

APPENDIX B



Saltash Library Internal Refurbishment Schedule of Works

Job Number: 37310
Latest Revision: P00
Status: S2
Issue Date:
Reference: 37310-BPG-XX-XX-SH-B-0002-ScheduleofWorks

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Document Revision History

| Revision | Description | By/Chk'd/App'd | Date |
|----------|---------------------------|----------------|-----------|
| P00 | Draft issue - for comment | KI/JMB/JB | 19/9/2025 |
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Document Validation (Latest Issue)

| Revision | Prepared By | Checked By | Approved By | Date |
|-----------|--------------|--------------|-------------|----------|
| Name | Kieran Ivimy | James Barron | Josh Butler | |
| Signature | KI | JMB | JB | 19-09-25 |
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| Client | Saltash Town Council |
| Address | Saltash Library, Callington Road, Saltash, PL12 6DX |
| Project | Saltash Library Internal Remodelling |

| Item | Description of Work | Qty | Rate | Cost (£) |
|---------------|--|-----|------|----------|
| 1.00 | GENERAL | | | |
| 1.1 | EXTENT OF WORKS | | | |
| 1.1.1 | The contractor should review all tender documentation in full, as well as attending site to ensure that their tender submission incorporates all of the works and costs required to successfully complete the Employer's Proposals. | | | |
| 1.1.2 | The works are to be undertaken using the JCT Minor Works Contract. The contractor is to remain responsible for the completion of all elements of the design as required to implement the items within this schedule of works. | | | |
| 1.1.3 | The contractor is to price each item within the schedule of work and summary page. A copy of the priced schedule of works and completed tender form is to be submitted by the contractor at the time of tendering. | | | |
| 1.1.4 | Any errors or omissions which the contractor identifies within the tender documents are to be reported to Bailey Partnership immediately. | | | |
| 1.1.6 | <p><u>Description of the works:</u></p> <p>A summary of the main elements of the proposed works are as follows:</p> <p>Removal of the existing reception area in the middle of the open plan area and relocating to the north elevation external wall.</p> <p>Installation of new stud wall adjacent to the entrance door, and the installation of new power and water feeds to this location for new vending machines.</p> <p>Removal of all partition walls to existing GF WC & kitchenette and the subsequent reinstatement of new timber stud partitions to create 2no. new WC's</p> | | | |
| 1.1.7 | The building subject to the work is a public building and will be handed over to the contractor for the period of works with the library being temporarily relocated. | | | |
| 1.1.8 | Before tendering, the Contractor is to visit the site to ascertain the exact nature of the works and the restrictions of the site; appointments are to be arranged with Bailey Partnership (BP). | | | |
| 1.1.9 | The Contractor should seek guidance from the Contract Administrator (CA) on any item that appears to be incomplete, unclear, or ambiguous. | | | |
| 1.1.10 | Any items in the Tender that have no prices set against them will be deemed to have been included in the value of other items, for the purposes of the Tender and no extra sums will be allowed against such items. | | | |
| 1.1.11 | The contractor is to provide a detailed programme of the works within the tender to be submitted taking into account indicative dates as set out in the tender. | | | |
| 1.2 | PROGRAMME & PERMITTED WORKING HOURS | | | |
| 1.2.1 | Permitted working hours are to be Monday - Friday 08:00 to 17:00 only. Works will be permitted outside of these hours and at weekends or Bank Holidays subject to express agreement with the CA. | | | |
| 1.2.2 | In addition to the item above, the contractor must pay due regard to the requirements for noisy working hours set out by the local authority when preparing their construction programme and must adhere to these requirements at all times. The proximity of nearby residential premises should be borne in mind when planning noisy works. | | | |
| 1.2.3 | The contractor should ensure that the site is left clean and clear of all rubbish and debris at the end of each working shift and the demise left in a clean condition. | | | |
| 1.3 | ACCESS TO THE SITE | | | |
| 1.3.1 | The Contractor is to note the proximity of the adjacent commercial properties, public footpaths, and the like, and is to avoid any possible avoidable cause of nuisance outside or to adjoining properties. | | | |
| 1.3.2 | No material is to be stored in a way that may cause inconvenience for the building users, nor the surrounding residents/general public. | | | |

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| 1.3.3 | The Contractor will be required to provide an update to the employer on a weekly basis, and provide no less than 72 hours written notice before undertaking any works which may cause undue disturbance. | | | |
| 1.4 | PROTECTION | | | |
| 1.4.1 | The contractor is to allow for all protection necessary to protect existing finishes and fittings which are to remain. | | | |
| 1.4.2 | The contractor will be responsible for any damage caused to structural or retained finishes during the course of the works, including damage caused to adjacent buildings and external grounds. | | | |
| 1.4.3 | The contractor is to allow to decommission and temporarily set aside any electrical wiring, cabling and the like, including associated trunking, where required to facilitate internal works; all services to be reinstated and recommissioned upon completion and a test certificate provided to the CA. | | | |
| 1.4.4 | The contractor is to allow for preparing a photographic schedule of the condition of the external grounds and internal areas forming part of the works area prior to commencement. This is to be submitted as a record of condition to the CA prior to commencement. | | | |
| 1.5 | SECURITY | | | |
| 1.5.1 | The contractor is to ensure that the site manager leaves the site in a secure and safe condition at the end of each working shift. | | | |
| 1.6 | TEMPORARY WORKS PROVISIONS | | | |
| 1.6.1 | The contractor is to provide all necessary and temporary scaffolding and/or other temporary works for the proper execution and completion of the work. The contractor must allow for providing, erecting, maintaining and adapting from time to time as necessary and clearing away on completion all necessary scaffolding to enable the works described herein to be safely carried out. | | | |
| 1.6.3 | Any scaffolding is to be erected and maintained in strict accordance with the requirements of the Health & Safety at Work Act and The National Access and Scaffold Confederation including all operatives conduct. The contractor is to maintain the required scaffold register. | | | |
| 1.6.4 | Contractor is to ensure that any scaffolding is erected only within the confines of the property, unless they choose to obtain a separate local authority license to allow the scaffold to be situated on the pavement. On no account shall the scaffold encroach upon any adjoining property. All supports at ground level must not obstruct any exits. | | | |
| 1.7 | CDM REGULATIONS / HEALTH & SAFETY PROVISIONS | | | |
| 1.7.1 | The contractor's attention is drawn to the various Health & Safety and welfare legislation governing the construction industry, and should allow for any costs relating to provisions required to ensure the project complies. | | | |
| 1.7.2 | The contractor is to provide full and detailed method statements for all operations identified within the schedule of works. | | | |
| 1.7.3 | The contractor should note that on appointment he will assume responsibility for the maintenance and implementation of the Health & Safety plan for the duration of the contract period. The plans should be updated as necessary and form part of the handover documentation at practical completion. | | | |
| 1.7.4 | The contractor will be assigned welfare within the premises for the duration of the works to comply with the welfare requirements under CDM Regulations 2015. A designated area within the library is to utilised for the works. | | | |
| 1.7.5 | The contractor will have free use of power and water as required to complete the works. | | | |
| 1.7.6 | The contractor should allow for all access equipment required for safely undertaking the works. This includes all scaffold and platforms required to undertake the works and to provide method statements demonstrating a safe method of working. | | | |
| 1.8 | ASBESTOS | | | |
| 1.8.1 | All site operatives to be Asbestos Awareness trained and notify Site Manager / CA on the discovery of any potentially hazardous materials not identified within the survey information and await instructions. | | | |
| 1.8.2 | All works undertaken are to be carried out strictly in accordance with the current asbestos regulations as relevant at the date of the works. | | | |
| 1.8.3 | R&D survey has been undertaken prior to the commencement of the works. The report shall be appended within the tender documents. | | | |

