

OUTLINE SCHEDULE OF WORKS FOR YSGOL CWMGORS.

General repairs and renovations of existing buildings.

Floors

- All floors to be taken up and replaced in conjunction with new underfloor heating system;
- All floor finishes to be vinyl sheet; allow for some decorative arrangement in the passages and the main Hall; floor finishes in wet areas to be turned up to 150mm above FFL; allow for door mats to external doors – suitable for wheelchair users.

Walls

- Allow for stripping out all wallboarding, shelves, cupboards to alcoves, 'picture' rail at 450 above FFL, skirtings and architraving throughout.
- Allow for all chasing out and making good for new electrical installations and for making good generally.
- There is extensive dry rot, in the main front elevation in particular; an initial report and quote for treatment has been requested from Mike Thomas Preservation. All opening up and repair to existing timbers will be carried out by the main Contractor.
- Allow for 100m² hacking off and replastering to match and be flush with existing in various areas throughout building.
- Allow for timber repairs wallplates and roof timbers where affected by dry/wet rot.
- The walls from FFL to 450mm high and fireplaces are tiled with glazed clay tiles; allow for cleaning off all these areas and for making good as necessary.
- Unblock all chimney breasts and clean out; block up openings and ventilate flues to roof voids.
- Take down chimney to old boiler room and make good roof flush with and to match existing.
- Form new opening for 3 metre high double doors to studio on LHS in rear building.
- Allow for forming additional clerestory windows to flat roof areas – 12 no.

Ceilings

- These all appear to be in generally good condition. Allow for some selective repairs.
- Underdraw both staircases to 1 hrfr.

Joinery

- Take out all doors and frames and replace with high quality ½ hrfr prefinished coloured doors and frames with viewing panels and stainless steel ironmongery.
- All remaining internal windows to be upgraded to ½ hrfr with new glass and glazing.
- Allow for all new skirtings and architravings to match existing.
- Allow for new 'picture' rail at 450mm above FFL to all rooms.
- Form new cupboards to match existing in existing alcoves – 3no.
- Allow for all external windows and doors (including two lobby doors) to be replaced in triple glazed sustainably sourced pre-painted timber. (Specific design and opening lights to be agreed.) Allow for new door and grills to Basement.
- Allow Provisional Sum for kitchen units to Café area.
- Allow Provisional Sum for reception desk in new foyer to RHS.

Decorations

- Decorate throughout internally.
- Repaint external render.
- Clean down and repair as necessary existing soffits and fascias to roof.

External fabric

- Take down and reform cappings to external doors at both ends of the building.

- Allow for some re-pointing of brickwork and making good to render.
- Take down and replace all rainwater goods in colour coated cast iron to match existing.
- Allow Provisional Sum for preformed, bolt on canopies to two entrance doors, right and left.
- Allow Provisional Sum for repairs to two flat roof areas.
- Allow for additional insulation in all roof voids.

External works

- Re-tarmac ramp to Basement.
- Take up ramp and adjacent stone walls to entrance on LHS. Set aside all materials. Block up existing gateways to street and to ramp to Basement using recycled materials. Take up tarmac from ramp to Basement across to left-hand boundary of site in line with front elevation. Import topsoil and allow for landscaping of this area.
- Allow for repairs to ramp and adjacent walls to entrance on RHS. Re-instate fencing and gate as original. Allow for formation of new access steps using recycled materials. Allow for new handrailing. Take up tarmac across to right-hand boundary, import topsoil and allow for landscaping this area. Allow for re-landscaping across front area from ramp to Basement to right-hand gable.
- Demolish small building adjacent main vehicular entrance on right-hand side and remove fencing. Re-surface this area in conjunction with landscaping to entrance ramp and steps and allow for electric vehicles to park and re-charge to left of main entrance.
- Repair and paint all existing railings and gates to front boundary.

Separate building to rear

- Replace rainwater goods as main building.
- Clean down and redecorate columns.
- Remove seat brackets and fences.
- Clean down and decorate roof timbers.
- Allow for new external sinks, wastes and cold water supplies.

Specific alterations.

New WC's and lobby to RHS.

1. All as per drawing. Notes: new S&VP for new WC's to vent out through roof next to dormer and to connect to existing drain run from existing external gully to existing Inspection Chamber. Wastes from sinks to connect to new internal S&VP that will vent out through roof next to dormer. WC and WHB on First Floor to be renewed in existing locations and connected to new internal soil pipe.

New WC's and changing room to LHS

2. All as per drawing. Notes: new WC's and wastes to be run under new floor slab to connect to location of existing S&VP externally; S&VP to be renewed internally and vented out through roof next to dormer. WC and WHB on First Floor to be renewed in existing locations and connected to new internal soil pipe.

New corridor around main Hall

3. All as per drawing. Notes: the ceiling of the new corridor should be at 3000 above FFL to correspond with the proposed underside of the new mezzanines (see below).

Lean-to to rear elevation

4. All as per drawing. Notes: this proposal is designed so that it can be constructed in stages depending on funding availability; it could extend across the whole rear elevation or just cover one of the studio areas; it could just consist of the support structure and a simple corrugated steel canopy or be enclosed as an 'external' internal space with no heating, as

shown in the drawing. In any event, we will include for excavating out the carpark/tarmac area across the whole rear elevation including taking up the existing 'ACO'-type drain; a low engineering brick wall will be constructed at 3.5 metres from the rear elevation to match the brick in the existing building, and a new paved surface created with new 'ACO'-type drains as shown which will be connected into the existing drainage system.

Mezzanine

5. All as per drawing. Notes: This mezzanine is designed to be installed in the following rooms: the two end rooms, right and left, in the rear building, and in the rooms that are either side of the main Hall. The mezzanine is designed to extend up into the existing roof void between the main timber trusses which are spaced at roughly 2.5 – 3 metre intervals. It would be possible we believe to alter the main trusses if it should be decided to extend the mezzanine over more than one 'bay' in the roof void; a Structural Engineer will advise if this is desired.

Gallery

6. All as per drawing. Notes: This is designed to extend from the left hand wall in the main Hall up to the middle of the pier between the first two windows.

Electrical installations.

1. Main Contractor to strip out all existing electrical installations.
2. ICE to prepare budget estimate for complete renewal of all electrical installations including integration with PV's and with ground source heat pump and underfloor heating systems. New electrical layout to include for point-source hot water supplies to new WC's and Shower and to sinks in all areas, including Café area. (The reason for this is to minimise the need for hot water storage and for long runs of hot water pipes. The ground source heat pump will then supply only the underfloor heating system.)

Heating installations.

1. Main contractor to strip out all existing hot and cold water and heating systems, including boiler and associated equipment in the Basement area.
2. Ground source heat pump and underfloor heating to be funded directly by Client.
3. All building work in connection with new heating systems to be undertaken as part of the main Contract. This to include excavating all the floors to the necessary level and the formation of screeds flush with existing door threshold levels. (Part of this work should undertake the examination and rectification of areas of settlement mainly along the rear elevation.)

Plumbing installations and drainage works.

1. All existing WC's, wash hand basins, and associated wastes and screens to be stripped out.
2. See 'Specific Alterations' above for new plumbing installations and drainage.