

3.00 Schedule of Works

ITEM		QUANT	UNIT
	This section is to be read in conjunction with Sections 1 (Preliminaries), Section 2 (Preambles) and all Appendices included within this document.		
0.00	Outline Scope of Works		
	The flood reinstatement scope will include the following works across the site: <ul style="list-style-type: none"> - Targeted drying of areas prior to works commencement. - Replacement of timber flooring and inspection of sub-floor timber joists. - Replacement of flood damaged fire doors - Replacement of flood damaged plaster and drywall. - Replacement of flood damaged joinery and finishes, including doors, window cills, skirtings, architraves. - Replacement of flood damaged cabinetry, including kitchenette units on a like-for-like basis - Replacement of flood damaged external window - Reinstatement of signpost near Mill 2 and installation of timber fencing to replace collapsed wall to the east of Mill 3. - Decoration and application of new floor finishes - Inspection of electrical services and required repairs. 		
	Note: This is not an exhaustive list.		
	Note: Appendix B contains annotated proposed drawings. These drawings are indicative only and should be read alongside this pricing document. The Contractor should price according to the below schedule and should account for the works required on site.		
1.00	The Works		
1.001	Works Segregation		
1.002	All works are to take place behind suitable barriers and be segregated from the public, tenants and staff. Hoarding will not be required. The Contractor is required to coordinate activities with Tenants to ensure that disruption to their operations is minimised. External works should be carried out behind Chapter 8 barriers. The Contractor is responsible for maintaining site security for the duration of the works. Price for each section below which are included in full below and as ditto throughout:	Price each section below	
1.003	Section 1 Mill 1 - Reception area and corridors (Communal) Mill 1 - Front Desk Kitchenette Mill 1 - WCs (Communal) Mill 1 - Cleaner's Cupboard (Communal) Mill 1 - Unit AG (Tenant: Sylvan Enterprises of Sherwood Forest Ltd) Mill 1 - External	1	Item
1.004	Section 2 Mill 1 - Meeting Room/Community Space Mill 1 - Meeting Room/Community Space Kitchenette Mill 1 - Unit BG (Tenant: Bell Bespoke Interiors Ltd) Mill 1 - Units DG, DG2 and CG (Tenant: Bladen Box Ltd)	1	Item
1.005	Section 3 Mill 2 - External Mill 3 - Unit 31 Mill 3 - Unit RB Mill 3 - External	1	Item
1.006	Section 4 Mill Court - Entrance Lobby Mill Court - Unit X (Tenant: Star Crossed Beauty) Mill Court - Unit Y (Tenant: J Scientific Glass) Mill Court - Unit W (Tenant: TBC)	1	Item
1.007	Asbestos Works		
1.008	There are no asbestos removal works envisaged within the scope of works. Should asbestos removal works be required this will be instructed by a Contract Instruction. Under no circumstances is any of the above work to be carried out by untrained or inexperienced operatives. An R&D survey will be instructed and will be issued to the Contractor prior to commencement.		
1.009	Fire Alarm & Detection Equipment		
1.010	No works or alterations to the fire alarms are envisaged within the scope of works. Should works be required, these will be instructed via a Contract Instruction. The Contractor is to allow 24/7 access for the Pleasley Vale Site Manager/Security to access the fire alarm control panel in the reception vestibule area of Mill 1 during Section 1 of the Works.		
1.011	Note: The Contractor is not to remove or interfere with any fire alarm sensors or installations. If this is unclear in any way, direction is to be sought from the Contract Administrator or Bolsover District Council.		

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1.012	Note: Any accidental damage to any fire alarm equipment <u>must</u> be notified to the Contract Administration or Bolsover District Council prior to the alarm being reactivated, to prevent a false alarm. Any damage caused to the fire alarm and detection equipment shall be repaired at the sole cost of the Contractor.		
1.013	Sprinkler System		
1.014	Note: There are no sprinkler systems.		
1.015	Fire Fighting Equipment		
1.016	Contractor's Design Portion: Design and install new fire safety and emergency signage (non-illuminated) to existing locations and where removed during the works. To include directional signage, fire action notice signage in all units and common areas. All signage should be in accordance with BS 5266-1. Price for each section below:	Price each section below	
1.017	Section 1 ditto	1	Item
1.018	Section 2 ditto	1	Item
1.019	Section 3 ditto	1	Item
1.020	Section 4 ditto	1	Item
1.021	Provisional sum (defined): Allow the provisional sum of £500.00 per section to provide and install hand held extinguishers, fire suppression blankets etc.	4	SUM
1.022	Pre-works surveys and intrusive inspection (Section 1 & 2 only)		
1.023	Section 1 - Carefully remove chipboard, plywood and floor boards in Mill 1 front desk kitchenette (R05) to inspect suspected suspended timber sub-floor void. Check void areas are free from debris. Inspect all floor joists for damage and signs of rot. Replace floor boards on completion of inspection. Provide photographic schedule of all joists and sub-floor void for the Contract Administrator. Do not price here for repair works. Repair works will be instructed separately, if required.	1	Item
1.024	Section 1 - Provisional sum (defined): Qualified electrician to carry out full inspection and report on any circuits. This includes inspection of all electrical connections below suspended floors in the communal meeting room & kitchenette areas and the front desk kitchenette. Report to be provided to Contract Administrator. Allow to carry out repairs to affected circuits.	1	SUM
1.025	Section 2 - Carefully remove chipboard, plywood and floor boards in Mill 1 Unit EG (communal meeting room & kitchenette area) to inspect suspected suspended timber sub-floor void. Check void areas are free from debris. Inspect all floor joists for damage and signs of rot. Replace floor boards on completion of inspection. Provide photographic schedule of all joists and sub-floor void for the Contract Administrator. Do not price here for repair works. Repair works will be instructed, if required, within Section 2.	1	Item
1.026	Section 2 - Provisional sum (defined): Qualified electrician to carry out full inspection and report on any circuits. This includes inspection of all electrical connections below suspended floors in the communal meeting room & kitchenette areas and the front desk kitchenette. Report to be provided to Contract Administrator. Allow to carry out repairs to affected circuits.	1	SUM
1.027	Drying and cleaning works		
1.028	Prior to carrying out any reinstatement works, the Contractor is to establish drying goals in accordance with Appendix C2. The drying goals are to be agreed with the Contract Administrator following removal of any defective or damaged finishes and before carrying out any reinstatement works. The Contractor is to allow for the daily testing and recording of moisture in structural materials, using electrical resistance or calcium carbide methods. All floor testing must be completed using the hygrometer test as per BS 8204-1. All testing results to be shared with the Contract Administrator. Price for each section below:	Price each section below	
1.029	Section 1 ditto	1	Item
1.030	Section 2 ditto	1	Item
1.031	Section 3 ditto	1	Item
1.032	Section 4 ditto	1	Item
1.033	The building has undergone a period of open drying. The Contractor is to allow for a minimum of 5 days of targeted or general mechanical drying to all retained ground-floor level floors and walls to achieve the agreed drying goals. The progress towards the drying goal is to be monitored and shared with the Contract Administrator. New finishes are only to be installed when the drying goal has been achieved or by agreement with the Contract Administrator. Price for each section below:	Price each section below	
1.034	Section 1 ditto	1	Item
1.035	Section 2 ditto	1	Item
1.036	Section 3 ditto	1	Item
1.037	Section 4 ditto	1	Item