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| 2.00 | Demolition works | | | |
| 2.01 | Works to existing reception area | | | |
| 2.01.1 | Allow to clear work areas, relocate existing furniture, fittings, features, and equipment not already removed by the client (<i>de minimis</i>), transport and store off-site for the duration of the works (reinstatement taken elsewhere); remove associated redundant fixings; fill and prepare holes for redecoration (taken elsewhere). | | | |
| 2.01.2 | Allow to carry out photographic schedule of condition of existing areas outside of the work area and to apply protective coverings throughout the area for the duration of the works; include for removal and making good on completion. | | | |
| 2.01.3 | The contractor is to carefully identify, trace & isolate all existing services prior to commencement. Demolition / removals will only be permitted once all services properly isolated, drained down, vented & capped to provide a safe working environment. | | | |
| 2.01.4 | Allow to lay down carpet protection within the office and in the nearby area around the works or along the paths of travel where works will be undertaken. | | | |
| 2.01.5 | Existing 0/008 Reception Office & 0/009 Interview Room: Remove all partitions, doors, redundant fixtures, suspended ceilings and finishes etc within this area. Remove existing plasterboard finish around the concrete columns attached directly to the office. Remove redundant services. Allow to remove and dispose of existing reception counter & bulkheads. Carefully remove and set aside door existing access control mechanisms, CCTV Monitoring System and other building services elements to be reinstalled in new Reception Counter location. | | | |
| 2.01.6 | Include for any temporary supports to existing structures and protection of existing features, finishes, retained services, etc internally and externally for the duration of the works. | | | |
| 2.01.7 | Include for making safe and any temporary diversions of existing services, and reinstatement upon completion. | | | |
| 2.01.8 | Allow to check critical dimensions on site and carefully open up existing structures to confirm existing construction details and verify the suitability for fixings and fixing positions etc. and provide records to the CA accordingly. | | | |
| 2.01.9 | Trace, isolate and remove any associated redundant services. Note: Any profits from the sale of scrap metal should be credited back to the final account (unless otherwise directed by the CA). | | | |
| 2.01.10 | Allow to make good the surface coverings, where carpet finishes have been damaged due to the work remove and replace with tiles best matching the existing. Where internal walls have been removed allow for the installation of new tiles that best match the existing. | | | |
| 2.02 | Works to existing WC's | | | |
| 2.02.1 | Existing 0/003 Staff Room, 0/004 WC & 0/005 Kitchen: · Disconnect and remove all sanitaryware and associated components, fixtures and boxings. Remove all kitchen cabinets, sink and associated components. Remove existing internal walls/partitions as indicated. Remove existing slatted ceiling system. Allow for the isolation and careful removal of the existing redundant services. | | | |
| 2.02.2 | Carefully remove existing radiators, skirting convectors, and other heat emitters, and fixing brackets and close off any redundant associated heating pipework/fittings; remove all waste from site and dispose | | | |
| 2.02.3 | Trace, isolate and remove any associated redundant services. Note: Any profits from the sale of scrap metal should be credited back to the final account (unless otherwise directed by the CA). | | | |
| 2.02.4 | Carefully remove existing internal door and frame between 0/002 Library and 0/003 Lobby to maximise width for wheelchair access. | | | |
| 2.02.5 | Allow to undertake all necessary fire stopping works to existing structures to ensure compartmentation is maintained. | | | |
| 2.02.6 | Include for any temporary supports to existing structures and protection of existing features, finishes, retained services, etc internally and externally for the duration of the works. | | | |
| 2.02.7 | Include for making safe and any temporary diversions of existing services, and reinstatement upon completion, that is not explicitly included in the building services specification (see section 5 below). | | | |
| 2.02.8 | Allow to check critical dimensions on site and carefully open up existing structures to confirm existing construction details and verify the suitability for fixings and fixing positions etc. and provide records to the CA accordingly. | | | |
| 2.02.9 | Allow to remove and dispose of all existing floor coverings within the existing toilet area works; make good and prepare substrates to receive new floor finishes (listed separately) | | | |
| 3.00 | Reinstatement works | | | |
| 3.01 | Works to proposed reception area | | | |

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| 3.01.1 | Allow for the supply and install of new timber stud partitions utilising C16 47mm x 100mm pressure treated timber studs and 12.5mm gyproc wallboard plasterboard to either face, this will be continued up to the height of the desks. Joints to the plasterboard should be filled and taped. Where timber studs are fixed to external walls a vertical DPM should be utilised to prevent the transfer of moisture into the timber. This will form the timber dwarf stud walls around the reception area as illustrated by 37310-BPG-XX-00-DR-B-0304. | | | |
| 3.01.2 | Allow to apply 1no. skim coat to plasterboard finishes. Plastered finishes are to be coated in 1 no. mist coat and 3no. coats Dulux trade - Diamond matt paint finish to walls, preparation and application in accordance with the manufacturers recommendations, colours to be confirmed. | | | |
| 3.01.3 | Allow for the existing radiator along the external wall is to be removed, as the central heating system is a single pipe system allow for the connection of the 2 ends of the pipe to maintain the continuity of the heating system. The contractor must ensure the central heating is shut off or fully isolated before work commences. | | | |
| 3.01.4 | Allow for the supply and install of; Bespoke Shopfitting items; ' - Library Reception desk. Allow for to form from Formica ColorCore (colour TBC) bonded to plywood, fixed to timber carcass to form new Reception desk and worktop/storage area behind. Allow for lockable storage with push to open mechanism and desk grommets. To include kneehole recesses and shelves. Contractor to provide shopfitters fabrication drawings for Architect comment and Client approval prior to order; including for coordination and integration of electrical services; collateral warranty required upon completion (Contractor Designed Portion). | | | |
| 3.01.5 | Ensure that the writing shelves are to be fixed to the back of a desks as well as into the concrete columns they are built between. Painted steel support bars are to be utilised in order to prevent flexing of the structure, location TBC. | | | |
| 3.01.6 | Allow for the supply and install of new kitchen style storage units to 0/002B Reception work area; Provide and install Howdens Hockley Super Matt (Colour TBC) slab front kitchen units comprising 1 no base drawer unit, 2 no base storage units, 1 no corner base unit, and 2 no wall units. Soft closing hinges, handles types TBC. Contractor to provide 3D fabrication drawings for Architect comment and Client approval prior to order; including for coordination and integration of electrical services; collateral warranty required upon completion (Contractor Designed Portion). Any units along the external wall must be formed around the box-in for the central heating system. | | | |
| 3.01.7 | Allow for the supply and of a new stable door to the RHS of the reception area. The capping at the head of the door will be equal to the height of the stud partitions either side. The capping will have to be mitred to allow for the doors full range of motion. | | | |
| 3.01.8 | Allow for the supply and install of new services (Electrical, data points, telephone) within the reception area. These will likely be extended on from previous locations in the old reception. | | | |
| 3.01.9 | Allow for the supply and install of new lighting along the underside of the mezzanine floor above the new reception in order to provide adequate lighting to the space. Locations TBC | | | |
| 3.01.10 | Library Space 0/002,0/002A activity space, 0/002B Reception, 0/002C Vending, 0/002D Welcome Desk, 0/003 Lobby; Allow for the supply and install of new Heckmondwike Supacord Carpet tiles or alternative suitably approved product - range & colour TBC; including latex levelling screed and underlay; (Contractor to provide samples for Client colour selection prior to order). , 1no. carpet threshold strip should be intalled at the door between 0/006 plant room and 0/002 library space as the 0/006 plant rooms floor covering is not being changed. | | | |
| 3.01.11 | Allow for the installation of a writing shelf behind the desked areas as per 37310-BPG-XX-00-DR-B-0304. The contractor will supply the materials to create the writing shelf as well as the employment of a competent carpenter on a day rate to build the shelving. | | | |
| 3.01.12 | Allow to prepare and decorate new and previously painted timber doors, linings, architraves, skirtings, boxings and other similar joinery and isolated trims generally with Dulux Trade - Diamond Satinwood paint finish; preparation and application in accordance with manufacturers recommendations; colours to be confirmed. | | | |
| 3.01.13 | Allow for the supply and install of new statutory and wayfinding signage generally | | | |
| 3.01.14 | Allow for the supply and install new branded internal wayfinding and Reception Counter signage; TBC | | | |
| 3.01.15 | Allow for the supply and install of 2no. double sockets per desk location (6 double sockets total) these are to be Marshalls Tufflex 35mm surface mounted backboxes or similar approved. 3 double sockets above the worktop along the external wall and 1 behind the storage on the right hand side. backboxes should be chased into the walls with the socket faces flush with the painted finish. All socket faces should be crabtree 13A 2 switch socket face or similar approved product. | | | |
| 3.01.16 | Allow for the supply and install of PVC cable trunking along the underside of the desks as laid out in 37310-BPG-XX-00-DR-B-0304 to house the electrical cabling. Electrical cabling should be 2.5 mm2 Prysmian T&E and it shall be placed inside of a suitable steel 20mm conduit feeding directly into the backboxes. Cabling for the surface mounted backboxes along the external wall shall be chased into the wall/ studwork where applicable. | | | |

