

St Clements House, 33-45 Church Street, Walton-on-Thames, Surrey KT12 2QN

Schedule of Works

	Description	Quant	£.p.	£.p.
	The Works comprise the external redecoration and repairs to all elevations including the Princess Alice frontages, the roofs and the internal redecoration and repair of the common parts excluding the interiors of the plant rooms and service cupboards. The general refurbishment of the external works are also included.			
	Planning drawings are appended to this document but are to be used for guidance and location only as alterations have been carried out since construction			
	The elevations are notated as follows Front elevation – The Church Street elevation Right hand elevation – The Manor Road elevation Rear elevation – The Car Park elevation Left hand elevation –The left hand elevation			
	Exterior			
	Scaffolding			
	Full scaffold access to all levels and elevations is to be erected including allowing access to all roofs, flat roofs and valleys for inspection and repair. All elevations to be fully boarded to all lifts suitable for the purposes of redecoration and all other specified repairs and renewals to roofs, Juliet balconies, rainwater goods, eaves and soffits. Allow to provide internal ladder access to all parts of the building. Bridge over the main entrance, the Princess Alice frontage on the Church Street elevation, the side access doors on the Manor Road elevation, the bin store on the Car Park elevation and the cycle store on the left hand end of the Church Street elevation. Maintain continuous access to the two rear doors on the Car Park elevation during the works. Bridging over the access doors to be double boarded with intermediate 1200 gauge polythene sheeting. Full protection is to be provided over the landscaped areas.			
	Provide suitable access scaffolding to allow the repair and redecoration of the soffit and walls of the covered car park.			
	Provide bridging at roof level to allow inspection and repair of the flat roofs at the left hand elevation over staircase 2; to the central valley gutter and to the flat roof over the Princess Alice Hospital section			
	All scaffolding is to be carried out as per the Scaffold Specification Template prepared by the National Access & Scaffolding Confederation guidance 2016 or as amended.			

	The scaffolding is to be completely enclosed with new clean nylon debris netting above the first lift			
	Obtain highways and/or Local Authority consent, make all licence application and pay all associated costs and fees.			
	Supply and fit foam wrapping to all uprights and fittings to the Church Street footpath.			
	Scaffold Alarm			
	Supply, install and maintain on the scaffolding for the duration of the works and electronic alarm system to be installed by an approved contractor in positions to be agreed by the CA. The system shall have a tamper alarm and be capable of interfacing with a transmitter sending a signal to an agreed monitoring system			
	Scaffold Lighting			
	Supply and install at pedestrian level anti vandal bulkhead lighting to all elevations			
	Supply and install security lighting connected to the alarm system to the top of the scaffolding to all elevations			
	General Roofing Repairs			
	Remove moss from all roof surfaces			
	Provisional item – Allow to replace slates to match the existing (Westerland Reconstituted slates)	50	No	
	Allow the provisional sum of £1,000.00 for general mineral felt flat roof repairs			1,000.00
	Allow the provisional sum of £2,500.00 for general lead roof repairs			2,500.00
	Re-dress leadwork to main entrance canopy and apply patination oil to cleaned surface			
	UPVC Rainwater gutters and downpipes			
	Clean out all debris from the rainwater gutters, gullies, hoppers and downpipes.			
	Remove paint splashes from downpipes			
	Reconnect the loose rainwater pipe on the Church Street elevation over the Princess Alice Hospice			
	Repair the leaking rainwater downpipe at the right hand end of the Manor Road elevation			

