

Seascale Hall Farm Schedule of Works				Schedule of Work	
	ITEM	AMOUNT	UNIT	RATE	TOTAL
1.00	<b>PRELIMINARIES AND GENERAL CONDITIONS</b>				
1.01	<p>Note this schedule <b>MUST</b> be read and priced in conjunction with the preliminaries, preambles, drawings and specifications. Any discrepancy or inconsistency between these documents <b>MUST</b> be brought to the attention of the clients representative Stephen Brown during the tender period.</p> <p>This is a fixed priced contract. No substitute products are to be used unless specifically allowed in the tender documents, no sub-contractors or supplier differing from the tender documents have been substituted and finally that the specification is not altered in any way. Do not qualify the documents, tender envelopes and the like in any way. Qualified documents will not be considered. All variations will be priced in accordance with the rates contained within this document unless the works are of a nature that is not contained within this and the accompanying tender documents. Unless expressly stated all items must be priced. Do not put INC in the rate or total columns as this may constitute an improperly priced document and therefore will not be considered.</p>				
1.02	<p>The work is to carry out a complete refurbishment of a Grade 11 listed building and as such the contractor must include for taking all necessary specific precautions to protect the architectural features of the building eg. Cornice moulds, fireplaces etc.</p> <p>Should there be any questions relating to the listed building, the Conservation &amp; Design Officer from Copeland Borough Council must be contacted.</p>	Item			
1.03	<p>The contract period is to be 12 weeks from commencement in the spring of 2018.</p> <p>The safeguarding, scaffolding, enabling and H&amp;S works are anticipated to commence as part of site setup at the beginning of the contract. Safeguarding procedures will continue throughout to the agreed completion date and vacation of the site. Working hours: Contractors normal working hours are 8:00am – 6:00pm Monday to Friday. Works at evenings and weekends will be arranged and agreed as necessary. Please contact Stephen Brown or other designated officer to discuss.</p>	Item			
1.04	<p>The contractor's tender sum must factor in all ratified out of normal hours or weekend work to complete the required elements of work. They must also include for all costs on a Fixed Priced Contract basis and ensure they have fully inspected the site of the works and assessed all measurements and extents involved. They should be fully satisfied that they understand the requirements. No claims for extra works will be entertained unless this is clearly an additional work requirement. All works to be measured and verified by the contractors in order to ascertain the full extent of the works. Prior to tender return the manufacturer's contractor will visit site for this purpose. Where any measured works may be indicated these will be approximate indications.</p>	Item			

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1.05	<b>Site Management</b> It is the contractors responsibility to manage their element of the works on-site by the appointment of a full time site agent/foreman working or none working to oversee the works on site for the duration of the project and to supervise the Quality of the works, operatives and sub contractors. This person will not be replaced and will be the same person for the duration of the project. This person will not attend other sites not forming part of the contract unless agreed with the client/Steve Brown and will attend all site meetings.	Item			
1.06	<b>Building Control</b> The successful tenderer must submit a Building Control application prior to the commencement of the works with all relevant supporting documentation required, A PC sum must be included as stated. On completion of the works a completion certificate must be obtained from Building Control and included as part of the O&M Manual.	PC			1,500.00
1.07	Allow for all temporary works for the duration of the project	Item			
1.08	The successful manufacturer's contractor must allow for all required temporary works, as detailed, but not limited to those, in the specification and site protection and site storage.	item			
1.09	Allow for the protection of the surrounding area and the works for the duration of the project to include all necessary supports.	Item			
1.10	The works are subject to The CDM Regulations 2015, which are a statutory requirement as such the successful contractor must adhere to these regulation, to include, inter alia reading through the PCIP; assessing risks pertaining to the site and the works, producing all necessary RAMS throughout the project and providing As built information and drawings within 2 weeks after the completion of the project.	Item			
1.11	All work where the material, products and workmanship are not fully detailed or specified are to be of a standard appropriate to the works and suitable for functions stated in or reasonably to be inferred from the project documents and in accordance with all relevant good building practice. If not specified, materials to be approved by the CA and the specialist material representative prior to use. All operatives to be suitably qualified and trained to carry out the tasks in hand.	Item			
1.12	All glass, debris and materials to be disposed of at the end of each working day into the waste skips. Under no circumstances will debris to be disposed, be left on or around the site whilst works are unattended. All works, at the end of each working day, to be left in a secure and safe state. All skips must be contained within a Heras fenced area.	Item			

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1.13	The contractor must submit a programme of works in weeks outlining the sequence of the works with the tender.	Item			
1.14	All Prices will be Excluding VAT				
1.15	The contractor MUST visit the site to ascertain the full extent, nature and dimensions of the work required. Claims for extras will not be considered if this is deemed to be due to absence of/improper site survey. No claim by the Manufacturer's contractor for additional payment will be allowed on the grounds that he did not or could not foresee any matter which may in fact affect or have affected the execution or the works. The contractor will also carry out a photographic dilapidation survey of the compound and access/egress areas prior to commencement of the works.	Item			
1.16	All "Work to be Executed" items in this Specification are deemed to be inclusive of all labours and builder's work	Item			
1.17	All works are to be in accordance with relevant British Standards and Codes of Practice. Works to be carried out in accordance with good building practice.	Item			
1.18	<u>Special circumstances relating to the project.</u> I) The property will be operational for the duration of the project and appropriate measures will be necessary to protect and isolate visitors and occupants from the works. ii) Noise levels should be considered and kept to a minimum in appropriate circumstances. Additionally Contractors must all times act with decorum and eliminate any site banter and inappropriate language. iii) Whilst the area of the specific works will be under the control of the contractor, it is intended that other parts of the property will be occupied throughout the works and under no circumstances are unauthorised persons allowed on the site area without the express approval of the supervising officer. iv) The isolation screens, Heras Fencing, barrier protection and the like to be of suitable height and type. v) Storage and skip to be located as agreed at the Pre-start meeting and to be agreed with the tenant. vi) Existing areas, which may be used for the site compound or secure storage to be agreed with the tenant, to be fully protected by Heras Fencing completely secured. vii) Site cabin and compound to be segregated with Heras proprietary fencing or other approved. If any hot works or grinding is to be carried out this must be done behind solid screening fence. viii) Access to be confirmed at the pre-start meeting. ix) Car parking area for contractors to be confirmed at the pre-start meeting.	Item			

