

**Roof Replacement and Repair Works****Schedule of Works**

<b>Client:</b>	Council of the Isles of Scilly	<b>Site Address:</b>	St Mary's Airport, High Cross Lane, St Mary's, Isles of Scilly, Cornwall
<b>Contract Administrator:</b>	Currie & Brown	<b>Contractor:</b>	To be confirmed
<b>C&amp;B Ref:</b>	4101565-Tractor Shed-SOW	<b>Issue date:</b>	April 2024

**DRAWING REGISTER**

<b>Information Type</b>	<b>Drawing Title and Reference</b>	<b>Revision</b>
Existing Plans	PL4101565_TS_00_01 Existing Floor Plan	
Structural Engineer Design	06349E – Structural Calculations and Product Data Sheets	
Structural Engineer Design	SK01 – Location plan of column repair works	
Structural Engineer Design	SK02-04 – Column End Connection Details	

ITEM	DESCRIPTION		COST
1.0	PREAMBLES		
1.1	<p><u>Materials Generally:</u></p> <p>Materials and goods shall be of the best quality of their respective kinds, British Standard Specifications (referred to herein as BS) shall apply unless otherwise stated.</p> <p>Where the name of a proprietary material has been used or referred to in a preamble note or in descriptions, unless otherwise described that proprietary material shall be handled, stored and used strictly in accordance with the manufacturer's recommendations, instructions or specifications. It is the Contractor's responsibility to obtain such details and inform all Sub-Contractors and operatives of the requirements and restrictions contained therein.</p>	NOTE	N/A
1.2	<p><u>Substitution of Products:</u></p> <p>No substitution of specified products will be permitted without approval. Such approval will only be granted if the contractor submits documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, fitness for purpose, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance.</p> <p>Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, fitness for purposes and appearance of the construction as a whole.</p>	NOTE	N/A
1.3	<p><u>Workmanship Generally:</u></p> <p>Where not fully described herein all works shall be carried out in accordance with current British Standard Codes of Practice and where none apply, shall be carried out to accepted good practice and to the satisfaction of the Contract Administrator.</p> <p>Subject to any specific requirements stated later, fix everything that is intended to be fixed in such a manner that it stays fixed.</p>	NOTE	N/A
1.4	Carry out everything necessary for the proper execution and completion of the works, whether or not described in this schedule of works or in the attached drawings, provided the same may reasonably be inferred therefrom and is to include all necessary allowances when tendering.	NOTE	N/A

1.5	Provide general attendance of one trade upon another and upon all sub-contractors, including the provision of facilities, plant etc, carrying out all sundry and jobbing works and making good etc, necessary for the proper execution of the works.	NOTE	N/A
1.6	Be responsible for liaison with and co-ordination of all works by the various trades and Sub-Contractors and. put in hand any works such as cutting chases, holes or mortices, providing fixings, plant or temporary services to avoid conflict with other work.	NOTE	N/A
1.7	Provide and install all necessary plant, scaffolding, temporary shoring and supports, tools etc. including hoists, ladders, planking, tackle, trestles, storage facilities, vehicles etc. together will all fixings and fittings and is to alter, adapt and maintain as necessary for the use of all trades including those required by Sub-Contractors, for proper execution of the work and shall remove them and make good any damage before completion.	NOTE	N/A
1.8	Provide and maintain during the Works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures on the Site or adjoining that may be endangered or affected by the Works.	NOTE	N/A
1.9	Provide and install all necessary temporary services including artificial lighting, electrical power etc. required for the works together with all fixings and fittings and is to alter, adapt, move and maintain as necessary and shall remove them and make good any damage before completion. Where existing supplies can be used, the Contractor shall check their adequacy for his use and where inappropriate, make all necessary arrangements and pay all charges to enable him to use them if he so requires.	NOTE	N/A
1.10	Comply with and give all notices required by any Act of Parliament, By-Laws and Regulations of Local Authorities and Statutory Undertakings, together with any local Police requirements and pay all those charges legally demandable and incurred in respect of these works, except for the Building Regulations which will be paid by the Employer.	NOTE	N/A
1.11	Ascertain the location of all services (including those underground or overhead) drains or sewers, etc within the vicinity of the works before commencing site operations and shall maintain and protect the same at all times during the contract and make good any damage or pay any costs or charges in connection therewith.	NOTE	N/A

