

**SCHEDULE OF WORKS &
CONTRACT SUM ANALYSIS**

For

NEW CLUBHOUSE BUILDING

At

BUDE PITCH & PUTT

For

BUDE-STRATTON TOWN COUNCIL

Date:

FEBRUARY 2017



01271 326335



pwh@pwhsurveyors.co.uk

www.pwhsurveyors.co.uk

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
	<u>MAIN CONTRACTORS PRELIMINARIES</u>				
	The Contractor shall include here for all associated Preliminary costs to facilitate completion of the works.				
	<u>Management and Staff</u>				
	Construction manager	1	item		
	Site Supervisor / Working Foreman	1	item		
	Quantity surveyors - pre contract	1	item		
	Quantity surveyors - post contract	1	item		
	Site Administrative staff	1	item		
	Site Labourer/Plant Operative	1	item		
	Site Staff Accommodation	1	item		
	Site Staff Subsistence	1	item		
	Travel costs/Fuel/Vehicles	1	item		
	<u>Site Establishment</u>				
	Site offices	1	item		
	Secure stores	1	item		
	Cabin delivery/collection	1	item		
	Sanitary accommodation / Site toilets	1	item		
	WC delivery/collection	1	item		
	Consumables and services	1	item		
	Directional signage/ Site Sign boards	1	item		
	<u>Temporary Services (Water, Electric, BT)</u>				
	Temporary Water connection	1	item		
	Water charges	1	item		
	Temporary Electric connection	1	item		
	Electric charges	1	item		
	Telephone connection	1	item		
	Mobile Telephone charges	1	item		
	<u>Security</u>				
	Perimeter hoardings / Heras fencing	1	item		
	Access gates	1	item		
	<u>Safety and Environmental Protection</u>				
	Construction Phase H&S Plan	1	item		
	Personal protective equipment (PPE)	1	item		
	Fire points, extinguishers and alarms	1	item		
	Temporary protection, barriers, walkways etc.	1	item		
	<u>Control and Protection</u>				
	Site setting out / Surveying	1	item		
	Protection of the works	1	item		
	Provision of samples	1	item		
	Temporary heating/cooling	1	item		

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
	<u>Mechanical Plant</u>				
	Excavator	1	item		
	Dumper	1	item		
	Scissor lift	1	item		
	Telehandler	1	item		
	Craneage	1	item		
	Concrete Pump	1	item		
	Power Barrow	1	item		
	Cement mixer	1	item		
	Small tools and equipment	1	item		
	Fuel for site equipment	1	item		
	Plant delivery / collection	1	item		
	<u>Temporary Works</u>				
	Scaffolding	1	item		
	Scaffold inspections and safety requirements during the works	1	item		
	Access equipment / mobile towers	1	item		
	Temporary lighting	1	item		
	Temporary works & protection	1	item		
	<u>Site Records</u>				
	Compilation of health and safety/O&M file	1	item		
	<u>Completion and post completion requirements</u>				
	Pre-completion inspections	1	item		
	Air testing by specialist	1	item		
	Sound testing by specialist	1	item		
	<u>Cleaning</u>				
	Maintenance of site roads, paths and pavements	1	item		
	Rubbish Skips / Rubbish Disposal	1	item		
	Plasterboard Disposal	1	item		
	Final builders clean	1	item		
	<u>Fees and Charges</u>				
	Planning fees	1	item		
	Building Regulations fees	1	item		
	Building Warranty fees	1	item		
	Statutory licences or charges	1	item		
	<u>Insurance, Bonds, Guarantees and Warranties</u>				
	Contractors all risks insurance	1	item		
	Professional indemnity insurance	1	item		
	Collateral warranties	1	item		
	Total to Main Summary			£	

