

25 Cannon Street

London

**Package Scope of Works Sheet**

Revision: 00

**Package: WP15 Carpentry & Joinery**

All works are to be carried out in accordance with the subcontract terms & conditions, drawings and/or specifications. Subcontractors should allow for co-ordination with other trades and interfaces whilst working on site.

**Main Scope of Works**

The scope of works generally consists of the design [Based on completing the design intent provided to produce Contract Works that comply with the structural drawings, structural specification and the other Contract documents), supply, fabrication and installation of**:**

(\*To be read in conjunction with the marked-up Scope of Works Drawings)

**Ground Floor Male WC**

Installation of works to the Ground Floor Male WC as per the marked up scope of work drawings. Refer to drawings WC\_10 & WC\_11, BGY Specifications and Sanity ware schedule.

Generally consisting of:

* Fluted timber panel to urinal walls
* 2nr cubicle partition system including timber veneer doors and pilasters, timber veneer back panel and Formica internal divider partitions.
* 2nr Bespoke sink unit with integrated bin unit, splashback and soap dispenser
* Bespoke mirror unit with paper towel dispenser
* 2nr Timber veneer below sink unit
* Back painted glass to urinal walls
* Full size mirror to west wall
* Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and grab rails
* Wall mounted mirror unit above sink unit

**Ground Floor Female WC**

Installation of works to the Ground Floor Female WC as per the marked up scope of work drawings. Refer to drawings WC\_10 & WC\_12, BGY Specifications and Sanity ware schedule.

Generally consisting of:

* 4nr cubicle partition system including timber veneer doors and pilasters, timber veneer back panel and formica internal divider partitions.
* Bespoke sink unit with integrated bin unit, splashback and soap dispenser
* Bespoke mirror unit with paper towel dispenser
* Timber veneer below sink unit
* Full size mirror to North wall
* Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and grab rails

**Ground Floor Accessible Toilet**

Installation of works to the Ground Floor Accessible Toilet as per the marked up scope of work drawings. Refer to drawings WC\_13, BGY Specifications and Sanity ware schedule.

Generally consisting of:

* Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and grab rails
* Timber veneer wall panel behind toilet
* Timber veneer panel to boxing out under sink unit
* Wall surface mirror above sink `
* Full size mirror to wall

**Typical Floor Male WC [Floor 1-5]**

Installation of works to the Male WC on floors 1-5 as per the marked up scope of work drawings. Refer to drawings WC\_01 & 02, BGY Specifications and Sanity ware schedule.

Generally consisting of (to one floor):

* 5nr cubicle partition system including timber veneer doors and pilasters, timber veneer back panel and formica internal divider partitions.
* Timber veneer panel to wall
* Fluted timber panel to upper urinal wall
* Back painted glass to lower urinal wall
* 4nr divider units between urinals
* Bespoke sink unit with integrated bin unit, splashback and soap dispenser
* Bespoke mirror unit with paper towel dispenser
* Timber veneer below sink unit
* Full size mirror mounted to wall
* Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and grab rails

**Typical Floor Female WC [Floor 1-5]**

Installation of works to the Female WC on floors 1-5 as per the marked up scope of work drawings. Refer to drawings WC\_03 & 04, BGY Specifications and Sanity ware schedule.

Generally consisting of (to one floor):

* 9nr cubicle partition system including timber veneer doors and pilasters, timber veneer back panel and formica internal divider partitions.
* 2nr Bespoke sink unit with integrated bin unit, splashback and soap dispenser
* 2nr Bespoke mirror unit with paper towel dispenser
* 2nr Timber veneer below sink unit
* Full size mirror mounted to wall
* Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and grab rails

**Typical Floor Accessible Toilet [Floor 1-5]**

Installation of works to the Accessible Toilet on floors 1-5 as per the marked up scope of work drawings. Refer to drawings WC\_05, BGY Specifications and Sanity ware schedule.

Generally consisting of (to one floor):

* Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and grab rails
* Wall surface mirror above sink
* Timber veneer panelling to back wall behind toilet
* Timber veneer panelling to boxing out under sink
* Full size mirror to North wall

**Basement EOT Male changing rooms**

Installation of works to the EOT basement male changing room as per the marked up scope of work drawings. Refer to drawings EOT\_Series, BGY Specifications and Sanity ware schedule.