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| 3.01.17 | Prov sum: Allow for the removal and relocation of the Cornwall Council IT appliances from the existing reception area to the proposed location. Equipment shall be store safely away from the main works for the duration of the work. | 1 | | £2000 |
| 3.02 | Works to new WC's | | | |
| 3.02.1 | Allow for the supply and install of new timber stud partitions utilising C16 47mm x 100mm pressure treated timber studs and 12.5mm gyproc moisture resistant plasterboard to the face within the WC and standard gyproc wallboard to the facing outside of WC's. Install to the face of the walls tile backer board should be utilised instead of plasterboard. Void between the studs is to be filled with 100mm acoustic insulation quilt such as rockwool or the like approved by CA. Joints to the plasterboard should be filled and taped. Where timber studs are fixed to external walls a vertical DPM should be utilised to be prevent the transfer of moisture into the timber. | | | |
| 3.02.2 | Allow for the supply and install of Rockwall white satin PVC cladding or alternative suitably approved product to 0/004 Accessible/Visitors WC and 0/005 Staff WC, all joints are to be sealed sufficiently as to prevent water moisture penetration behind the boards. Allow for the installation of 1no. ventilation grille along the IPS duct wall at high level to allow for airflow into the ducting for the | | | |
| 3.02.3 | Allow for the installation of a new 600mm x 600mm metal suspended ceiling grid within 003 Lobby, 004 ACC WC & 005 WC. | | | |
| 3.02.4 | Allow to apply to 0/003 Lobby 1no. skim coat to plasterboard wall finishes finishes. Freshly plastered finishes are to be coated in 1 no. mist coat and all internal finishers (walls & ceilings) with 3no. coats Dulux trade - Diamond matt paint finish to walls and ceilings, preparation and application in accordance with the manufacturers recommendations, colours to be confirmed. In high moisture areas such as the WC's a paint with better moisture resistant properties should be utilised. | | | |
| 3.02.5 | Allow for the supply and install of non slip vinyl to 0/004 Accessible/Visitors WC and 0/005 Staff WC; Altro - Suprema vinyl floor finish (colour TBC) including latex levelling screed and underlay; (Contractor to provide samples for Client colour selection prior to order). Altro coved vinyl skirting and transition profile to wall tiling. | | | |
| 3.02.6 | Allow for the supply and installation of carpet tiled floor finish in room 003 (Lobby) best matching the existing floor covering in 002 (Library space) | | | |
| 3.02.7 | Allow for the temporary support of the existing door opening while a new longer concrete lintel is installed to allow for the door entrance to be widened to allow for disabled access. The lintel should be C50 100mm x 215mm x 1310mm to allow for a minimum of 150mm bearing on either end of the lintel. The reveals around the door are to be made good with 12.5mm gyproc wallboard plasterboard dot a dabbed onto the existing brickwork reveals. The entrance must maintain a width equal to the opening of room 004 once all internal finishes have been applied. | | | |
| 3.02.8 | Allow for the supply and install new entrance matting to 0/003 Rear Lobby; Gradus Mat-in-a-Box 5000 (colour TBC) barrier matting with new matwell , approx size 1200 x 900mm (TBC) including latex levelling screed; (Contractor to provide samples for Client colour selection prior to order). | | | |
| 3.02.9 | Allow for the supply and install new dividing / transition strips / nosings / trims and the like; including curved work; (Contractor to provide samples for Client colour selection prior to placing orders) | | | |
| 3.02.10 | 0/003 Lobby; Allow for the supply and install new softwood skirtings to lobby side of toilet partitions; to match existing profiles; prepared and painted to match existing. | | | |
| 3.02.11 | Allow for the supply and install new Armitage Shanks/Ideal Standard sanitaryware and brassware, boxing's/pipe containment; low water use / flow rates; together with all other sanitary appliances in accordance with manufacturers' recommendations. including frame and all accessories or the like approved by CA. | | | |
| 3.02.12 | Allow for the supply and install new Armitage Shanks Edit R Aquablade wall hung toilet and soft close seat with Septa Pro M1 chrome flush plate and Prosys 820mm concealed cistern, including frame and all accessories or the like approved by CA. | | | |
| 3.02.13 | Allow for the supply and install new Armitage Shanks Edit S 1 tap hole wall hung rectangular handrinse basin 450mm; incl chrome mixer taps and waste and all accessories; including frame and all accessories or the like approved by CA. | | | |

37310- Saltash Library Internal Refurbishment

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| 3.02.14 | Allow for the supply and install armitage Shanks Wall Mounted Doc M Pack (variant TBC) comprising Contour 21 wall mounted left hand corner pack, rimless WC pan and support brackets, wash hand basin, water saving dual flush Concealed cistern, contrasting grab rails, luxury back support, hinged support rail with toilet roll holder, contrasting antibacterial soft close seat with retaining buffers, copper tails on TMV3 mixer tap. including frame and all accessories or the like approved by CA. | | | |
| 3.02.15 | Supply and install toilet roll holders, soap & sanitizer dispensers, paper towel dispensers and the like to toilet areas. | | | |
| 3.02.16 | Allow for the supply and install of new low noise warm air hand dryers to both toilets. | | | |
| 3.02.17 | Allow for the supply and install of 2no. new timber doors to the entrances of the 2 new WC's, along with new framing and architraves. | | | |
| 3.02.18 | Allow to prepare and decorate new and previously painted timber doors, linings, architraves, skirtings, boxings and other similar joinery and isolated trims generally with Dulux Trade - Diamond Satinwood paint finish; preparation and application in accordance with manufacturers recommendations; colours to be confirmed. | | | |
| 3.02.19 | Supply and install new statutory and wayfinding signage generally | | | |
| 3.02.20 | Allow for the supply and install of suitable protection to the existing windows while the works is being undertaken. Once the works have completed remove, dispose and clean down the window surfaces. | | | |
| 3.02.21 | Allow to disconnect existing water mains riser and relocate into the north west corner of 004 ACC WC. Riser pipe will enter the ceiling void and traverse laterally back to the original penetration through the concrete slab to be reconnect to prevent coring another hole through the floor slab. The pipe installed shall maintain the same internal diameter to prevent any restrictions in flow. | | | |
| 3.02.22 | Riser pipe box in should be formed from 38mm x 75mm C16 pressure treated timber, the pipe should be wrapped in a mineral wool quilt to provide adequate sound insulation. Timber box in should be clad in a material matching that of the shelving unit it is present inside of shown in drawing 37310-BPG-XX-00-DR-B-0303. Service hatches to be places at the base of the pipe of access the joint and likewise the upper 90 degree bend must be present inside of the ceiling void to allow for maintenance of the pipe. | | | |
| 3.02.23 | Riser gas pipe box in should be formed from 38mm x 75mm C16 pressure treated timber. Timber box in should be clad in a material matching that of the surrounding internal finish as stated in item 3.02.2 Service hatches to be places at the base of the pipe of access the joint, upper sections of the pipe must be accessible within the ceiling void for maintenance of the pipe. | | | |
| 3.02.24 | Allow for the removal of 2no. radiator (1 no. located within 003 Staff room towards 005 kitchen, and another within the lobby to 004 WC) Radiator directly to the RHS of the entrance door should be retained. | | | |
| 3.02.25 | Allow for the installation of 1no. approximately 400mm radiator in 004 ACC WC as shown in 37310-BPG-XX-00-DR-B-0303, pipework from the previously removed radiator in the original 004 lobby should be extended for the feed and return pipes. | | | |
| 3.02.26 | Allow to block up the internal door between room 003 & 006. Block up internal door opening with a timber stud wall, 3no. studs should be installed, 2 fixed securely using 3 concrete anchors per stud on the left and right hand side of the opening as per 37310-BPG-XX-00-DR-B-0303, 1 no. stud should be placed in the center of the sole plate and the top plate. 2 timber noggins should be placed at equidistant height on either side of the centre stud. 100mm mineral wool insulation is to be placed inside of the cavity between the studs. 12.5mm Gyproc wallboard should be installed either side of the stud wall and plastered and painted over to match the existing spec in 3.02.4. | | | |
| 3.02.27 | Allow for the supply and install new ceiling extractor fan above the suspended ceiling grid servicing 005 ACC WC & 004 WC. The external wall must be cored outside inwards to be minimise damage to the external render, 1no. ceiling tile in each of the WC's will serve as vents with the ducting connected. 005 ducting will be connected to 004 ducting and ventilated outside in the location marked on 37310-BPG-XX-00-DR-B-0303. Ventilation should be linked to the lights so that they are activated when their light switches are turned on, both fans should operate with a 10 minute overrun to that they continue to operate after the occupant has left. | | | |
| 3.02.28 | Allow for the supply and install of new IPS SGL full height duct to the rear of the toilet in 004 ACC WC. | | | |
| 3.02.29 | Allow for the supply and install of new 300mm SGL vanity shelf/ Pelmet between the toilet and full height duct as located as per 37310-BPG-XX-00-DR-B-0303. | | | |
| 3.02.30 | Allow for the supply and installation of new 110mm toilet drainage. Drainage route will follow as descibed in 37310-BPG-XX-00-DR-B-0303. | | | |

