

SECTION THREE: SCHEDULE OF WORKS

GENERAL

The works briefly comprise of the following:

Redesign and refurbishment of outside playground areas

A NOTE – Survey undertaken, and Schedule of Works below based on visual inspection only. No opening up was carried out.

B This specification is to be read in conjunction with the Drawings in Appendix A – 6512 - 1001 - Existing Site Plan - T0, 6512 - 2001 - Proposed Site Plan – P182 and Surveys & Reports in Appendix B and Product Data Sheets in Appendix C.

Contractor's Obligations

Undertake a site inspection prior to providing a quote so that constraints of access can be understood, Arrangements for visit:

- Please contact: Rene Labuschagne
- Telephone: 07790 927435

The contractor is to visit site prior to submitting their priced documents. All dimensions shown on any drawings should not be used for pricing purposes and are to be checked by the contractor. Future claims due to a lack of information gathered by the contractor during the pricing stage or failure to read the Activity Schedule correctly may be discarded by DHP.

C The main contractor is to act as Principal Contractor in accordance with the Construction (Design & Management) Regulations 2015 and is therefore to allow for the provision of all necessary site welfare facilities in order to satisfy the requirements of the regulations including for the following:

- Toilets & Hand washing facilities (hot and cold water).
- Somewhere to take a break from works and be able to heat up food.
- A supply of clean drinking water.

D Display at all times safety notices fully in accordance with the construction (Health, Safety and Welfare) Regulations 1996.

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- A The contractor is to ensure that a full-time site foreman is in attendance on site for the duration of the works.
- B Allow to provide skips as necessary, within the site compound. All debris must be cleared away at the end of each working day, leaving the site area tidy.
- C Include for everything necessary for the complete execution of the works and for the full and proper operation of the installation, including all sundry components. The contractor is to include for the whole labour and supply of the materials unless otherwise stated, to enable complete occupation of the modified areas by the client. All finishes are to be as specified unless otherwise stated. All work to be in accordance with current legislation and good working practice.
- D The contractor is to check all dimensions where specified on site prior to ordering any materials or undertaking any work. If the contractor is to qualify a different manufacturer of any items specifically specified in this tender document, this is to be highlighted to DHP immediately with any technical documentation to be also provided at the time for DHP's scrutiny.
- E Undertake all responsibility for co-ordination, supervision and administration of the Works.
- F No smoking or music playing on site will be allowed.
- G Ensure that the portable and transportable electrical equipment brought onto site shall be identified on a register of test and shall be labelled to show its status. The maximum intervals of test shall be those suggested in the table to Paragraph 86 of HS(G) 141.
- H All items of work identified within this schedule are to be priced separately, in order to enable items to be omitted by the CA (if necessary); to suit client's available budget.

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Protection

A The contractor is to undertake schedule of condition photographs of the school and grounds (internally and externally), access routes and adjacent areas with potential to be affected by the works prior to the commencement of the works. These are to be issued to the Contract Administrator for approval.

B Allow for the protection of all existing (retained) finishes, fittings, equipment, landscaping etc. during the execution of the works including all access routes into the area. Any damage caused by the contractor to the existing and new finishes, fittings, equipment and decoration shall be made good at the contractor's own expense upon completion of the works.

NB: The contractor will be responsible for maintaining the security of the school and works area throughout the duration of the works.

C All emergency escape routes are to be maintained and kept clear at all times.

D If additional areas of work are identified by the contractor at the time of tendering, these are to be priced in a covering letter and issued with the tender return.

Site Access

E There are no facilities for parking on site. Contractor's vehicles will require on street parking.

F The contractor is to note and allow for the normal working hours listed in the contract preliminaries of 08:00 hrs – 18:00 Monday to Friday.

G If the works are carried out during term time therefore any deliveries will be restricted outside of the hours of 8.30-9.15 and 2.45 and 3.45. Please note any transferring of materials to the site area will also be restricted within school times and will need to be agreed with the school.

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THE WORKS

NOTE: Contractor must refer to the topographical survey and drainage survey, the works are not only to renew the playground areas but are to eliminate existing ponding surface water issues.