1.12	Inform the Contract Administrator of any additional repairs which are outside the scope of this specification before the specified works are carried out, however, no additional work is to be carried out without his written instructions.	NOTE	N/A
1.13	Provide all safety, health and welfare measures and amenities for his own workmen and for those of any Sub-Contractors as laid down in all Health & Safety Legislation applicable to this contract and maintain all safety measures required thereunder.	NOTE	N/A
1.14	Remove all rubbish, debris and surplus materials from the site as work proceeds including any existing or occasioned by Sub-Contractors and shall keep the site and surrounds clean and tidy at all times.	NOTE	N/A
1.15	Ensure that the structure and services of the property including all fixtures, fittings and finishes etc., (whether new or existing to be retained) are protected against falling objects, dust, damage, frost, inclement weather or other hazards throughout the contract by providing all necessary covering, guards, dust sheets, screens, tarpaulins etc. and making good at his own expense any damage caused the inadequacy thereof	NOTE	N/A
<b>2.0</b>	<b>PRELIMINARIES</b>		
2.1	The Contractor is to allow for an appropriate site set up to ensure compliance with all Health, Safety and Welfare Legislation relating to Health & Safety at Work Act and CDM Regulations 2015.	Item	
2.2	The site is to be secured to prevent access when contractors are not on site. Fencing to be provided around the Contractor's compound where required for security.	Item	
2.3	Prior to commencing work, the Contractor is to carry out a photographic schedule of condition to all work areas and areas immediately adjoining the work areas. A PDF copy of a dated schedule is to be provided to the CA.	Item	

2.4	<p>The Contractor is to provide and erect all necessary scaffolding, edge protection, ladders, hoists, etc, as required to carry out the works safely.</p> <p>Scaffold shall be designed and installed in accordance with the BS EN 12811 series. Scaffolding to be the responsibility of the scaffolder. Access considerations to be read in conjunction with the pre-construction information document.</p> <p>Contractor to submit scaffolding plan approval prior to commencement.</p>	Item	
<b>3.0</b>	<b>SCHEDULE OF WORKS</b>		
3.1	<u>Vegetation Clearance</u>		
3.1.1	<p>Allow to cut back and remove vegetation from around the Tractor Shed to provide suitable working access for works and scaffolding.</p> <p>Should vegetation belonging to the adjoining property be affected, the Contractor is to inform the CA prior to works being undertaken.</p>	Provisional Sum	<b>£500</b>
3.2	<u>Roof covering removal and roof timber repairs</u>		
3.2.1	<p>Strip existing cement fibre roof covering, ridge and eaves sections including timber purlins and fixings. Carefully lower to ground level and dispose from site.</p> <p>Note: an asbestos R&amp;D survey has been conducted and results confirm the roofing sheets are <u>not</u> asbestos containing. Contractor to review asbestos report and remain vigilant of potentially asbestos containing materials during the works.</p>	Item	
3.2.2	<p>Remove and dispose of the plywood eave haunch brackets (installed at each column / truss section).</p> <p>Contractor to inspect the condition of each timber truss and column end and send photographic evidence to the CA. Additional repairs to be instructed as required.</p> <p>Install new timber haunch brackets with new 9mm Marine Grade plywood to BS 1088 with stainless steel wood screws to match existing.</p>	Item	
3.2.3	A provisional allowance has been made for additional timber repair works to the timber truss and column ends to be instructed as required by the CA.	Provisional Sum	<b>£3,000</b>

3.2.4	<p>Contractor to inspect the timber truss sections and undertake localised replacement timber repairs as required.</p> <p>At tender stage allow to replace the provisional quantity of 5LMs of the timber web sections in lengths not exceeding 1.5m.</p> <p>New timber to be pressure treated C24 softwood to match the existing timber dimensions and installed with stainless steel screw fixings in accordance with BS EN 1492:2022.</p>	Provisional Quantity	
3.2.5	<p>Install new pressure treated C24 timber purlins over the timber trusses. Purlins to match the existing purlin dimensions and be spaced at a maximum of 1350mm centres in accordance with the roof covering manufacturers recommendations.</p> <p>Purlin lengths to be connected with a scarf joint centred over the truss sections including stainless-steel mechanical fixings in accordance with BS EN 1492:2022.</p>	Item	
3.2.6	<p>Install 16nr twisted stainless-steel restraint straps to the eaves purlins.</p> <p>Install 1nr stap connecting the eaves purlins to the inside face of each timber gable columns and 1nr strap (each side) of the intermediate timber columns using stainless-steel fixings.</p>	Item	
3.2.7	<p>Replace 8nr stainless-steel holding down straps connecting the eave purlins and the top horizontal cladding member.</p> <p>Fix the new holding down straps at the centre of each intermediate column span using stainless-steel fixings.</p>	Item	
3.3	<u>Timber frame repairs</u>		
	<p>Undertake repairs to damp effected timber structural columns ends. Repairs to be undertaken to 12nr timber columns as indicated on "SK01".</p> <p>Contractor to provide price for repairs for both Cost Option A and B. Final decision on remedial action to be instructed.</p> <p>All works to be undertaken in strict accordance with Structural Engineers Design "06349E", "SK01" and "SK02-04".</p> <p><b>The works are to be sequenced so only one post per frame is worked on at any time and that no adjacent posts are worked on at the same time either. At least 24hr should be left before the temporary propping is removed and the remedial works considered to be complete to allow works to commence on opposite or adjacent posts.</b></p>	Note	<b>N/A</b>