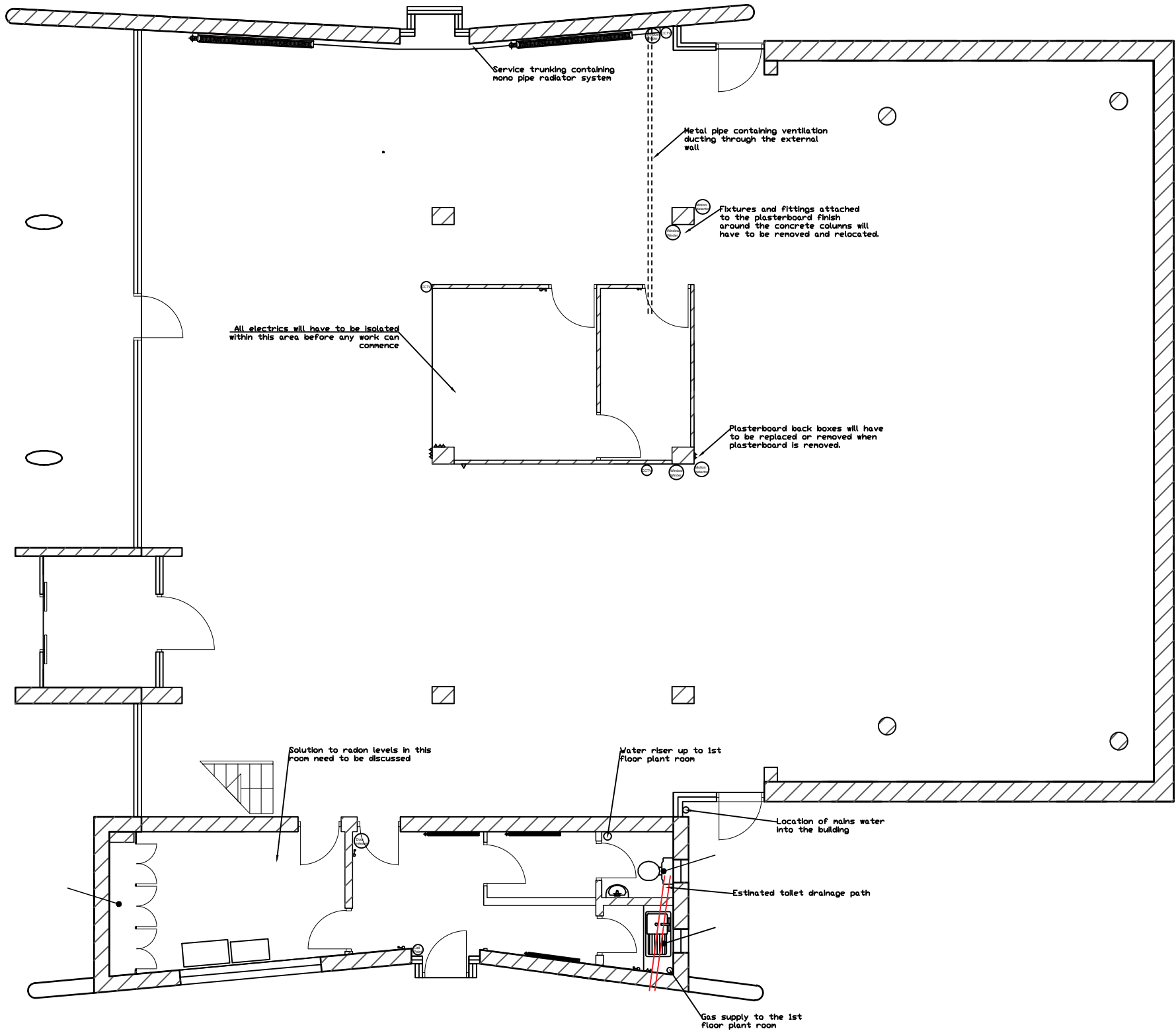
37310- Saltash Library Internal Refurbishment

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| 3.02.31 | Allow for the supply and install of new 45mm PVC drainage for WHB's in room 005 & 004. Drainage path will concealed along the floor within a timber box in.. The drainage pipes shall connect to the 110mm main toilet pipe via a 110mm - 45mm T piece coupler. | | | |
| 3.02.32 | Provisional sum: Investigate the drainage route for the existing downstairs WC's to determine the best location to intersect. | 1 | | £1000 |
| 3.02.33 | Allow for the excavation of a hole in the Full height duct of 004 ACC WC to intersect the pipes. Current knowledge without investigation suggests the existing toilet pipe travels under this location as indicated in 37310-BPG-XX-00-DR-B-0301. Connect the new toilet drainage into the mains sewers on the south elevation as outlined in 37310-BPG-XX-00-DR-B-0303. Allow for the installation of new 110mm drainage pipe from the duct to the mains drains, Drilage pipe is to be laid in pea gravel, type 1 MOT and top 100mm to have a tamped concrete finish. If the DPM to the external wall is damaged during the excavation allow for isolated repairs. | | | |
| 3.02.34 | Allow for the removal and safe storage of existing fire safety measures (smoke alarms, emergency lighting, fire call points), these are to be reinstated back in their original locations with cables for wall mounted items being chased into the walls. | | | |
| 3.02.35 | Allow for the removal and temporary isolation of existing light fittings and switches. | | | |
| 3.02.36 | Allow for the supply and installation of new LED panel ceiling lights to be located in the ceiling grid. 3 no. panels will be located within 003 lobby, 1no. panel in 005 WC & 2no. panels in 004 ACC WC. Locations to be agreed with the CA prior to installation. | | | |
| 3.02.37 | Allow for the supply and install of 1no. new light switch in 003 lobby, this switch will be in the same location as the existing however the cabling will be chased into the wall. | | | |
| 3.02.38 | Allow for the supply and install of 2no. motion sensor light switches for 005 WC and 004 ACC WC. | | | |
| 3.02.39 | Allow for the installation of a vertical stack within the IPS duct in 005 to drain to the mains drains. The top of the SVP would be capped with a suitable AOV. The stack will contain a boss with suitable conenctions to carry the waste water from the other appliances into the mains drains. | | | |
| 3.02.40 | Allow to clip cables neatly above the ceiling so that they are not in contact with the suspended ceiling grid. | | | |
| | | | | |
| 3.03 | Works to vending machines | | | |
| 3.03.1 | Allow for the supply and install of new timber stud partitions utilising C16 47mm x 100mm pressure treated timber studs and 12.5mm gyproc wallboard plasterboard to either face. Joints to the plasterboard should be filled and taped. The thickness of the stud wall should match the nominal thickness of the external wall abutting it which is 170mm. Where timber studs abut concrete blockwork 150 mm concrete screws should be used to anchor the timber securely to the wall. Timber studs should be placed at 400mm centers with noggins | | | |
| 3.03.2 | Allow to apply 1no. skim coat to plasterboard finishes. Plastered finishes are to be coated in 1 no. mist coat and 3no. coats Dulux trade - Diamond matt paint finish to walls, preparation and application in accordance with the manufacturers recommendations, colours to be confirmed. | | | |
| 3.03.3 | Allow for the supply and install of new entrance matting to 0/001 Entrance Lobby; Gradus Mat-in-a-Box 5000 (colour TBC) barrier matting in to existing mat well including latex levelling screed; (Contractor to provide samples for Client colour selection prior to order) | | | |
| 3.03.4 | Supply and install notice board to reverse of vending area partition. Approx 1200 x 1200 | | | |
| 3.03.5 | Allow for the supply and install of new 2no. Fused switch spur adjacent to their respective vending machines. The contractor will install fused spurs suitable for the maximum current draw of the appliance. Likewise cabling to the fused spur must be appropriately installed based on the current draw of the appliance. | | | |
| 3.0.3.6 | Allow to install a new electrical ring from the distribution board on a new fuse to the vending machines. The contractor will select the appropriate sized cable for the current draw of the devices. The cabling will be run above the ceiling void to the required location on 37310-BPG-XX-00-DR-B-0305. | | | |
| 3.03.7 | Allow to supply and install new galvanised steel water piping to new vending machines. The piping will be taken directly from the plant room. The route of the piping will follow that illustrated in 37310-BPG-XX-00-DR-B-0305 and the annotated image (37310-BPG-XX-XX-DR-B-0001 & 0002) provided within the visible areas, The pipe will pass through the wall into the office and turn towards the plant room still being clipped to the ceiling. The pipes will have to pass through 3no. wall in total. | | | |
| 3.03.8 | Install client supplied vendinding machines. | | | |
| | | | | |
| 4.00 | COMPLETION | | | |

| | |
|---------|---|
| Client | Saltash Town Council |
| Address | Saltash Library, Callington Road, Saltash, PL12 6DX |
| Project | Saltash Library Internal Remodelling |

| Item | Description of Work | Qty | Rate | Cost (£) |
|------|--|-----|-------|----------|
| 4.01 | Reinstate retained furniture, fittings and equipments to all areas into existing positions. | | | |
| 4.02 | Allow to remove all builders plant and equipment from site and leave all external areas clean, tidy and free from defects as per photographic schedule. | | | |
| 4.03 | Allow to thoroughly clean all internal work areas and routes leading to the works areas upon completion to a degree suitable for immediate reoccupation. | | | |
| | | | | |
| 5.00 | COLLECTION SHEET | | | |
| | | | | |
| | | | | |
| | SCHEDULE OF WORKS | | | |
| | | | | |
| | 1.00 General | | | |
| | 2.00 Demolition works | | | |
| | 3.00 Reinstatement works | | | |
| | 4.00 Completion | | | |
| | | | | |
| | CONTINGENCY PROVISIONAL SUMS AND DAYWORKS: | | | |
| | | | | |
| | TOTALS | | | £0.00 |
| | Difference | | | |
| | Contractor other cost items: | | | £ |
| | (Please give brief description below) | | | |
| | | | | |
| | General operative day rates: | | | |
| | | | | |
| | The Contractor is to include here a sum to cover all works shown/included/implied in the contract drawings and not scheduled elsewhere. | | | |
| | | | | |
| | | | | |
| | TOTAL SUM IN TENDER QUOTATION: | | £0.00 | £0.00 |



