



DONALD LOMAX AND PARTNERS LTD
CHARTERED QUANTITY SURVEYORS

	DESCRIPTION	TOTAL
	<p>REDEVELOPMENT OF WHITAKER PARK BARN AND STABLES</p> <p>AT</p> <p>HASLINGDEN ROAD RAWTENSTALL</p> <p>FOR</p> <p>ROSSENDALE BOROUGH COUNCIL IN PARTNERSHIP WITH THE WHITAKER ORGANISATION</p> <p>SCHEDULE OF WORKS</p> <p>PRELIMINARIES - TOTAL CARRIED FORWARD FROM OTHER WORKS SECTION</p> <p>REDEVELOPMENT OF EXISTING BARN AND STABLES BUILDING</p> <p>FORMATION OF 'THE LINK' BUILDING</p> <p>ALTERATION WORKS WITHIN EXISTING BUILDING</p> <p>MECHANICAL & ELECTRICAL INSTALLATIONS</p> <p>EXTERNAL WORKS ADJACENT BARN & 'THE LINK'</p> <p>PROVISIONAL SUMS AND DAYWORKS</p> <p style="text-align: right;">TOTAL CARRIED FORWARD TO FORM OF TENDER</p>	



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	REDEVELOPMENT OF EXISTING BARN AND STABLES BUILDING				
A	DEMOLITION AND ALTERATIONS	1	Item		
B	SUBSTRUCTURE	1	Item		
C	FRAME	1	Item		
D	UPPER FLOOR	1	Item		
E	ROOF	1	Item		
F	STAIRS	1	Item		
G	EXTERNAL WALLS	1	Item		
H	WINDOWS AND EXTERNAL DOORS	1	Item		
I	INTERNAL WALLS	1	Item		
J	INTERNAL DOORS	1	Item		
K	FLOOR FINISHINGS	1	Item		
L	WALL FINISHINGS	1	Item		
M	CEILING FINISHINGS	1	Item		
N	FITTINGS	1	Item		
O	SANITARY INSTALLATION	1	Item		
P	BUILDER'S WORK IN CONNECTION WITH SERVICES INSTALLATION	1	Sum	5,000.00	5,000.00
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	DEMOLITION AND ALTERATIONS				
A	Carefully removing existing ceiling finish and disposal off site; preparing existing structures to receive new	227	m2		
B	Extra over for retaining and carefully working around ornate 'sword and spade' mouldings	1	Item		
C	Remedial works to existing lath and plaster ceiling, comprising infill of existing openings and making good as necessary	2	m2		
D	Remedial works to existing lath and plaster ceilings, including patching damaged/missing plaster and infilling cracks	31	m2		
E	Removal of existing floor structures, comprising floor boarding, joists and associated sundry steel supports; disposal of materials off site; all necessary making good of existing structures including infilling recesses within walls etc	72	m2		
F	Carefully removing existing natural stone flags, storing on site for later re-use; Contractor is to include within his rates for cleaning, sorting and stacking as appropriate	147	m2		
G	Carefully removing existing sheet floor coverings and associated skirtings and disposal off site; preparing existing structures to receive new measured elsewhere	88	m2		
H	Carefully removing existing skirtings and disposal off site; preparing existing structures to receive new	83	m		
I	Removing sundry fixtures and fittings and disposal off site; including all necessary making good of existing structures	1	Item		
J	Removing sanitary fittings and associated above ground drainage and disposal off site; including all necessary making good of existing structures	1	Item		
K	Removing existing kitchen / brew facilities and associated above ground drainage; disposal of sundry materials off site; including making good structures as necessary	1	Item		
L	Carefully removing and storing on site for later re-use historic fireplace; making good existing structures following removal as necessary	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Demolition of existing masonry wall and disposal off site; including temporary propping where necessary and all necessary making good of existing structures Approximate thickness 100mm	100	m2		
B	Approximate thickness 140mm	9	m2		
C	Approximate thickness 215mm	9	m2		
D	Extra over for removal of associated masonry pier, approximate overall girth 900mm	3	m		
E	Approximate thickness 400mm	7	m2		
F	Approximate thickness 500mm	20	m2		
G	Demolition of existing plasterboard stud wall forming balustrading to stairs and disposal off site; including all necessary making good of existing structures	4	m2		
H	Demolition of existing timber stud partition and disposal off site; including temporary propping where necessary and including all necessary making good of existing structures	8	m2		
I	Extra over for removal of associated internal door and frame and disposal off site	1	No		
J	Carefully removing and storing on site for later re-use historic stall/stable divider; approximate overall length 2650mm	1	Item		
K	Carefully removing and storing on site for later re-use historic animal feed ring; approximate diameter 750mm	1	Item		
L	Carefully removing and storing on site for later re-use timber tongue and grooved wall boarding; Contractor is to include for de-nailing/removal of existing fixings, sorting and stacking as appropriate	37	m2		
M	Removal of existing internal single doorset including associated frame and architraves; disposal off site	12	No		
N	Removal of existing external single doorset including associated frame and architraves; disposal off site	7	No		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Extra over for removal of associated security grills, including all necessary making good to existing masonry structures	3	No		
B	Removal of existing external roller shutter door including associated framing, running gear, housings etc; disposal off site	3	No		
C	Removal of existing timber window and disposal off site; approximate opening size 1700 x 1500mm	1	No		
D	Removal of existing timber window and disposal off site; preparing opening to receive new; approximate opening size 900 x 1400mm	2	No		
E	Approximate opening size 1100 x 1200mm	1	No		
F	Approximate opening size 1200 x 1300mm	1	No		
G	Approximate opening size 1200 x 1750mm	4	No		
H	Approximate opening size 1300 x 1500mm	1	No		
I	Approximate opening size 800mm diameter	2	No		
J	Extra over for removal of associated security grills, including all necessary making good to existing masonry structures	6	No		
K	Removal of existing ventilation grille and disposal off site; approximate opening size 650 x 650mm	1	Item		