	Reseal the gutter or the rainwater pipe at high level on the left hand return of the Car Park elevation			
	Cut out and piece in lower section of rainwater pipe, second from right on the Car Park elevation			
	Cut out and piece in section of rainwater pipe at ground level and make good tarmac around pipe on the Car Park Elevation			
	Refix loose section of rainwater pipe at high level on the left hand elevation and straighten out pipe to leave in vertical position			
	UPVC eaves, fascias and soffits			
	Wash down, clean and renovate all UPVC surfaces using a proprietary UPVC cleaner			
	UPVC and aluminium windows and doors including rooflights			
	Wash down, clean and renovate all surfaces using proprietary cleaners			
	Provisional quantity - allow for the removal of mastic pointing and replacing with new	100	m	
	Replacement window and doors			
	Remove second floor timber double glazed landing window on the Church Street elevation approx. 800mm wide x 1500mm high and replace with aluminium double glazed side hung window complete. Include for removing magnetic catches and actuator and refixing including testing on completion. Make good all disturbed work	1	No	
	Remove first floor timber double glazed landing window on the Church Street elevation approx. 1600mm wide x 1500mm high and replace with UPVC double glazed side window with 2 No side hung lights complete. Include for removing magnetic catches and actuator and refixing including testing on completion. Make good all disturbed work	1	No	
	Remove timber escape doors and frames to the left hand elevation approx. 850mm wide x 2100mm high and replace with aluminium double glazed doors and frames complete. Include for removing magnetic catches and actuator and refixing including testing on completion. Make good all disturbed work	3	No	
	Remove second floor timber double glazed landing window in Staircase 2 approx. 1500mm wide x 900mm high and replace with aluminium double glazed side hung window complete. Include for removing magnetic catches and actuator and refixing including testing on completion. Make good all disturbed work	1	No	

	Take out timber door at ground level of staircase 2 and dispose, replace with external quality timber flush door including hinges and mortice deadlock. Allow for redecoration later in schedule	1	No	
	Brickwork cleaning			
	Clean brickwork to all elevations where stained by damp, algae or overflow water			
	Wash down and clean brickwork to achieve a uniform colouration throughout			
	Pigeon protection			
	Remove and replace all pigeon protection spikes			
	Allow for supplying and fitting a further 100 m pigeon spikes	100	m	
	Remove and replace with new pigeon netting to the 4No recesses on the Car Park elevation			
	General repairs			
	Remove mortar haunching at base of all black band courses and renew with roof tiling mortar			
	Cut out render beads to render and replace with stainless beading including making good render as follows: Stop beads 100 mm length 150 mm length 200 mm length 250 mm length 350 mm length 400 mm length 1.5 m length 12 m length Angle beads 100 mm length 150 mm length 200 mm length 600 mm length	2 1 1 1 2 3 1 1 2 1 1 1	No No No No No No No No No No No No	
	Remove estate agents vertical timbers and make good render	3	No	
	Remove stainless steel eyes and make good render	8	No	
	Remove screws and make good render	4	No	
	To previously rendered area on car park elevation clean off blockwork of remaining render apply 8-12 mm base coat of 1:3-4 cement/sand with air entraining mixture and a nominal 8 mm top coat to match existing	20	m2	

	Fix stainless steel stop beads all round	40	m	
	Hack off render on car park elevation apply 8-12 mm base coat of 1:3-4 cement/sand with air entraining mixture and a nominal 8 mm top coat to match existing	15	m2	
	Fix stainless steel stop beads all round	35	m	
	Cut out loose render around overflow pipe on Car Park elevation and make good	1	No	
	Supply and fix 150mm square extract vent louvre grilles to Car Park elevation	2	No	
	Fill holes in render	2	No	
	Fill holes in facing bricks with mortar	2	No	
	Cut out and replace damaged facing bricks at ground level on the rear corner of the staircase tower (Dorking Red Facings)	2	No	
	General works prior to redecoration			
	Prior to the redecoration works agree the sequence both and inform the CA of the works following making good and preparation of the substrates. Allow for a final inspection prior to dismantling the scaffolding			
	Wash down all rendered surfaces with non-caustic, non-acidic bio-degradable algae remover and allow to dry			
	External Redecoration			
	Please refer to the attached Dulux Trade Specification include for:			
	Soffit boards			
	Rendering including the interior face of parapets			
	Metal railings to Juliet balconies			
	Metal railings to car park escape stairs	2	No	
	Metal railings to flat 28 (roof level flat over the Princess Alice Hospice)			
	High level metal louvre facing Manor Road			
	Walls and ceilings to interior of parking area			
	Doors and frames			

	External redecoration and repair carried to summary			
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	Total carried to summary			