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1.038	Prior to carrying out any reinstatement works, the Contractor is establish cleaning goals for the areas affected by flooding, using the survey document provided in Appendix C1. Price here for completing the survey document provided in Appendix C1. Do not price here for cleaning works or for completing document on completion. Cleaning of the affected areas of the buildings has already been carried out by others following the initial flooding. Price for each section below:	Price each section below	
1.039	Section 1 ditto	1	Item
1.040	Section 2 ditto	1	Item
1.041	Section 3 ditto	1	Item
1.042	Section 4 ditto	1	Item
1.043	Flood reinstatement works		
1.044	Note: Laying of any floor finishes to be taken as acceptance of responsibility by main contractor and sub floor contractor that the floor & preparation of the sub floor is suitable in every way to receive the intended floor finish. Allow for self levelling latex screed to floor up to depth of 5mm. Greater than 5mm should be sand/ cement & screed, or ply deck build up to meet adjoining floor finish as indicated on the drawings contained in Appendix B2. Allow for modifying any existing floor hatches or new, to suit surrounding floor finish.		
1.045	Note: All stud partitions and linings are to be installed in accordance with the British Gypsum White Book recommendations including tape, joint, fill, sand and drywall top coat to leave a smooth surface suitable for decoration. Angles, junctions, abutments, scribing, fair ends and angle bead etc. are to be included in the rate. Boarding to fire compartment walls is to extend full height to underside of soffit and include all fire stopping to service penetrations.		
1.046	Note: All new services passing through fire barriers to be wrapped or sleeved to provide fire protection as required. Remedial works to building fabric to achieve resistance to be agreed on site. All new walls to complete in accordance with BS and Approved Documents. All new wall linings are to achieve a classification B-s1,d0 when tested in accordance with BS EN 13501. Existing walls and ceilings retained. Ceiling and wall junctions to fire-resistant rooms to be installed to manufacturers recommendations. All new plasterboard walls and ceilings to be British Gypsum plasterboard to BS requirements.		
1.047	Fire Doors		
1.048	Contractor's Design Portion: The Contractor is to design and replace existing fire doors within the ground floor to match existing. Clear opening widths to match existing on site. Replacement doors as shown in Appendix B2 and Appendix B3 - Door Schedule. Doors to be individually priced below with reference to both Appendix B2 and B3. Note that RAL colours are proposed only, the Contractor is to verify all colours, dimensions and ironmongery specification on site. Clear opening dimensions to be as per existing dimensions on site.	Doors individually priced below	
1.049	- FD1 (Section 2)	1	Item
1.050	- FD2 (Section 2)	1	Item
1.051	- FD3 (Section 1)	1	Item
1.052	- FD4 (Section 1)	1	Item
1.053	- FD5 (Section 1)	1	Item
1.054	- FD6 (Section 1)	1	Item
1.055	- FD7 (Section 1)	1	Item
1.056	- FD8 (Section 1)	1	Item
1.057	- FD9 (Section 1)	1	Item
1.058	- FD10 (Section 1)	1	Item
1.059	- FD11 (Section 1)	1	Item
1.060	- FD12 (Section 1)	1	Item
1.061	- FD13 (Section 1)	1	Item
1.062	- FD14 (Section 1)	1	Item
1.063	- FD15 (Section 1)	1	Item
1.064	- FD16 (Section 1)	1	Item
1.065	- FD17 (Section 1)	1	Item
1.066	- FD18 (Section 2)	1	Item
1.067	- FD19 (Section 1)	1	Item
1.068	- FD20 (Section 1)	1	Item
1.069	- FD21 (Section 1)	1	Item
1.070	- FD22 (Section 1)	1	Item
1.071	- FD23 (Section 1)	1	Item
1.072	- FD24 (Section 1)	1	Item
1.073	- FD25 (Section 2)	1	Item
1.074	- FD28 (Section 4)	1	Item