Preparations Works

- A The Contractor is to carry out a full site survey of all areas (CAT scan, electronic trace, etc) to be excavated and ascertain the nature and location of any services prior to any excavations commencing (drainage, high low voltage electricity cables, telephone cables etc). Report any buried services that may affect the works to the Service Manager and await instructions.
- B Contractor is to allow to carefully and cleanly cut a straight line to the existing tarmac surfaces where the new surface finishes are to be finish abutting.
- C Allow for removal of all existing planting and foliage that is not to be retained or reinstated as shown on the proposed layout drawing. Including but not limited to 2no small trees and 1no small bush.
- D Contractor is to allow to isolate and protect all surface water drain covers, pipework and gullies to prevent debris entering the runs.
- E Remove existing timber stage and brick base. Remove small existing timber canopy. Remove all existing fixed play equipment and the like. Including but not limited to the equipment, concrete bases, fixtures, fittings, etc. Dispose all removed items off site.
- F Allow to remove 3no timber poles where the sand pit is to be relocated. Allow to dispose off site. Contractor to fill all holes left from removing the poles and posts with soil and finish with small turf patches to leave a full flush grass area..
- G Allow to remove existing redundant timber shed. Dispose of off site. School to organise removal of all items to be kept prior to the shed being removed.
- H Allow to protect the to be retained large tree trunk and roots for the duration of the works.
- J Carefully remove the existing water play equipment and break out existing concrete base to existing water play equipment that is sited where the existing sand pit is to be relocated to.
Care is to be taken to remove the water play equipment as not to damage it so that it can be reused later on.

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- K Allow to carefully remove a section of the existing timber picket fencing (including gate) to the grassed area where the sand pit is to be relocated to and reinstall to enclose the existing small orchard area. Contractor to allow for replacement timber posts if required. All replacement fixtures and fittings to be included.

SURFACES

Tarmac Areas

- A To areas shown on the proposed drawing, allow to break out and dispose of the existing concrete, tarmac surface and base courses and soil down to a level required to ensure the finished level of the new surfaces. Contractor must account for adequate falls. Ensure the new finished height provides a level threshold with the existing classroom doors once built up as detailed below.
- B Where required, Allow for concrete bedding and haunching, 50x250mm flat top concrete edgings.
- C Allow to supply and install vertical DPM to all sections of existing wall where new tarmac sections are to abut.
- D Supply and install Type 1 base 200mm deep with 1000g Terram Geo-Textile membrane to the full width of all areas/sections to be resurfaced. Mechanically compacted in layers. Contractor to allow for falls to existing drains as required.
- E Allow for applying 60mm binder course to the identified area.
- F Allow for applying 30mm thick **porous** tarmac wearing course to all identified areas. The areas are to have an even and smooth finish and provide minimum falls for surface water run-off. Allow for neat level joints where abutting existing tarmac. Where new tarmac abuts existing, joints must be bitumen tape sealed.
- G Contractor to ensure the levels are correct to provide adequate falls for the areas and to ensure minimum cross falls for surface water run-off.
- H **NOTE – Contractor must ensure all falls in new surfaces drain freely and do not pond. If any areas pond, these areas will need to be re-levelled at the contractors expense.**
- J Allow for all necessary alterations to the existing surface water drain pipe work and drains, including but not limited to covers, grills, frames,

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pipework's, joins, caps, gullies, etc. to allow new falls to be formed to the tarmac areas.

- K **NOTE:** contractor must ensure that there are no ponding areas. If once complete, there are areas of ponding water, the contractor is to return and adjust falls as required.

Rubber Crumb Safety Surface

- A Supply and install Type 1 base 200mm deep with 1000g Terram Geo-Textile membrane to the full width of all areas/sections to be resurfaced. Mechanically compacted in layers. Contractor to allow for falls to existing drains as required.
- B Contactor to allow to supply and install new wet pour rubber crumb safety surface to areas as detailed on the drawings.
- C Allow to supply and install new 60mm deep SBR (styrene butadiene rubber) base layer on top of the previously allowed for and installed Type 1 base layer (detailed above) to all areas where rubber safety surface finish is to be provided.
- D Once the SBR layer has been installed, allow to supply and install a layer of EPDM coloured rubber surface finish (min 15mm deep). Colour to be generally green, however, exact colour to be agreed with CA prior to ordering materials.
- E Contractor to ensure all areas below and within existing and to be retained trees canopy areas are to be carefully hand dug **ONLY**. These areas are considered root protection areas (RPA's) and but be protected during the works. All existing to be retained tree trunks must also be protected for the duration of the works to ensure no damage is caused during the works. All areas where considered within the RPA, are only to be hand prepared to accept a 40mm deep covering off EPDM coloured rubber surface finish. This is to protect the tree roots and trunk whilst allowing a tidy safe surface finish around the tree base.
- F Allow for all necessary binders, additives, and the like to install the rubber safety floor system as per manufacturers instructions.
- G Contractor **MUST** provide samples of the green surfacing, to be agreed by CA prior to orders being placed.