L	Infilling structural openings within external walls; comprising external leaf of stonework to match existing, inner leaf of 100mm blockwork & insulated cavity; including all necessary ties/abutment junctions with existing Approximate opening size 1700 x 1500mm	1	Item		
M	Approximate opening size 1100 x 2100mm	1	Item		
N	Approximate opening size 650 x 650mm	1	Item		
O	Infilling structural openings within internal walls; comprising single skin of 100mm blockwork; including all necessary ties/abutment junctions with existing in accordance with structural engineer's recommendations Approximate opening size 750 x 2100mm	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	<p>Infilling structural openings within internal walls; comprising two skins of 100mm blockwork; including all necessary ties/abutment junctions with existing in accordance with structural engineer's recommendations</p> <p>Approximate opening size 700 x 2100mm</p>	1	Item		
B	<p>Approximate opening size 800 x 2100mm</p>	1	Item		
C	<p>Forming new opening within existing internal masonry walls; installing 178x102x19kg UB's as lintels to suit width of wall on and including 440 x 100 x 215mm precast concrete padstones, all in accordance with Structural Engineers recommendations; Contractor is to include for installation of cintec anchors around new opening to ensure no movement of existing structures occurs; including all temporary propping where necessary and all necessary squaring up jambs and making good of existing structures</p> <p>Approximate opening size 1500 x 2100mm within approx. 400mm thick wall, allowance for 4 Nr UB lintels</p>	1	Item		
D	<p>Approximate opening size 2500 x 2100mm within approx. 500mm thick wall, allowance for 5 Nr UB lintels</p>	1	Item		
E	<p>Approximate opening size 1000 x 2100mm within approx. 550mm thick wall, allowance for 5 Nr UB lintels</p>	2	No		
F	<p>Approximate opening size 1750 x 2100mm within approx. 550mm thick wall, allowance for 5 Nr UB lintels</p>	2	No		
G	<p>Approximate opening size 2450 x 1500mm within approx. 550mm thick wall, allowance for 5 Nr UB lintels</p>	1	Item		
H	<p>Approximate opening size 2100 x 2100mm within approx. 550mm thick wall, allowance for 5 Nr UB lintels</p>	1	Item		
I	<p>Approximate opening size 1700 x 2100mm within approx. 700mm thick wall, allowance for 7 Nr UB lintels</p>	2	No		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Approximate opening size 1500 x 2100mm within approx. 1200mm thick wall, allowance for 6 Nr UB lintels	1	Item		
B	Approximate opening size 1550 x 2100mm within approx. 1200mm thick wall, allowance for 7 Nr UB lintels	1	Item		
C	Forming new opening within existing external masonry walls; installing 178x102x19kg UB's as lintels to suit width of wall on and including 440 x 100 x215mm precast concrete padstones, all in accordance with Structural Engineers recommendations; Contractor is to include for installation of cintec anchors around new opening to ensure no movement of existing structures occurs; including all temporary propping where necessary and all necessary squaring up jambs and making good of existing structures Approximate opening size 1300 x 1750mm within approx. 450mm thick wall, allowance for 3 Nr UB lintels and 1 Nr Catnic CCS lintel to outer leaf; Contractor to install natural stone lintel sized to suit over new opening	1	Item		
D	Forming new opening within previously blocked up opening within external masonry walls; Contractor is to include for installation of cintec anchors around new opening to ensure no movement of existing structures occurs; including all temporary propping where necessary and all necessary making good of existing structures Approximate opening size 1200 x 1500mm within approx. 500mm thick wall	1	Item		
E	Arched head to opening, approximate width 2750mm, maximum height approx 4000mm all within approx. 500mm thick wall	1	Item		
F	Arched head to opening, approximate width 2750mm, maximum height approx 4000mm all within approx. 550mm thick wall	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	<p>Enlarging existing opening within external masonry walls; installing 178x102x19kg UB's as lintels to suit width of wall on and including 440 x 100 x215mm precast concrete padstones, all in accordance with Structural Engineers recommendations; Contractor is to include for installation of cintec anchors around new opening to ensure no movement of existing structures occurs; including all temporary propping where necessary and all necessary squaring up jambs and making good of existing structures</p> <p>Approximate new opening size 1700 x 2100mm within approx. 550mm thick wall, allowance for 4 Nr UB lintels and 1 Nr Catnic CCS lintel to outer leaf; Contractor to install natural stone lintel sized to suit over new opening</p>	1	Item		
B	Removing existing wall finishes comprising render/pebble dashing and disposal off site; preparing existing surfacing to receive new finishes	8	m2		
C	Removing existing wall finishes comprising ceramic tiling and disposal off site; preparing existing surfacing to receive new finishes	13	m2		
D	Removing existing wall finishes comprising plaster wall linings and disposal off site; preparing existing surfacing to receive new finishes	46	m2		
E	Remedial works to existing wall finishes, comprising removing flaking paint finishes and stabilising for later decoration; patch plaster / caulking cracks and generally making good	96	m2		
F	Installation of structural ties in accordance with specialist subcontractors guidance; comprising cintec anchors installed within existing stone walling; anchors approx 400mm long and installed at 300mm centres (In 12 Nr locations); all in accordance with Structural Engineer's recommendations	1	Item		