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ITEM		QUANT	UNIT
1.075	- FD29 (Section 4)	1	Item
1.076	- FD30 (Section 4)	1	Item
1.077	- FD31 (Section 3)	1	Item
1.078	- FD32 (Section 3)	1	Item
1.079	- FD33 (Section 3)	1	Item
1.080	External Doors		
1.081	The Contractor is to realign, prepare, prime and decorate previously painted external doors as shown in Appendix B2 and Appendix B3 - Door Schedule. Doors to be individually priced below with reference to both Appendix B2, B3 and B6. Note that RAL colours are proposed only, the Contractor is to verify all colours, dimensions and ironmongery specification on site. Decoration to include one coat of primer, two undercoats and one coat of gloss paint, colour: to match existing. Prepare and apply in accordance with manufacturer's recommendations.	Doors individually priced below	
1.082	- DR01 (Section 1):	1	Item
1.083	- DR02 (Section 1)	1	Item
1.084	- DR03 (Section 1)	1	Item
1.085	- DR04 (Section 1)	1	Item
1.086	- DR05 (Section 2)	1	Item
1.087	- DR06 (Section 2)	1	Item
1.088	- DR07 (Section 1)	1	Item
1.089	- DR08 (Section 4)	1	Item
1.090	- DR11 (Section 3)	1	Item
1.091	SECTION 1: Mill 1 - Reception area and corridors (Communal)		
1.092	Note: For the avoidance of doubt, the specification items in this section relate to all ground floor internal areas not contained within a named unit, including corridors, cleaner's cupboards, storage rooms kitchenettes, stairwells and elevator lobbies.		
1.093	Note: The lift lobby accessible from the Yard is not shown on the drawings.		
1.094	Contractor's Design Portion: Design and replace front reception counter laminated board panels to match existing. Desk worktop surface and 'Reception' signage to be retained.	1	Item
1.095	Contractor's Design Portion: Design and adapt the existing electrical installations in the communal reception areas and corridors only to provide future flood resilience and minimise risk of damage. Low level sockets to be repositioned at a height above finished floor level to minimise future flood damage (up to maximum height of 1650mm). All new conduits to be galvanised steel or PVC to avoid corrosion. All works to be Part M compliant and certification provided.	1	Item
1.096	Hack off existing plaster and plasterboard and carefully remove other wall finishes from masonry walls, including paint, to a height of 1500mm, or 300mm above tide mark. Ensure walls are dry and prepared to receive new finishes, including removal of loose and friable material. Traces of gypsum plaster, bitumen or other materials to be removed. Make good any cracks, holes or imperfections. Works are to include temporary removal of fixtures and fittings. PROVISIONAL QUANTITY.	222	m ²
1.097	Prime walls and apply Limelite Renovating Plaster or equivalent to masonry walls, following manufacturer's instructions. To be finished with skim coat of Limelite High Impact Finishing Plaster or equivalent. Plastered walls to achieve Level 3 finish according to BS EN 13914-2. Application of plaster only required to areas where previously removed and as indicated in Appendix B2 Proposed Drawings. To include reinstatement of fixtures and fittings. PROVISIONAL QUANTITY.	222	m ²
1.098	Carefully remove and cart away plasterboard from both sides of all internal partition walls. Remove and cartaway any wet and damp plasterboard and insulation. Inspect timber framework for signs of rot or water damage and clean off any flood residue. Locations as indicated in Appendix B2 Proposed Drawings. To include temporary removal of fixtures and fittings. PROVISIONAL QUANTITY.	230	m ²
1.099	Provisional sum (defined): Allow the provisional sum of £1,500.00 to replace damaged or rotten timber within internal partition walls	1	SUM
1.100	Provisional sum (defined): Allow the provisional sum of £1,000.00 to replace damaged or wet insulation within internal partition walls	1	SUM
1.101	Install new 12.5mm British gypsum plasterboard to both sides of internal wall partitions following BS requirements and joint into existing finishes to match existing up to a height of 3000mm. All to be installed as per manufacturers recommendations. Complete with corner and edge trims where required. Locations as indicated in Appendix B2 Proposed Drawings. Note: All locations are half hour fire rated requiring one layer of plasterboard on each elevation. Costs to include reinstatement of all fixtures and fittings affixed to walls. PROVISIONAL QUANTITY.	195	m
1.102	Supply and fix new skirting boards to all walls to match existing Style: Torus 18 x 169 mm. Locations as indicated in Appendix B2 Proposed Drawings. Painting of skirting boards allowed for in 1.86. PROVISIONAL QUANTITY.	130	m

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ITEM		QUANT	UNIT
1.103	Prepare, prime and decorate all new softwood (e.g. door frames, architrave, trims, skirtings, window boards etc.) with one coat of primer, two undercoats and one coat of gloss paint, colour: Dulux Brilliant White Gloss Wood Paint. Prepare and apply in accordance with the specification & manufacturer's recommendations.	1	Item
1.127b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturers guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY.	875	m ²
#REF!	Contractor's Design Portion: The Contractor is to supply and install carpet tiles, laid to the manufacturer's instructions to two treads and risers of communal staircase to match existing colour. Existing nosing's to be retained.	1	Item
1.106b	The Contractor is to supply and install INFINITY (product code: 34702) by Burmatex carpet tiles (https://www.burmatex.co.uk/contract-carpets/infinity-carpet-tiles/) to areas shown in Appendix B2. Carpet tiles will be from the manufacturer's standard colour range (colour: silver salt). One box to remain as spares. PROVISIONAL QUANTITY.	275	m ²
#REF!	The Contractor is to procure and install Heckmondwike Battleship Heavy Contract Fibre Bonded Entrance Carpet to full area of glazed entrance vestibule (Colour: Anthracite). Entrance carpet to be provided with level FFL to other reception areas with carpet finish. To include aluminium threshold plates. All installed to manufacturers instructions and provided with manufacturer's 5 year warranty.	1	Item
#REF!	SECTION 1: Mill 1 - Front Desk Kitchenette		
#REF!	Remove and cart away vinyl floor finishes, including all trims. To include removal of all adhesives.	1	Item
#REF!	Provisional sum (defined): Allow the provisional sum of £400.00 to grind down and remove existing screeds.	1	SUM
#REF!	Provisional sum (defined): Allow the provisional sum of £800.00 to provide new moisture resistant chipboard C4(M) grade flooring where this is water damaged or above the drying goal described in Appendix C2 (Drying goals)	1	SUM
#REF!	Hack off existing plaster and plasterboard and carefully remove other wall finishes from walls, including paint, to a height of 1500mm or 300mm above tide mark. Ensure walls are dry and prepared to receive new finishes, including removal of loose and friable material. Traces of gypsum plaster, bitumen or other materials to be removed. Make good any cracks, holes or imperfections. To include temporary removal of fixtures and fittings. PROVISIONAL QUANTITY.	20	m ²
#REF!	Prime walls and apply Limelite Renovating Plaster or equivalent to masonry walls, following manufacturer's instructions. To be finished with skim coat of Limelite High Impact Finishing Plaster or equivalent. Plastered walls to achieve Level 3 finish according to BS EN 13914-2. Application of plaster only required to areas where previously removed and as indicated in Appendix B2 Proposed Drawings. To include reinstatements of fixtures and fittings. PROVISIONAL QUANTITY.	33	m ²
#REF!	Carefully remove and cart away plasterboard from both sides of all internal partition walls. Remove and cartaway any wet and damp plasterboard and insulation. Inspect timber framework for signs of rot or water damage and clean off any flood residue. Locations as indicated in Appendix B2 Proposed Drawings. To include temporary removal of fixtures and fittings. PROVISIONAL QUANTITY.	33	m ²
#REF!	Provisional sum (defined): Allow the provisional sum of £1,500.00 to replace damaged or rotten timber within internal partition walls	1	SUM
#REF!	Provisional sum (defined): Allow the provisional sum of £1,000.00 to replace damaged or wet insulation within internal partition walls	1	SUM
#REF!	Provisional sum (defined): Allow the provisional sum of £400.00 to provide a minimum 5.5mm thickness plywood to provide a smooth and even finish. Flooring grade plywood such as Hanson SP101 or similar should be used. Refer to BS8203:2017 and Contract Flooring Association guidelines. All screwed and nail head fixings to finish below the surface of overlaid plywood and any indentations and joints in the plywood filled with an appropriate filler.	1	SUM
#REF!	Install new 12.5mm British gypsum plasterboard to both sides of internal wall partitions following BS requirements and joint into existing finishes to match existing up to a height of 3000mm. All to be installed as per manufacturers recommendations. Complete with corner and edge trims where required. Locations as indicated in Appendix B2 Proposed Drawings. Note: All locations are half hour fire rated requiring one layer of plasterboard on each elevation. Costs to include reinstatement of all fixtures and fittings affixed to walls. PROVISIONAL QUANTITY.	13	m
#REF!	The Contractor is to procure and install Altro Stronghold 30™ flooring, laid to the manufacturer's instructions within the locations identified on the drawings. Vinyl flooring will be from the manufacturer's standard colour range (colour Dolphin K3010). All weld rods in matching WR86 colour and AltroMastic 100 A1M86. Where necessary a levelling compound will be laid to achieve an even flat finish to the vinyl. Allow for all trims, threshold plates, cove formers etc. PROVISIONAL QUANTITY.	10	m ²