<u>PREAMBLE TO WORKS SECTION</u>			
a	Where quantities are given in the description of an item they are for guidance only and must not be solely relied upon. The Contractor shall visit site and take such additional measurements as may be necessary to ascertain the full extent of the works. Whilst every effort has been made to accurately represent the works shown on the tender drawings these schedules are not necessarily measured in accordance with NRM2.	1 item	
b	Notwithstanding the written descriptions within this document, the Contractor shall fully examine the drawings and specifications and prices shall include for all work which is shown or that can be reasonably inferred from all of the Contract Documents read together.	1 item	
c	The rates and prices bid in the priced schedule shall, except insofar as it is otherwise provided under the Contract, include all Constructional Plant, labour, supervision, materials, erection, maintenance, insurance, profit, taxes, and duties, together with all general risks, liabilities, and obligations set out or implied in the Contract.	1 item	
d	The rates and prices given shall be deemed to include for all ancillary labours, accessories, components and all things necessary for the proper completion of the work item whether specifically detailed or not.	1 item	
e	A rate or price shall be entered against each item in the schedule, whether quantities are stated or not. The cost of Items against which the Contractor has failed to enter a rate or price shall be deemed to be covered by other rates and prices entered elsewhere in the schedule.	1 item	
f	No alteration shall be made to the text although the Contractor shall price here for any additional items shown on the drawings or identified in the specification which is not specifically itemised in this Section.	1 item	
g	Unless noted, as Provisional or Approximate , quantities will not be subject to remeasurement and are given to facilitate pricing only.	1 item	
Total to Main Summary			£

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
2.0	<u>SUBSTRUCTURES</u>				
	<u>EXCAVATING AND FILLING</u>				
	<u>Excavating; by machine</u>				
	Trenches; max depth 1.0m	37	m³		
	<u>Disposal</u>				
	Excavated material; off site	37	m³		
	<u>Filling to excavations or to make up levels</u>				
	Type 1 granular material	3	m³		
	<u>Surface treatments</u>				
	Compacting bottoms of trench excavation	37	m²		
	<u>IN-SITU CONCRETE</u>				
	Insitu concrete; grade C20; Foundations	24	m³		
	<u>Masonry</u>				
	Dense concrete blockwork; 7 N/mm²; 100 thick <i>Sleeper Walls to perimeter</i>	10	m²		
	Dense concrete blockwork; 7 N/mm²; 100 thick <i>Intermediate Sleeper Walls</i>	3	m²		
	Dense concrete blockwork; 7 N/mm²; 215 thick <i>Intermediate Sleeper Walls</i>	3	m²		
	Dense concrete blockwork; 7 N/mm²; 215 thick <i>Walls to perimeter</i>	1	m²		
	Engineering brick; single course under wallplates	66	m		
	<u>ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK WALLING</u>				
	Cavity Trays Type TAV telescopic adjustable ventilator; complete with Cavibrick high performance air brick	21	no		
	Through wall ventilator; 100 wide	10	no		
	Hyload damp proof courses; 100 wide	111	m		
	Hyload damp proof courses; 215 wide	47	m		
	Prestressed Lintels; building in; 65 x 140 x 900 long	4	no		
	To Summary				

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
3.0	<u>GROUND FLOOR</u>				
	<u>EXCAVATING AND FILLING</u>				
	<u>Excavating</u>				
	To reduce levels; average depth 350mm	32	m³		
	<u>Disposal</u>				
	Ground or Surface water	1	item		
	Excavated material; off site	32	m³		
	<u>Surface treatments</u>				
	Compacting surfaces of ground; trimming to levels	77	m²		
	Applying herbicides; to surfaces of ground	77	m²		
	<u>Filling to excavations or to make up levels</u>				
	Type 1 granular material; 150 thick	12	m³		
	Level and compact imported filling	77	m²		
	<u>Structure</u>				
	Wall plate; 50 x 100mm	45	m		
	C24 treated softwood; Joists; 50 x 200mm at 400 centres	84	m²		
	C24 treated softwood; Strutting; 50 x 200mm	33	m		
	<u>Insulation</u>				
	Kingspan Thermafloor TF27 insulation; 150mm thick; fitting between joists	70	m²		
	Treated timber battens; 25 x 50; fixing to sides of joists	560	m		
	<u>Flooring</u>				
	Caberfloor P5, moisture resistant chipboard; 18 thick	84	m²		
	To Summary				

