

<b>1</b>	<b>Preliminaries</b>	
	This schedule should be read in accordance with the drawings and any queries reported to CA for clarification.	
1.01	Include for all necessary prelim costs for the allocated works. Allow generally for all works described on project drawings and manufacturers required/standard details and specifications.	£
1.02	Provide all necessary equipment to safely undertake the scheduled work.	£
1.03	Provide all necessary protection to historic timber floors, staircases which are not to be the subject of refurbishment works.	£
1.04	Allow a general Contingency sum of £1,000 only to be used if required and under strict instructions by the CA.	<b>£1,000.00</b>
1.05	The contractor shall comply with all legal obligations in force and in particular the following:  <ul style="list-style-type: none"> <li>- Manual Handling Operations,2022</li> <li>- Construction Design Management Regulations 2015</li> </ul>	£
1.06	Allow to remove softwood anti bird frame and netting at street level entrance gates and side barrier. Discard to tip.	£
1.07	Allow a general Contingency sum of £1,000 for repairs to be made to Historic Main Hall room ceiling plasterwork. Works to be agreed including lime mix etc under strict instructions by the CA.	<b>£1,000.00</b>
1.08	Generally, allow to sweep and vacuum clean all floor, wall and ceiling areas etc to Ground floor entrance stairwell to remove debris, cobwebs and bird nesting materials etc	£
<b>2.00</b>	<b>General Works Main Public Hall Room, Changing room and main stairwell</b>	
2.01	Allow to access all 4 curved head sliding sash windows of Main hall via towers. Remove horizontal battens to top of lower sashes.  Ease open all sashes to working order and allow CA to inspect	£
2.02	Allow PC sum of £1000.00 per window at two opposite north and south facing window to replace sash cords (agreed in advance with CA)  Carefully remove staff beads, bottom sash, parting beads and top sashes. Remove timber pockets to reveal sash weights.	<b>£2,000.00</b>

	<p>Balance the sashes allowing at time of tender to add lead to existing lead/cast iron weights ensuring the top sash weights are slightly heavier allowing ease of use/closing.</p> <p>Replace in full sash cords in 6mm dia waxed cotton</p> <p>Re-hang top sash, replace parting beads, insert bottom sash and refit staff beads.</p> <p>Agree with the CA during the works any timber repairs or replacement.</p> <p>Care is to be taken at all times to mitigate damage to historical joinery to windows.</p> <p>Check and adjust all existing hardware is correctly aligned and fully functioning.</p>	
2.03	<p>Via suitable access scaffolding allow to clean mould off historic lime plaster ceiling.</p> <p>Allow to undertake an initial 1m2 test patch using 18 grams of bicarbonate of soda in 3 litres of water using stiff brush to remove mould.</p> <p>Agree further 1m2 test panels as required with the CA to finalise method of removal.</p> <p>Continue to remove all mould from ceiling including perimeter covings and cross ribs etc.</p>	£
2.04	<p>Allow to prepare ceiling structure including ribs and perimeter coving etc within Main hall and upper balcony for re-decoration.</p> <p>Agree with CA in advance product and method to be used for re-decoration of historic plasterwork. (Note: at time of tender assume a breathable paint system such as Beeks Sensil SAN)</p> <p>Undertake 1m2 test panel if required with the CA to finalise method of application.</p> <p>Apply 1 coat of additional undercoat and top coats of emulsion as required/manufacturers data sheets to provide full coverage to walls hiding all former marks, stains and images.</p> <p>Top coat colour white</p>	
2.05	<p>Allow to prepare all wall coving within Main hall and upper balcony for re-decoration.</p> <p>Agree with CA in advance product and method to be used for re-decoration of historic plasterwork. ( Note: at time of tender assume a breathable paint system such as Beeks Sensil SAN)</p>	£