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ITEM		QUANT	UNIT
#REF!	All areas with Altro Stronghold 30 floor finish are to have 100mm coved vinyl skirting; capped coved skirting to be installed where the wall finish is plaster and painted finish. Aluminium edge trims are to be provided to all door thresholds.	1	item
1.121b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturers guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY	33	m ²
#REF!	Prepare, prime and decorate all new and previously painted softwood (e.g. door frames, architrave, trims, skirtings, window boards etc.) with one coat of primer, two undercoats and one coat of gloss paint, colour: Dulux Brilliant White Gloss Wood Paint. Prepare and apply in accordance with the specification & manufacturer's recommendations.	1	Item
#REF!	Contractor's Design Portion: Design and replace under sink cupboard unit and plinths to match existing. All units to be sealed.	1	Item
#REF!	SECTION 1: Mill 1 - WCs (Communal)		
#REF!	Hack off existing plaster and plasterboard and carefully remove other wall finishes from masonry walls, including paint, to a height of 1500mm or 300mm above tide mark. Ensure walls are dry and prepared to receive new finishes, including removal of loose and friable material. Traces of gypsum plaster, bitumen or other materials to be removed. Make good any cracks, holes or imperfections. To include temporary removal of fixtures and fittings. PROVISIONAL QUANTITY.	57	m ²
#REF!	Prime walls and apply Limelite Renovating Plaster or equivalent to masonry walls, following manufacturer's instructions. To be finished with skim coat of Limelite High Impact Finishing Plaster or equivalent. Plastered walls to achieve Level 3 finish according to BS EN 13914-2. Application of plaster only required to areas where previously removed and as indicated in Appendix B2 Proposed Drawings. To include reinstatement of fixtures and fittings in previous positions. PROVISIONAL QUANTITY.	57	m ²
1.127b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturers guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY	95	m ²
#REF!	Prepare, prime and decorate all new and previously painted softwood (e.g. door frames, architrave, trims, skirtings, window boards etc.) with one coat of primer, two undercoats and one coat of gloss paint, colour: Dulux Brilliant White Gloss Wood Paint. Prepare and apply in accordance with the specification & manufacturer's recommendations.	1	Item
#REF!	Remove and cart away vinyl floor finishes including all trims and adhesive. PROVISIONAL QUANTITY.	25	m ²
#REF!	Grind down floors to remove any remaining adhesive and existing levelling screed. PROVISIONAL QUANTITY.	25	m ²
#REF!	Provisional sum (defined): Allow the provisional sum of £250.00 to carry out repairs to floors prior to laying new finishes.	1	SUM
#REF!	The Contractor is to procure and install Altro Stronghold 30™ flooring, laid to the manufacturer's instructions within the locations identified on the drawings. Vinyl flooring will be from the manufacturer's standard colour range (colour Dolphin K3010). All weld rods in matching WR86 colour and AltroMastic 100 A1M86. Where necessary a levelling compound will be laid to achieve an even flat finish to the vinyl. Allow for all trims, threshold plates, cove formers etc. PROVISIONAL QUANTITY.	25	m ²
#REF!	All areas with Altro Stronghold 30 floor finish are to have 100mm coved vinyl skirting; capped coved skirting to be installed where the wall finish is plaster and painted finish. Aluminium edge trims are to be provided to all door thresholds	1	Item
#REF!	Contractor's Design Portion: Design and replace vanity units and plinths to same specification as existing. Retain all sinks, taps, plumbing etc. Apply sealant to all wall joints.	2	nr
#REF!	SECTION 1: Mill 1 - Cleaner's Cupboard (Communal)		
#REF!	Hack off existing plaster and plasterboard and carefully remove other wall finishes from masonry walls, including paint, to a height of 1500mm or 300mm above tide mark. Ensure walls are dry and prepared to receive new finishes, including removal of loose and friable material. Traces of gypsum plaster, bitumen or other materials to be removed. Make good any cracks, holes or imperfections. To include temporary removal of fixtures and fittings. PROVISIONAL QUANTITY.	18	m ²
#REF!	Prime walls and apply Limelite Renovating Plaster or equivalent to masonry walls, following manufacturer's instructions. To be finished with skim coat of Limelite High Impact Finishing Plaster or equivalent. Plastered walls to achieve Level 3 finish according to BS EN 13914-2. Application of plaster only required to areas where previously removed and as indicated in Appendix B2 Proposed Drawings. To include reinstatement of fixtures and fittings. PROVISIONAL QUANTITY.	18	m ²