Generally consisting of:

* 12nr timber veneer shower cubicle partition system
* Timber bench to shower cubicles
* Shower screen to each shower
* Bespoke mirror unit with paper towel dispenser
* Timber veneer panelling to back of cubicles
* Double stacked lockers and integrated timber bench
* Timber veneer wall panelling to locker area
* Hair dryer/straighteners unit with bespoke mirror and below sink unit
* Towel built-in shelves and cupboard unit
* Wall surface mirror to each cubicle
* Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and robe hooks.

**Basement EOT Female changing rooms**

Installation of works to the EOT basement female changing room as per the marked up scope of work drawings. Refer to drawings EOT\_Series, BGY Specifications and Sanity ware schedule.

Generally consisting of:

* 11nr timber veneer shower cubicle partition system
* Timber bench to shower cubicles
* Shower screen to each shower
* Bespoke mirror unit with paper towel dispenser
* Timber veneer panelling to back of cubicles
* Double stacked lockers and integrated timber bench
* Timber veneer wall panelling to locker area
* Hair dryer/straighteners unit with bespoke mirror and below sink unit
* Towel built-in shelves and cupboard unit
* Wall surface mirror to each cubicle
* 2nr full size mirrors mounted to wall
* Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and robe hooks

**Basement EOT Accessible Shower**

Installation of works to the EOT Accessible Shower as per the marked up scope of work drawings. Refer to drawings EOT\_Series, BGY Specifications and Sanity ware schedule.

Generally consisting of:

* Wall surface mirror above sink unit
* Sanitary ware including grab rails and robe hooks
* Solid timber benchtop

**Doors**

Supply and installation of doors including ironmongery to all floors as per the marked up scope of work drawings. Refer to DT & DD Series, BGY specifications, specification 3v CT0819-01-J and schedule CT0819-01D.

Generally consisting of:

* Internal timber doors with veneer finish [DRS-A1, A2, A£, A4, A7 & A8]
* Timber doors with painted finish [DRS-B1, B2 & B5]
* Shower room doors timber veneer finish
* Timber veneer dry riser cupboard doors [DRS-G]
* Timber veneer smoke extract doors [DRS-H]
* Reception lift lobby doors, metal cladding bonded to doors [DRS-J]
* Concealed reception door

**Skirting**

Supply and Installation of timber skirting as per the marked up scope of work drawings. Refer to drawings RE\_Series and ST\_Series & BGY Specifications.

* Timber Flush skirting to café painted to match wall colour
* Hardwood timber skirting to new build stair to all floors
* Timber skirting / kickboard under towel storage
* MDF skirting to B.O.H. areas

**Reception/Lobby**

* Supply and installation of metal planters boxes
* Supply and installation of framed mirror/ artwork to lift lobby

**Reception WC’s**

Installation of works to the Reception WC and AWC as per the marked up scope of work drawings. Refer to drawings RE\_38, BGY Specifications and Sanity ware schedule.

Generally consisting of:

* Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and grab rails.
* Wall surface mirror above sink
* Timber veneer panelling to back wall behind toilet
* Timber veneer panelling to boxing out under sink

**Timber Cladding**

Installation of Kebony timber cladding to stair 3 and lift as per marked up scope of works drawings. Refer to drawing RF\_08, 23, 24 & 25 and BGY Specifications.

**Divider Unit [FF-03]**

Supply and Installation of bespoke joinery divider unit to the ground floor reception area as per the marked up drawings and specifications. Refer to drawing RE\_41

Consisting of:

* Timber-clad carcass with 2. No. vertical uprights/ dividers
* Profiled timber cladding to 4 sides of base
* Patinated bronze top with shark nose edge profile
* Bronze skirting to base of timber cladding
* Bronze channel with LED insert

**High Table [FF-04]**

Supply and Installation of bespoke high table to the ground floor reception area as per the marked up drawings and specifications. Refer to drawing RE\_42.

Consisting of:

* Steel frame supporting timber veneer table top
* Edge of table to include solid timber edge lipping, to match top, with pencil-round edges.
* Bronze grommets to accommodate tenant items
* 6 No. Buster + Punch 2G UK plug sockets, with USB, smoked bronze finish and plastic back box
* Removable panel to allow access for electrical insulation
* Steel table legs clad in patinated bronze

**Bench Seat [FF-05]**

Supply and Installation of bench seating to the ground floor reception area as per the marked up drawings and specifications.

