

Scope of Works for the repair of St.Johns Clinc Roof at St.Johns Montserrat					
Item	Description	Quantity	Unit	Rate	Price
	PRELIMINARIES				
	Description of the work				
1.0	The roof repairs at St.Johns Clinic to include demolition and new works.				
	<u>Employers Requirements</u>				
1.1	Minimum Amount of third Paty Insurance EC\$ 350,000.00				
1.2	NOTICE OF COMPLETION; Give the Project Architect/CA at least 2 weeks notice of the anticipated dates of Practical Completion of the whole or parts of the Works.				
	<u>Security</u>				
1.3	The site of the proposed Works shall be under the Contractor's sole charge from the date of possession to the date of completion of the Contract. The Project must provide a site supervisory representative to be responsible for the day to day onsite management of the project and as the liaison between the Clinic Management and the construction Contractor. No employee of the Contractor shall attempt to communicate with or take any instructioins from any Clinic staff or any patients. The Contractor shall provide the necessary Security to watch and effectively protect the Works and materials stored on site including those of sub-contractors and accept all risks for damage or loss. Provide all necessary temporary hoarding, barricades, planked footways, gantries, screens, etc., for the protection of the workers, occupants, adjoining property, car park and the public and alter, adapt and maintain them as necessary and clear away on completion and reinstate all work disturbed to the satisfaction of the Client and any legal or statutory authorities.				
	<u>Nuisance</u>				

1.4	Take all reasonable precautions to prevent nuisance from smoke, dust, rubbish, vermin and other causes. No employee of the Contractor shall possess or use any sharp objects on the site at anytime (unless where that sharp object is to be used in the works) and shall be expected to comply with all of the Clinic's guidelines.				
	<u>Fire prevention</u>				
1.5	No employee of the Contractor shall possess or use any smoking paraphernalia on the site at anytime. Smoking will not be permitted on the site, equipment or any area of work. Burning of materials arising from the work will not be permitted on the site at anytime. The Contractor is expected to adhere to all Government of Montserrat Fire regulations.				
2	<u>Contractors general cost items: Services and facilities</u>				
	<u>Safety, Health and Welfare</u>				
2.0	Include for complying with all local statutes and regulations in force relating to the safety, health and welfare of work people employed in connection with the works on site or in places where work is being prepared for incorporation into the Works, and for keeping and maintaining at all times an adequate First Aid kit on the site. Contractors must comply with any imposed Government restrictions issued under legislatain and follow Government of Montserrat COVID-19 Protocols.				
	<u>Storage of materials</u>				
2.1	Provide and maintain proper sheds for the storage of materials, plant and items brought on to site for use in the Works. Location of storage area to be agreed with Government Architect				
	<u>Rubbish disposal</u>				

2.2	Provide for removing all rubbish from the site daily and deposit in an approved dump site both as it accumulates from time to time and on completion, and for generally keeping the Works and the site clean and tidy at all times.				
	<u>Cleaning</u>				
2.3	The Contractor shall keep and maintain the site in a neat and tidy condition for the duration of the Contract and clean out the building on completion for handover.				
	<u>Protection of work in all sections</u>				
2.4	Allow for all work in connection with protecting all of the Works, by whatever means necessary from any kind of injury or damage. Provide all necessary temporary roofs, tarpaulins, screens, planks, scaffolding and general protection that may be required and clear away when no longer needed and reinstate any work which has become damaged or stained.				
	<u>Maintain public and private roads</u>				
2.5	The Contractor shall be responsible for maintaining and protecting private and public roads on the within the clinic site and that of drainage and car parks. The Contractor shall indemnify the Employer against any claim for damage to public and private roads and that of drainage and car parks caused by the execution of the Works				
	<u>Provide and maintain proper signage</u>				
2.6	The Contractor shall be responsible for maintaining and providing all signage to notify employees and the public of the construction, no Access areas and all other signs required to ensure safety control during the execution of the Works				
	<u>General attendance on nominated sub-contractors</u>				

2.7	Provide attendance upon, cut away for and make good after trades performed by own workmen and own sub-contractors and leave perfect on completion.				
2.8	Provide general attendance on nominated sub-contractors which shall be deemed to include allocation, for free use by sub-contractor, of suitable areas on site for storage of plant and materials, reasonable and free use of scaffolding and hoisting tackle already erected by the Contractor, free use of sanitary accommodation and their work and cleaning away rubbish. When a lump sum price is inserted against this item it shall be adjusted in direct proportion to the amount of the nominated sub-contract P.C. sum actually expended.				
	Quality				
2.9	Quality assurance of materials and workmanship is necessary to ensure safe and secure quality construction finishes. Under the terms of the contract the Contractors are required to provide and maintain a quality management system, which includes regular inspections and review of the materials and workmanship. the Client representatives will physically verify the quality of the materials and Contractors work and where necessary agree corrective actions to be taken by the Contractor.				
	3 Contractors general cost items: Mechanical plant				
	<u>Scaffolding</u>				
3.0	Provide all scaffolding necessary for the proper execution and completion of the Works to include erecting, altering, adapting and maintaining during the progress of the works and the safe removal on completion.				
	<u>Hoists</u>				
3.1	Provide all lifts, hoist, bucket trucks and the like for the proper execution and completion of the Works.				
	4 Demolition Works				
	Upper Mono-Pitch Roofing				