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1.138b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturers guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY	28	m
#REF!	Uplift and cartaway existing ceramic floor tiles. PROVISIONAL QUANTITY.	8	m ²
#REF!	Grind down floors to remove any remaining adhesive. PROVISIONAL QUANTITY.	8	m ²
#REF!	The Contractor is to procure and install Dotti Corund R11 Slip Resistant Floor Tiles, laid to the manufacturer's instructions within the locations identified on the drawings. Colour: Ivory. Ardex Flex FL Tile Grout or equivalent to be used for all tile joints, Colour: White. Mastic to be applied at wall-to-floor joints. Where necessary a levelling compound will be laid to achieve an even flat finish. Allow for all trims and aluminium threshold plate. PROVISIONAL QUANTITY.	8	m ²
#REF!	Supply and fix new skirting boards to all walls to match existing: Pencil Round 18 x 169 mm. Caulked to top edge. Locations as indicated in Appendix B2 Proposed Drawings. PROVISIONAL QUANTITY.	12	m
#REF!	Prepare, prime and decorate all new and previously painted softwood (e.g. door frames, architrave, trims, skirtings etc.) with one coat of primer, two undercoats and one coat of gloss paint, colour: Dulux Brilliant White Gloss Wood Paint. Prepare and apply in accordance with the specification & manufacturer's recommendations.	1	Item
#REF!	SECTION 2: Mill 1 - Unit EG (Meeting Room/Community Space)		
#REF!	Provisional sum (defined): Allow the provisional sum of £2,000.00 to overlay timber floors with new moisture resistant chipboard C4(M) grade flooring where this is water damaged.	1	SUM
#REF!	Provisional sum (defined): Allow the provisional sum of £4,000.00 to cut away rotting joist ends embedded in walls, repairing with treated timber extensions, supported on joist hangers. Treat adjacent timbers to reduce the risk of rot spreading. Treat wet but sound joist ends with preservative plugs.	1	SUM
#REF!	Provisional sum (defined): Allow the provisional sum of £2,000.00 to carry out sanding of floor joists to remove cupping. Sanding only to be carried out when flooring has been fully dried.	1	SUM
#REF!	Hack off existing plaster and plasterboard and carefully remove other wall finishes from masonry walls, including paint, to a height of 1500mm or 300mm above tide mark. Ensure walls are dry and prepared to receive new finishes, including removal of loose and friable material. Traces of gypsum plaster, bitumen or other materials to be removed. Make good any cracks, holes or imperfections. To include temporary removal of fixtures and fittings. PROVISIONAL QUANTITY.	55	m ²
#REF!	Prime walls and apply Limelite Renovating Plaster or equivalent to masonry walls, following manufacturer's instructions. To be finished with skim coat of Limelite High Impact Finishing Plaster or equivalent. Plastered walls to achieve Level 3 finish according to BS EN 13914-2. Application of plaster only required to areas where previously removed and as indicated in Appendix B2 Proposed Drawings. To include reinstatement of fixtures and fittings. PROVISIONAL QUANTITY.	55	m ²
#REF!	The Contractor is to supply and install INFINITY (product code: 34702) by Burmatex carpet tiles (https://www.burmatex.co.uk/contract-carpets/infinity-carpet-tiles/) to areas shown in Appendix B2. Carpet tiles will be from the manufacturer's standard colour range (colour: silver salt). PROVISIONAL QUANTITY.	30	m ²
1.151b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturers guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY	110	m ²
1.152b	Supply and fix new skirting boards to all walls to match existing Style: Torus 18 x 169 mm. Locations as indicated in Appendix B2 Proposed Drawings. Painting of skirting boards allowed for in 2.85. PROVISIONAL QUANTITY.	30	m
#REF!	Prepare, prime and decorate all new and previously painted softwood (e.g. door frames, architrave, trims, skirtings, window boards etc.) with one coat of primer, two undercoats and one coat of gloss paint, colour: Dulux Brilliant White Gloss Wood Paint. Prepare and apply in accordance with the specification & manufacturer's recommendations.	1	Item
#REF!	SECTION 2: Mill 1 - Meeting Room/Community Space Kitchenette		
#REF!	Provisional sum (defined): Allow the provisional sum of £2,000.00 to sand and plane swollen floor joists to achieve level floor finish.	1	SUM
#REF!	Provisional sum (defined): Allow the provisional sum of £300.00 to provide new moisture resistant chipboard C4(M) grade flooring where this is water damaged.	1	SUM
#REF!	Provisional sum (defined): Allow the provisional sum of £200.00 to replace wet pipe insulation with close-cell material. Remove and replace wet mineral wall insulation.	1	SUM
#REF!	Contractor's Design Portion: Replace under sink cupboard unit and plinths on a like-for-like basis to same specification as existing. Mastic to be applied around all units.	1	Item