	<b>For each identified column</b> undertake the following works items:		
3.3.1	Allow for temporary propping of the timber columns by acro propping at the eaves positions.  Contractor to detail temporary works within Construction Phase Plan.	Item	
3.3.2	Remove and replace the timber diagonal bracing and fixings between column bays as columns repair works progress.  New timbers to be pressure treated C24 softwood matching the existing timber dimensions and fixed with stainless steel fixings.	Item	
	<b>Timber Frame Repairs - Cost Option A</b>		
	Works undertaken in accordance with Structural Engineer Design "SK02".	Note	<b>N/A</b>
3.3.A1	Allow to cut back rotten timber column end by approximately 1100mm and break out the existing steel shoes connecting to the concrete plinth.  Timbers to be cut back to sound timbers ensuring all rot is removed. Contractor to review columns prior to commencement and confirm clearance is adequate and achieves uniform finish height throughout. Contractor to notify CA where this is not the case.	Cost Option Item	
3.3.A2	Allow to undertake repairs and preparation to the existing concrete plinth once the shoes have been broken out.	Cost Option Item	
3.3.A3	Install temporary formwork and pour new GEN 3 concrete plinth, raising its original height in accordance with "SK02".  Vibrate to remove air bubbles and allow to cure.	Cost Option Item	
3.3.A4	Install Simpson PBH Heavy Duty Elevated Post Base in strict accordance with manufacturers recommendations.  Fix post base to concrete plinth using 4 no. M12 studs cast in concrete <u>or</u> M12 resin drilled after casting.  Cut flitch plate channel into the timber column end and fix through with 4 no. M8 fixings.	Cost Option Item	
	<b>Timber Frame Repairs - Cost Option B</b>		

	Works undertaken in accordance with Structural Engineer Design "SK03" and "SK04".	Note	N/A
3.3.B1	<p>Allow to cut back rotten timber column end by approximately 900mm and break out the existing steel shoes connecting to the concrete plinth.</p> <p>Timbers to be cut back to sound timbers ensuring all rot is removed. Contractor to review columns prior to commencement and confirm clearance is adequate and achieves uniform finish height throughout. Contractor to notify CA where this is not the case.</p>	Cost Option Item	
3.3.B2	Allow to undertake repairs and preparation to the existing concrete plinth once the shoes have been broken out.	Cost Option Item	
3.3.B3	<p>Allow to fabricate and install 100mm SHS steel section with 20mm steel base plate and top plate in accordance with "SK04".</p> <p>Fix base plate to existing concrete plinth using 4 no. M12 resin anchor bolts.</p> <p>Cut flitch plate channel into the timber column end and fix top plate through with 4 no. M8 fixings.</p>	Cost Option Item	
3.4	<u>New roof covering</u>		
	<p>Install new Eternit Profile 6 Cement Fibre roof covering across the whole roof area in strict accordance with the manufacturers installation instructions and recommendations.</p> <p><i>Manufacturer:</i></p> <ul style="list-style-type: none"> <li>- Eternit</li> </ul> <p><i>Product:</i></p> <ul style="list-style-type: none"> <li>- Profile 6</li> </ul> <p><i>Colour:</i></p> <ul style="list-style-type: none"> <li>- Natural Grey</li> </ul> <p><i>Fixing:</i></p> <ul style="list-style-type: none"> <li>- A2 stainless-steel with built-in wings and washers</li> </ul> <p><i>Ancillary items:</i></p> <ul style="list-style-type: none"> <li>- Cranked crown ridge piece</li> <li>- Plain wing bargeboard</li> <li>- Eaves filler piece</li> <li>- Butyl sealing strip</li> </ul> <p><i>Contact:</i></p> <ul style="list-style-type: none"> <li>- Web: <a href="http://www.eternit.co.uk">www.eternit.co.uk</a></li> <li>- Tel: 01283 501555</li> </ul> <p>The Contractor is to measure the existing purlin spacing to determine the correct sheet lengths and to ensure the correct lapping is provided for weathertightness.</p>	NOTE	N/A