Consisting of:

* Removable upholstered cushion (fixed with Velcro to bench) on Granite tiles (M40:141) on plywood substrate on a steel frame.

**Painted timber cills**

Installation of painted timber cills [Type B] to ground floor shopfront façade as per drawing WF\_00, and FA\_03, 36 & 37

**Reception Desk [FF-02]**

Supply and Installation of a bespoke reception desk the ground floor reception area as per marked up drawings and specification.

Consisting of:

* Worktop area – Forbo desktop linoleum, flush with brass finish
* Oak veneer faced doors and shelves
* GoStand Series 1 integral motor sit-stand desk frame (x4 legs) braced and fixed to desktop
* Patinated bronze sheet cladding to modesty panel
* Patinated bronze sheet cladding to shelf face
* Hidden data, comms and power outlets
* Patinated bronze grommet

**Window Ledge [FF-06]**

Supply and Installation of two bespoke timber ledges to ground floor café area as per the marked up drawings and specifications.

Consisting of:

* Made from solid hardwood, to be reviewed and agreed with the client
* Mild steel frame support to be developed by Sub Contractor
* Fixings and sub frame to be totally concealed by timber

**Café Counter / Bar [FF-07]**

Supply and Installation of two counters/bars to the ground floor café area as per the marked up drawings and specifications

Consisting of:

* Patinated bronze sheet countertop
* Profiled timber cladding with solid timber battens to match specification K13: 121 / 122
* Removable tubular metal legs to allow for under bench tenant fit out
* Integrated top plate for screw fixing to bar frame – finish to match glazed steel frame

**GENERAL INFORMATION**

The following listed General Information is included within this scope of works:

1. Develop and complete the design intent provided to produce Contract Works that comply with the Architect’s drawings, this specification and the other Contract documents. Any suggested solutions, shown on the Architect’s drawings, shall not in any way relieve the Contractor from his responsibility for the detailed design and construction of the whole of the Contract Works.
2. Provide designs, materials and workmanship that comply with UK Building Regulations, including the latest amendments, and current British and European standards and codes. Where their recommendations or requirements are to a lower standard than required by this specification, this specification shall take precedence
3. To comply with all National and Local Government Regulations and provide all documentation as appropriate for submission to Statutory Authorities. The Contractor shall be responsible for meeting the Statutory Authorities’ requirements.
4. To comply with latest BREEAM codes & project requirements.
5. Provide a project specific Quality Plan following the requirements of BS EN ISO 9001 to demonstrate how quality management shall be implemented from contract award through to Practical Completion of the Contract Works.
6. Allow for the specified tolerances in the design of the fixings and components such that the Contract works shall always be within the specified specification tolerances
7. (In addition to the highlighted scope of works) provide all support structure and bracketry as required to support and/ or restrain the installation
8. Ensure final design is in compliance with DDA requirements.
9. Allow for BIM modelling from outset to be incorporated into main project model – 2D drawings can come from this BIM model.
10. Attendance at regular progress meetings with the Main Contractor.
11. Attendance at all co-ordination meetings with design team and Main Contractor.
12. Attendance at regular meetings with the design team and Main Contractor in order to discuss, develop and complete the detailed design of the Contract Works.
13. All associated fire stopping and cavity closing works.
14. Early full surveys of all facades and any interfacing structure.
15. 2 Number cleaning operations of complete Work Package installation to be carried out: 1 Number at inspection stage and 1 Number at project handover.
16. Allow for all necessary packing, shimming, secondary support to compensate for tolerances
17. Early supply of all loadings of primary structure for approval by design team/ Structural Engineer.
18. Training, fault finding, diagnostic and telemetry equipment necessary to carry out any maintenance after the defects period will be provided under this contract and will be handed to BAM/Client prior to PC (Retention will be held against this item until fully discharged).
19. Any drawings and revisions as required by the design team.
20. All setting out of curtain walling and window elements by Work Package Contractor.
21. All retained and new building elements (most notably facades) are to be protected to prevent damage as a result of your works.
22. Allow for any task lighting and power to facilitate your works. This should include for any power requirements other than 110v.
23. Include management of Traffic/ Pedestrians for materials, plant and equipment deliveries
24. Provide all necessary personnel to carry out the works. Including Site Management, H & S Advisor, Engineer, Slingers, Banksmen.
25. Provide Early Method Statement to advise specific requirements and Interfaces, lack of early advice leading to cost will be at Trades risk.
26. Attend site induction, safety meetings and manager’s safety meetings as required by BAM. Full compliance with BAM Health and safety procedures will be required including company specific requirements for competent and experienced supervision and work force and communication with the work force.
27. All timber used on site to be from a sustainable source and provide FSC or PCFC certification.
28. Delivery of materials, plant and equipment to site will be on a controlled basis in agreement with BAM and will be based on works in hand. No bulk deliveries will be permitted due to limited storage on site.
29. A detailed description of any concrete plinths, upstands, bases or the like in addition to those detailed that the Tenderer requires submitted with their tender return.
30. Provide all ‘backing’ support and pattress details to dry liners and other trades at early co-ordination meetings.
31. All packaging/ crates/ pallets must be removed from site and disposed of. Waste documentation to be provided to BAM (waste carrier registration certificate, waste management license/exemptions, waste transfer notes etc).
32. A Quality, Inspection & Test Plan should be issued and approved prior to commencing any works.
33. O&M / as built information to be complied and submitted to bam at prescribed dates.
34. Allowance should made for appropriate dust control in accordance with current HSE guidelines.
35. Allowance should be made for the engineer / consultant to inspect the works as they proceed.
36. All vehicles to be FORS accredited within the Development.
37. Providing attendance during the whole building air leakage test.
38. The method of installation shall be such, that the works do not cause any adverse effect on any surrounding elements. Sound and sufficient protection should be installed to ensure no damage is caused.
39. Provide a comprehensive Operations and Maintenance Manual no later than 6 weeks after the completion of the Contract Works.
40. All works are to be carried out in accordance with the subcontract terms & conditions, drawings and/or specifications.