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	ITEM	AMOUNT	UNIT	RATE	TOTAL
	x) The contractor will include for providing de-cant accommodation, mobile static, toilet facilities and welfare facilities in a separate compound to be used by the farmers and farm hands for the duration of the contract. xi) The contractor will maintain the public right of way running through the farm premises.	Item			
1.19	The contractor is to include in their preliminaries for all site facilities and temporarily connecting to the existing, relevant services.	Item			
1.20	<b>Ecology - Bats</b> Bats and wild birds have been identified and the works will be subject to EPS licence approval and pre works wild bird surveys. Any bats l'd in the structure of the working areas and the contractor must stop immediately and report the matter to the CA. All works on site must comply with the bat licence.	Item			
1.21	Any queries with respect to the meaning of descriptions shall be raised at the time of pricing this document.	Item			
1.22	Contractor to provide a separate sheet breakdown of preliminaries costs submitted with tender include for all necessary safety; scaffold; plant equipment and the like to facilitate a completed contract and include all preliminary items described in this document.	Item			
1.23	All incidentals work such as moving and re-positioning appendages, isolation and diversion of services including lighting and ventilation along with other electrical, telephone and data are to be included to achieve the required scheme. The work is to be carried out on an all-inclusive "Fixed Price Contract" basis.	Item			
1.24	On completion of all works the contractor is to allow for a full clean down to the complete satisfaction of the supervising officer/building owner.	Item			
1.25	The successful contractor must allow for supplying and erecting for duration of the contract: Heras fencing and relevant signage. Storage container Mess and welfare facilities An office with table and 6no chairs WC and Wash Facilities to include hot water	Item			
1.26	Provisionally allow for Tenant sleeping accommodation including all connections.	PC	10k		

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	ITEM	AMOUNT	UNIT	RATE	TOTAL
1.27	Include for formation of a separate compound away from the main works and contractors compound for 6 persons, farmers and farm hands to include shower units, welfare units, toilet facilities for the duration of the contract. Indicate the weekly allowance.	per WK			
2.00	<b>Access</b>				
2.01	The contractor is to allow for all access equipment as necessary to carry out the works. Access equipment shall include, but not limited to, all mobile elevated platforms, MEWPS, scissor lifts, aerial platforms, specialist-lifting equipment, fixed and mobile towers, and fixed scaffolds. Access equipment is only to be erected by competent and qualified operatives in line with the relevant legislation and regulations. All scaffolding to be netted.	Item			
2.02	The successful contractor must allow for supplying and erecting for duration of the contract: Roof edge protection Access tower/ Scaffolding Enclosed rubbish chute Hoist Plant and equipment	Item			
2.03	Allow for supplying a cost for Design Access Scaffold to include staircase access.	Item			
2.04	Allow for providing adequate/relevant safety measures to the complete satisfaction of the supervising officer for preventing access to the roof via the AKI staircase tower/loading platform etc. when the site is un-manned.	Item			
2.05	Allow for providing weekly scaffolding inspection certificates and carrying out any remedial works to the scaffolding as necessary should there be any anomalies.	Item			
3.00	<b>Structural/Remedial Works to Barn 1 Adjacent to the Farm House</b>				
3.01	The contractor is to manage ALL the works for the duration of the contract to enable the completion to the satisfaction of the supervising officer/client. Contractor to allow for all necessary dead/racking shoring to protect the existing building which the structural repairs are being carried out.	Item			
3.02	Carry out structural repairs to roof, gable end and floors the barn as per structural engineers specification and drawings.	Item			
3.03	Allow for locally propping the existing timber roof structure adjacent to the gable end.	Item			

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3.04	Allow for completely taking down and later re-building rear gable wall and preparing external stone masonry for re-use.	Item			
3.05	Allow for excavating existing footings to the gable wall and dispose off site. Allow excavation to enable a 750mm x 225mm deep mass concrete strip footing to be cast in situ at least 750mm below ground level.	Item			
3.06	Supply and lay new 750mm x 225mm deep mass concrete strip footings at least 750mm below ground level	Item			
3.07	The newly constructed gable wall should be tied into the front and rear elevations to the complete satisfaction of the supervising officer/structural engineer.	Item			
3.08	Allow for supplying all materials to carry out the gable end re-build. Mortar type to be agreed.	Item			
3.09	Allow for carrying out any pointing which may be required to stonework to open mortar joints/cracks to the stone barn. Allow for raking out any loose mortar. Pointing mortar and finish to match existing.	Item			
3.10	Take out and dispose off site blockwork temporary repair to barn.	8	m <sup>2</sup>		
3.11	Supply and fit new stone to previously removed blockwork temporary repair. Allow for supplying all materials to carry out the new stone patch repair. Mortar type to be agreed.	8	m <sup>2</sup>		
3.12	Take off and remove from site existing pvc gutters and rainwater pipes to both elevations of the barn.	Item			
3.13	Supply and fit new deep aluminium seamless gutters and new aluminium rainwater pipes to both elevations of barn 1. Colour - Black. New gutters to have a minimum fall of 1:350. Allow for 2no rainwater pipes to each elevation of the barn. Allow for all fixtures and fittings to complete the installation of the aluminium seamless gutters and aluminium rainwater pipes including bends, shoes, stop ends and brackets etc.	Item			
<b>4.00</b>	<b>Structural/Remedial Works to Barn 2 Adjacent to the Farm House</b>				
4.01	Supply and permanently fix a powder coated palisade fence with a powder coated palisade single gate to the rear concrete steps to limit access to the first floor. RAL colour to be decided. Allow for all fixtures and fittings to complete the installation to manufacturers recommendations.	Item			
4.02	Take off and remove from site existing gutters and rainwater pipes to both elevations of the barn.	Item			