G	Demolition of brick/stone external staircase providing access into existing Staff Rest Room and disposal off site; including all necessary making good of existing structures	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Remedial works to existing stairs, comprising removal of existing finishes to treads, nosings and timber balustrading; disposal of sundry materials off site	1	Item		
B	Removal of flat roof covering, flashings, gutters and associated structure; disposal materials off site	24	m2		
C	Carefully removing existing natural slate roof covering, storing on site for later re-use; Contractor is to include within his rates for cleaning, sorting and stacking as appropriate	38	m2		
D	Carefully removing natural slate hip tiles; storing on site for later re-use; Contractor is to include within his rates for cleaning, sorting and stacking as appropriate	14	m		
E	Removal of upvc gutter and associated fascia board, disposal of all materials off site	19	m		
F	Extra over for removal and disposal off site of associated upvc rainwater pipework and protective casings	1	Item		
G	Removal of natural stone coping and associated mock lead flashings, disposal of all materials off site	3	m		
H	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	SUBSTRUCTURE				
A	The Contractor is recommended to visit site and inspect the site investigation report before pricing the work in this section				
B	The Contractor is to be note that all works are to be completed within the confines of the existing building and therefore rates should be adjusted accordingly				
C	Excavate to reduce levels and disposal off site	107	m3		
D	Excavate foundation trenches / pits and disposal off site	8	m3		
E	Level and compact bottoms of excavation	219	m2		
F	Earthwork supports; depth not exceeding 2m; distance between opposing faces not exceeding 2m	47	m2		
G	Working space allowance to pit excavations; including additional earthwork support; disposal and backfilling with hardcore in compacted layers	47	m2		
H	Granular sub-base material Type 1 hardcore; to make up levels in beds average thickness not exceeding 0.25m, depositing in 150mm layers	33	m3		
I	Level and compact imported material, blinding with fines/sand	219	m2		
J	Disposal of surface water	1	Item		
K	1200g visqueen high performance damp proof membrane; dpm installed with 150mm lapped and sealed joints in accordance with manufacturers recommendations	219	m2		
L	Extra over for forming upstand and dressing membrane up face of existing masonry structure and chasing into walls by circa 25mm; including for forming chasing and for sealing membrane within structures	137	m		
M	Plain concrete as blinding layer poured on or against earth or unblinded hardcore	1	m3		
N	Reinforced concrete in foundations (RC35)	6	m3		
O	Extra over for forming abutment detail with existing structures	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Reinforced concrete in beds (RC35); thickness 150-450mm	33	m3		
B	Extra over for forming isolation joint at perimeter of slab	147	m		
C	Extra over for forming contraction joint(s) within slab, including premoulded contraction joint insert and sealing upon completion	35	m		
D	Treating upper surfaces of unset concrete; trowelling	219	m2		
E	A252 Fabric reinforcement in beds	219	m2		
F	A393 Fabric reinforcement in strip footings/pad foundations	14	m2		
G	Bar reinforcement within pad foundations; to B.S.4449 hot rolled plain round mild steel; bar bending schedule to be issued by Structural Engineer during construction phase	875	Kg		
H	Sawn formwork to mass fill foundations; vertical; plain	28	m2		
I	Rockwool Thermal Rockfloor rigid insulation board or other equal and approved, 100mm thick laid horizontally; installed in accordance with manufacturers recommendations	219	m2		
J	215mm block walls; compressive strength 7N/mm2; laid in class iii mortar	3	m2		
K	Visqueen GX DPC, width not exceeding 225mm, horizontal, bedding in mortar; including double sided jointing tape where necessary	6	m		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Service trench/ducting to provide approx 500mm wide x 300mm deep clear void to facilitate laying of services cables/pipework; including forming recess within imported granular fill and laying Visqueen high performance DPM, approx 2300mm wide; 100mm thick Rockwool Thermal Rockfloor insulation, approx 2300mm wide; casting 150mm thick waterproof concrete trench, including all necessary formwork; Visqueen pre-applied membrane installed to outer face of concrete trench fixing with visqueen GX retaining discs at 400mm centres; including Visqueen pro detailing strip along length of trench, lapped and sealed to DPM, overall girth approx 350mm; with 75mm thick precast removable cover slab; all as detailed on drawing AA-23-001-A	54	m		
B	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	FRAME				
A	Structural steel framing, Grade S355; fittings, Grade S275; fabrication and erection; including shop and site black bolts; nuts and washers for structural framing to structural framing connections				
B	178 x 102 x 22kg/m UB beams (In Nr 3)	158	Kg		
C	203 x 133 x 30kg/m UB beams (In Nr 1)	222	Kg		
D	90 x 90 RSA, fixing with resin anchors at 300mm centres into existing masonry structures (In Nr 2)	64	Kg		
E	305 x 165 x 40kg/m UB columns (In Nr 4)	1,136	Kg		
F	Extra over for 375mm long x 100mm wide x 8mm thick plate welded to flange of columns at 450mm centres; fixing into existing masonry structures with 2 Nr M16 anchors and cintec anchors installed either side of column, all in accordance with structural engineers recommendations and as detailed on drawing 211.01.105	1	Item		
G	254 x 146 x 31kg/m UB rafters (In Nr 4)	521	Kg		
H	254 x 89 PFC, fixing with resin anchors at 300mm centres into existing masonry structures (In Nr 1)	150	Kg		
I	Black bolts and nuts; BS 4190: 1967, Grade 4.6; washers; BS4320: 1968	1	Item		