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| | | |
|-------------------|-------------|-------------------------|
| T01 Existing plan | KI/JB | 19/09/2025 |
| Rev | Description | By / Chk'd / App'd Date |



Client

Saltash Town Council

Project

Saltash Library Internal Refurbishment

Drawing Title

Existing floor plan mark-up

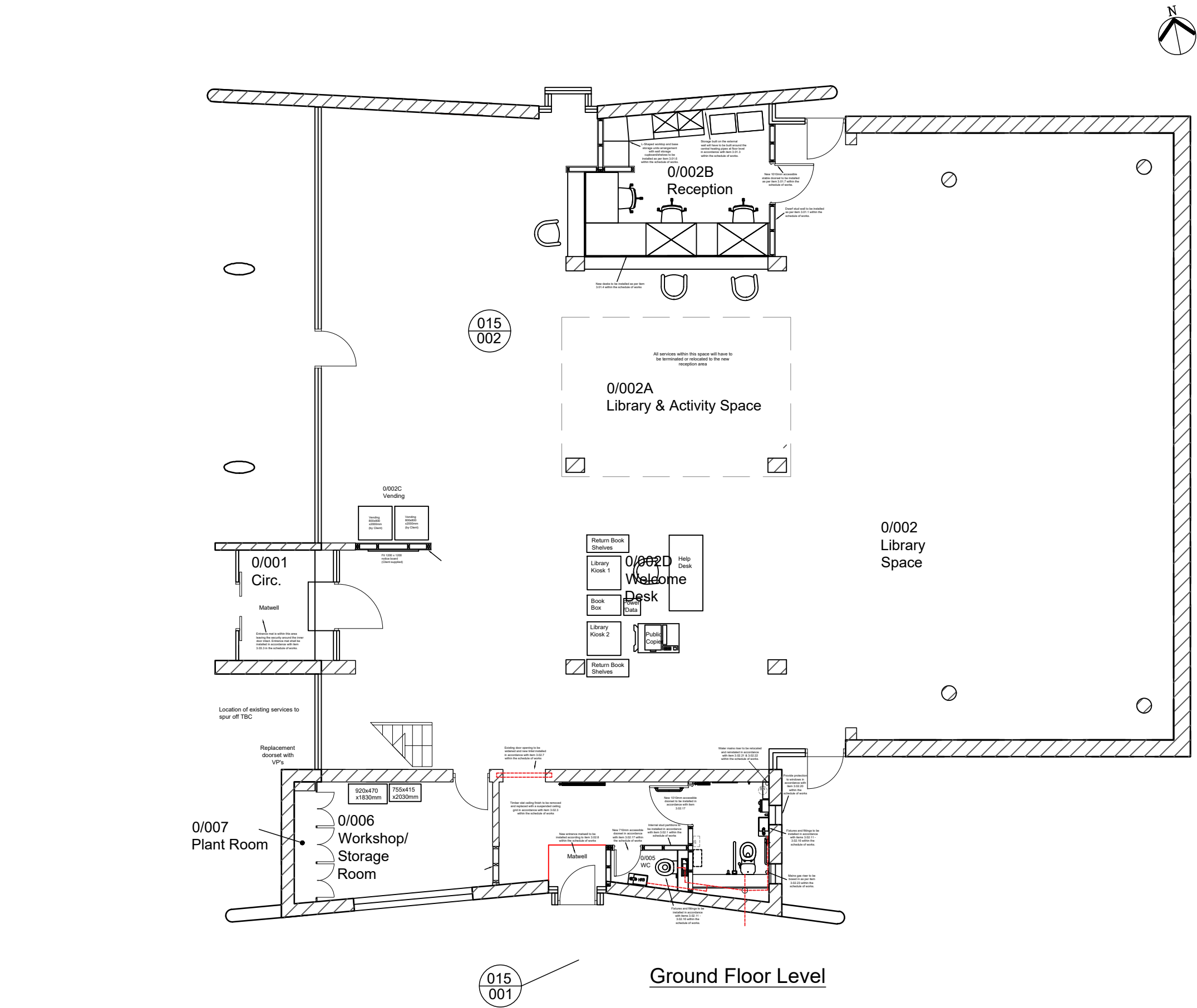
| | | | |
|------------------|------------|------------|-------------|
| Purpose of Issue | | Status | |
| Client review | | S4 | |
| Project No. | Scale @ A3 | Date | |
| 37310 | 1:100 | 19/09/2025 | |
| Revision | Drawn By | Check By | Approved By |
| 001 | KI | JB | JB |

A3 Drawing Identifier
Project Origin Zone Level Type Role BS1192:2007 / Avanti Compliant
Class Number

37310BPG XX 00 DR B 03 01

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| | | |
|-------------------|-------------------------|------------|
| 001 Proposed plan | KI/JB | 20/08/2025 |
| Rev Description | By / Chk'd / App'd Date | |



Client

Saltash Town Council

Project

Saltash Library Internal Refurbishment

Drawing Title

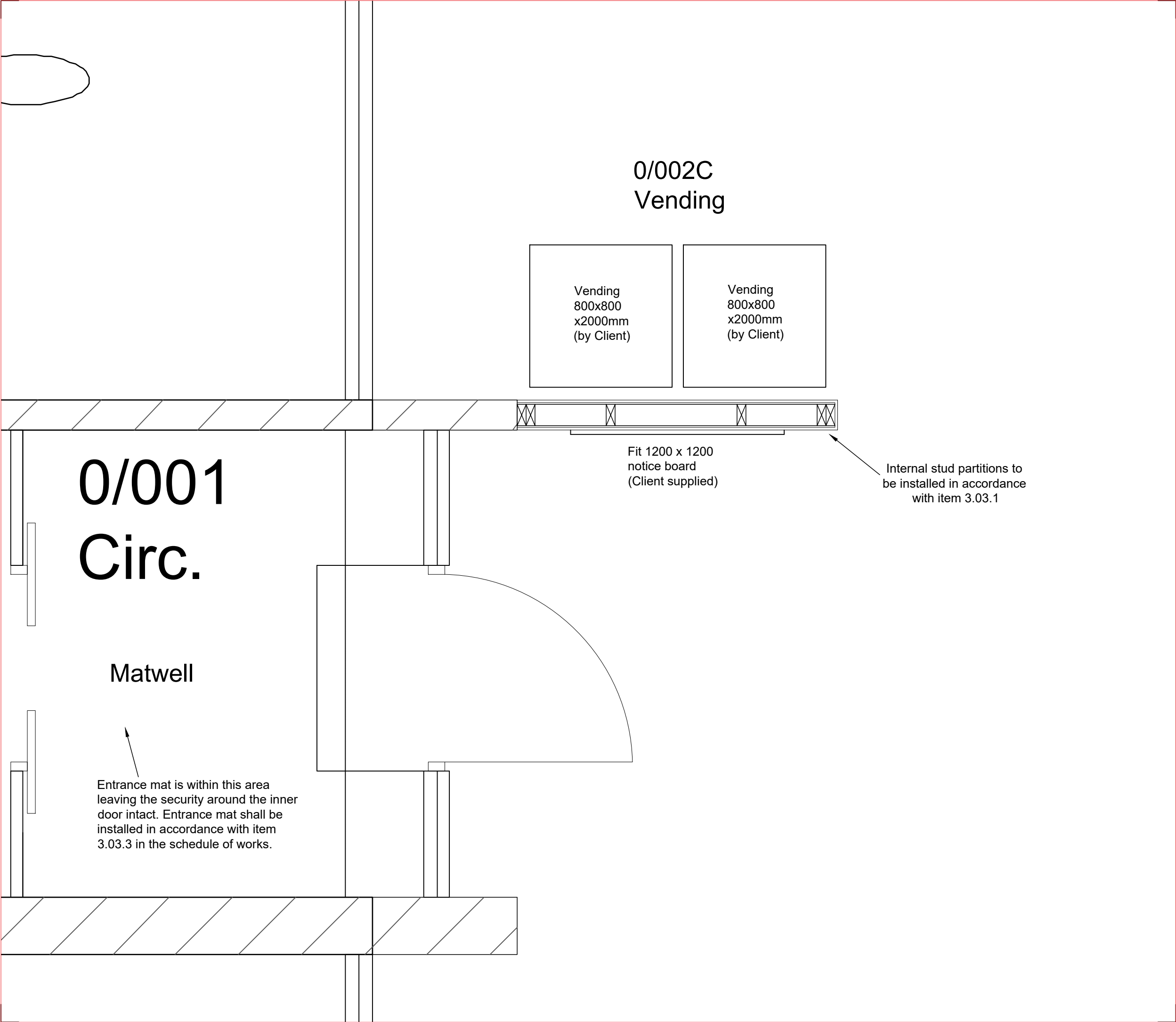
Proposed Ground Floor Plan (Fabric)

| | | | |
|------------------|------------|------------|-------------|
| Purpose of Issue | | Status | |
| Client review | | S4 | |
| Project No. | Scale @ A3 | Date | |
| 37310 | 1:100 | 19/09/2025 | |
| Revision | Drawn By | Check By | Approved By |
| 001 | KI | JB | JB |