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4.03	Supply and fit new deep aluminium seamless gutters and new aluminium rainwater pipes to both elevations of barn 1. Colour - Black. New gutters to have a minimum fall of 1:350. Allow for 2no rainwater pipes to each elevation of the barn. Allow for all fixtures and fittings to complete the installation of the aluminium seamless gutters and aluminium rainwater pipes including bends, shoes, stop ends and brackets etc.	Item			
4.04	Take out and dispose off site existing timber door and frame at the top of the concrete steps to the rear of the barn.	1	no		
4.05	Supply and mechanically fit to manufacturers recommendations good quality, new External Quality Timber door and frame to opening of previously removed door and frame. Colour to be decided. Allow for filling any gaps between External Quality Timber door and frame and masonry using haired lime plaster filling medium as recommended by the listed buildings officer. Allow for all architraves and the like and cutting back the skirting boards and making good existing. Allow for weather sealing newly fitted External Quality Timber door and frame to external masonry using burnt sand trowel on mastic.	1	no		
4.06	An allowance of 20m <sup>2</sup> for all remedial roof repairs to the roof covering of the barn is to be made.	20	m <sup>2</sup>		
4.07	An allowance of 10m <sup>2</sup> for taking out, disposing off site and renewing damaged floorboards to the first floor of the barn. Newly fitted floorboards to be mechanically fixed.	10	m <sup>2</sup>		
4.08	An allowance of 20m <sup>2</sup> is to be made for carrying out any pointing which may be required to stonework. Allow for raking out any loose mortar. Pointing mortar and finish to match existing.	20	m <sup>2</sup>		
4.09	Allow 10m <sup>2</sup> for re-fixing any loose stonework to the barn. Pointing and mortar to match existing.	10	m <sup>2</sup>		
4.10	An allowance of 10m <sup>2</sup> is to be made to patch repair barn 2 floor as existing. All materials to match existing.	10	m <sup>2</sup>		
<b>5.00</b>	<b>Small Livestock Outbuilding</b>				
5.01	Carefully take down and remove from site existing small dilapidated livestock outbuilding shelter. Building is approx 2000 long x 1500 wide.	Item			
<b>6.00</b>	<b>Wood Store off Car Port</b>				
6.01	Carefully replace existing timber lintol approx 2m x 300mm deep with new timber lintol.	Item			
6.02	Allow for all necessary supports to roof and walls to safely carry out the replacement of the timber beam.	Item			

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<b>7.00</b>	<b>Other Outbuildings</b>				
7.01	Allow for additional pointing to other outbuildings as directed by the client/supervising officer. Allow for raking out any loose mortar. Pointing mortar and finish to match existing.	30	m <sup>2</sup>		
7.02	Allow for additional patch roof repairs to outbuildings as directed by the client/supervising officer. Patch roof repairs to match existing roofing materials.	30	m <sup>2</sup>		
<b>8.00</b>	<b>Seascale Hall Farm House</b>				
8.01	<b>Damp Treatment - Specialist Contractor Preparation</b>				
8.02	Carefully hack off all internal plaster to full height of all external walls to ground floor, first floor and dispose off site.	Item			
8.03	Carefully hack off plaster to full height to all remaining internal ground floor walls and dispose off site.	Item			
8.04	Carefully hack off plaster to full height 1m in from external walls to all first floor walls and dispose off site.	Item			
8.05	Allow for removing, carefully storing and later re-fixing on completion of works all fixtures and fittings fixed to all walls including all fixed shelving, work surfaces and fixed/built in cupboards etc. so as to allow full access to the walls.	Item			
8.06	Allow for carefully removing, storing and later re-fixing on completion of works all decorative timber reveals and mouldings. Allow for renewing any damaged/rotten timber reveals and mouldings to match previously removed. Allow for securing any timber battens as necessary to walls where	Item			
8.07	Allow for protecting/covering existing smoke/heat detectors whilst the work is being carried out. Note: The contractor must remove the smoke/heat protection/covering on completion of works each day and re-fit prior to starting work each morning.	Item			
8.08	Allow for supplying and using Oldroyd yellow brick plugs and 12mm screws to walls where Oldroyd XP membrane has been installed .	Item			
<b>9.00</b>	<b>Installation</b>				
9.01	Specialist Contractor to supply and fit strictly to manufacturers recommendations Oldroyd Xp plaster membrane system or similar and approved strictly to manufacturers recommendations to all ground floor walls where plaster has been previously removed.	Item			