J	Fittings on all foregoing steelwork	225	Kg		
K	Erection of all foregoing steelwork	2,476	Kg		
L	Taking from store existing cast iron columns and installation as part of gallery floor structure; including head connection detail with UB and base plate connection with holding down assembly	3	No		
M	Padstones; precast concrete; size 440mm long x 140mm wide x 215mm deep; including forming recess within existing masonry wall, levelling and making good upon completion	3	No		
N	Surface treatment of steelwork at works; shot blasting to SA 2.5; applying one coat of high build zinc phosphate primer to a dft of 80 microns; touching up bare areas after erection	72	m2		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Surface treatment of steelwork on site, providing intumescent covering to provide 1hr fire rating	15	m2		
B	Decorative finish to steelwork; including all necessary cleaning and preparation, undercoats and top coats in accordance with architect's specification	72	m2		
C	Decorative finish to existing steelwork; including all necessary cleaning and preparation, priming and full top coats in accordance with architect's specification	7	m2		
D	Holding down bolts or the like; galvanised mild steel; 4 Nr anchor bolts; tubes to form holes or mortices; grouting around columns with 150mm thick C32 concrete; casting boxes into concrete; all in accordance with structural engineers recommendations and as detailed on drawing 2211.01.105	7	No		
E	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	UPPER FLOOR				
A	50 x 175mm C16 sawn softwood joists	58	m		
B	50 x 175mm C16 sawn softwood packers; friction fitted into web of steel beam	13	m		
C	50 x 175mm C16 sawn softwood wall plate; fixing with M10 resin anchors at 300mm centres into existing masonry structures	4	m		
D	Joist hangers for 175mm deep joists; galvanised steel	74	No		
E	22mm Weyroc or other equal and approved T & G chipboard boarding; fixing with adhesive	19	m2		
F	100mm thick mineral wool acoustic insulation (minimum density of 10kg/m2)	19	m2		
G	Contractor designed glazed balustrading system overall height 1200mm, comprising 19mm thick clear toughened glass panels with proprietary floor channel fixed to timber floor structure; including brushed stainless steel handrail and brackets fixed through glazed panels all as detailed on drawing AL-24-005-B	7	m		
H	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	ROOF				
A	The Contractor is make necessary allowance within his rates for undertaking work whilst supervised by a licensed Bat Consultant due to findings identified within the Bat Survey	1	Item		
B	The Contractor is to inspect the existing coverings and complete any remedial works to slipped/damaged slates to ensure roof structure is fully watertight	1	Item		
C	Raking out and repointing existing ridge and hip tiles	33	m		
D	Natural slate roof covering to match existing, on and including breather membrane and battens; taking slates from store and supplementing as necessary	62	m2		
E	Natural slate hip tiles, taking from store and supplementing as necessary	14	m		
F	Natural slate ridge tiles, to match existing profile	3	m		
G	Powder coated aluminium gutter to match existing profile; including associated proprietary support brackets, angles, outlets etc	14	m		
H	Extra over for forming abutment with existing gutters	1	Item		
I	Cleaning and completing any remedial works to existing gutters and fascia boarding	70	m		
J	Extra over for decoration of existing fascia boarding, including rubbing down and preparing; one coat Dulux trade satinwood paint	70	m		
K	Underdrawing existing roof structure with 100mm Rockwool flexi slab mineral wool insulation fixed between rafters at 400mm centres; further 140mm Rockwool flexi slab mineral wool insulation to be installed below rafters including all necessary timber batten supports	255	m2		
L	Vapour control layer; visqueen 500g polythene sheeting or other equal and approved; 150mm lapped and sealed joints installed in accordance with manufacturers recommendations	255	m2		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	STAIRS				
A	Remedial works to existing stair within Staff Rest Room, comprising infilling open risers, structural repairs to ensure stair is fit for purpose and formation of new timber balustrading; including all necessary redecoration works	1	Item		
B	Contractor designed external fire escape stair; comprising landing area, straight flight and all associated balustrading; overall going approx 3750mm, overall rise approx 1700mm; including all necessary decoration, structural supports, foundations etc; as detailed on drawing AL-24-006-B	1	Item		
C	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	EXTERNAL WALLS				
A	The Contractor should note that formation of new external walls to the Barn & Stables building relates to the raising of the eaves height at the West of the existing building				
B	Formation of level fair joint following removal of existing roof structure and coping stones to facilitate construction	13	m		
C	Natural stonework taken from store on site and built as outer leaf; approx 200mm thick stonework, pointing in lime mortar	9	m2		
D	215mm blockwork laid as inner leaf; laid in class iii mortar	9	m2		
E	Forming uninsulated cavity, tying structures together with stainless steel wall ties at 450mm centres	9	m2		
F	Cleaning existing stonework with gentle form of steam cleaning system, ie Doff Cleaning System and isolated repointing with lime mortar where necessary	479	m2		
G	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	WINDOWS AND EXTERNAL DOORS				
A	The Contractor should refer to Architects drawing Nrs AA-31-001 and AA-31-101 during the pricing of this section of work				
B	The Contractor is to check the size of all structural openings on site before windows, screens and doors are manufactured.				
