

Scope of Works for the refurbishment of Brades Primary School

Item	Description	Qty	Unit	Rate	Cost
	PRELIMINARIES				
	Description of the work				
1	Refurbishment works to include but not limited to; demolition and removal of dated building elements; supply and installation of new building elements identified windows; and other remedial works as required to ensure a safe and functional Brades Primary School Building.				
	<u>Employers Requirements</u>				
1.1	Minimum Amount of third Party 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	<p>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 Contractor must provide a site supervisory representative to be responsible for the day to day onsite management of the project and as the liaison between MCWLE Management Team and the construction Contractor. The Contractor nor any employee of the Contractor must not take any instructions from any person or representative of the Brades Primary School. Any instructions in respect of this project must be in writing and issued from the MCWLE Management Team, where a verbal instruction is given, that instruction must be confirmed in writing within 3 days. 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 protection ie. temporary hoarding, barricades, planked footways, gantries, screens, etc., for the protection of workers, staff and pupils of the Brades Primary School, adjoining properties and the public. The Contractor is expected to alter, adapt and maintain these protections throughout the project where necessary and clear away on completion and reinstate all work disturbed to the satisfaction of the Client and any legal or statutory authorities.</p>				
	<u>Nuisance</u>				
1.4	<p>Take all reasonable precautions to prevent nuisance from noise, smoke, dust, rubbish, vermin and other causes. No employee of the Contractor shall possess or use any smoking paraphernalia or sharp objects on the site at anytime and shall be expected to comply with all Government of Montserrat and Brades Primary School guidelines rules and regulations.</p>				
	<u>Fire prevention</u>				
1.5	<p>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.</p>				

	<u>Contractors general cost items: Services and facilities</u>				
	<u>Safety, Health and Welfare</u>				
2	<p>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 ensure measures are in place to ensure the Safety Health and Welfare of the staff and students of the Brades Primary School. Contractors must comply with any imposed Government restrictions issued under legislatain and follow Government of Montserrat COVID-19 Protocols.</p>				
	<u>Storage of materials</u>				
2.1	<p>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, material and plant areas to be agreed with Government Architect.</p>				
	<u>Rubbish disposal</u>				
2.2	<p>Provide for removing all rubbish from the site daily and deposit at the New Winward approved dump site both as it accumulates from time to time and on completion of the works, and for generally keeping the Works and the site clean and tidy at all times.</p>				
	<u>Cleaning</u>				

2.3	The Contractor shall maintain the site in a clean and tidy condition for the duration of the Contract and must remove all storage facilities, equipment, materials and clean 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 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 Brades site and that of drainage, footpaths 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 the public, staff and pupils of the construction, no Access areas and all other signs required to ensure safety control must be in place throughout the project and removed on completion 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	<p>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.</p>				
	Quality				
2.9	<p>Quality assurance of materials and workmanship is necessary to ensure safe and secure quality construction finishes. Under the terms of the contract Contractors are required to provide and maintain a quality management system, which includes regular inspections and review of the quality and standards of materials and workmanship. The Client representatives will physically verify the quality and standards of the materials and the quality and standards of workmanship produced. However, where the quality and standards of materials and or workmanship does not comply with Contractual obligations the Contractor where necessary must agree corrective actions to be taken.</p>				
	<u>Contractors general cost items: Mechanical plant</u>				
	<u>Scaffolding</u>				
3	<p>Provide all scaffolding necessary for the proper execution and safe completion of the Works; and must include erecting, altering, adapting and maintaining during the progress of the works and the safe removal on completion.</p>				

