



PROJECT REF: 1836

ST LUKE'S CHURCH

NEW SMALL MULTI-PURPOSE ROOM

SCHEDULE OF WORKS

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Revision history

Revision	Date	Description
DRAFT	15 Jan 2021	For Comment
FINAL	02 March 2021	TENDER ISSUE

Please refer to accompanying notes on MEB Design Ltd. architectural drawings and SWP structural engineering drawings for detailed specification of specific items in regard to size, type, manufacturer and or product type / range.

1.00 SITE SETUP

1.01 Provide a thorough photographic schedule of conditions of the existing fabric before work commences including work areas both internal, and external, and access routes to work area both internal and external.

1.02 Provide protection to all floor finishes and any objects, fittings or fabric liable to damage due to delivery of materials and plant on route to the area of the works from the main entrance doors.

1.03 Provide temporary screening or sheeting within the worship area / nave (and in lobby adjacent to new door opening) to protect adjacent occupied areas. With particular attention to be paid to protection of immediately adjacent A/V mixing desk

2.00 DEMOLITION & STRIPPING OUT

2.01 All loose furniture, equipment and timber base cupboards / storage units to be removed from the work area by the client prior to the start of works.

2.02 Cut back and remove extent of raised timber plinth / flooring within extent of new small room. Removed back to line of new partition wall forming new small multipurpose room. This includes area of shallow timber ramp adjacent to stone column.

2.03 Cut back and remove extent of lower carpeted step from raised A/V desk area down to area of new small room.

2.04 Demolish existing solid masonry to form opening in existing wall between main worship area and entrance lobby in existing annex area. Refer to drawings for opening size. Allow for any temporary supports as required prior to insertion of new lintel (to SE design and detail).

2.05 Supply and install new lintel/s to head of opening (to SE design and detail)

2.06 Refer to section 13.0 for details of stripping out of mechanical and electrical services

3.00 PARTITION WALLS

3.01 Form two new full height stud partition walls (to SE design and detail) to infill existing arched opening and existing opening to U/S of pitched roof.

3.02 Install plasterboard dry lining system on supporting timber framing/ battening to existing wall between new room and existing main entrance lobby / foyer.

3.03 All new stud partition walls and plasterboard dry lining system to receive 2mm skim coat plaster finish.

3.04 Infill gap (50 – 80mm approx.) between end of AV desk at low level and face of new partition wall with SW timber framing and MDF or plywood top. Client to complete with new carpet tiles

4.00 INTERMEDIATE FLOORS

4.01 Install new SW timber floor joists at suitable centres (to SE design and detail) spanning between new stud partition wall and existing masonry wall, to form floor for loft storage area. Intermediate noggins, perimeter support timbers etc. as required to complete structural installation.

4.02 Overlay new floor joists with single layer 18mm thick T&G flooring grade chipboard. Screwed down at suitable centres to supporting structure below.

4.03 Infill between joists with 150mm min. mineral wool thermal insulation held in place with supporting wire mesh or similar.

5.0 GROUND FLOOR

5.01 Following removal of existing timber plinth provide cast in situ concrete floor slab to extent of uncovered floor void. Level of floor slab to be 150mm below adjacent FFL.

5.02 Overlay new area of cast in situ concrete floor slab with min. 1200 gauge polythene damp proof membrane. DPM to be lapped up at sides and with sealed joints.

5.03 Overlay with 75mm rigid PIR foil faced insulation board under a suitable min. 500 gauge polythene vapour control layer.

5.04 Complete infill area with min. 75mm thick sand cement floor screed. Finish level with adjacent existing quarry tile floor finish.

5.05 Area of removed timber plinth ramp infilled with SW timber framing and timber boards to match existing retained timber plinth to nave area.

6.00 CEILING

6.01 Install concealed grid MF ceiling system beneath level of new timber floor joists comprised of perimeter channels, primary support channels, ceiling sections and angle / strap hangers.

6.02 Underline ceiling grid with single layer plasterboard finish to the room perimeter taking care to cut closely round and abut existing retained pitched roof timber buttresses / base of trusses projecting below level of ceiling.