C	All glazing is to be in accordance with Building Regulations including Document L and BS6180 where applicable to conform to parts K, M & N of the building regulations. To provide overall U-value of 1.8W/m2K				
D	Bereco bespoke softwood timber framed double glazed door with arched glazed fanlight and adjacent glazed fixed light to each side; pre-finished; including all necessary associated frames, pointing/sealing, ironmongery and access controls as architects drawing Nr AA-31-101; installed in accordance with manufacturers recommendations				
E	to suit existing structural opening approximate overall size 2767mm x 4126mm	1	No		
F	to suit existing structural opening approximate overall size 2738mm x 4298mm	1	No		
G	Extra over for frosted manifestation to glazing	1	Item		
H	Bereco bespoke softwood timber framed double doors; pre-finished; including all necessary associated frames, ironmongery, pointing and sealing				
I	to suit structural opening approximate size 1188 x 1620mm	1	No		
J	Powder coated doors, Technal STII commercial heavy duty insulated core door system; pre-finished; including all necessary frame, ironmongery and controls as Architects drawing Nr AA-31-101	3	No		
K	to suit structural opening size 877 x 2290mm; with glazed fanlight to head of door	1	No		
L	to suit structural opening size 1248 x 2000mm	1	No		
M	to suit structural opening size 1064 x 2000mm	1	No		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Bereco softwood double glazed sliding sash windows; clear insulating glass to BS 6180; pre-finished; including all necessary ironmongery/vents/mastic sealant; as architects drawing Nr AA-31-001; installed in accordance with manufacturers instructions				
B	to suit structural opening approximate size 1176 x 1765mm	4	No		
C	to suit structural opening approximate size 1320 x 1480mm	2	No		
D	to suit structural opening approximate size 1075 x 1180mm	1	No		
E	to suit structural opening approximate size 910 x 1370mm	1	No		
F	Bereco softwood timber double glazed bullseye circular window; clear insulating glass to BS 6180; pre-finished; including all necessary ironmongery/vents/mastic sealant; as architects drawing Nr AA-31-001; installed in accordance with manufacturers instructions				
G	to suit existing structural opening approximate 913mm diameter	2	No		
H	Allowance for manifestation	1	Item		
I	Softwood window board; bullnosed profile; fixed with screws on and including grounds, countersinking, plugging and pellinging	9	m		
J	Painting; one undercoat, two full coats Dulux trade satinwood paint to timber surfaces of window boards	3	m2		
K	Painting; one undercoat, two full coats Dulux trade satinwood paint to timber surfaces of door frames	27	m		
L	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	INTERNAL WALLS				
A	Single Sided Stud Partitions; 1 layer 12.5mm Gyproc wallboard on Gypliner Universal system with Gypframe GL1 Lining Channel framework fixed to faced of existing wall with Gypframe GL2 or GL9 bracket fixed with Gypframe GL11 Gyplyner Anchor; installed in accordance with manufacturers recommendations	92	m2		
B	Single Sided Stud Partitions; Gypframe 60 'I' Studs at 600mm centres with sole and head plates and noggins where necessary; boarded one side with 1 layer 15mm Gyproc Duraline board; installed in accordance with manufacturers recommendations	9	m2		
C	Single Sided Stud Partitions; 62.5mm Kingspan Kooltherm K118, 12.5mm plasterboard internal finish, on and including 25 x 47mm timber battens at 600mm centres and 25 x 47mm noggins at 1200mm centres; including sole and head plate fixing to existing substrates; DPC strips to be installed to the rear face of battens to prevent stop moisture ingress; acoustic sealant at all abutments/junctions	225	m2		
D	Acoustic Stud Partitions; Gypframe 70 S 50 'C' Studs at 600mm centres with sole and head plates and noggins where necessary; Gypframe 72 FEC channel suitably fixed to floor/ soffit at 600mm centres; provide 2 no 72mm wide strips of 15mm Gyproc Duraline pre fixed with screws to Gypframe 72 DC 60 deep channel suitably fixed through fire stop to soffit; boarded both sides with 1 layer 15mm Gyproc Duraline board; void filled with 50mm thick Isover insulation; acoustic sealant at all abutments/junctions	25	m2		