A3 Drawing Identifier
Project Origin Zone Level Type Role BS1192:2007 / Avanti Compliant
Class Number

37310BPG XX 00 DR B 03 02

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| | | | |
|-----|-------------|------------|------------|
| 001 | Proposed WC | KI/JB | 19/09/2025 |
| Rev | Description | By / Chk'd | App'd Date |



Client

Saltash Town Council

Project

Saltash Library Internal Refurbishment

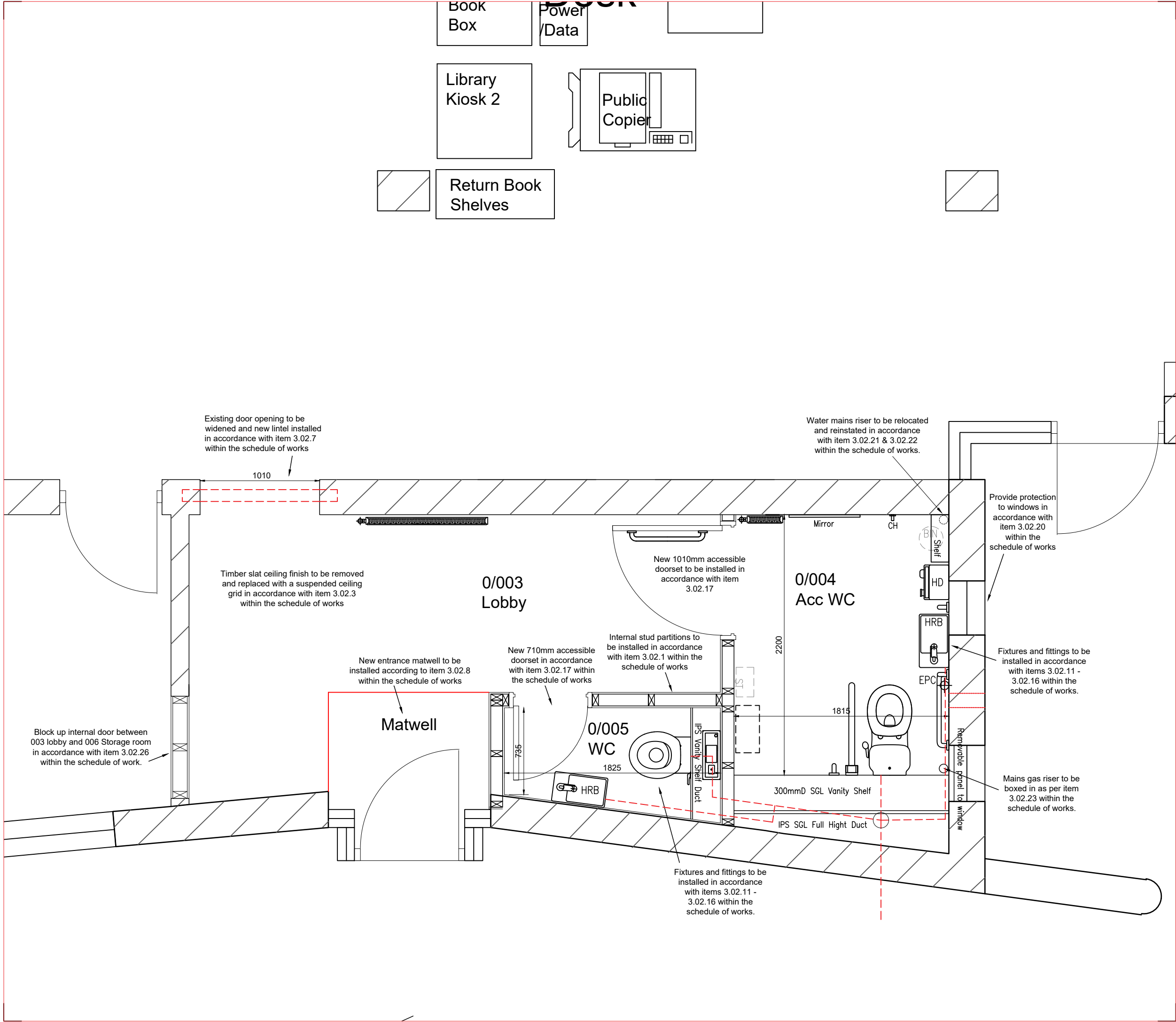
Drawing Title

Proposed vending machine area (Fabric)

| | | | |
|------------------|------------|------------|-------------|
| Purpose of Issue | | Status | |
| Client review | | S4 | |
| Project No. | Scale @ A3 | Date | |
| 37310 | 1:20 | 19/09/2025 | |
| Revision | Drawn By | Check By | Approved By |
| 001 | KI | JB | JB |

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|-----------------------|--------|------|-------|--------------------------------|------|-------|--------|
| A3 Drawing Identifier | | | | BS1192:2007 / Avanti Compliant | | | |
| Project | Origin | Zone | Level | Type | Role | Class | Number |
| 37310BPG | XX | 00 | DR | B | 03 | 03 | |

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| | | | |
|-----|-------------|--------------------|------------|
| 001 | Proposed WC | KI/JB | 19/09/2025 |
| Rev | Description | By / Chk'd / App'd | Date |



Client

Saltash Town Council

Project

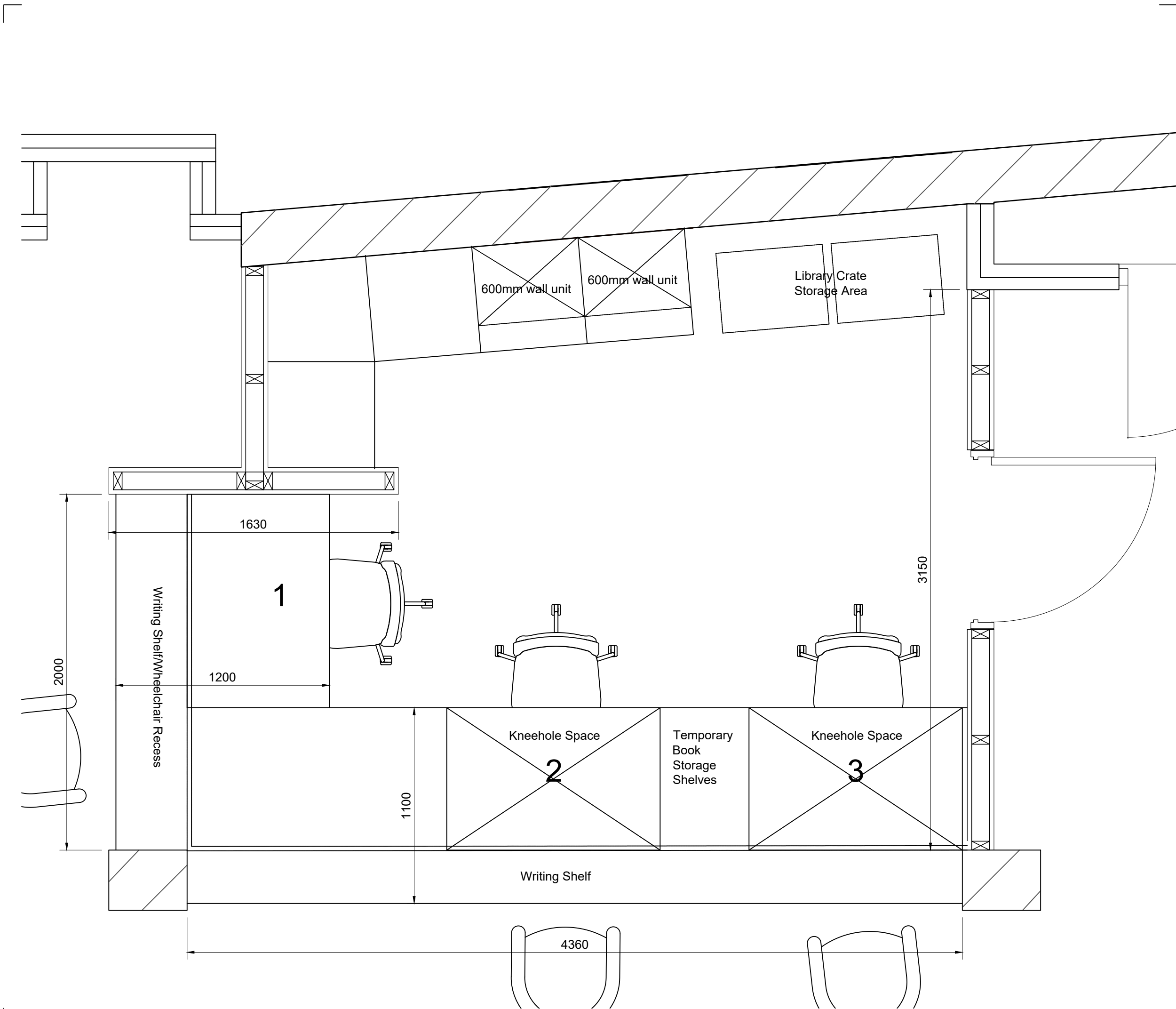
Saltash Library Internal Refurbishment

Drawing Title

Proposed WC's (Fabric)

