

JONES+PAYNE ARCHITECTURAL PARTNERSHIP

Proposed Alterations & Extensions to Existing Medical Practice. Old Road, Upper Tean. ST10 4EG

SCHEDULE OF WORKS & MATERIALS.

To be read in conjunction with approved architects' plans & details. Including:
Building regulations constructional notes Issue#1-revised. PCIF/HBN policy specification where applicable. Planning & Building Regulations conditions. Fire Officers requirements.

General Description of Works:

Removal of existing pitched roofs & the construction of a new first floor roof extension over the existing ground floor medical practice to provide additional consulting rooms, practice/training suite, staff room, administration offices & records storage, together with alterations to the existing ground floor comprising a new stairway access up to the first floor & internal alterations & modifications to the ground floor to up-grade existing non-medical rooms on the ground floor to provide new additional consulting rooms.

Ground Floor Work

Remove & reconstruct new partitioning to form new compliant consulting rooms as per plan, internal wall finishes to match existing plaster & make good floors, walls & ceilings where necessary.

Internal alterations as per plan all to match existing & made good. New stud partitions to comply with NHS spec. requirements: Doc A-D. Re-use existing compliant doors where possible.

Form new stair-well & bulkhead in timber stud to min 1hr fire resistance to protected escape areas. Fix new S/W compliant stairs complete, make good existing where affected.
Form new additional internal fire escape doors as indicated on plan together with replacement automatic self opening doors to main entrance.

First Floor Works:

Note: The existing strip foundations to be inspected & approved by The Building Inspector & be deemed suitable for the construction of the additional first floor loadings.

Remove the existing pitch roofs & cart away.
Fix new trussed roof & first-floor structure by specialist supplier all as per drawings & engineers specification. Roof tiles to the approval of the local authority.

Build up new cavity b/w gable ends to match existing ground floor including UPVC double glazed windows to match existing building including emergency escape casements as may be required.
Build up & fix new wall plate as required to fix new trussed roof & floor joists over.

Form new floor to suitable loading spec (to detail) alongside or on top of existing ceiling joists to specification, deck out floor to receive floor finishes by specialists.

Build up timber partitions as indicated on plan over existing ground floor walls.
Remainder of internal partition work of stud construction compliant with previous NHS policy requirements, finished in plasterboard & skim, all complete with flush doors, architraves & skirting to match existing.

Supply & fit fully compliant UPVC clear double glazed windows & boards in openings complete with catnic insulated lintels bearing on approved pad-stones over. All as general specification notes. Opening casements to comply as a means of escape. High-level windows to the toilets to be glazed obscure. Velux roof lights as per plan.

Drains: fit new extension system to existing drainage system including new I.C's as required.
Note: Any internal I.C's if required, to be deep seal type with screw down lid.

Additional Works:

The following works to be included in the Main Contractors Quote:

By Main Contractor:

- | | |
|--|------------------|
| 1.Plumbing.- | Main Contractor |
| 2.Sanitary ware | Main Contractor |
| 3.Heating & Ventilation.- | Main Contractor |
| 4.Electrical - | Main Contractor. |
| 5.Fire Alarms- | Main Contractor |
| 6.Scaffolding- | Main Contractor |
| 7.Dust sheeting & removal of building spoil- | Main Contractor. |

By Specialists:

The following works not included in the Main Contractors Quote

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|-----------------------------|----------------|
| 8.Painting & Decoration. | By Specialists |
| 9 Flooring finishes. | By Specialists |
| 10.Interior fit-out | By Specialists |
| 11.Computer/Data Plugs | By Specialists |
| 12.Phone Terminals | By Specialists |
| 13.Panic alarm/call system | By Specialists |
| 14.Fit-out to HBN 00-10/AD | By Specialists |
| 15 Utilities/supply charges | By Suppliers |

Constructional Notes

Architects drawings to be read in conjunction with consulting engineers design & spec.
All work to comply with planning & Building Regulations conditions.BSS & SAPS spec.
Health & Safety requirements.

All site conditions & dimensions to be checked on site by main & sub contractors prior to & during building work.

All additional & extra work by prior agreement & subject to a variation order issued by the agent.

Note: All works to be carried out with the minimum disruption to the Medical Practice & in complete agreement with the Practice Manager at all times.