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
4.0	<u>EXTERNAL WALLS</u>				
	<u>Timber Frame Construction - External Walls</u>				
	Sole plates; 38 x 184; bolting to masonry at 600 centres	50	m		
	Tyvek Air Guard breather membrane; taped joints	88	m ²		
	Timber studs; 38 x 184mm @ 400 centres	88	m ²		
	OSB3 Plywood; 9mm thick	88	m ²		
	Tyvek Supro breather membrane; taped joints	88	m ²		
	Knauf Frame Therm 35 insulation; overall 180 thick (2 x 90mm)	63	m ²		
	<u>Timber Frame Construction - Dividing Wall</u>				
	Sole plates; 38 x 184; bolting to masonry at 600 centres	5	m		
	Tyvek Air Guard breather membrane; taped joints	12	m ²		
	Timber studs; 38 x 184mm @ 400 centres	12	m ²		
	OSB3 Plywood; 9mm thick	12	m ²		
	Tyvek Supro breather membrane; taped joints	12	m ²		
	Knauf Frame Therm 35 insulation; overall 180 thick (2 x 90mm)	12	m ²		
	<u>Cladding</u>				
	Treated timber battens; 38 x 50; at 400 centres	88	m ²		
	Marley Eternit Cedral Weatherboard cladding; 10 x 190mm	88	m ²		
	External corner/window reveal trim (asymmetric)	26	m		
	External corner trim (symetric)	10	m		
	Stainless Steel Insect mesh	47	m		
	Stainless steel fixings	1	item		
	To Summary				

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
5.0	<u>ROOFS</u>				
	<u>ROOF STRUCTURE</u>				
	<u>PITCHED ROOFS</u>				
	<u>Prefabricated Trussed Roof, designed by specialist</u>				
	Prefabricated standard roof trusses at 600 centres; clear span 5117mm; 17.5 degrees pitch	30	nr		
	Wind Bracing	1	item		
	Gable Ladders; complete set	4	nr		
	Metal connectors, truss clips and fittings	1	item		
	<u>Metalwork</u>				
	Galvanised restraint straps; 1200 long	28	nr		
	<u>Eaves & Verges; UPVC</u>				
	Fascia board; 18 x 150mm; Upvc	35	m		
	Verge board; 18 x 150mm; Upvc	13	m		
	Flat soffit board; 175mm x 10mm thick; Upvc	48	m		
	Over fascia ventilator; 25mm	35	m		
	<u>Insulation</u>				
	Knauf Loft Roll insulation; overall 400 thick	70	m ²		

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
	<u>ROOF COVERINGS</u>				
	<u>PITCHED ROOFS</u>				
	Marley Birkdale Fibre cement slate; 600 x 300mm; 150 headlap; fixing using slate hooks	112	m ²		
	25 x 50mm timber battens; gauged to suit above slates	112	m ²		
	Tyvek Supro breather membrane; taped joints	112	m ²		
	Eaves; double course	35	m		
	Eaves carrier	35	m		
	Verges; cement	13	m		
	Concrete angular ridge tiles; Marley Modern	18	m		
	Slate vent for mechanical extract	4	nr		
	<u>Rainwater Goods; UPVC</u>				
	Gutter; 112mm	35	m		
	Brackets	35	nr		
	Outlets	4	nr		
	Stop ends	4	nr		
	Downpipes; 68mm	10	m		
	Swannecks	4	nr		
	Shoes	4	nr		
	Brackets	12	nr		
	To Summary				