| | | | |
|------------------|------------|------------|-------------|
| Purpose of Issue | | | Status |
| Client review | | | S4 |
| Project No. | Scale @ A3 | Date | |
| 37310 | 1:30 | 19/09/2025 | |
| Revision | Drawn By | Check By | Approved By |
| 001 | KI | JB | JB |

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|-----------------------------|--------|------|-------|------|------|--------------------------------|--------|
| A3 Drawing Identifier | | | | | | BS1192:2007 / Avanti Compliant | |
| Project | Origin | Zone | Level | Type | Role | Class | Number |
| 37310BPG | XX | 00 | DR | B | | 03 | 04 |
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| | | | |
|-----|--------------------|--------------------|------------|
| 001 | Proposed Reception | KI/JB | 19/09/2025 |
| Rev | Description | By / Chk'd / App'd | Date |



Client

Saltash Town Council

Project

Saltash Library Internal Refurbishment

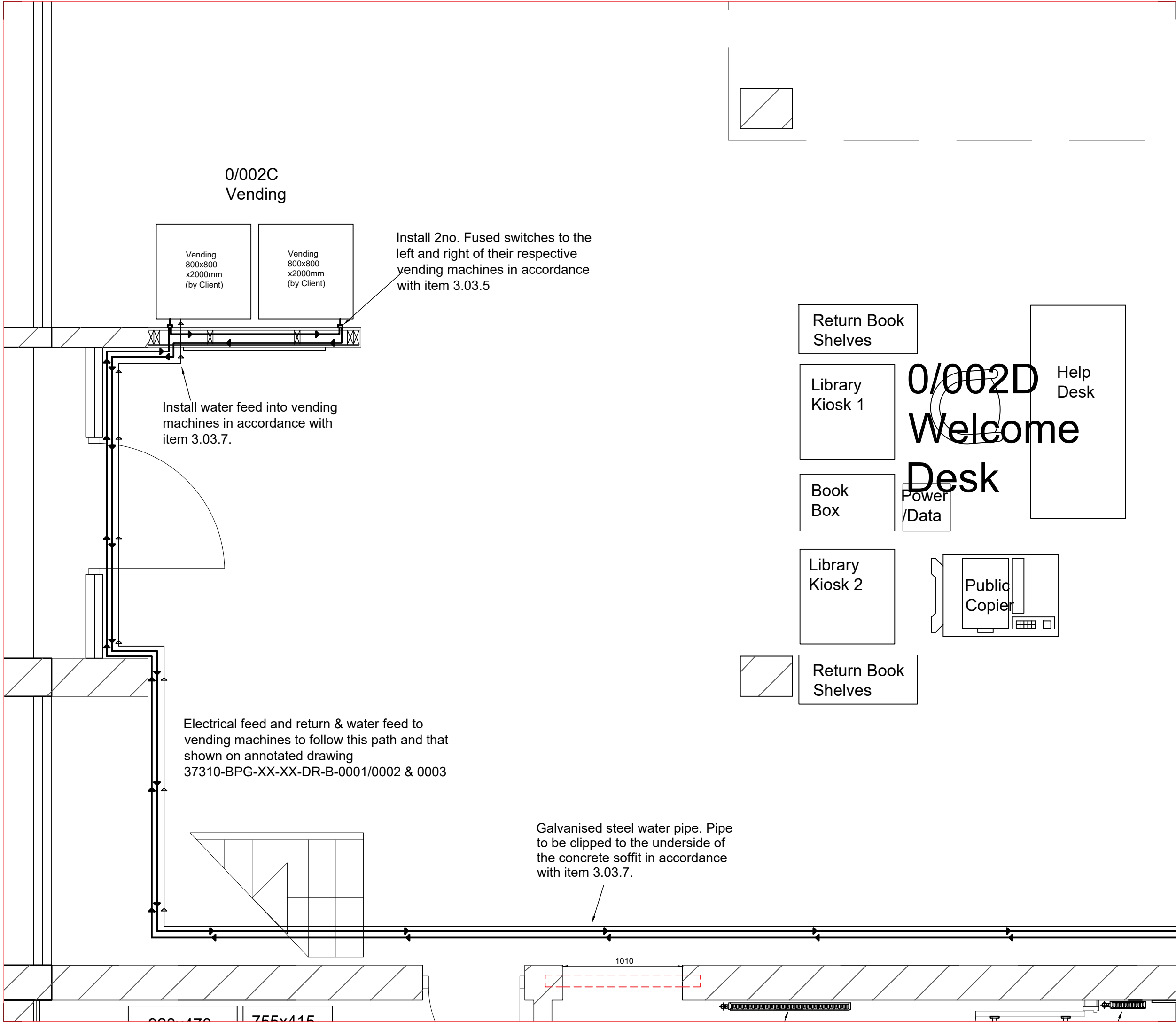
Drawing Title

Proposed Reception Office (Fabric)

| | | | |
|------------------|------------|------------|-------------|
| Purpose of Issue | | | Status |
| Client review | | | S4 |
| Project No. | Scale @ A3 | Date | |
| 37310 | 1:20 | 19/09/2025 | |
| Revision | Drawn By | Check By | Approved By |
| 001 | KI | JB | JB |

| | | | | | | | |
|-----------------------|--------------------------------|------|-------|------|------|-------|--------|
| A3 Drawing Identifier | BS1192:2007 / Avanti Compliant | | | | | | |
| Project | Origin | Zone | Level | Type | Role | Class | Number |
| 37310BPG | XX | 00 | DR | B | 03 | 05 | |

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| | | | |
|-----|-------------------------------|--------------------|------------|
| 001 | Proposed vending machine area | KI/JB | 19/09/2025 |
| Rev | Description | By / Chk'd / App'd | Date |