**The above list is intended to be an aid to pricing the scope of works but should not be considered as a complete list. The responsibility (including all elements of work necessary) to provide a complete carpentry & joinery package as shown on the drawings remains with the subcontractor. Please provide any exclusions clearly within your tender return.**

**Key Drawings & Specifications**

1. Buckley Gray Yeoman Stage 4 Drawings with particular reference [but not limited to] the following
2. Series 1069\_ST Stairs
3. Series 1069\_RF Roof Details
4. Series 1069\_RE Reception
5. Series 1069\_WF Wall Finishes
6. Series 1069\_FS Fire Strategy
7. Series 1069\_DT Door Types
8. Series 1069\_DD Door Details
9. Series 1069\_CO Core
10. Series 1069\_WC WC’s
11. Series 1069\_EOT End of Travel
12. Buckley Gray Yeoman specification for Doors/ shutters/ hatches ref: L20 [Dated 26 June 2019]
13. Buckley Gray Yeoman specification for rigid sheet fine linings and panelling ref: K13 [Dated 26 Jun 2019]
14. Buckley Gray Yeoman specification for General glazing ref: L40 [Dated 26 June 2019]
15. Buckley Gray Yeoman specification for General fixtures/ furnishings/ equipment ref: N10 [Dated 26 June 2019]
16. Buckley Gray Yeoman specification for Unframed isolated trims/ skirting’s/ sundry items ref: P20 [Dated 26 June 2019]
17. Buckley Gray Yeoman specification for Panel cubicles/ duct and wall linings/ screens ref: K32 [Dated 26 June 2019]
18. Buckley Gray Yeoman Sanitary Schedule ref: 1069\_sA-01 [Dated 14 June 2019]
19. Buckley Gray Yeoman Door schedule ref: 1069\_25 Cannon Street [Dated 30 July 2019]
20. Buckley Gray Yeoman T-Sheet ref: 1069\_TS [Dated 26 June 2019]
21. Buckley Gray Yeoman Mock-up Schedule [Dated 12 July 2019]
22. 3v Ironmongery specification CT0819-01-I
23. 3v Ironmongery Schedule CT0819-01D

**Acknowledgement of Receipt**

Acknowledgement of the foregoing signed on behalf of……………………………………..…...…

Name: ……………………………………………..……….

Position: …………………………………………………..….

Date: ………………………………………………………