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
6.0	<u>WINDOWS & EXTERNAL DOORS</u>				
	<u>UPVC windows; double glazed</u>				
	900 x 1050mm	1	no		
	1200 x 1200mm	3	no		
	<u>UPVC Doors; double glazed</u>				
	Single doorset and glazed screen; 1765 x 2100mm	1	no		
	Pair of solid panelled doors; 1800 x 2100mm	1	no		
	<u>Joinery</u>				
	Internal MDF window cills; 200 wide	5	m		
	<u>Sundries</u>				
	Silicone pointing to windows & doors	1	item		
	To Summary				
7.0	<u>INTERNAL WALLS</u>				
	<u>Studwork; Composite walls or partitions</u>				
	47 x 89mm; 400 centres; complete	24	m ²		
	Trimming for door openings	3	nr		
	<u>Insulation</u>				
	Isover APR 1200 acoustic insulation; 100 thick	24	m ²		
	To Summary				

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
8.0	<u>INTERNAL DOORS</u>				
	New internal window/serving counter (PC for supply £250.00)	1	nr		
	New internal doors (PC for supply £100.00)	2	nr		
	New pair of doors (PC for supply £200.00 per set) ; FD30S rated	1	nr		
	Door lining sets; softwood; inc stops - Single	2	nr		
	Door lining sets; softwood; inc stops - Pair	1	nr		
	Softwood architraves; 18 x 50; bullnosed	32	m		
	<u>Ironmongery</u>				
	Hinges (PC for supply £5.00 per pair)	5	pr		
	Lever furniture sets (PC for supply £25.00 per set)	3	nr		
	Mortice latch (PC for supply £10.00 each)	3	nr		
	Bathroom locks (PC for supply £15.00 each)	2	nr		
	Overhead door closer (PC for supply £50.00 each)	2	nr		
	Kickplates; 150 high	6	nr		
	Intumescent strip; per doorset	2	nr		
	To Summary				

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
9.0	<u>FLOOR, WALL & CEILING FINISHES</u>				
	<u>FLOOR FINISHES</u>				
	Altro Walkway safety flooring; adhesive fixing	70	m²		
	Altro coved and capping skirtings; 100 high	56	m		
	<u>WALL FINISHES</u>				
	12.5mm Gyproc wallboard; screw fixing <i>To internal studwork partitions</i>	48	m²		
	12.5mm Gyproc wallboard; screw fixing <i>To external timber frame walls</i>	82	m²		
	OSB3 Plywood; 12mm thick; screw fixing <i>To external timber frame walls in External Store</i>	34	m²		
	Skim plaster finish; 2 coat work; to new walls	130	m²		
	Skim plaster finish; 2 coat work; not exceeding 300 wide	20	m		
	Skim angle bead	35	m		
	Ceramic Wall tiling; (PC for supply £30.00/m²)	10	m²		
	<u>CEILING FINISHES</u>				
	50 x 50 noggins	33	m		
	Tyvek Air Guard breather membrane; taped joints	70	m²		
	12.5mm Gyproc wallboard; screw fixing	70	m²		
	OSB3 Plywood; 12mm thick; screw fixing <i>To ceiling in External Store</i>	14	m²		
	Skim plaster finish; 2 coat work; to new ceilings	70	m²		
	To Summary				

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
10.0	<u>DECORATIONS</u>				
	<u>Emulsion Painting; 1 mist and 2 full coats; Dulux</u>				
	to walls; Colours	130	m²		
	to ceilings; White	70	m²		
	<u>Priming; 1 undercoat and 1 gloss coat; Dulux</u>				
	to architraves	32	m		
	to door linings	16	m		
	to internal doors; complete	4	nr		
	to window cills	5	m		
	To Summary				
11.0	<u>FIXTURES & FITTINGS</u>				
	<u>Sanitaryware; Armitage Shanks or similar approved</u>				
	Document M Disability Toilet Bathroom Suite; complete	1	nr		
	Close coupled WC	1	nr		
	Wash Basin & taps	1	nr		
	<u>Sundry Fittings</u>				
	Toilet roll holder	2	nr		
	Dolphin - Surface Mounted Horizontal Nappy Changing Unit - BC100-EH	1	nr		
	Mirror; 450 x 600mm	2	nr		
	Electric hand drier	2	nr		
	To Summary				