6.03 Underline ceiling grid with two sheets of single layer 12.5mm perforated acoustic plasterboard (2400 x 1200mm) to central portion of room. British Gypsum 'Gyptone Quattro 47' – to match existing St Peter's room ceiling.

6.04 Plain plasterboard perimeter and central portion of acoustic plasterboard to be taped and jointed to create monolithic ceiling surface ready for decoration.

7.00 INTERNAL WINDOWS

7.01 WG03 Supply and install 1 no. hardwood timber clear double glazed screen to new partition wall facing north aisle of existing church. Complete with frame, architrave and perimeter shadow gap detail to match existing glazed screens between church and entrance foyer. Glazing specification to be double

glazed unit comprised of 10 mm laminated glass / 20 mm argon filled cavity / 8.8 mm Pilkington Optiphon™ laminated acoustic glass. To achieve 46 Db Rw sound reduction.

7.02 WG02 Supply and install 1 no. hardwood timber clear double glazed window to new partition wall facing church / nave entrance. Complete with frame, architrave and perimeter shadow gap detail to match existing glazed screens between church and entrance foyer. Glazing specification to be double glazed unit comprised of 10 mm laminated glass / 20 mm argon filled cavity / 8.8 mm Pilkington Optiphon™ laminated acoustic glass. To achieve 46 Db Rw sound reduction.

8.00 INTERNAL DOORS

8.01 Supply and install 1 no. solid core timber FD30s fire door (to newly formed opening) with clear glazed vision panel (vision panel dimensions to match existing doors). Supplied ready to receive painted decorative finish (colour to match existing doors). Complete with SW timber frame / lining, stops, architraves and combined fire / acoustic seals.

8.02 To new internal door supply and install new stainless steel ironmongery to match existing doors. As follows:

- 2 x 19mm dia. safety lever handles on concealed fix roses
- 1 x Euro profile mortice lock case
- 1 x Euro profile cylinder & MOE Thumbturn - with 2 keys
- 2 x Euro profile escutcheon with concealed fixing
- 1.5 x Pairs of 100 x 75mm heavy duty hinges
- 2 x 150mm high kick plates
- 1 x Adjustable Overhead Door Closer with back check
- 1 x 76mm dia. Fire Door Keep Shut Signage

8.03 See point 12.01 for details of loft storage area access door supplied as part of pull down ladder assembly.

9.00 JOINERY

9.01 Supply and install hardwood timber skirting's to three walls. East and south wall to both sides of wall, west wall to new room side only. Skirting to match existing in size and profile. Dark stained finish to church side and white painted finish to small room side. See section 13.0 for skirting trunking requirement to north wall.

9.02 To plasterboard dry lining system (to existing wall between new room and existing main entrance lobby / foyer) form double door cupboard within depth of new dry lining system to conceal existing distribution board and light switches remaining in place on this wall. Door leafs to be painted MDF, with SW framing to form lining and SW moulding as simple architrave. Magnetic catch closing to doors and stainless steel or brushed chrome cupboard pull handles. Size to be determined in site, approximately 800 (W) x 1000 (H).

10.00 FLOOR FINISHES

10.1 Existing and new infill ground floor sub floors prepared with suitable self-leveling compound to give a smooth, level, clean and dry surface for installation of carpet tile floor finishes by client post contract.

10.3 Supply only (for client installation post contract) silver anodized aluminium twin top profile floor carpet transition strip for junction of new and existing carpeted floor finishes at line of door threshold.

11.00 DECORATION

11.01 New plasterboard wall surfaces to be prepared to receive decorative painted finish emulsion paint with eggshell finish. 1 x thinned mist coat to seal new surfaces and 2 x full finish coats.

11.02 Existing north wall masonry wall surface to be prepared to receive lime based breathable decorative painted finish. 2 x full finish coats. Client to supply contractor with paint product. NB: Redecoration NOT required to any retained stone elements (e.g columns or window surrounds)

11.03 Existing area of wall to existing entrance foyer side above new internal door to be made good / plaster infilled flush with adjacent wall surface (following insertion of new lintel). Prepared to receive decorative painted finish emulsion paint with finish to match adjacent. 2 x full finish coats.