	Interior			
	Interior repairs			
	Protect all surfaces from damage, dust and debris and remove on completion			
	Make good all hairline cracks, damaged arrises and surface imperfections throughout			
	Entrance lobby			
	Professionally clean carpet and coir mat to entrance lobby			
	Internal bin store doors			
	Remove brush strips and replace with Intumescent brush strips all round	2	No	
	Corridor # 24-28			
	Make good hole in plaster in rooflight recess			
	Replace suspended ceiling tiles to match existing	2	No	
	Corridor # 23-16			
	Replace suspended ceiling tiles to match existing	2	No	
	Cut out and fill large cracks over the doorway to # 23			
	Corridor # 10-14			
	Replace suspended ceiling tiles to match existing	2	No	
	Corridor # 4-9			
	Replace suspended ceiling tiles to match existing	1	No	
	Corridor # 1-3			
	Replace suspended ceiling tiles to match existing	2	No	
	Replace push plate to match existing	1	No	
	Allow the provisional sum of £2,500.00 for damp repairs			2,500.00
	Internal Redecoration			
	Please refer to the attached Dulux Trade Specification			
	General works prior to redecoration			
	Prior to the redecoration works agree the sequence both and inform the CA of the works following making good and preparation of the substrates			

	Internal Redecoration			
	Please refer to the attached Dulux Trade Specification			
	Note: Staircase 2 marked SC2 on the drawings is to be omitted			
	All apartment front doors and frames are to be redecorated as per the attached specification. Prior to carrying out these works the appointed contractor is to make contact in writing with the occupants to arrange suitable access to carry out the works. Notify the CA should access be denied or not obtained.			
	Metal railings and balustrades to staircases and internal escape door railings			
	Include for the external face of all plant room and service doors and frames			
	Walls and ceilings to the common parts and corridors			
	Architraves, skirtings and staircase strings			
	Access hatches and frames			
	Prior to the redecoration of any joinery, remove all ironmongery and refix on completion			
	Remove and re-fix all wiring, conduits and pipework to permit decorations to proceed			
	Internal redecoration and repair carried to summary			
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	Total carried to summary			

	External Works			
	Pressure wash all paving slabs around the perimeter of the block and dry grout joists with sharp sand/cement			
	Pressure wash all sloping brick features, rake out and repoint joints with sand/cement mortar			
	Pressure wash to clean off moss and algae to all boundary walls and brick copings			
	Repoint any open joints in boundary wall brick copings with sand/cement mortar			
	Allow for repointing brickwork in isolated areas	2	m2	
	Trim laurel hedge on Church Street boundary to allow redecoration of railings			
	Fill around open drain in path and fit new hopper and grating to the Manor Road elevation			
	Supply and fix new bricks on edge to ramp on Manor Road elevation	5	No	
	To shrub bed on Manor Road elevation remove all rubbish and dispose			
	Clear out metal slot drain at rear of bin store on Car Park elevation			
	Remove any loose tarmac, seal same and apply 100 mm wide white lining to car park on the Car Park elevation	25	m	
	To all gravelled areas, rake out and remove weeds, rearrange terram barrier and top up with medium gravel where necessary			
	On Car Park elevation fill area by gas meter with medium gravel to top of kerbs			
	Remove oil stains and mortar snots in enclosed car park area and pressure wash			
	Allow the provisional sum of £500.00 for additional signage			500.00
	External Works Redecoration			
	Please refer to the attached Dulux Trade Specification include for:			
	Metal railings to the boundaries			
	Metal railings to the rear car park as noted on the layout drawing			

	Metal doors and railings to the cycle store			
	Completion			
	On completion of the works all glazing to be thoroughly and professionally cleaned and all paint splashes, dirt and grime is to be removed			
	External works redecoration and repair carried to summary			
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	Total carried to summary			

	Summary & Collection to Form of Tender			
	Page 6 External redecoration and repair			
	Page 9 Internal redecoration and repair			
	Page 11 External works redecoration and repair			
	Sub-total			£
	Contingency for unforeseen works	5%		
	Total carried to contents and summary page			£