3.4.1	<p>Fix Profile 6 sheeting using A2 stainless steel-self driving fixings with built-in wings and washers.</p> <p>Sheets to have a minimum end lap of 300mm due to site exposure and pitch.</p> <p>Two fixings per purlin, per sheet including 8mm butyl sealing strip on all side laps in accordance with manufacturers recommendations to ensure a watertight seal.</p> <p>Allow to make mitre cuts to sheet side and end laps to suit end lap requirement. Ensure gap between mitre joint is a minimum of 3mm to a maximum of 6mm.</p>	Item	
3.4.2	<p>Install eaves filler piece to provide close seal to the wall cladding.</p> <p>Roof sheet and eaves filler piece fixed through to the eaves purlin with a maximum unsupported overhang of 350mm.</p>	Item	
3.4.3	<p>Install cranked crown ridge piece to the ridge purlins.</p> <p>Fix with two fixings on both ridge purlins per sheet ensuring fixing is a minimum of 100mm from the edge of the ridge piece.</p>	Item	
3.4.4	<p>Install plain wing barge boards to the gable ends.</p> <p>Fix at all purlin positions with intermediate fixings at a maximum of 750mm centres. Fixings required to the pitched side and the bargeboard face.</p>	Item	
3.5	<u>Mezzanine repairs</u>		
3.5.1	<p>Allow to strip and remove the existing rotten floor deck throughout the mezzanine floor and dispose from site.</p> <p>Upon removal, Contractor to notify CA of condition of structural timbers and of any additional works outside of what has been allowed for.</p> <p>Upon removal, measure existing joist span, dimensions and centres and report back to CA to ensure compliance with TRADA span table.</p>	Item	
3.5.2	<p>At tender stage allow to replace 3nr rotten timber joists each spanning approximately 3.4l/m with new pressure treated C24 47 x 195mm softwood timber.</p>	Provisional Quantity	

3.5.3	Install new 18mm marine grade plywood flooring to deck ensuring joists are at a maximum of 400mm centres using stainless steel screw fixings.	Item	
3.6	<u>External wall repairs and repointing</u>		
3.6.1	<p>Undertake general external repointing repairs to the blockwork plinth wall.</p> <p>Rake out and remove any loose debris and material than may affect adhesion. Repoint using 3:1 sand and cement mortar mix.</p> <p>At tender stage allow for 10m<sup>2</sup> of repointing repairs to unfinished, coursed blockwork walls in areas not exceeding 1m<sup>2</sup>.</p>	Provisional Quantity	
3.6.2	<p>Undertake repairs to the south-east corner blockwork where the fence wire has dislodged blockwork and wall cladding.</p> <p>Carefully remove wall cladding section and set-aside for reinstatement.</p> <p>Temporarily remove fence wire connection to remove any tension and re-bed existing dislodged block using 3:1 sand cement mortar mix.</p> <p>Re-fix wall cladding section to tightly abut adjoining panels to achieve a good seal on the corner.</p> <p>Allow to replace fence wire section to achieve equal to or better security than existing, notify CA of proposal for approval prior to commencement.</p> <p><i>Note: wire fence in an existing poor condition. Works location in close proximity to electrical meter box and supply. Due care is to be taken when working in this area.</i></p>	Item	
3.7	<b>On completion</b>		
3.7.1	The Contractor is to make good any damage caused during the works.	Item	
3.7.2	The work areas should be left clean and tidy on completion and all areas which have been worked on require a full 'builders clean'.	Item	
3.7.3	The Contractor is to dispose of any waste materials including cut offs and packaging.	Item	

3.7.4	The Contractor to provide certification for all supplied products including warranties prior to practical completion.	Item	
3.7.5	The Contractor to provide O&M manuals two weeks prior to practical completion. The issue of practical completion will be contingent on the provision of O&Ms.	Item	
		<b>Total from above:</b>	