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9.02	Specialist Contractor to supply and fit strictly to manufacturers recommendations Dry Base Flex membrane system using the approved adhesive or similar and approved strictly to manufacturers recommendations to all first floor walls where plaster has been previously removed.	Item			
9.03	Allow for all recommended fixtures and fittings to complete the Oldroyd Xp plaster membrane system or similar and approved damp proofing installations to the complete satisfaction of the supervising officer and manufacturers technical representative.	Item			
9.04	On completion of installing the new solid floors to the utility room and old meat room to the rear of the building specialist Contractor to supply and fit strictly to manufacturers recommendations Oldroyd Xs slimline membrane system or similar and approved strictly to manufacturers recommendations.	Item			
9.05	Allow for all fixtures, fittings, Oldroyd brick plugs with compression seals or similar and approved, Oldroyd Overseal Tape and Oldroyd double sided tape or similar and approved, fixed and applied strictly to manufacturers recommendations.	Item			
9.06	Oldroyd Xp plaster membrane system or similar and approved to the ground floor and the Dry Base Flex membrane system to the upper floor to be linked together to provide continuous damp protection strictly to manufacturers recommendations.	Item			
9.07	Allow for Oldroyd Xs slimline membrane system or similar and approved and Oldroyd Xp plaster membrane system or similar and approved to be linked together strictly to manufacturers recommendations.	Item			
9.08	Allow for providing certificates for a minimum of 25 years guarantee for the damp proofing works.	Item			
<b>10.00</b>	<b>Joinery Works</b>				
10.01	Take out and dispose off site all kitchen base units, worktops and wall units.	Item			
10.02	Allow for taking out an disposing off site any identified rotten doors which may be rotten due to wood boring insects.	Item			
10.03	Take out and dispose off site existing door and frame to old meat room, number D11 on A101 drawing.	1	no		
10.04	Take out and dispose off site existing external door and frame to old meat room, number D12 on A101 drawing.	1	no		
10.05	Take out and dispose off site all existing skirting boards, architraves to all rooms on all floors and all ground floor door linings.	Item			

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10.06	Supply and fit on completion of the damp works new Howdens (or equal and approved) quality kitchen units, worktops and wall units to match previously removed layout of kitchen. New units to have a carcass of no less than 18mm thick. New worktops to be no less than 38mm thick. New units and worktops to be approved prior to installation. Allow for cutting out for the new drainer inset sink and making good to cut material. Allow for cutting mitre joints to any worktops as necessary.	Item			
10.07	Supply and mechanically fit new door linings to ground floor to match previously removed. Allow for all fixtures and fittings to complete the installation.	Item			
10.08	Allow to supply and fit new doors to match existing previously removed rotten doors. Door and door furniture to match previously removed door furniture.	Item			
10.09	Supply and fit to match previously removed door and frame to old meat room, number D11 on A101 drawing. Door and door furniture to match previously removed door furniture.	1	no		
10.10	Supply and fit new external quality door and frame to opening of previously removed external door and frame to old meat room, number D12 on A101 drawing. External face of the door to match existing. Door furniture to match previously removed door furniture.	1	no		
10.11	Supply and mechanically fit new skirting boards and architraves to match previously removed to all rooms and floors. Note: Mouldings to architraves, door linings, and timber window reveals to match existing.	Item			
10.13	The following work must not be carried out without the contract administrator being present as this is a listed building consent item. Carefully remove existing listed panelling to the front bedroom and set aside for re-use. Allow for re-fixing listed panelling in exact locations on completion of damp works to external walls.	Item			
10.14	The following work must not be carried out without the contract administrator being present as this is a listed building consent item. Provisionally allow for replacement of 5lm of wall panelling to match existing. Allow for supplying and fitting new timber beading which may be damaged to match existing	5	lm		
11.00	Electrics				

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11.01	Part P certified Electrician to carry out all the electrical works and inspect the electrics prior to any electrical works being carried out. Should it be found that there are problems with the electrics in the property the certified contractor must bring it to the attention of the supervising officer.	Item			
11.02	Take out and later re-fix all light fittings, sockets and light switches. Allow for leaving any wires in a safe condition as there will be other works being carried out in the property. Allow for adjusting any light fittings, socket and light switches on completion of the damp/plaster works. Allow for renewing any rusty/damaged/undersized back boxes/pattresses and using larger screws for the faceplates as necessary to accommodate the new thickness in wall finish. Allow for using Oldroyd yellow brick plugs and 12mm screws to walls where Oldroyd XP membrane has been installed .	Item			
11.03	Take out and dispose off site existing light fitting to the old meat room to the rear of the building.	Item			
11.04	Supply and fit 2no new light fittings to match previously removed light fitting to old meat room to the rear of the building. Allow for all new wires/fittings to extend/install the new light fittings.	Item			
11.05	Allow for taking out and later re-fixing all electric boxes on the wall to allow for damp treatment. All wires to be left in a safe condition to allow damp works to be carried out.	Item			
11.06	Allow for providing any temporary lighting which may be necessary to carry out other trades works.	Item			
11.07	Allow for disconnecting and later re-fixing existing shower unit.	Item			
11.08	Allow for suplying and using Oldroyd yellow brick plugs and 12mm screws to walls where Oldroyd XP membrane has been installed .	Item			
11.09	Allow for all testing/commissioning of all electrics on completion of the works and providing all test certificates.	Item			
11.10	Allow for liaising with the plumber and all other trades as necessary to complete the installation.	Item			
12.00	<b>Registered Plumber.</b>				
12.01	Registered plumber to carry out all works and test installation	Item			