Client

Saltash Town Council

Project

Saltash Library Internal Refurbishment

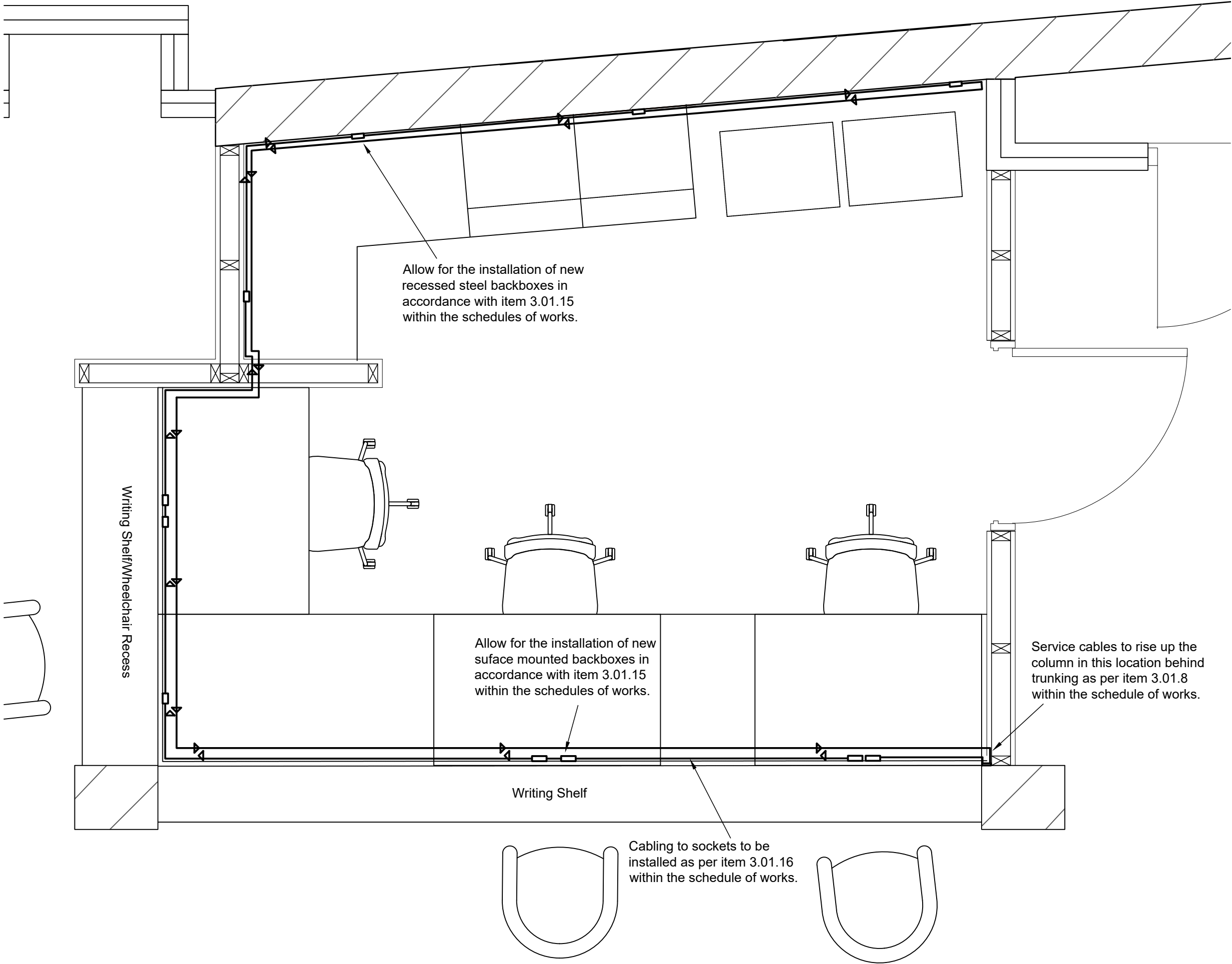
Drawing Title

Proposed Reception Office (M&E)

| | | | |
|------------------|------------|------------|-------------|
| Purpose of Issue | | Status | |
| Client review | | S4 | |
| Project No. | Scale @ A3 | Date | |
| 37310 | 1:30 | 19/09/2025 | |
| Revision | Drawn By | Check By | Approved By |
| 001 | KI | JB | JB |

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| A3 Drawing Identifier | | | | BS1192:2007 / Avanti Compliant | | | |
| Project | Origin | Zone | Level | Type | Role | Class | Number |
| 37310BPG | XX | 00 | DR | B | 03 | 06 | |

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|-----|--------------------|--------------------|------------|
| 001 | Proposed Reception | KI/JB | 19/09/2025 |
| Rev | Description | By / Chk'd / App'd | Date |



Client

Saltash Town Council

Project

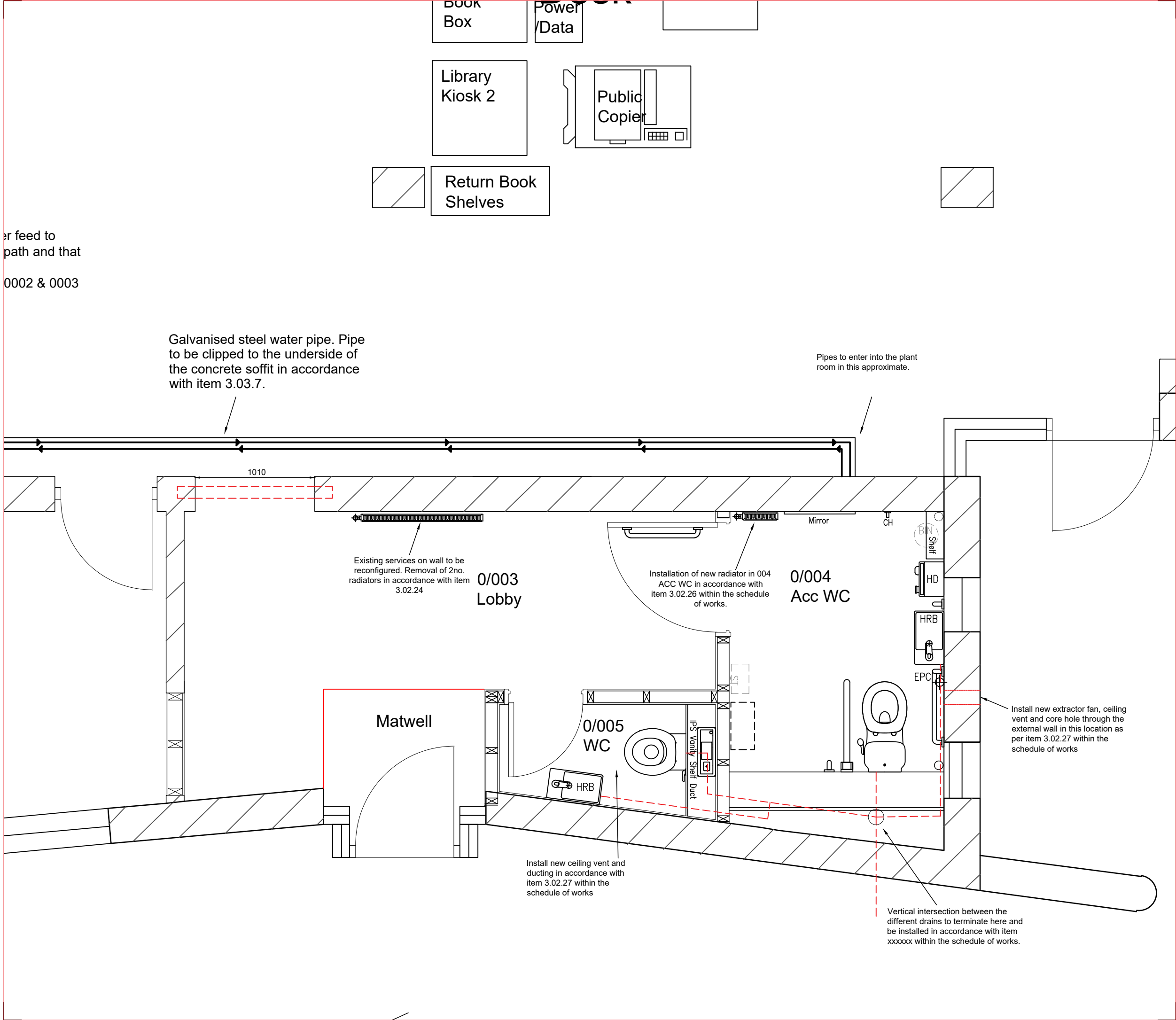
Saltash Library Internal Refurbishment

Drawing Title

Proposed Reception Office (M&E)

| | | | |
|------------------|------------|------------|-------------|
| Purpose of Issue | | Status | |
| Client review | | S4 | |
| Project No. | Scale @ A3 | Date | |
| 37310 | 1:20 | 19/09/2025 | |
| Revision | Drawn By | Check By | Approved By |
| 001 | KI | JB | JB |

| | | | | | | | |
|-----------------------|--------|------|-------|--------------------------------|------|-------|--------|
| A3 Drawing Identifier | | | | BS1192:2007 / Avanti Compliant | | | |
| Project | Origin | Zone | Level | Type | Role | Class | Number |
| 37310BPG | XX | 00 | DR | B | 03 | 07 | |



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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

Refer to the relevant Construction (Design and Management) documentation where applicable.

It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

| | | | |
|-----|-------------|--------------------|------------|
| 001 | Proposed WC | KI/JB | 19/09/2025 |
| Rev | Description | By / Chk'd / App'd | Date |



Client


Saltash Town Council

Project

Saltash Library Internal Refurbishment

Drawing Title

| | | | |
|-----------------------------|------------|------------|--------------------------------|
| Purpose of Issue | | | Status |
| Client review | | | S4 |
| Project No. | Scale @ A3 | Date | |
| 37310 | 1:30 | 19/09/2025 | |
| Revision | Drawn By | Check By | Approved By |
| 001 | KI | JB | JB |
| A3 Drawing Identifier | | | BS1192:2007 / Avanti Compliant |
| Project | Origin | Zone | Level |
| 37310BPG | XX | 00 | DR |
| Class | | | Number |
| 03 | | | 08 |
| www.baileypartnership.co.uk | | | |



Pipes will continue along the concrete as outlined below and enter the plant room

Water feed (Blue) will be ran in Galvanised steel piping and clipped to the underside of the soffit

Services are to be ran up the concrete wall in this location

Electrical cable (red) will be ran in White PVC conduit clipped to the underside of the concrete soffit

Orange line denotes the top of the stud wall

Services are to be ran inside of the the timber stud wall once entering from the top





Approximate location of
existing WC external wall