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
12.0	<u>SERVICES INSTALLATIONS</u>				
	<u>Electrical Installations</u>				
	Mains incoming supplies and New distribution boards	1	item		
	Small power installations	1	item		
	Lighting and luminaires installation	1	item		
	External Lighting	1	item		
	Emergency Lighting	1	item		
	Smoke and fire alarms; interconnected	1	item		
	Type L1 Fire alarm instalaltion	1	item		
	Electric Heating installation	1	item		
	Warm air curtain above entrance door	1	item		
	Mechanical ventilation and extraction	1	item		
	Mechanical services wiring and connections	1	item		
	Testing & Commissioning	1	item		
	<u>Plumbing & Heating Installations</u>				
	Incoming mains water service connection	1	item		
	Domestic hot and cold water services	1	item		
	Above Ground waste and disposal drainage	1	item		
	Install sanitaryware	1	item		
	<u>Builders works</u>				
	Chasing for services or the like	1	item		
	Boxings for services pipes or the like	1	item		
	Operation & Maintenance manuals	1	item		
	To Summary				

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
13.0	<u>EXTERNAL WORKS</u>				
	<u>Permeable ground reinforcement paver system</u>				
	<u>Excavating; by machine</u>				
	To reduce levels; average 300 depth	115	m³		
	<u>Disposal</u>				
	Ground or Surface water	1	item		
	Excavated material; off site	115	m³		
	<u>Surface treatments</u>				
	Compacting surfaces of ground; trimming to levels	382	m²		
	<u>Applying herbicides</u>				
	surfaces of ground	382	m²		
	<u>Geotextile membranes</u>				
	Terram or similar	382	m²		
	<u>Filling to excavations or to make up levels</u>				
	Type 3 imported material - 150mm thick	57	m³		
	4-10mm clean imported material - 30mm thick	12	m³		
	Level and compact imported filling	382	m²		
	<u>Gridforce ground reinforcement grid</u>				
	Gridforce GF40	382	m²		
	10-14mm clean imported material - 40mm thick	15	m³		
	<u>KERBS/EDGINGS/CHANNELS</u>				
	<u>Precast concrete; bedding and haunching in concrete</u>				
	Concrete edgings; 50 x 150; straight or curved	181	m		

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
	<u>Concrete Pavings</u>				
	<u>Excavating; by machine</u>				
	To reduce levels; average 200 depth	21	m³		
	<u>Disposal</u>				
	Ground or Surface water	1	item		
	Excavated material; off site	21	m³		
	<u>Surface treatments</u>				
	Compacting surfaces of ground; trimming to levels	106	m²		
	<u>Applying herbicides</u>				
	surfaces of ground	106	m²		
	<u>Filling to excavations or to make up levels</u>				
	Type 1 granular material; 150 thick	16	m³		
	Level and compact imported filling	106	m²		
	<u>Concrete Paving Slabs; bedding & pointing in cement mortar</u>				
	600 x 600 x 50mm; buff colour	106	m²		
	To Summary				