3.00 Schedule of Works

ITEM		QUANT	UNIT
#REF!	Hack off existing plaster and plasterboard and carefully remove other wall finishes from masonry walls, including paint, to a height of 1500mm or 300mm above tide mark. Ensure walls are dry and prepared to receive new finishes, including removal of loose and friable material. Traces of gypsum plaster, bitumen or other materials to be removed. Make good any cracks, holes or imperfections. To include temporary removal of fixtures and fittings. PROVISIONAL QUANTITY.	55	m ²
#REF!	Prime walls and apply Limelite Renovating Plaster or equivalent to masonry walls, following manufacturer's instructions. To be finished with skim coat of Limelite High Impact Finishing Plaster or equivalent. Plastered walls to achieve Level 3 finish according to BS EN 13914-2. Application of plaster only required to areas where previously removed and as indicated in Appendix B2 Proposed Drawings. To include reinstatement of fixtures and fittings. PROVISIONAL QUANTITY.	55	m ²
#REF!	The Contractor is to procure and install Altro Stronghold 30™ flooring, laid to the manufacturer's instructions within the locations identified on the drawings. Vinyl flooring will be from the manufacturer's standard colour range (colour Dolphin K3010). All weld rods in matching WR86 colour and AltroMastic 100 A1M86. Where necessary a levelling compound will be laid to achieve an even flat finish to the vinyl. Allow for all trims, threshold plates, cove formers etc. PROVISIONAL QUANTITY.	24	m ²
#REF!	All areas with Altro Stronghold 30 floor finish are to have 100mm coved vinyl skirting; capped coved skirting to be installed where the wall finish is plaster and painted finish. Aluminium edge trims are to be provided to all door thresholds	1	Item
1.163b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturers guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY	75	m ²
#REF!	Prepare, prime and decorate all new and previously painted softwood (e.g. door frames, architrave, trims, skirtings, window boards etc.) with one coat of primer, two undercoats and one coat of gloss paint, colour: Dulux Brilliant White Gloss Wood Paint. Prepare and apply in accordance with the specification & manufacturer's recommendations.	1	Item
#REF!	SECTION 1: Mill 1 - Unit AG (Tenant: Sylvan Enterprises of Sherwood Forest Ltd)		
#REF!	Carefully remove loose and flaking paint, to a height of 1500mm or 300mm above tide mark. Ensure walls are dry and prepared to receive new finishes, including removal of loose and friable material. Traces of gypsum plaster, bitumen or other materials to be removed. Removal of fixtures and fittings only required to prepare for decoration. PROVISIONAL QUANTITY.	200	m ²
1.167b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturers guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY	200	m ²
#REF!	Prepare, prime and decorate all new and previously painted softwood (e.g. door frames, architrave, trims, skirtings, window boards etc.) with one coat of primer, two undercoats and one coat of gloss paint, colour: Dulux Brilliant White Gloss Wood Paint. Prepare and apply in accordance with the specification & manufacturer's recommendations.	1	Item
#REF!	SECTION 2: Mill 1 - Unit BG (Tenant: Bell Bespoke Interiors Ltd)		
#REF!	Note: Unit BG unit was only partially affected by flooding. Drawings in Appendix B2 should be referred to as an indication of areas where works are required.	Note	
#REF!	Hack off existing plaster and plasterboard and carefully remove other wall finishes from walls, including paint, to a height of 1500mm or 300mm above tide mark. Ensure walls are dry and prepared to receive new finishes, including removal of loose and friable material. Traces of gypsum plaster, bitumen or other materials to be removed. Make good any cracks, holes or imperfections. To include temporary removal of fixtures and fittings. PROVISIONAL QUANTITY.	40	m ²
#REF!	Prime walls and apply Limelite Renovating Plaster or equivalent to masonry walls, following manufacturer's instructions. To be finished with skim coat of Limelite High Impact Finishing Plaster or equivalent. Plastered walls to achieve Level 3 finish according to BS EN 13914-2. Application of plaster only required to areas where previously removed and as indicated in Appendix B2 Proposed Drawings. To include reinstatements of fixtures and fittings. PROVISIONAL QUANTITY.	40	m ²
#REF!	Carefully remove and cart away plasterboard from both sides of all internal partition walls. Remove and cartaway any wet and damp plasterboard and insulation. Inspect timber framework for signs of rot or water damage and clean off any flood residue. Locations as indicated in Appendix B2 Proposed Drawings. To include temporary removal of fixtures and fittings. PROVISIONAL QUANTITY.	30	m ²
#REF!	Provisional sum (defined): Allow the provisional sum of £1,500.00 to replace damaged or rotten timber within internal partition walls	1	SUM
#REF!	Provisional sum (defined): Allow the provisional sum of £1,000.00 to replace damaged or wet insulation within internal partition walls	1	SUM

3.00 Schedule of Works

ITEM		QUANT	UNIT
#REF!	Install new 12.5mm British gypsum plasterboard to both sides of internal wall partitions following BS requirements and joint into existing finishes to match existing up to a height of 3000mm. All to be installed as per manufacturers recommendations. Complete with corner and edge trims where required. Locations as indicated in Appendix B2 Proposed Drawings. Note: All locations are half hour fire rated requiring one layer of plasterboard on each elevation. Costs to include reinstatement of all fixtures and fittings affixed to walls. PROVISIONAL QUANTITY.	9	m
1.177b	Grind down floors to remove existing screed where this has failed in localised area. PROVISIONAL QUANTITY	60	m ²
#REF!	Warehouse flooring where existing screed removed to be treated with a self-levelling screed to achieve SR2 Level Rating. Joint into existing screed and floor finishes. Specification: SikaScreed HardTop-60 or equivalent installed to manufacturers instructions. PROVISIONAL QUANTITY.	60	m ²
1.179b	Contractor's Design Portion: Warehouse flooring where existing screed removed in Unit BG to be treated with an epoxy floor coating in colours and design to match existing. PROVISIONAL QUANTITY.	60	m ²
1.180b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturers guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY	120	m ²
1.181b	Supply and fix new skirting boards to all walls to match existing Style: Pencil Round 18 x 169 mm. Locations as indicated in Appendix B2 Proposed Drawings. Painting of skirting boards allowed for in separate item. PROVISIONAL QUANTITY.	15	m
#REF!	Prepare, prime and decorate all new and previously painted softwood (e.g. door frames, architrave, trims, skirtings, window boards etc.) with one coat of primer, two undercoats and one coat of gloss paint, colour: Dulux Brilliant White Gloss Wood Paint. Prepare and apply in accordance with the specification & manufacturer's recommendations.	1	Item
#REF!	SECTION 2: Mill 1 - Units DG, DG2 and CG (Tenant: Bladen Box Ltd)		
#REF!	Hack off existing plaster and plasterboard and carefully remove other wall finishes from walls, including paint, to a height of 1500mm or 300mm above tide mark. Ensure walls are dry and prepared to receive new finishes, including removal of loose and friable material. Traces of gypsum plaster, bitumen or other materials to be removed. Make good any cracks, holes or imperfections. To include temporary removal of fixtures and fittings. PROVISIONAL QUANTITY.	400	m ²
#REF!	Prime walls and apply Limelite Renovating Plaster or equivalent to masonry walls, following manufacturer's instructions. To be finished with skim coat of Limelite High Impact Finishing Plaster or equivalent. Plastered walls to achieve Level 3 finish according to BS EN 13914-2. Application of plaster only required to areas where previously removed and as indicated in Appendix B2 Proposed Drawings. To include reinstatements of fixtures and fittings. PROVISIONAL QUANTITY.	255	m ²
#REF!	Carefully remove and cart away plasterboard from both sides of all internal partition walls. Remove and cartaway any wet and damp plasterboard and insulation. Inspect timber framework for signs of rot or water damage and clean off any flood residue. Locations as indicated in Appendix B2 Proposed Drawings. To include temporary removal of fixtures and fittings. PROVISIONAL QUANTITY.	146	m ²
#REF!	Provisional sum (defined): Allow the provisional sum of £1,500.00 to replace damaged or rotten timber within internal partition walls	1	SUM
#REF!	Provisional sum (defined): Allow the provisional sum of £1,000.00 to replace damaged or wet insulation within internal partition walls	1	SUM
#REF!	Install new 12.5mm British gypsum plasterboard to both sides of internal wall partitions following BS requirements and joint into existing finishes to match existing up to a height of 3000mm. All to be installed as per manufacturers recommendations. Complete with corner and edge trims where required. Locations as indicated in Appendix B2 Proposed Drawings. Note: All locations are half hour fire rated requiring one layer of plasterboard on each elevation. Costs to include reinstatement of all fixtures and fittings affixed to walls. PROVISIONAL QUANTITY.	98	m
#REF!	Prepare, prime and decorate all new and previously painted softwood (e.g. door frames, architrave, trims, skirtings, window boards etc.) with one coat of primer, two undercoats and one coat of gloss paint, colour: Dulux Brilliant White Gloss Wood Paint. Prepare and apply in accordance with the specification & manufacturer's recommendations.	1	Item
#REF!	Supply and fix new skirting boards to all walls to match existing Style: Torus 18 x 169 mm. Locations as indicated in Appendix B2 Proposed Drawings. Painting of skirting boards allowed for in 2.85. PROVISIONAL QUANTITY.	20	m
1.192b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturers guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY	800	m ²
#REF!	Contractor's Design Portion: Survey, design and replacement of broken external window to west elevation to match existing.	1	nr
#REF!	SECTION 1: Mill 1 - External		