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12.02	Carefully take out and set aside for re-use all radiators to all floors and the boiler system. Allow for taking off and later re-fixing radiator brackets and boiler support bracket. Allow for capping off all water and gas supplies and testing for all leaks on completion of radiator and boiler removal.	Item			
12.03	Take out, carefully store and later re-fix on completion of damp, plaster works and re-decoration, the existing kitchen cooker.	Item			
12.04	Re-fix on completion of damp, plaster works and re-decoration, previously removed radiators to all rooms together with new thermostatic radiator valves. Allow for renewing any damaged radiator brackets and radiator valves.	Item			
12.05	Allow for supplying and fitting one new suitably sized radiator to the old meat room to the rear of the building. Allow for all fixtures, fittings, brackets and pipework etc. to complete the installation of the new radiator.	Item			
12.06	Re-fix on completion of damp, plaster works and re-decoration, previously removed boiler.	Item			
12.07	Allow for all fixtures and fitting to complete the installation of the radiators and boiler.	Item			
12.08	Allow for all testing/commissioning of all gas installations on completion of the works and providing all test certificates.	Item			
12.09	Allow for liaising with the electrician and all other trades as necessary to complete the installation.	Item			
<b>13.00</b>	<b>Plumbing - General</b>				
13.01	Take out, carefully store and later re-fix all existing white goods	Item			
13.02	Carefully take out exiting bathroom furniture, set aside for re-use and later re-fix into same location. Allow for all alterations, new pipe fittings as necessary.	Item			
13.03	Take out and dispose off site existing kitchen sink.	Item			
13.04	Supply and fit on completion of damp, plaster works and re-decoration, new good quality kitchen sink to match previously removed sink. Allow for all alterations, new pipe fittings as necessary.	Item			
13.05	Allow for supplying and fitting new taps to kitchen sink, bath and bathroom sink; all to match previously removed.	Item			
13.06	Allow for all fixtures and fittings, renewing, altering any pipework as necessary to complete all plumbing installations.	Item			

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13.07	Allow for supplying and using Oldroyd yellow brick plugs and 12mm screws to walls where Oldroyd XP membrane has been installed .	Item			
13.08	Allow for all commissioning of plumbing works as necessary.	Item			
13.09	Supply and fit 150mm x 150mm 450mm high, white ceramic wall tiles to walls where wall tiles were previously removed and including tiled kitchen window cill, splashback to kitchen sink, bathroom sink and full height of walls around bathroom shower area. Allow for applying two coats of PVA bonding agent to walls allowing to completely dry between applications. Allow for using a pvc watertight trim between bath and tiles and pvc quadrant edge trim around edges of tiles. Allow for all tile cuts. Allow for using an approved waterproof wall tile adhesive and white waterproof grout.	Item			
14.00	<b>Building works - General</b>				
14.01	Carefully take up, store and later re-lay stone flags to the old meat room to the rear of the building. Re-lay stone flags on completion of Oldroyd Xs slimline membrane system or similar and approved installation.	Item			
14.02	Allow for renewing any damaged stone flags either existing damaged or as a result of taking up the existing. New stone flags to match existing.	Item			
14.03	Allow for removing any spoil to the old meat room to the rear of the building. Excavate to ensure there is a minimum of 400mm depth to allow for installing a new concrete floor. Allow for excavating any trial holes to ensure the existing foundations are not undermined by the excavation of the 400mm depth.	Item			
14.04	Supply and lay new Limecrete floor to the old meat room to the rear of the building. Limecrete floor to comply with current building regulations, British standards and laid strictly to the design specification and drawings of the structural engineer.	Item			
14.05	Take out and dispose off site existing carpets, vinyl sheet/tiles etc. to all rooms on all floors including hall, stairs and landing.	Item			
14.06	Take out existing damaged/rusty steel beam to the old meat room at the rear of the building and dispose off site. Allow for all necessary temporary supports when removing the steel beam.	Item			
14.07	Supply and fit new structural steel beam as per structural engineers specification and drawings.	Item			

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14.08	Take off and remove from site existing pvc gutters and rainwater pipes to all elevations of the farmhouse.	Item			
14.09	Supply and fit new deep aluminium seamless gutters and new aluminium rainwater pipes to both elevations of barn 1. Colour - Black. New gutters to have a minimum fall of 1:350. Allow for 2no rainwater pipes to each elevation of the barn. Allow for all fixtures and fittings to complete the installation of the aluminium seamless gutters and aluminium rainwater pipes including bends, shoes, stop ends and brackets (if required) etc. The contractor to check with the manufacturer for compatibility for re-using the existing gutter brackets.	Item			
15.00	<b>Timber Wood Boring Insect Infestation Treatment - Specialist Contractor</b>				
15.01	Specialist contractor to carefully take up at appropriate intervals and room perimeters, de-nail and set aside for re-use existing floorboards to all timber floors to allow inspection and treatment of the existing floor joists and underside of the existing floorboards.	Item			
15.02	An allowance of 50m <sup>2</sup> is to be made to remove damaged rotten/infected timber floor boards identified by specialist contractor and as agreed with the listed buildings officer to match existing to all floors which may be thought to contain wood boring insects or damaged due to damp. Note: On exposure of the timbers the extent of the works must be agreed with the Listed Buildings Officer on site.	50	m <sup>2</sup>		
15.03	Allow for taking out and disposing off site any rotten/infected timber floor joists, ceiling joists and roof members identified by specialist contractor and as agreed with the listed buildings officer which may be thought to contain wood boring insects or damaged due to damp. Note: On exposure of the timbers the extent of the works must be agreed with the Listed Buildings Officer on site.	Item			
15.04	Specialist contractor to treat all floor joists, ceiling joists, timber roof members, and floor boards to all rooms on all floors with an HSE approved low odour, and low hazard, modern insecticide by specialist approved sub-contractor. The insecticide should be non-flammable and applied strictly to manufacturers recommendations and comply with all HSE requirements. COSHH certificates and methods of storage to be supplied prior to installation.	Item			
15.05	Treatment of the existing floor joists and underside of the existing floorboards to be carried out using lances.	Item			
15.06	Re-fix previously removed and de-nailed floorboards to ground floor. Allow for mechanically fixing any existing loose floor boards to floor joists.	Item			

