

BRIEF SCHEDULE OF WORKS

**DENHAM VILLAGE HALL
HOXNE ROAD
DENHAM
EYE
SUFFOLK
IP23 1PN**

REPAIRS & REFURBISHMENT

**HOLLINS ARCHITECTS & SURVEYORS
THE GUILDHALL
MARKET HILL
FRAMLINGHAM
SUFFOLK
IP13 9BD**

**RJF/NJR/18.172
15TH NOVEMBER 2018
REV. 7TH JANUARY 2019**

General Description

This schedule has been prepared to provide sufficient detail of repairs and refurbishment required to the existing building for preparation of budget costings by others.

The intention is to carry out necessary works to the existing structure as identified in Stroud Associates Ltd.'s report dated 22 May 2018, together with enhancements/improvement of the existing structure and facilities to return the building to use.

Prior to Commencement

Include the cost of asbestos repair and demolition survey of the existing building. 750

Roof

Existing sheeting assumed to be asbestos cement.

Remove existing ventilation hood from roof set aside for refurbishment and subsequent refix in conjunction with new roof coverings specified below.

Remove existing sheeting by specialist contractor, cart away and disposal at registered site. 20,960

Remove existing internal ceiling lining and cart away.

Inspect existing steel trusses and purlins, prepare and treat any rust and decorate one red oxide primer, one undercoat and one gloss.

Supply and fix Kingspan Sinusoidal KW1000SRW roof sheeting 80 core thickness including ridge, eaves and verge flashings.

Rainwater Goods

Remove existing and cart away.

Provide softwood fascia.

Supply and fix black deep flow gutter and downpipes including all clips brackets outlets and unions to discharge to existing below ground drainage. 2,140

External Render

Remove existing render and cart away.

Replace missing external brick buttresses (6 no.) as those existing including cutting out bricks to allow new brickwork to be adequately bonded into existing.

Inspect existing brickwork exposed cut out and replace defective/damaged bricks as necessary (allow 300). 22,287

Provide injected damp proof course.

Replace render 1:1:6 cement:lime:sand two coats. Include bonding agent between brickwork and first coat.

Stainless steel angle beads and bell mouth drip bead at damp proof course level. _____

Carried to Summary £ 46,137

French Drain

To perimeter of building excavate trench 300 wide x 300 deep and cart away surplus. 2,615

Backfill trench with pea-shingle.

Window Replacement

Remove existing UPVC windows and replace with metal double glazed windows as manufactured by Clements Window Group Ltd EB20 range. 10,400

External Paving

Provide additional concrete paving to create level access threshold to all external doors. 935

Insulation External Walls

Provide and fix to the internal face of all external walls, with the exception of those areas containing war art, Celotex PL 3060 plasterboard thermal laminate mechanically fixed as manufacturer's details.

Include to remove and refix kitchen units as required. 13,221

Finish skim coat plaster.

Provide painted softwood skirtings.

Main Hall

Allow for supply and installation of folding/sliding room divider, include works required to install floor rail/guide. 8,500

Kitchen

Allow for replacement of existing sink and hand wash basin, provision of additional preparation sink and replacement units and worktops.

Layout to accommodate 2 electric cookers, dishwasher, fridge and freezer. 10,000

Carried to Summary £ 45,671

Toilets

Strip out existing sanitaryware and partitions forming cubicles together with high level storage platform in the Ladies.

Note: Take all precautions to preserve and protect existing War Art on the wall in Ladies.

Carry out works required to increase width of two existing door openings in brick partitions to accommodate doors minimum 838 wide. Replacement doors softwood panel doors hung on 1½ pair hinges, pull handle, push plate and closer. Install sanitaryware as indicated to create Male Disabled and Female Disabled toilets complete with all required rails and equipment.

11,555

Electrical

Existing meter to be relocated to external meter box.

The entire building is to be rewired from the mains intake location in the kitchen in full compliance with the latest IEE Regulations.

New distribution board with sufficient ways for required circuits plus 5 spares to be positioned in location indicated.

Lighting throughout surface mounted LED fittings.

General power twin 13A switched sockets equally spaced in the hall (10 no.).

Kitchen points for 2 cookers and 4 no. twin 13A switched sockets.

Illuminated maintained emergency lights over all external doors internally and externally.

15,625

Heating Rointe D series Delta Ultimate electric convector heaters.

8 no. hall.

1 no. each toilet area.

Extract fans/hoods in kitchen.

Fire detection and alarm installation, break glass points at all external doors, heat detector in kitchen.

Electric water heaters in kitchen and toilet area.

Carried to Summary £ 27,180

Foul Drainage

Inspect and report on condition of existing septic tank and below ground drainage.

Include costings for replacement of existing septic tank. 15,500

Decorations and Finishes

Externally

Render, wash coat and two full coats smooth masonry paint.

Joinery, doors, frames, fascias, prepare, prime new or bare wood, one undercoat and two gloss. 3,720

Internally

Note existing War Art in toilet area to be preserved and adequately protected throughout the works.

Walls generally, wash coat to new plaster followed by two full coats to all surfaces.

Joinery, doors, frames, prepare, prime new or bare wood, one undercoat and two gloss. 2,972

Floors

Kitchen and toilets - Altro Walkway 20 slip resistant flooring.

Hall - Polyfloor Forest FX sheet flooring.

Generally, all seams welded. 4,850

Allow for latex screed throughout.

Carried to Summary £ 27,042

**PROPOSED REPAIRS AND REFURBISHMENT, DENHAM VILLAGE HALL,
SUFFOLK**

BUDGET ESTIMATE

<u>SUMMARY</u>		<u>£</u>
<u>Schedule of Works</u>		
Page 1		0
Page 2		46,137
Page 3		45,671
Page 4		27,180
Page 5		27,042
		<hr/>
		146,030
<u>PRELIMINARIES</u>		<hr/>
		17,500
		<hr/>
		163,530
<u>CONTINGENCY</u>		<hr/>
	say	15,000
<u>Base Cost Construction Estimate 1st Quarter 2019</u>		<hr/>
		178,530
<u>FORWARD LOOK / INCREASED COSTS</u>		<hr/>
		Excluded
<u>TOTAL</u>		<hr/>
		£ 178,530
		<hr/>

Notes and Exclusions

- 1) It is assumed competitive tenders will be sought from a select list of contractors.
- 2) The estimate should be considered accurate to a margin of +/- 10%
- 3) The estimate assumes the building will be clear of all loose contents.
- 4) The estimate excludes the following:
 - * VAT
 - * Professional Fees: Suggest allow 12% calculated against the estimate total plus VAT
 - * Building Regulation Fees : Suggest allow £1,000 plus VAT
 - * Removal of asbestos (other than the asbestos cement roof sheeting)
 - * Curtains / blinds
 - * Allowance for increased costs due to tender / building cost inflation