E	Stud Partitions; Gypframe 70 S 50 'C' Studs at 600mm centres with sole and head plates and noggins where necessary; Gypframe 72 FEC channel suitably fixed to floor/ soffit at 600mm centres; provide 2 no 72mm wide strips of 15mm Gyproc Duraline pre fixed with screws to Gypframe 72 DC 60 deep channel suitably fixed through fire stop to soffit; boarded both side with 1 layer 15mm Gyproc Duraline board; void filled with 50mm thick Isover insulation; acoustic sealant at all abutments/junctions	51	m2		
F	Extra over for additional framing in forming door openings	4	No		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Extra over for additional framing and 18mm plywood fixed within void to form pattress for fixing fitting; as detailed on Architects drawings Nrs AA-22-002 and AA-22-004	1	Item		
B	Extra over for 15mm Duraline MR in lieu of 15mm Duraline board in toilet/kitchen/areas of higher humidity	1	Item		
C	Extra over for all necessary cavity closers, fire stopping etc	1	Item		
D	215mm block walls; compressive strength 7N/mm2; laid in class iii mortar	30	m2		
E	Extra over for forming door openings, providing 2 Nr Naylor R6 precast concrete lintols within openings	2	No		
F	Extra over for Ancon IHR internal head restraint; fixing to soffit in accordance with manufacturers recommendations	10	m		
G	Extra for 25mm thick compressible insulation to heads; installed in accordance with manufacturers recommendations	10	m		
H	Extra over for forming tie detail with existing masonry walls	1	Item		
I	Other works - Please specify	1	Item		
				
				
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	INTERNAL DOORS				
A	Certified evidence of fire performance is required, in the form of a product conformity certificate, directly relevant fire test or engineering assessment, that each door/doorset/assembly supplied will comply with the specified requirements for fire resistance if tested to BS 476-22, BS EN 1634-1 or BS EN 1643-3. Such certification must cover door and frame materials, glass and glazing materials and their installation, essential and ancillary ironmongery, hinges and seals.				
B	Timber internal doorset; comprising 44mm solid core timber door, formica laminate face, hardwood lippings, MDF frame, architrave and ironmongery; installed in accordance with manufacturers instructions				
C	Single internal door; overall opening size 910 x 2100mm	1	No		
D	Single internal door; overall opening size 1010 x 2100mm	2	No		
E	Timber internal doorset FD30s rating; comprising 44mm solid core timber door, formica laminate face, hardwood lippings, MDF frame, architrave and ironmongery and all necessary smoke/intumescent seals; installed in accordance with manufacturers instructions				
F	Single internal door; overall opening size 710 x 1960mm	1	No		
G	Timber internal doorset FD30s rating; comprising 44mm solid core timber door, formica laminate face with 10mm thick pyrostop clear glazed vision panel, including hardwood beads and intumescent glazing compound; hardwood lippings, MDF frame, architrave and ironmongery and all necessary smoke/intumescent seals; installed in accordance with manufacturers instructions				
H	Single internal door; overall opening size 760 x 1960mm	1	No		
I	Single internal door; overall opening size 1010 x 2100mm	6	No		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Double internal door; overall opening size 1510 x 2100mm	1	No		
B	Sliding barn door; comprising solid oak vertical panels; hung on wall mounted track with runners; including all necessary decoration to oak panels, ironmongery top track and sliding rail, frame and architraves; overall opening size 1645 x 2100mm installed in accordance with manufacturers recommendations	1	No		
C	Allowance for signage	1	Item		
D	Painting; one undercoat, two full coats Dulux trade satinwood paint to timber surfaces of door frames	68	m		
E	Painting; one undercoat, two full coats Dulux trade satinwood paint to timber surfaces of door frames and architraves	136	m		
F	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	FLOOR FINISHINGS				
A	The flooring should only be laid when the screeds have fully dried out and have achieved the necessary moisture content test. The Contractor should allow within his programme for a sufficient drying out period prior to laying the surface finish. No extra costs for additional works for drying out the slab or installation of a suitable damp proof membrane will be borne by the Client.				