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15.07	Provisionally allow to remove, treat then supply and fit new timber floor joists, ceiling joists, floor boards and timber roof members previously identified as rotten/infected to all floors and ceilings. Allow for cutting out any rotten/suspect timber floor joists, ceiling joists and timber roof members to structurally sound timber to allow for splicing/bolting new timbers. Allow for splicing/bolting new timbers to structurally sound existing timbers. Allow for specialist contractor to treat the ends of the timber joists and all newly cut timber joists with an approved preservative treatment.	PC	15,000		
15.08	Allow for providing certificates for a minimum of 25 years guarantee for the timber infestation treatments.	Item			
<b>16.00</b>	<b>Plaster works</b>				
16.01	Carefully take out and dispose off site all loose/damaged plaster to ceilings including all damaged laths to a tight edge to all rooms on all floors.	Item			
16.02	Allow for retaining the existing meat hooks in the old meat room to the rear of the building.	Item			
16.03	Allow for renewing any damaged laths to the ceilings.	Item			
16.04	Allow 20m <sup>2</sup> for patch plastering ceilings using lath and plaster restoration techniques and materials (e.g. lime plaster) to a neat and level finish to previously removed loose/damaged plaster.	20	m <sup>2</sup>		
16.05	Re-plaster using plaster restoration techniques and materials (e.g. lime plaster) to a neat and level finish all walls where plaster has previously been removed and Oldroyd Xp plaster membrane system or similar and approved has been installed. Allow for neatly finishing to a natural finish all junctions/corners.	Item			
<b>17.00</b>	<b>Floor Finishes</b>				
17.01	A PC sum of £30.00/m <sup>2</sup> is to be made for supplying the new carpets to all rooms which previously had carpets on all floors including hall, stairs and landing. The allowance is to include underlay, gripper rods and carpet strips. Supply and lay new carpets to all rooms.	Item			
17.02	Supply and fix underlay to new carpets to all rooms.	Item			
<b>18.00</b>	<b>Decoration Works - Internal</b>				

Seascale Hall Farm Schedule of Works				Schedule of Work	
	ITEM	AMOUNT	UNIT	RATE	TOTAL
18.01	<p>All surfaces must be clean, dry and free from anything that will interfere with the adhesion of the materials to be applied. Remove all dust.</p> <p>Note - Should there be any doubt regarding the condition of the existing coatings to the ceilings and walls the contractor is to inform the Supervising Officer.</p> <p>Allow for all additional masking to ensure protection of the new bathroom suite, Kitchen units, light fittings, windows etc.</p> <p>Any newly lime rendered/repared areas must be allowed to dry out for a minimum period of 28 days and to have carbonated to a minimum depth of 2.5mm prior to application of Keim Mineral Paints or similar and approved.</p> <p>Keim Mineral Paints or similar and approved must be applied strictly to manufacturers recommendations.</p>	Item			
18.02	<p>Fill all cracks, holes and other surface defects to walls and ceilings using Keim Dolomitspachtel silicate mineral filler or similar and approved.</p> <p>Prime and bring forward all bare and filled areas with Keim Granital Dilution or similar and approved.</p> <p>Apply a minimum of two coats Keim Optil or similar and approved to all ceilings in all rooms on all floors to manufacturer's recommendations.</p> <p>Allow for a minimum of 12 hours between coats.</p>	Item			
18.03	<p>Apply a minimum of two coats Keim Optil matt emulsion or similar and approved to all walls in all rooms on all floors to manufacturer's recommendations.</p> <p>Allow for a minimum of 12 hours between coats.</p>	Item			
18.04	<p>New Woodwork</p> <p>Apply two coats of best quality shellac knotting to all knots and resinous areas to all new woodwork. Fill all cracks and surface defects. Prime all new woodwork and filled areas with one coat of Universal Primer in accordance with the manufacturer's instructions.</p> <p>Apply overall two coats of Undercoat in accordance with the manufacturer's instructions. The spreading rate must not exceed 14m2 per litre [minimum wet film thickness of 72 micrometres].</p> <p>When dry, denib using a fine grade abrasive paper. Do not break the surface of the coating. Remove all dust. To the prepared surfaces apply one coat of Gloss in accordance with the manufacturer's instructions. The spreading rate must not exceed 14m2 per litre [minimum wet film thickness of 72 micrometres].</p> <p>Note: Un-painted doors are to remain un-painted.</p>	Item			
18.05	<p>All Woodwork Previously Painted</p> <p>Wash, abrade and prepare. Remove any blistered, flaking or friable paint back to the nearest timber joint.</p> <p>Patch prime and bring forward. Fill all surface defects and seal all stained surfaces and apply and additional undercoat.</p> <p>To the prepared surfaces apply one Undercoat and one coat Gloss Finish.</p>	Item			