3.00 Schedule of Works

ITEM		QUANT	UNIT
#REF!	Reinstate and level displaced rubberised external floor tiles to the west of the building. Install new tiles where missing to ensure full area is covered. New tiles to match existing. Level finished surface required.	1	Item
#REF!	SECTION 3: Mill 2 - External		
#REF!	Contractor's Design Portion: Design and reinstate hardstanding and signpost which was washed away during flooding. Cart away any loose debris, including masonry and stonework, leaving the river bank free.	1	Item
#REF!	SECTION 3: Mill 3 - Unit RB		
#REF!	Relocate assets as detailed in Appendix D to the temporary stores on site. Return all assets upon completion of the works.	1	Item
#REF!	Repoint areas of missing or defective brickwork pointing up to a height of 1500mm using Limelite Heritage Lime Mortar or equivalent to match existing. Carefully rake out and remove any areas of loose and friable mortar between brickwork prior to application. All to manufacturers recommendations. PROVISIONAL QUANTITY.	40	m ²
1.201b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturers guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY	270	m ²
#REF!	Prepare, prime and decorate 6no. metal columns to full height in Dulux Trade Gloss, colour: RAL 9005. Remove any loose or flaking paint prior to decoration. Treat corrosion prior to application of new coatings.	6	Items
#REF!	Provisional sum (defined): Allow provisional sum of £800.00 to carry out repairs to damaged staircase to rear stairwell. Contractor will be required to remove warped or defective treads and risers, and either reinforce or replace them with materials and specification to match the original.	1	SUM
#REF!	SECTION 3: Mill 3 - Unit 31		
#REF!	Repoint areas of missing or defective brickwork pointing up to a height of 1500mm using Limelite Heritage Lime Mortar or equivalent. colour: Unity Ink Blue to match existing. Carefully rake out and remove any areas of loose and friable mortar between brickwork prior to application. All to manufacturers recommendations. PROVISIONAL QUANTITY.	40	m ²
#REF!	Carefully remove and cart away plasterboard from both sides of all internal partition walls. Remove and cartaway any wet and damp plasterboard and insulation. Inspect timber framework for signs of rot or water damage and clean off any flood residue. Locations as indicated in Appendix B2 Proposed Drawings. To include temporary removal of fixtures and fittings. PROVISIONAL QUANTITY.	146	m ²
#REF!	Provisional sum (defined): Allow the provisional sum of £1,500.00 to replace damaged or rotten timber within internal partition walls	1	SUM
#REF!	Provisional sum (defined): Allow the provisional sum of £1,000.00 to replace damaged or wet insulation within internal partition walls	1	SUM
#REF!	Install new 12.5mm British gypsum plasterboard to both sides of internal wall partitions following BS requirements and joint into existing finishes to match existing up to a height of 3000mm. All to be installed as per manufacturers recommendations. Complete with corner and edge trims where required. Locations as indicated in Appendix B2 Proposed Drawings. Note: All locations are half hour requiring one layer of plasterboard to each elevation. Costs to include reinstatement of all fixtures and fittings affixed to walls. PROVISIONAL QUANTITY.	98	m
#REF!	Supply and fix new skirting boards to all walls to match existing Style: Torus 18 x 169 mm. Locations as indicated in Appendix B2 Proposed Drawings. Painting of skirting boards allowed for in 2.85. PROVISIONAL QUANTITY.	15	m
#REF!	Prepare, prime and decorate all new and previously painted softwood (e.g. door frames, architrave, trims, skirtings, window boards etc.) with one coat of primer, two undercoats and one coat of gloss paint, colour: Dulux Brilliant White Gloss Wood Paint. Prepare and apply in accordance with the specification & manufacturer's recommendations.	1	Item
1.213b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturers guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY	270	m ²
#REF!	SECTION 3: Mill 3 - External		
#REF!	Carefully remove and cart away loose brickwork and debris from collapsed car park wall adjacent to and within the River Meden. Vegetation to be removed to prepare ground to receive new timber fencing. PROVISIONAL QUANTITY.	12	m