	<p>Undertake 1m2 test panel if required with the CA to finalise method of application.</p> <p>Apply 1 coat of additional undercoat and top coats of emulsion as required/manufacturers data sheets to provide full coverage to walls hiding all former marks, stains and images.</p> <p>Top coat colour Off white</p>	
2.06	<p>Allow to prepare all walls within Main hall and upper balcony and agree with CA any undercoat to ensure coverage of former artwork completely hides them.</p> <p>Agree with CA in advance product and method to be used for re-decoration of historic formally painted plasterwork.</p> <p>Undertake 1m2 test panel if required with the CA to finalise method of paint system, coverage etc</p> <p>Apply 1 coat of undercoat and top coats of emulsion as required/manufacturers data sheets to provide full coverage to historic plasterwork hiding all former marks, stains etc.</p> <p>Top coat colour TBC with CA</p>	£
2.07	<p>Allow to prepare all interior joinery within Main hall and upper balcony (including metal fretwork of balustrading and 1 high-level windows)</p> <p>Agree with CA in advance product and method to be used for re-decoration of historic timberwork.</p> <p>Note: 2x Fire doors within Main hall and Upper balcony are to be covered with intumescent paint.</p> <p>Apply 1 coat of undercoat and min 2 top coats of gloss paint as required/manufacturers data sheets to provide full coverage to joinery work hiding all former marks, stains and images.</p> <p>Top coat colour: White.</p>	£
2.08	<p>Allow to prepare all walls within Changing Room and agree with CA any undercoat to ensure coverage of former artwork completely hides them.</p> <p>Agree with CA in advance product and method to be used for re-decoration of historic formally painted plasterwork.</p> <p>Undertake 1m2 test panel if required with the CA to finalise method of paint system, coverage etc</p> <p>Apply 1 coat of undercoat and top coats of emulsion as required/manufacturers data sheets to provide full coverage to historic plasterwork hiding all former marks, stains etc.</p> <p>Top coat colour TBC with CA</p>	£

<p><b>3.00</b></p>	<p><b>General Works Main stairwell</b></p>	
<p>3.01</p>	<p>Allow to prepare all walls within Main stairwell from street to Fire doors at top landing.</p> <p>Agree with CA in advance product and method to be used for re-decoration of historic formally painted plasterwork.</p> <p>Undertake 1m2 test panel if required with the CA to finalise method of paint system, coverage etc</p> <p>Apply 1 coat of undercoat and top coats of emulsion as required/manufacturers data sheets to provide full coverage to historic plasterwork hiding all former marks, stains etc.</p> <p>Top coat colour TBC with CA</p>	<p>£</p>
<p>3.02</p>	<p>Allow to prepare and make good where necessary main access staircase soffite for re-decoration.</p> <p>Note: string and gothic joinery work are NOT part of these works.</p> <p>Agree with CA in advance product and method to be used for re-decoration of historic plasterwork/joinery.</p> <p>Undertake 1m2 test panel if required with the CA to finalise method of application.</p> <p>Apply 1 coat of additional undercoat and top coats of emulsion as required/manufacturers data sheets to provide full coverage to soffite/joinery.</p> <p>Top coat colour: White</p>	<p>£</p>
<p>3.03</p>	<p>Allow to prepare exterior Historic Cast iron street level stairwell gate (to min St. 3 standard (Extremely thorough scraping and wire brushing, disc sanding, power brushing etc. Surface preparation as for St 2, but considerably more accurate. After removing the dust, the surface should have a pronounced metallic sheen.))</p> <p>Agree with CA in advance product and method to be used for re-decoration of historic cast iron.</p> <p>Apply 1 coat of undercoat and min 2 top coats of high-quality gloss paint as required/manufacturers data sheets to provide full coverage to metal work.</p> <p>Top coat colour: TBC</p>	<p>£</p>
<p>3.04</p>	<p>Allow to prepare external joinery gate within street level stairwell.</p> <p>Agree with CA in advance product and method to be used for re-decoration of timberwork.</p>	<p>£</p>

	<p>Apply 1 coat of undercoat and min 2 top coats of gloss paint as required/manufacturers data sheets to provide full coverage to joinery work</p> <p>Top coat colour: TBC</p>	
3.05	<p>Fabricate new hardwood curved frame to masonry opening above cast-iron exterior gates. Include central support spine.</p> <p>Note: No new fixings will be allowed into historic ashlar granite surrounding.</p> <p>New hardwood frame to be supported within chamfered masonry joints agreed in advance with CA</p> <p>Re-fix anti bird netting ensuring no gaps which may allow bird through.</p>	£
<b>4.00</b>	<b>Electrical Works</b>	
4.01	<p>Check stairwell pendant light for operation and report any defects to CA. Allow to clean down fitting.</p>	£
4.02	<p>Test all wall mounted infra red wall heaters within main hall space and report any defects to CA.</p>	£
4.03	<p>Allow to re-attach the bell sounder to the wall within the Main Hall room</p>	£
4.04	<p>Provide a Part P electrical installation certificate for any works undertaken requiring so.</p>	£