

Part Three – Schedule of Works

Item Ref	Description	£	p
	<u>GENERALLY</u>		
A	The tender is to include for labour and materials and incidental works of all kinds to produce good construction and demolition techniques consistent with the high standards required for the undermentioned work and necessary to accord to the true intent and meaning of drawings and Specifications taken together whether the same may or may not be particularly shown on drawings or described in Specification, provided that the same is reasonable to be inferred there from.		
B	The Contractor is to refer to Part Two - NBS. All relevant material and workmanship clauses are deemed to apply.		
C	Allow for use of hosepipes and water to lay dust where necessary during the demolition of old walls, etc.		
D	The price submitted must remain open for acceptance for 90 days and must be fixed for the duration of the project.		
E	It is the Demolition Contractor's responsibility to visit site, and to determine the locality, availability for access and general scope of the proposed works, and any restriction likely to affect the execution of the works.		
F	All existing highways must be kept free from dirt arising from the operations. A condition survey is to be undertaken prior to commencement of all existing structures, walls, pavements, etc.		
	<u>DEMOLITION</u>		
	Asbestos Removal -		
G	Safely and completely remove all asbestos containing materials, or materials affected by asbestos from the buildings in accordance with current Asbestos Regulations.		
H	The removal of all materials and goods containing or affected by asbestos is to be carried out by a Licensed Specialist Asbestos Contractor. Air clearance test certificates are to be provided upon completion.		
	To Collection	£	

Item Ref	Description	£	p
	Temporary Works		
A	The Contractor is to allow for the temporary works required to complete the job. The Contractor is to allow for all builder's work and making good any structure's/pavements disturbed along with the complete removal of the temporary supports upon completion if they are to be removed.		
B	Provide all necessary temporary propping in connection with all demolition works and leave any in a safe and sound condition where temporary propping is to remain beyond completion.		
	Demolition and Site Clearance		
C	Drainage services are known to exist within the site boundary serving the existing building and possibly adjacent properties. The gas services have been disconnected from the building by the client. Existing electrical supply has been disconnected by the client. Existing virgin media supply is present which serves the existing building. There is no known BT/Openreach apparatus on the site however overhead cables can be seen coming off the building connecting to a pole. The contractor is to allow for the disconnection, capping off and purging of any services at entry point that have not already been disconnected by the client. Any services drawings/information is for "guidance purposes only" and must not be relied upon. The Contractor will strictly be expected to carry out their own services investigations and health and safety checks to determine the status and location of any mains services prior to works commencing.		
D	Locate existing drains serving the properties, trace back to manholes/inspection chambers and seal off redundant runs. All 'live' drainage serving existing adjacent properties/highways etc., is to remain intact.		
E	The Contractor will be required to produce and submit for approval fully detailed fire risk assessments and method statements prior to any commencement on site along with two trade references, copies of the Company accident records, a copy of the Company Insurance policies, and copies of operatives training and qualification certificates. All necessary costs in respect of adhering to CDM Regulations are to be included.		
F	Prior to commencing demolition, <u>completely</u> strip out all furniture, carpeting, finishes, fixtures and fittings, white goods, rubbish, white goods, loose debris etc. etc. and cart away.		
G	Demolish <u>completely</u> the existing Elms Flats building in its entirety, in a safe, well considered and controlled manner that takes due cognisance of the existing structural condition of the building and noting any guidance and requirements in the Structural Report dated 30 th September 2022		
H	Remove all arisings from site including all services, sanitaryware, kitchens, heating systems, general debris/rubbish etc.		
	To Collection	£	

Item Ref	Description	£ p
A	Demolish in its entirety and remove the brick retaining wall/fence located adjacent to the existing soft landscaped area and existing access to the site. Remove external brick storage unit adjacent to return of wall/fence near soft landscaped area. Level out remaining soil/earth across the remainder of the site	
B	Break up all existing ground floor slabs, grub up existing foundations, remove all arisings from site.	
C	Break up all existing surfacing, paving's, ramps, steps etc. including any associated sub-bases within the curtilage of the site and remove all arisings from site.	
D	Remove any walls, timber fences and railings (including any associated footings) etc., within the curtilage of the site and remove all arisings from site.	
E	Grub up all planted areas, shrubs and trees (subject to Arboricultural Survey) within the curtilage of the site. Remove all arisings from site and backfill all voids with clean imported hardcore.	
F	Allow for protection to all existing trees and shrubs which are to remain during and after demolition.	
G	Upon completion of the works, grade off the site to suit adjoining levels and leave the site in a safe and hazard free condition.	
H	All demolition materials to be carefully taken down and disposed off-site.	
I	Removal of demolition debris material that has previously been disposed of within the building.	
J	Upon completion the front of the site is to be provided with permanent herras fencing in order to fully secure the site from unauthorized access. One double gate for vehicular and pedestrian access is to be provided to allow access into the site. This gate is to be fitted with a padlock for security and a minimum of 2 keys to be provided to the Contract Administrator on completion of the demolition works. The hoardings will become the property of the Employer once the Final Certificate for the project has been issued. Provide all necessary temporary works designs	
K	Remove any general debris or rubbish from within the site boundaries to leave tidy upon completion.	
L	Throughout the contract period, protect remaining walls, fences, roads and footpaths adjoining/adjacent the site. Make good on completion any damage caused by the demolition works.	
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