Seascale Hall Farm Schedule of Works				Schedule of Work	
	ITEM	AMOUNT	UNIT	RATE	TOTAL
18.06	General Metalwork Pipes, Radiators etc. Thoroughly prepare as specified spot prime all bare metal areas using an approved metal primer, bring forward, and apply two coats of heat resisting enamel all to approval. Note - all valves, taps, bleeding points etc. to all radiators, pipes etc. are to be left free and clean from all paint old and new on completion.	Item			
19.00	<b>Decoration - External Timber</b>				
19.01	Re-paint to existing timber doors, door frames and timber window frames. All surfaces must be suitably dry, and free from anything that will interfere with the adhesion of the materials to be applied. Remove grey and denatured surfaces by rubbing down with abrasive paper or by mechanical means and round sharp edges 1-3mm. Fill any holes, open joints and shallow surface defects with Ready Mixed Filler or a two pack proprietary wood filler. Rub down with a suitable grade of abrasive paper to a smooth finish and remove all dust prior to priming. Organic growth must be removed and the areas treated with Fungicidal Solution and the moisture content of the substrate should not exceed 18% wood moisture equivalent. Treat knots with two coats of fresh knotting. Prime with one coat Johnstone's aluminium wood primer or similar and approved. Apply one coat of professional undercoat then apply 2 coats of Dulux gloss or similar and approved.	Item			
20.00	<b>External Works - Render</b>				
20.01	Prior to treating external render ensure the newly applied rendering is completely dry.	Item			
20.02	Ensure all surfaces to be treated are sound, clean and dry (new surfaces particularly must be fully dry). To existing render, remove all mould growth and dirt to ensure all surfaces are clean, sound, dust free and free of contaminants. Rendered walls should be cleaned to recommendations given in BS8221 - 1:2000; Code of practice for cleaning and surface repair of buildings. Cleaning of natural stones, brick, terracotta and concrete Allow for making good defects and cracks to render to match existing.	Item			
20.03	Apply one coat of Stormdry masonry protection cream to all external rendered walls. Applications to be applied strictly to manufacturers recommendations.	Item			
20.04	Decorate Stone surround to all windows and doors with Dulux Weathershield masonry paint or similar and approved.	Item			
21.00	<b>Perimeter Soakaway</b>				

Seascale Hall Farm Schedule of Works				Schedule of Work	
	ITEM	AMOUNT	UNIT	RATE	TOTAL
21.01	Excavate a channel to the perimeter of the building 150mm below the internal floor level and 300mm wide. Allow for removing spoil from site.	Item			
21.02	Supply and fill the perimeter channels with Pea gravel to help provide a soakaway to the external elevations. Newly created soakaway to comply with the British Standard BS 8102: 1990.	Item			
<b>22.00</b>	<b>Roof Works</b>				
22.01	Carry out structural repairs to main farmhouse building strictly as per structural engineers specification and drawings.	Item			
22.02	All works to be carried out to B.S. 5534 2015 and The National Federation of Roofing Contractors.	Item			
22.03	Carefully take off and set aside for re-use roof covering comprising of natural roof slates, ridge tiles, hip tiles etc.	Item			
22.04	Allow for carefully sorting and storing re-useable roof slates.	Item			
22.05	On completion of sorting and storing re-useable roofing slates an allowance of 30% is to be made for disposing off site any damaged un-useable roofing slates.	30	%		
22.06	Allow for supply and fitting the 30% new roofing slates to match existing previously identified as damaged.	30	%		
22.07	Allow for taking off and disposing off site existing slate battens.	Item			
22.08	Supply and fit 120mm thick Celotex FR5000 insulation board or equal and approved carefully friction fitted in-between existing rafters. Where there is any gap between rafters and newly fitted insulation board the gap must be filled with fire retardant expanding PU foam to BSEN 1366-4 and B.S.476 Part 20 using a foam applicator gun.	Item			
22.09	Supply and fit Tyvek 'Supro Plus' high performance vapour permeable underlay or similar and approved sealed with integral adhesive lap tape laid in accordance with B.S.5534 2015 and to manufacturers recommendations. Tyvek 'Supro Plus' or similar and approved sealed laps should be a minimum of 150mm.	Item			
22.10	Refix natural roof slates and newly purchased matching roof slates laid with head lap consistent with the existing (provided it meets the requirement of B.S.5534 2015. Each slate to be mechanically fixed using copper slate nails. Allow for all raking and cuts to slates as necessary to complete the installation.	Item			

Seascale Hall Farm Schedule of Works				Schedule of Work	
	ITEM	AMOUNT	UNIT	RATE	TOTAL
22.11	Allow for supplying and mechanically fixing with stainless steel nails PVCu underfelt eaves trays to manufacturers recommendations.	Item			
22.12	Supply and fix code 5 lead alternative lining to sloping valleys including and land valleys. Allow for supplying and fitting code 4 lead alternative apron cover flashings where required. Lead alternative linings should be fitted in accordance with the Lead Sheet Associations (LSA) recommendations.	Item			
22.13	Supply and fix code 3 lead alternative soakers and code 4 lead alternative stepped cover flashings to sloped abutments. Allow for all close cutting.	Item			
22.14	Supply and fix code 4 lead alternative apron cover flashings to horizontal abutments. Allow for all close cutting.	Item			
<b>23.00</b>	<b>Windows/External door - FENSA Registered Installer</b>				
23.01	FENSA registered window installer to take out and dispose off site the following existing rotten windows identified on drawing number A101 to the rear elevation and supply and mechanically fit to manufacturers recommendations good quality, new hardwood timber double glazed windows to opening of previously removed windows. Fenestration of the new windows to match previously removed windows. Painted finish colour white. Allow for filling any gaps between new windows and masonry using haired lime plaster filling medium as recommended by the listed buildings officer. Allow for weather sealing newly fitted windows to external masonry using burnt sand trowel on mastic. Allow for preparing reveals to receive new windows.	Item			
23.02	W9	1	no		
23.03	W10	1	no		
23.04	W11	1	no		
23.05	W23	1	no		
23.06	W24	1	no		
23.07	W25	1	no		
23.08	W26	1	no		
23.09	W27	1	no		
23.10	Allow for repairing and re-using the existing leaded windows to the large rear window which should be incorporated into a double glazed unit.	Item			