4.1	Carefully hack and remove existing aluminium roof capping along with all accessories (screws/fasteners) and any debris trapped under flashing and dispose off site to the New Winward disposal.	64	L.F.		
	Lower Drop Shed Roof				
4.2	Carefully hack and remove existing aluminium flashing along the three sides of the roof perimeter and dispose off site to the New Winward disposal.	93	L.F.		
	New Works				
	5 Upper Mono-Pitch Roofing				
5.1	Supply, cut and carefully install 3'-0" wide aluminium flashing to wrap over existing wall and onto existing galvalume sheeting as per drawing# A-02 (section A-A New Works). Flashing to be secured with concrete screws on the face of the wall and rubber sealed metal screws onto existing metal sheeting. Spaces between metal sheeting and new flashing to be filled with expandable foam with the excess matter trimmed flushed.	8	L.F.		
5.2	Carefully clean the entire existing surface with (1) gallon of bleach and (3) gallons of water as per product requirements. Wash off the entire surface with a power washer, rinse off the bleach and let roof dry for 24 hours.	1638	S.F.		
5.3	Remove all severely corroded screws and replace with new include for tightening of any loose screws		Item		
5.4	Carefully identify all cracks, gaps, seams in areas identified and agreed with Government Architect and fill it with Lanco AQUA-PROOF PREP (Provisional Sum)		Item		
5.5	Carefully spread one (1) coat of Lanco AQUA-PROOF PRIMER over the entire roof surface. The product will dry in 45 minutes, however allow it to cure for 24 hours.	1638	S.F.		
5.6	Carefully pour some roof coating on the surface and spread it in one (1) direction using a 3/4 nap roller. When the roller starts rolling, add more roof coating to the surface. Allow it to cure for 24 hours. Spread rate 50 sq. ft. per gallon.	1638	S.F.		

5.7	Repeat step 5.6 above but this time crisscrossing the first coat. When dry, layer should be as thick as a business card.	1638	S.F.		
6 Lower Drop Shed Roof					
6.1	Carefully cut 1/2" thick x 2" deep groove straight throughout existing block render on upper wall face using a masonry saw or grinder.	38	L.F		
6.2	Carefully remove all dust and debris and dispose offsite to New Windward Dumpsite.	38	L.F		
6.3	Supply and install new aluminium flashing 18" wide slotted into created groove on the upper wall face and unto existing sheeting. Spaces between metal sheathing profile and the underside of flashing to be filled with expandable foam with the excess matter trimmed.	38	L.F		
6.4	Carefully cut 1/2" thick x 2" deep groove straight throughout existing concrete surface on side bounding parapet walls face using a masonry saw or grinder.	48	L.F		
6.5	Carefully remove all dust and debris and dispose offsite to New Windward Dumpsite.	48	L.F		
6.6	Supply and install new aluminium flashing 18" wide slotted into created groove along parapet wall face unto existing sheeting. Spaces between metal sheathing profile and the underside of flashing to be filled with expandable foam with the excess matter trimmed.	48	L.F		
6.7	Carefully clean the entire existing surface with (1) gallon of bleach and (3) gallons of water as per product requirements. Wash off the entire surface with a power washer, rinse off the bleach and let roof dry for 24 hours.	892	S.F.		
6.8	Remove all severely corroded screws and replace with new include for tightening of any loose screws		Item		
6.9	Carefully identify all cracks, gaps, seams in areas identified and agreed with Government Architect and fill it with Lanco AQUA-PROOF PREP (Provisional Sum)		Item		

6.10	Carefully spread one (1) coat of Lanco AQUA-PROOF PRIMER over the entire roof surface. The product will dry in 45 minutes, however allow it to cure for 24 hours.	892	S.F.		
6.11	Carefully pour some roof coating on the surface and spread it in one (1) direction using a 3/4 nap roller. When the roller starts rolling, add more roof coating to the surface. Allow it to cure for 24 hours. Spread rate 50 sq. ft. per gallon.	892	S.F.		
6.12	Repeat step 6.11 above but this time crisscrossing the first coat. When dry, layer should be as thick as a business card.	892	S.F.		
7	Mental Unit				
7.1	Carefully clean the entire existing surface with (1) gallon of bleach and (3) gallons of water as per product requirements. Wash off the entire surface with a power washer, rinse off the bleach and let roof dry for 24 hours.	2496	S.F.		
7.2	Remove all severely corroded screws and replace with new include for tightening of any loose screws		Item		
7.3	Carefully identify all cracks, gaps, seams in areas identified and agreed with Government Architect and fill it with Lanco AQUA-PROOF PREP (Provisional Sum)		Item		
7.4	Carefully spread one (1) coat of Lanco AQUA-PROOF PRIMER over the entire roof surface. The product will dry in 45 minutes, however allow it to cure for 24 hours.	2496	S.F.		
7.5	Carefully pour some roof coating on the surface and spread it in one (1) direction using a 3/4 nap roller. When the roller starts rolling, add more roof coating to the surface. Allow it to cure for 24 hours. Spread rate 50 sq. ft. per gallon.	2496	S.F.		
7.6	Repeat step 7.5 above but this time crisscrossing the first coat. When dry, layer should be as thick as a business card.	2496	S.F.		
	Subtotal				
	Contingency @ 15%				
	Total				