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Rubber Bonded Mulch

- A Supply and install Type 1 base 200mm deep with 1000g Terram Geo-Textile membrane to the full width of all areas/sections to be resurfaced. Mechanically compacted in layers. Contractor to allow for falls to existing drains as required.
- B Contactor to allow to supply and install new wet pour rubber bonded mulch safety surface to areas as detailed on the drawings.
- C Allow to supply and install new 40mm deep SBR (styrene butadiene rubber) base layer on top of the previously allowed for and installed Type 1 base layer (detailed above) to all areas where rubber safety surface finish is to be provided.
- D Once the SBR layer has been installed, allow to supply and install a layer of EPDM coloured rubber surface finish (min 15mm deep). Colour to be generally Brown, however, exact colour to be agreed with CA prior to ordering materials.
- E Allow for all necessary binders, primers, additives, and the like to install the rubber safety floor system as per manufacturers instructions.
- F Contractor **MUST** provide samples of the green surfacing, to be agreed by CA prior to orders being placed.

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SAND PIT

- A Allow to carefully disassemble the existing sand pit and set aside for reinstallation to the new position once the new concrete base has been formed.
- B Contractor to retain as much of the existing sand as possible.
- C Allow for additional new clean play sand as required to top up the level once the sand pit has been relocated.
- D Allow to rebuild the sand pit frame, etc on top of the newly formed concrete base in the new position as detailed on the drawings. Include all replacement fixtures, fittings, etc where required.
- E Allow to supply and install new 1200mm wide slab path around the perimeter of the sandpit once in its new position. Allow to supply and install 100mm deep Type 1 sub-base material layer, compacted in layers. On top of the sub-base, allow to supply and install sand/cement mix to lay new slabs on top. Flat concrete paving slabs to be standard 600mm by 600mm in buff finish and laid level and even. Gaps between slabs to be kept to a minimum. Allow to finish gaps with sand/cement mortar to a flush finish.
- F To area where sand pit has been removed from, allow provisional sum of £3,000.00 to reinstate surface finish below once the sandpit has been moved.
- G Contractor to allow to supply a new waterproof fabric cover to the newly sited sandpit that can be easily fixed to the sides and removed when in use to prevent animals access to the sand. Colour to be agreed with School prior to order being placed. Allow for all fixtures and fittings to fit the cover.
- H Allow to place railway timber sleepers on ground forming planting bed to the skirting of the sandpit.
- All fixtures and fittings to be child safe and suitable for the play use of the sand pit.

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NEW CANOPY

- A To area as shown on the drawings, allow to supply and install a new powder coated steel free standing canopy, design and style to match existing red canopy already within the playground area. Canopy is to be 3600mm in height to allow it to overhang the existing flat roof of the adjacent classroom and slope into the playground area. The canopy is to be 4000mm wide and 11000mm in length. Allow for black UPVC gutter, downpipe, fixtures and fittings as required. Roof panels to the canopy are to be clear. Allow for concrete footings as specified by the manufacturer. Contractor to confirm design with CA prior to ordering the canopy.

NB: Colour to be white.

- B **NOTE:** Concrete footings are to be installed for and with the canopy posts prior to the tarmac surfaces being completed.

PLAY EQUIPMENT

- C Contractor to supply, construct and install 1 no new Kompan Double Tower with Spider Net Play Tower with accessories – Item no. NRO2003-1021 Contractor to allow and include for all required ground works, base preparations, concrete, fixtures, fittings, etc to fit the play tower as per manufacturers instructions to ensure the secure and safe use of the equipment. Contractor to confirm exact item with CA prior to ordering. Failure to agree the correct item with the CA could result in the contractor having to provide the correct item and accessories at their cost.

- D Contractor to supply, construct and install 2 no new treated timber play huts – Sovereign Play Equipment; Play Hut

- E Contractor to allow and include for all required ground works, base preparations, concrete, fixtures, fittings, etc to fit the play tower as per manufacturers instructions to ensure the secure and safe use of the equipment. Contractor to confirm exact item with CA prior to ordering. Failure to agree the correct item with the CA could result in the contractor having to provide the correct item and accessories at their cost.

NEW STAGE

- F To area under the existing and being retained small canopy where previously allowed for timber stage and brick foundation is being removed. Once the area has had the new porous tarmac surface finish installed, allow to supply materials and construct new two step height stage. Stage is to be constructed of composite boards, battens and braces, securely screwed together. The stage at its base is to be 4500mm wide by 4500mm deep. Colour of composite boards is to be agreed with CA.