	<u>Hoists</u>				
3.1	Provide all lifts, hoist, bucket trucks and the like for the proper execution and completion of the Works.				
	Demolition Works				
	Demolition Kindergarten Basement				
4	Carefully remove all highlighted aluminium windows, timber framing and ledges and dispose off site to the New Winward disposal.	61.33	L.F.		
	Main				
4.1	Carefully remove all highlighted aluminium windows, timber framing and ledges and dispose off site to the New Winward disposal.	151.19	L.F.		
4.2	Carefully remove entire concrete sill around window perimeter as shown on drawing A-06.1 Kindergarten east elevation	58.64	L.F.		
4.3	Carefully remove all existing light fixtures and dispose off site to the New Winward disposal.	6	no		
	Kindergarten Demolition Plan				
4.4	Carefully remove all highlighted aluminium windows, timber framing and ledges and dispose off site to the New Winward disposal.	139.86	L.F.		
4.5	Carefully remove all existing light fixtures and dispose off site to the New Winward disposal.	4	no		
4.6	Carefully remove existing sink timber cupboards with tile finish and dispose off site to the New Winward disposal. Cap off and secure supply and drain pipes.	16.92	L.F.		
4.7	Carefully remove and store existing countertop cooker & small gas cylinder.	1	no		
	Kindergarten Demolition Roof Plan				

4.8	Carefully remove all existing shingles, roof membrane and close boarding and dispose off site to the New Winward disposal. Allow for Architect inspection of close board and perlins to determine quality and condition.	3829.80	sq. ft.		
4.9	Carefully remove existing 2" x 8" timber fascia board and dispose off site to the New Winward disposal.	270.34	L.F.		
4.10	Carefully remove all electrical fixtures and associated wiring and dispose off site to the New Winward disposal.		item		
	Main Building Demolition Roof Plan				
4.11	Carefully remove all existing shingles, roof membrane and close board and dispose off site to the New Winward disposal. Allow for Architect inspection of close board and perlins to determine quality and condition.	4360.20	sq. ft.		
4.12	Carefully remove existing 2" x 8" timber fascia board and dispose off site to the New Winward disposal.	295.40	L.F.		
4.13	Carefully remove all electrical fixtures and associated wiring and dispose off site to the New Winward disposal.		item		
	New Works				
	Windows				
	Kindergarten Basement Proposed				
5	Supply and install new aluminium window with 5 inch aluminium security louvre inserts, including all accessories and mesh screen, size (36" x 60").	8	no		
5.1	Supply and install new aluminium window with 5 inch aluminium security louvre inserts, including all accessories and mesh screen, size (36" x 36").	10	no		

5.2	Construct new timber frame support below windows framed from treated 2" x 4" with treated 1" x 6" front strip all screwed to existing concrete wall with deck covered with treated T - 111 plywood.	61.33	L.F.		
Main Building Proposed					
5.3	Supply and install new aluminium window with 5 inch aluminium security louvre inserts, including all accessories and mesh screen, size (30" x 28").	4	no		
5.4	Supply and install new aluminium window with 5 inch aluminium security louvre inserts, including all accessories and mesh screen, size (36" x 60").	24	no		
5.5	Supply and install new aluminium window with 5 inch aluminium security louvre inserts, including all accessories and mesh screen, size (72" x 60").	10	no		
5.6	Supply and install new aluminium window with 5 inch aluminium security louvre inserts, including all accessories and mesh screen, size (36" x 36").	1	no		
5.7	Construct new timber frame support below windows framed from treated 2" x 4" with treated 1" x 6" front strip all screwed to existing concrete wall with deck covered with treated T - 111 plywood.	151.19	L.F.		
Kindergarten Proposed Plan					
5.8	Supply and install new aluminium window with 5 inch aluminium security louvre inserts, including all accessories and mesh screen, size (28" x 48").	4	no		