11.04 New plasterboard ceiling surfaces to be prepared to receive decorative painted finish emulsion paint with vinyl matt finish. 1 x thinned mist coat to seal new surfaces and 2 x full finish coats.

11.05 New internal timber door leaf, frame and architraves to be prepared to receive decorative painted finish gloss or diamond satinwood (to match existing doors). 2 x full finish coats.

11.06 New internal timber windows / screens to be prepared to receive decorative stained finish to match existing internal windows / screens. 2 x full finish coats.

11.07 New internal timber hardwood skirting to be prepared to receive decorative stained finish to match existing skirting. 2 x full finish coats.

12.00 FIXTURES AND FITTINGS

12.01 Supply and fit to high level opening in new stud wall zinc plated steel heavy duty concertina loft access ladder with 1200 mm (H) x 800mm (W) integral steel vertical hatch box / frame (140mm deep) and counterbalanced spring operation for ease of use. Supplied complete with the optional 16mm MDF trapdoor panel (white painted - RAL 9010) to conceal ladder in retracted position. Telescopic handrail to both sides, non-slip treads and operating pole. Tested and certified to EN 14975 (European Ladder Standard) with a Max working load: 150 kg. "Premio Vertical Wall Steel Concertina Loft Ladder" from the Loft Centre (or similar approved) – Suitable for floor to floor height of max. 3250mm

13.00 BUILDING SERVICES (Mechanical & Electrical)

Stripping Out:

13.01 Remove 3 No. mid-level double switched socket outlets and cabling from existing west wall below distribution board.

13.02 Remove 1 No. metal radiator from north wall below window including removal of flow and return supply pipework back to location beyond area of works. Cap / seal off pipework

13.03 Remove 1 No. strip light fitting

Small Power:

13.04 Supply and install 170 x 57mm white PVC 3-compartment skirting trunking. MK 'Prestige 3D' (or similar) to length of northern wall to new room. This being provided to allow future electrical cables to be installed to serve future installation of electric radiator to this wall beneath the window.

13.04 At end of skirting trunking provide cable route / containment through the base of the new partition wall and finish with removable blank plate or similar. This to allow for future cables to be fed into the skirting trunking from the church side.

13.05 Supply and install short lengths and 90 degree bends of 170 x 57mm white PVC 3-compartment skirting trunking. MK 'Prestige 3D' (or similar) to corner of room in location of existing visible cables at the base of column. To conceal and contain these cables.

13.06 Supply and install 2 no. double switched socket outlets (white MK Logic or similar) evenly spaced at low level (400mm above FFL) on new stud partition south wall (wall containing single new window WG02)

13.07 Supply and install 1 no, new double switched socket outlet (white MK Logic or similar), 1 No. Cat 5 data outlet socket and audio outlets to high level location on new stud partition east wall (wall containing glazed screen WG03). To serve client installation of new LED TV / display screen. New data and audio outlets to be connected back to AV desk. Height, position and details of connections / sockets required to be checked with client on site.

Lighting:

13.08 Supply and install 4 No. LED 'Halo' type recessed light fittings to new room ceiling. Fitting to match / similar to that installed in existing St Peter's room. 1 No. fitting to be emergency lighting version with battery backup.

13.09 Supply and install 1 No. light switch (rotary push dimmer switch) for new room lights. To be located on face of plasterboard dry lining system on the new room side. To the left of new internal door DG01 as entering the room. 1100mm above FFL

13.10 Supply and install 1 No. light fitting to new loft storage area. Either wall mounted bulkhead fitting or strip light fitting mounted to U/S roof. To be determined on site and checked with client before installation.

13.11 Supply and install 1 No. light switch with neon indicator for loft storage area light. To be located on face of new stud partition wall on the church side to the left of new window WG03 1800mm above FFL.

Other:

13.05 Supply and install 1 No. mains operated interconnected smoke detector with battery backup and integral sounder base.

13.06 Existing master BT socket to remain undisturbed by the works. Located on north wall

St Luke's Church, Reigate
Construction of New Small Multi Purpose Room

MEB Design Ltd. (15.01.21)

T1 – TENDER ISSUE (02.03.21)