3.00 Schedule of Works

ITEM		QUANT	UNIT
#REF!	Contractor's Design Portion: Supply and install a 3-rail timber square post-and-rail fence to a height of 1500mm in accordance with BS1722-5 to continue existing timber fencing. Posts to be set in concrete. Fencing to be sawn square rails fixed to square posts. Maximum span between posts to be 1800mm. All cuts to receive treated end grain preservative. Fencing to be provided with 25 year guarantee. Round reflectors installed facing car park. PROVISIONAL QUANTITY.	12	m
#REF!	Carefully remove and cart away existing defective timber fencing rails. Replace with sawn square rails fixed to existing square posts. All cuts to receive treated end grain preservative. PROVISIONAL QUANTITY.	20	m
#REF!	SECTION 4: Mill Court - Entrance Lobby		
#REF!	Hack off existing plaster and plasterboard and carefully remove other wall finishes from walls, including paint, to a height of 1500mm or 300mm above tide mark. Ensure walls are dry and prepared to receive new finishes, including removal of loose and friable material. Traces of gypsum plaster, bitumen or other materials to be removed. Make good any cracks, holes or imperfections. To include temporary removal of fixtures and fittings. PROVISIONAL QUANTITY.	25	m ²
#REF!	Prime walls and apply Limelite Renovating Plaster or equivalent to masonry walls, following manufacturer's instructions. To be finished with skim coat of Limelite High Impact Finishing Plaster or equivalent. Plastered walls to achieve Level 3 finish according to BS EN 13914-2. Application of plaster only required to areas where previously removed and as indicated in Appendix B2 Proposed Drawings. To include reinstatements of fixtures and fittings. PROVISIONAL QUANTITY.	25	m ²
1.221b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturer's guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY	42	m ²
#REF!	Supply and fix new skirting boards to all walls to match existing Style: Torus 18 x 169 mm. Locations as indicated in Appendix B2 Proposed Drawings. Painting of skirting boards allowed for in 2.85. PROVISIONAL QUANTITY.	18	m
#REF!	Prepare, prime and decorate all new softwood (e.g. door frames, architrave, trims, skirtings, window boards etc.) with one coat of primer, two undercoats and one coat of gloss paint, colour: Dulux Brilliant White Gloss Wood Paint. Prepare and apply in accordance with the specification & manufacturer's recommendations.	1	Item
1.224b	Grind down floors to remove existing screed where this has failed in localised area. PROVISIONAL QUANTITY	17	m ²
1.224c	Flooring where existing screed removed to be treated with a self-levelling screed to achieve SR2 Level Rating. Joint into existing screed and floor finishes. Specification: Ardex K15 HB or equivalent installed to manufacturer's instructions. PROVISIONAL QUANTITY.	17	m ²
#REF!	The Contractor is to supply and install INFINITY (product code: 34702) by Burmatex carpet tiles (https://www.burmatex.co.uk/contract-carpets/infinity-carpet-tiles/) to areas shown in Appendix B2. Carpet tiles will be from the manufacturer's standard colour range (colour: silver salt). PROVISIONAL QUANTITY.	17	m ²
#REF!	Supply and fix new skirting boards to all walls to match existing Style: Pencil Round 18 x 169 mm. Locations as indicated in Appendix B2 Proposed Drawings. Painting of skirting boards allowed for in other item. PROVISIONAL QUANTITY.	18	m
#REF!	SECTION 4: Mill Court - Unit X (Tenant: Star Crossed Beauty)		
1.230b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturer's guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY	73	m ²
1.224b	Grind down floors to remove existing screed where this has failed in localised area PROVISIONAL QUANTITY	60	m ²
#REF!	Flooring where existing screed removed to be treated with a self-levelling screed to achieve SR2 Level Rating. Joint into existing screed and floor finishes. Specification: Ardex K15 HB or equivalent installed to manufacturer's instructions. PROVISIONAL QUANTITY.	60	m ²
#REF!	The Contractor is to supply and install INFINITY (product code: 34702) by Burmatex carpet tiles (https://www.burmatex.co.uk/contract-carpets/infinity-carpet-tiles/) to areas shown in Appendix B2. Carpet tiles will be from the manufacturer's standard colour range (colour: silver salt). PROVISIONAL QUANTITY.	38	m ²
#REF!	SECTION 4: Mill Court - Unit Y (Tenant: J Scientific Glass)		
1.238b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturer's guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY	84	m ²
1.239b	Grind down floors to remove existing screed where this has failed. Joint into existing screed and floor finishes. PROVISIONAL QUANTITY	60	m ²

3.00 Schedule of Works

ITEM		QUANT	UNIT
#REF!	Flooring where existing screed removed to be treated with a self-levelling screed to achieve SR2 Level Rating. Specification: Ardex K15 HB or equivalent installed to manufacturers instructions. PROVISIONAL QUANTITY.	60	m ²
#REF!	SECTION 4: Mill Court - Unit W (Tenant: TBC)		
1.244b	Prime, prepare and decorate internal walls to ceiling height with one mist coat and two coats of Dulux Trade Diamond Matt Paint (Colour: Brilliant White) or equivalent breathable mineral- or water-based paint on agreement with the Contract Administrator. Preparation and application to follow manufacturers guidance and to BS 6150-6. Vinyl paints are not to be used. PROVISIONAL QUANTITY	95	m ²
1.245b	Grind down floors to remove existing screed where this has failed. Joint into existing screed and floor finishes. PROVISIONAL QUANTITY	60	m ²
#REF!	Warehouse flooring where existing screed removed to be treated with a self-levelling screed to achieve SR2 Level Rating. Specification: Ardex A35 or equivalent installed to manufacturers instructions. PROVISIONAL QUANTITY.	60	m ²
#REF!	ALL SECTIONS - Handover		
#REF!	Note: Each section must be protected from ongoing work in other sections by the Contractor upon completion. Any damage caused by movement of tools or materials through completed areas is to be rectified on completion of Section 4.	Note	
#REF!	Prior to handover the contractor is to undertake a deep clean of all internal surfaces including to floors, joinery, windows and all retained surfaces where works have been carried out. The contractor is to ensure that all areas are swept clean and debris removed. Price for each section below:	Price each section below	
#REF!	Section 1 ditto	1	Item
#REF!	Section 2 ditto	1	Item
#REF!	Section 3 ditto	1	Item
#REF!	Section 4 ditto	1	Item
#REF!	The Contractor is to present to the Contract Administrator the cleaning goal recording document in accordance with PAS 64 on handover of each section. Price for each section below:	Price each section below	
#REF!	Section 1 ditto	1	Item
#REF!	Section 2 ditto	1	Item
#REF!	Section 3 ditto	1	Item
#REF!	Section 4 ditto	1	Item
#REF!	The Contractor is to present to the Contract Administrator the completion certificate in accordance with PAS 64 on handover of each section. Price for each section below:	Price each section below	
#REF!	Section 1 ditto	1	Item
#REF!	Section 2 ditto	1	Item
#REF!	Section 3 ditto	1	Item
#REF!	Section 4 ditto	1	Item
#REF!	Contractor on completion to provide O&M Manual with all test reports, certificates, guarantees etc. Price for each section below:	Price each section below	
#REF!	Section 1 ditto	1	Item
#REF!	Section 2 ditto	1	Item
#REF!	Section 3 ditto	1	Item
#REF!	Section 4 ditto	1	Item
#REF!	Contractor on completion to provide Waste Transfer Notes. Price for each section below:	Price each section below	
#REF!	Section 1 ditto	1	Item
#REF!	Section 2 ditto	1	Item
#REF!	Section 3 ditto	1	Item
#REF!	Section 4 ditto	1	Item
#REF!	Contractor on completion to provide the necessary information, test reports and certificates for the H&S File. Draft to be provided and updated on completion of each section. Price for each section below:	Price each section below	
#REF!	Section 1 ditto	1	Item
#REF!	Section 2 ditto	1	Item
#REF!	Section 3 ditto	1	Item
#REF!	Section 4 ditto	1	Item
	Total Carried To Main Summary		