Seascale Hall Farm Schedule of Works				Schedule of Work	
	ITEM	AMOUNT	UNIT	RATE	TOTAL
23.11	Allow for making good to any damaged masonry/plaster as a result of taking out, installing windows to the supervising officers satisfaction.	Item			
23.12	Allow for providing guarantees and certificates on completion of the window installations.	Item			
23.13	Allow for ensuring the remaining windows to the building are in working order and replacing casement stays, casement fasteners, hinges etc. on a like for like basis.	Item			
<b>24.00</b>	<b>External Stonework/Render</b>				
24.01	Hack off existing render at least 150mm up from ground level to all rendered elevations to expose existing stonework.	Item			
24.02	An allowance of 30m <sup>2</sup> is to be made for carrying out any pointing which may be required to brickwork/stonework either existing or as a result of removing render. Allow for raking out any loose mortar. Pointing mortar and finish to match existing.	30	m <sup>2</sup>		
24.03	Supply and mechanically fit level Bell cast type drip or similar and approved detail 150mm above ground level to all external rendered elevations.	Item			
24.04	Patch repair render to all rendered elevations to match existing material and finish to previously removed render to neatly finish at the Bell cast drip or similar and approved. Allow for all materials to carry out the rendering. Allow for using a Febmix mortar plasticiser or similar and approved to the first coat and a waterproofing additive to the top coat.	Item			
24.05	On completion of all works to the Barns and Farmhouse the successful contractor must allow for a complete clean to the complete satisfaction of the supervising officer and client.	Item			
<b>25.00</b>	<b>Septic Tank - Specialist Sub-Contractor</b>				
25.01	Specialist sub-contractor to take out and dispose off site the existing septic tank. Allow for disconnecting all pipework associated with the removal of the septic tank.	Item			
25.02	Specialist sub-contractor to supply and install a new septic tank suitably sized for the property. New septic tank to have EN12566-3 Certificate. A copy of the manufacturers independent final effluent test report to make sure that the unit produces an effluent standard of no greater than 20:30:20(BOD:SS:NH3) must be provided. Allow for all excavating, pipework, electrics and backfilling to complete the installation of the septic tank.	Item			

Seascale Hall Farm Schedule of Works				Schedule of Work	
	ITEM	AMOUNT	UNIT	RATE	TOTAL
25.03	All works to remove the existing brick septic tank and installation of the new septic tank must be carried out to current Building Regulations, planning permissions, Local Authority approvals, Environment Agency approvals, received relevant permits and binding rules etc.	Item			
25.04	Install new drainage field which should be designed to conform with Section H2 of the Building Regulations (Sewage and Drainage issues) and BS 6297 : 2007 + Amendment 1 2008. Allow for ascertaining if the drainage fields is within a Groundwater Source Protection Zone. Allow for Trial Site Assessment Holes and percolation tests.	Item			
25.05	Disconnect existing pipework from property to the existing septic tank, excavate and dispose off site.	Item			
25.06	Supply and lay new drainage pipework from the property to the newly installed septic tank. Allow for all connections to the property and newly installed septic tank. New pipework to be laid conforming to current building regulations.	Item			
25.07	On completion of the new installation allow for providing all commissioning certificates, EN certificates, permits and guarantees.	Item			
26.00	<b>Contingencies</b> The following sums are contingencies which are Nett and do not include any cash discount to the general contractor and are to be used as directed by the supervising officer or deducted in full or in part at completion if not expended.	10,000.00			10000.00
	<b>Summary</b>				
1.00	<b>Preliminaries and General Conditions</b>				
2.00	<b>Access</b>				
3.00	<b>Structural Remedial Works to the Barn 1</b>				
4.00	<b>Structural Remedial Works to the Barn 2</b>				
5.00	<b>Small Livestock Outbuilding</b>				
6.00	<b>Wood Store off Car Port</b>				
7.00	<b>Other Outbuildings</b>				
8.00	<b>Damp Treatment</b>				
9.00	<b>Installation</b>				
10.00	<b>Joinerv Works</b>				
11.00	<b>Electrics</b>				
12.00	<b>Registered Plumber.</b>				
13.00	<b>Plumbing - General</b>				
14.00	<b>Building works - General</b>				

Seascale Hall Farm Schedule of Works				Schedule of Work	
	ITEM	AMOUNT	UNIT	RATE	TOTAL
15.00	<b>Timber Wood Boring Insect Infestation Treatment</b>				
16.00	<b>Plaster works</b>				
17.00	<b>Floor Finishes</b>				
18.00	<b>Decoration Works - Internal</b>				
19.00	<b>Decoration - External Timber</b>				
20.00	<b>External Works - Render</b>				
21.00	<b>Perimeter Soakaway</b>				
22.00	<b>Roof Works</b>				
23.00	<b>Windows</b>				
24.00	<b>External Stonework/Render</b>				
25.00	<b>Septic Tank - Specialist Sub-Contractor</b>				
26.00	<b>Contingencies</b>			10,000.00	10,000.00
	<b>GRAND TOTAL</b>				