to supply)

New Study

1 no. light switch  
1 no. pendant ceiling rose

Bedroom 2

1 no. pendant rose from existing

**C. Cooker Supply**

Extend & conceal existing cooker circuit to supply:-

Kitchen

1 no. oven socket, switched & fused (chrome)

**TOTAL 'FLAT B' £ .**

42.

**PC SUMS / PROVISIONAL SUMS**

A.

At discretion of the Local Authority Building Control Inspector.  
Cost for provision of 6 no. fire doors (type 30 mins)  
including upgrading existing door frames with 1" door stops  
glued & screwed and auto self closers.  
(Allow for savings for supply & fitting of standard doors  
in main tender above)

B.

At discretion of the Local Authority Building Control Inspector.  
Cost for provision of doorway to new kitchen  
from entrance hall (Flat B lower floor).  
Include door frame, stops, & architraves.  
Board up side of small under-stairs cupboard with plasterboard  
firewall (approx 3 m2)

**TOTAL PC / PROVISIONAL SUMS** £.....

43.

**APPENDIX.**

**DO NOT INCLUDE** IN TOTAL TENDER SUM

- A. If the Contractor has any other suggestions as to materials or workmanship that will reduce the Tender sums, would he please list them below:-

Cost reduction estimated at:-

£ .....

**SCHEDULE OF WORKS.**

**COLLECTION**

Total Preamble: £ .....

Total 'Flat A': £ .....

Total 'Flat B': £ .....

Total PC sums & Provisional Sums: £ .....

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**SCHEDULE OF WORKS TOTAL**

£ .....

45.

## SUMMARY

PART ONE: <b>PRELIMINARIES</b>	£.....
PART TWO: <b>MATERIALS &amp; WORKMANSHIP</b>	£.....
PART THREE: <b>SCHEDULE OF WORKS</b>	£.....
ADD for insurance against personal injury or death of persons & damage to property as contract clauses 6.1 & 6.2	£.....

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**GRAND TOTAL**  
**CARRIED TO FORM OF TENDER**

£ .....

These are the Schedule of Works upon which we have based our tender

dated.....2003

Signature.....

Name.....

for and on behalf of .....

Address.....

.....

Dated: .....

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