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
14.0	<u>DRAINAGE</u>				
	<u>Excavating trenches; backfilling with excavated material</u>				
	average depth 1000-1250 (Storm)	46	m		
	average depth 1000-1250 (Foul)	28	m		
	<u>Beds and coverings; Broken stone or gravel; 10 single size</u>				
	450 x 350 thick to 100 nominal size pipe	69	m		
	<u>Beds and coverings; Plain in-situ concrete; C20</u>				
	450 x 350 thick to 100 nominal size pipe	5	m		
	<u>UPVC pipework</u>				
	Pipes; 100 nominal size; including jointing couplings				
	laid in trenches	74	m		
	set vertically	2	m		
	rest bends	2	no		
	<u>PPIC Inspection chambers; 450 diameter; composite item; ductile iron cover and frame</u>				
	depth to invert 1000 - 1250mm (Storm)	2	no		
	depth to invert 1000 - 1250mm (Foul)	2	no		
	Connection to existing sewer (Foul)	1	no		
	<u>Gullies & Accessories</u>				
	<u>Rainwater gullies with built in trap; plastic grating</u>				
	180 diameter; complete	4	no		
	<u>Drainage channels</u>				
	Aco Hexdrain drainage channel; galvanised grating	5	m		
	Aco Hexdrain Sump unit for drainage channel	1	no		

Schedule of Works - Bude New Build

Ref	Item	Qty	Unit	Rate	Total
	<u>SOAKAWAYS</u>				
	<u>Excavating; commencing at reduced level</u>				
	Isolated pits or trenches; generally; for granular soakaways	10	m³		
	<u>Disposal</u>				
	Ground water	1	item		
	Excavated material; off site	7	m³		
	<u>Filling to excavations or to make up levels</u>				
	Selected excavated material	3	m³		
	Granular filter material	7	m³		
	<u>Geotextile membrane; Terram or similar</u>				
	Lining to soakaways	24	m²		
	<u>Plastic pipework; Hepworth</u>				
	Perforated Pipes; 100 nominal size	5	m		
	To Summary				

Schedule of Works - Bude New Build

[illegible]

<u>PROVISIONAL SUMS, DAYWORKS & CONTINGENCIES</u>					
<u>PROVISIONAL SUMS</u>					
<u>Include the following sums for defined works</u>					
a	Supply & Install New Kitchen & Appliances	1	item	10,000.00	10,000.00
b	Security Shutters to Windows	4	nr	500.00	2,000.00
c	Security Shutters to Entrance door	1	nr	750.00	750.00
d	Landscaping & Planting	1	item	1,000.00	1,000.00
<u>Payments to statutory service providers</u>					
e	Statutory Services Payments	1	item	2,500.00	2,500.00
<u>Main contractors overheads and profit</u>					
f	Include here for main contractors overheads and profit on the nett provisional sum expenditure of:		%	16,250.00	
<u>CONTINGENCY</u>					
<u>Include the following sums for undefined works</u>					
g	Employers Contingencies	1	item	10,000.00	10,000.00

Schedule of Works - Bude New Build

<u>DAYWORKS</u>					
Dayworks shall be in accordance with Option 'B' of the 'Definition of the Prime Cost of Dayworks Carried Out under a Building Contract' published by the RICS, current at the base date. The Constructor shall insert below his all-inclusive rates including allowances for incidental costs, overheads and profit.					
<u>Labour</u>					
a	General Operative	10 hr			
b	Tradesman / Craft Operative	10 hr			
c	Electrical Operative	10 hr			
d	Plumbing & Heating Operative	10 hr			
<u>Materials & Goods</u>					
e	Provide the prime cost of materials and goods as defined	1 item	500.00	500.00	
f	<u>ADD</u> percentage for incidental costs, overheads and profit	%			
<u>Plant</u>					
Plant and equipment costs shall be in accordance with the 'Schedule of Basic Plant Charges' published by the RICS, current at the base date.					
g	Provide the provisional sum of £500.00 for plant as defined.	1 item	500.00	500.00	
h	<u>ADD</u> for incidental costs, overheads and profit	%			
To Collection					

Provisional Sums

<u>BUDE PITCH & PUTT</u>	
<u>MAIN SUMMARY</u>	
PRELIMINARIES	£
PREAMBLE TO WORKS SECTION	£
WORKS SUMMARY	£
PROVISIONAL SUMS, DAYWORKS AND CONTINGENCIES	£
TOTAL TO FORM OF TENDER (Excluding VAT)	£