5.9	Supply and install new aluminium window with 5 inch aluminium security louvre inserts, including all accessories and mesh screen, size (36" x 60").	25	no		
5.10	Supply and install new aluminium window with 5 inch aluminium security louvre inserts, including all accessories and mesh screen, size (72" x 60").	7	no		
5.11	Supply all materials and labor to form reinforced concrete window shade and new sill around 4 windows on east elevation as per detail A-06.2 section D. Include for epoxy of 3/8" steel 5" into existing wall, 5" o.c. reinforcement, formwork and concrete.	58.64	L.F.		
5.12	Construct new timber frame support below windows framed from treated 2" x 4" with treated 1" x 6" front strip all screwed to existing concrete wall with deck covered with treated T - 111 plywood.	139.86	L.F.		
5.13	Build new 4 inch block wall 8 feet high, reinforced horizontally with ladder reinforcement every other course and vertically with 1/4" steel epoxy into existing floor at 8 inch centres, include for filling reinforced cores.	25.28	sq.ft.		
5.14	Build new 6 inch block wall 8 feet 3 inches high reinforced horizontally with ladder reinforcement every other course and vertically with 1/4" steel epoxy into existing floor at 8 inch centres, include for filling reinforced cores.	134.06	sq.ft.		
	New Cupboard and Counter Top				

6.1	Build and install new timber cupboard at floor level 16'-11" long by 3'-0" high, 2'-1" deep with 1"x2" frame, 3/4" treated plywood, hardwood edges, 1"x3" pine lipping and 1/2" thick solid surface on 1/2" treated plywood. Finished with dark stain exterior, white interior and varnish hardwood edges all as per detail D-012. Include for fixing to existing block walls.	16.92	L.F.		
6.2	Build and install new timber cupboard at floor level 25'-5" long by 3'-0" high, 2'-1" deep with 1"x2" frame, 3/4" treated plywood sides and top, hardwood edges, 1"x3" pine lipping and 1/2" thick corean solid surface on 1/2" treated plywood. Finished with dark stain exterior, white interior and varnish hardwood edges all as per detail D-11. Include for fixing to existing 8" block wall, new 4" and 6" block wall and existing floor slab.	25.58	L.F.		
6.3	Supply all materials and labour to build and install new timber overhead cupboard 26'-0" long 2'-6" high, 2'-1" deep with 1"x2" frame, 3/4" treated plywood sides and top, hardwood edges, 1"x3" pine lipping. Finished with dark stain and varnish all as per detail D-11. Include for fixing to existing 8" block wall, new 4" and 6" block wall.	25.58	L.F.		
6.4	Supply and install new Colony Pro Drop-in stainless steel 33 in. 3-hole double bowl kitchen sink and faucet in new kitchen cupboard unit, allow for cold water supply, trap and waste water connections. Allow for reroute of waste water pipe to new location.	1	no		
	Main Building Roof Framing Plan				

	Carefully apply termite treatment to all exposed roof members and entire roof area, and supply and fix new T1-11 close board, damp proof membrane and shingles. Allow for replacing any identified perlins as instructed by Architect inspection.	4360.1976	sq ft		
7.1	Supply and fix new pressure treated 2" x 8" timber fascia board.	295.4	L.F.		
7.2	Supply and fix new drip strip to fascia board.	295.4	L.F.		
	Kindergarten Roof Framing Plan				
8	Carefully apply termite treatment to all exposed roof members and entire roof area, and supply and fix new T1-11 close board, damp proof membrane (Peel and stick) and shingles. Allow for replacing any identified perlins as instructed by Government Architect.	3829.80	sq. ft.		
8.1	Supply and fix new pressure treated 2" x 8" timber fascia board.	270.34	L.F.		
8.2	Supply and fix new drip strip to fascia board	270.34	L.F.		
	Finishes				
9	Provide all Labour to sand and prepare all external walls to receive new paint finish (Provisional Sum)		item		
9.1	Provide all Labour to sand and prepare all internal walls to receive new paint finish (Provisional Sum)		item		
9.2	Provide all Labour and materials to supply and apply new paint to all external walls (Provisional Sum)		item		
9.3	Provide all Labour and materials to supply and apply new paint to internal walls make good any damage as directed by Government Architect		item		

9.4	Repair existing damaged concrete railing cap reinforced with metal mesh as per Kindergarten wall section A (proposed) A-011.		item		
	Subtotal				
	Contingency				
	Total				