B	The Contractor is to allow for provision of threshold strips to doors and transitions between floor finishes as detailed on Architects Dwg Nr AA-32-003				
C	65mm flowcrete K-Screed laid on insulation level and to falls in accordance with manufacturers recommendations	100	m2		
D	Latex self leveling screed; installed in accordance with manufacturers recommendations	256	m2		
E	Forbo Surestep non-slip safety vinyl flooring; fixing in accordance with manufacturers recommendations	111	m2		
F	Extra over for 100mm coved skirtings	113	m		
G	Extra over for providing removable access cover to service trench in 4 Nr; to match floor finish	1	Item		
H	Forbo Colorex EC anti-static flooring; fixing in accordance with manufacturers recommendations	29	m2		
I	Extra over for 100mm coved skirtings	28	m		
J	Engineered wood flooring; European Oak with matt lacquered finish by Havood or other equal and approved 20mm thick laid on and including 6mm underlay	209	m2		
K	Extra over for 50mm New Era cradle floor levelling system and 18mm plywood boarding; installed in accordance with manufacturers instructions	93	m2		
L	Extra over for providing removable access cover to service trench in 2 Nr; to match floor finish	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	150mm MDF skirting bullnosed profile; fixing with screws on and including grounds, countersinking, plugging and pellating	98	m		
B	Painting; one undercoat, two full coats Dulux trade satinwood paint to timber surfaces of skirting boards	98	m		
C	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	WALL FINISHINGS				
A	The Contractor is to include for preparation of existing walls prior to installation of new wall linings/finishings; these works should include removal of sundry fixings, loose or protruding materials etc	1	Item		
B	The Contractor is to ensure that all surfaces are clean, dry and free from dirt, grease and other contaminants. Remove any existing mould and fungal growth by treating with a proprietary fungicidal solution according to the manufacturers instructions. If the surface is still discoloured, scrub with a 25% bleach and water solution. After 24 hours wash down thoroughly and apply a second coat of fungicidal solution	1	Item		
C	The Contractor is to include for removal of any loose plaster or flaking material from previously painted surfaces. Fill cracks and smooth prior to painting, make sure surfaces to be painted are sound, clean and dry. Seal new or bare surfaces with a thinned first coat of Dulux Diamond Trade Paint in accordance with manufacturers recommendations	1	Item		
D	Altro Whiterock hygienic wall panelling or other equal and approved; on and including singled sided timber stud partition system faced one side with 12mm plywood lining; including all necessary cutting, trims edges and angles; installed in accordance with manufacturers recommendations	88	m2		
E	Altro Whiterock hygienic wall panelling or other equal and approved; on and including 12mm plywood lining; including all necessary cutting, trims edges and angles; fixing to masonry; installed in accordance with manufacturers recommendations	14	m2		
F	15mm plasterboard on dabs fixed to existing masonry wall	218	m2		
G	Extra for heads and reveals width over 300mm not exceeding 600mm	34	m		
H	Lime Plaster to existing walls, approximate thickness 20mm	175	m2		
I	Extra over allowance for dubbing out existing walls 10mm thick(approximate)	45	m2		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Extra over allowance for dubbing out existing walls 15mm thick(approximate)	45	m2		
B	Extra over allowance for dubbing out existing walls 20mm thick(approximate)	45	m2		
C	Extra over allowance for dubbing out existing walls 25mm thick(approximate)	45	m2		
D	Lime plaster to heads and reveals within existing walls; width not exceeding 300mm, approx thickness 20mm	43	m		
E	11mm thick Thistle Hardicoat undercoat solid plaster to masonry walls	51	m2		
F	2mm Multifinish plaster skim to walls on plasterboard base; width exceeding 300mm	590	m2		
G	2mm Multifinish plaster skim to walls on under coat base; width exceeding 300mm	51	m2		
H	2mm Multifinish plaster skim to heads and reveals on plasterboard base; width over 300mm not exceeding 600mm	34	m		
I	Allowance for galvanised steel accessories	1	Item		
J	Painting, two full coats Armstead Trade durable matt emulsion paint to plastered walls	844	m2		
K	Ceramic tiling; Johnsons Prismatics size 200 x 100mm; 3mm joints fixing with approved adhesive and grouting with Ardex Flex Innocent black grout width exceeding 300mm; laid in a staggered pattern	20	m2		
L	Allowance for satin stainless steel tile edge trims; fixing with adhesive in accordance with manufacturers recommendations	1	Item		
M	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	CEILING FINISHINGS				
A	The Contractor is to include within their pricing for cutting/trimming ceiling systems around, vents, fittings, fire detectors or the like, for any additional trims, noggins, trimmers, hangers, framing, supports etc they consider necessary to adequately support said fittings. Any claims arising as a result of non-compliance with this clause will not be entertained	1	Item		
B	The Contractor is to ensure that all surfaces are clean, dry and free from dirt, grease and other contaminants. Remove any existing mould and fungal growth by treating with a proprietary fungicidal solution according to the manufacturers instructions. If the surface is still discoloured, scrub with a 25% bleach and water solution. After 24 hours wash down thoroughly and apply a second coat of fungicidal solution	1	Item		
C	The Contractor is to include for removal of any loose plaster or flaking material from previously painted surfaces. Fill cracks and smooth prior to painting, make sure surfaces to be painted are sound clean and dry. Seal new or bare surfaces with a thinned first coat of Dulux Diamond Trade Paint in accordance with manufacturers recommendations	1	Item		