To Collection

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MUD KITCHEN RAISED BED

- A Allow to construct new rectangular raised bed area for children to use as mud kitchen. Allow to supply new tanalised pressure treated brown 200mm by 100mm railway sleepers, laid on edge and staggered joints to form a raised bed 400mm high from adjacent mulch surface.
- Allow for all timber battens, stakes, galvanised steel plates, brackets, screws, and the like as required. All timber to be tanalised pressure treated.
- Allow for all necessary straps and/or other means of strengthening/tying together the sleepers from front to back to ensure that no movement or bowing occurs once filled with soil.
- Allow to line the inside of the newly formed raised bed with membrane prior to filling with top soil. Ensure the bed is filled fully with soil.
- No fixings are to be made into the adjacent wall under any circumstances. The Raised bed is to be placed against the wall but freestanding from it.
- Contractor to allow to construct the bed around any wall piers as necessary.

FENCE TO BOUNDARY

- B Allow to remove the existing mesh fencing, including but not limited to concrete posts, fixtures and fittings, etc., area as shown on proposed drawing. Allow to dispose of from site.
- C Allow to remove ALL necessary vegetation to facilitate carrying out the works.
- D Allow to supply and install new pressure treated timber close board fence with concrete posts and concrete gravel boards. Height to be 1800mm to match existing. To be installed to areas as shown on proposed drawing.

NEW PLEACHED TREES

- A Allow to Supply and install 5no Pleached Hornbeam trees to location as shown on proposed site plan.

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- B The pleached hornbeam trees are to be approximately 3.5 to 4m in total height, with a head height and width of approximately 1500mm and a clear stem height of approximately 2000mm. The 5no trees are to be planted in a straight row and spaced approximately 1500mm apart from stem to stem to create one continuous area of screening by the foliage.
- C Trees are to be supplied and installed by a specialist to ensure they are planted as required to flourish.
- D A trench is to be dug approximately 1500mm from the boundary wall to a suitable depth and width to fully enclose the root ball of the new trees.
- E The contractor **MUST** supply and install an adequate roof barrier membrane to the back side of the trench (wall side) before planting is carried out.
- F Allow to supply and install all necessary soils, additives, shingle, etc as recommended by the specialist.
- G **NOTE:** Where rubber crumb surfacing is to be installed around the base of the trees, this must be dug/laid and finished by hand only as not to compress the root area. Contractor must allow for this within pricing.

ARBORICULTURAL METHOD STATEMENT (AMS)

- A Contractor must allow to provide an Arboricultural Method Statement as detailed within the planning decision notice conditions.

Details of the required information is given on the Planning Application Decision Notice which will be emailed to the contractor separately.
- B The AMS **MUST** be provided in full to be presented to the Planning Authority to sign off and agree before any works on site can begin.
- C Contractor to allow for all costs associated with the conditions and requirements of the AMS.

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ON COMPLETION

- A Upon completion of all works the contractor is to remove all temporary protection and other items associated with the works and is to thoroughly clean down, clear all areas affected by the works and generally leave the area in a clean and tidy condition upon completion.
- B The contractor is to allow to thoroughly clean the site including compound area and working areas. Remove all dirt, dust and the likes that has arisen from the works. Where necessary allow for washing down all surfaces with warm water detergent solution and rinse with clean water as necessary, including affected glazing, desks/ furniture and the likes.
- C The contractor shall prepare and submit the health & safety file and the operation and maintenance manuals as per Section A37 of the preliminaries.
- D The contractor is to replace, repair, fix and redecorate any areas of the site, which have been damaged due to the works having taken place.
- E The contractor is to ensure all downpipes, outlets and the like are fully cleared and left free of debris at the end of the works.
- F Contractor is to flush/jet all existing surface water drainage runs once the works are complete to ensure no debris has been left within the runs.
- G The contractor shall provide at project handover operation and maintenance / health and safety file information. The contractor shall hand over any and all guarantees, warranties and test certificates as necessary. Practical Completion will not be issued without a complete O&M Manual being submitted. A draft O&M Manual will not be accepted.
- The O&M is to include, but not limited to;
- Summary of key maintenance requirements. Including required frequency.
 - Product information for all materials used in the works.
 - All Certificates, Warranties, Guarantees, Etc.

Completion of these items will be a condition of Practical Completion.

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