D	12.5mm British Gypsum wallboard on and including timber battens, fixed to underside of existing sloping timber rafters; taped and sealed joints and all abutments; installed in accordance with manufacturers recommendations	105	m2		
E	12.5mm British Gypsum wallboard on and including timber battens, fixed to underside of existing sloping timber rafters; taped and sealed joints and all abutments; installed in accordance with manufacturers recommendations; ceiling height over 6.00m not exceeding 8.00m	87	m2		
F	12.5mm British Gypsum wallboard on and including Casoline MF suspension system, fixed to underside of existing upper floor/roof structure; taped and sealed joints and all abutments; installed in accordance with manufacturers recommendations	82	m2		
G	Extra over for bulkheads; including all additional framing; width over 300mm not exceeding 600mm	10	m		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	12.5mm British Gypsum Moisture resistant plasterboard on and including Casoline MF suspension system, fixed to underside of existing upper floor/roof structure; taped and sealed joints and all abutments; primed with British Gypsum Bond-it Primer; installed in accordance with manufacturers recommendations	91	m2		
B	Extra over for bulkheads; including all additional framing; width over 300mm not exceeding 600mm	8	m		
C	2mm Multifinish plaster skim to ceilings on plasterboard base; width exceeding 300mm	283	m2		
D	2mm Multifinish plaster skim to ceilings on plasterboard base; width exceeding 300mm; height over 6.00m not exceeding 8.00m	87	m2		
E	Painting, two full coats Armstead Trade durable matt emulsion paint to plastered ceilings	283	m2		
F	Painting, two full coats Armstead Trade durable matt emulsion paint to existing lath and plastered ceilings	31	m2		
G	Painting, two full coats Armstead Trade durable matt emulsion paint to plastered ceilings; height over 6.00m not exceeding 8.00m	87	m2		
H	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	FITTINGS				
A	Taking from store and integrating into timber stud partition to form room divider, historic wrought iron stall/stable divider; including all necessary redecoration	1	Item		
B	Bars and waiter service counters; including blackened steel countertops on and including marine ply sub straight and all associated sub framing; including 1hr fire rated roller shutter to secure opening; counterfront to be faced with Solus ceramics tiling laid in brick bond vertically; blackened steel skirtings; inclusion of chalkboard facias fixing at high level on and including timber frame; co-ordination with M&E subcontractor for provision of power, water and associated drainage as shown on detail J08B and J08C on Architects drawing Nrs AA-76-100 and AA-76-101	1	Item		
C	Extra over for 2 Nr pairs of oversized feature doors to existing brick archway; on and including timber frame; including ironmongery and paint finish as detailed shown on detail J07A and J07B on Architects drawing Nrs AA-76-100 and AA-76-101	1	Item		
D	Servery pass; including blackened steel countertops on and marine ply sub straight and all associated sub framing; including 1hr fire rated roller shutter to secure opening; counterfront to be faced with Solus ceramics tiling laid in brick bond vertically; blackened steel skirtings; inclusion of chalkboard facias fixing at high level on and including timber frame; co-ordination with M&E subcontractor for provision of power, water and associated drainage as shown on detail J08A on Architects drawing Nrs AA-76-100 and AA-76-101	1	Item		
E	Back Bar; including blackened steel countertops on and marine ply sub straight and all associated sub framing; provision of 3 Nr steel legs; provision of 3 Nr blackened steel full length shelves with support SHS bars and 1 Nr low level storage unit with lockable door; co-ordination with M&E subcontractor for provision of power, water and associated drainage as shown on detail J10 on Architects drawing Nr AA-76-100	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Dishwash feature wall; full height metal stud partition lined both sides with plywood; solus ceramics tiles laid brickbond vertically to one side; Altro Whiterock hygienic wall cladding to one side including all associated proprietary trims/angles/seals etc; including single internal door, frame, architrave, ironmongery etc, including 180 degree offset hinge to allow door to be held open flush; as shown on detail J09 on Architects drawing Nr AA-76-100	1	Item		
B	Solaire Duo Blind Cassette by Maple Sunscreening; comprising 1 Nr Solar Shading Blind 1 Nr Blackout blind; including proprietary powder coated side channel and fixings; as detailed on Architects drawings Nr AL-35-002; installed in accordance with manufacturers instructions				
C	Overall size 1200 x 2300mm; recessed within bulkhead	2	No		
D	Overall size 2767 x 4126mm; fixed to inside face of existing wall	1	No		
E	Overall size 2738 x 4298mm; fixed to inside face of existing wall	1	No		
F	Statutory signage as included on Fire Strategy drawings AL-67-001 & AL-67-002	1	Item		
G	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	SANITARY INSTALLATION				
A	The Contractor is to include within his rates for all necessary fittings, fixings, sealants etc associated with the installation of sanitary appliances				
B	IPS Units; TBS Amwell decorative high pressure laminate faced panels on and including sub frame; installed in accordance with manufacturers recommendations				
C	system behind 1 Nr WC; overall size 1900 x 3000mm	1	No		
D	system behind 1 Nr WC and 1 Nr urinal; overall size 1500 x 3000mm	1	No		
E	system behind 2 Nr urinals; overall size 1500 x 3000mm	1	No		
F	system behind 4 Nr WC's; overall size 3000 x 3000mm	1	No		
G	Vanity Units; TBS Amwell PDQ vanity and frame system for recessed wash hand basins; including countertops and all necessary support systems and secret fixing clips installed in accordance with manufacturers recommendations				
H	1500mm long x 850mm high x 550mm deep; to host 2 Nr recessed wash hand basins	2	No		
I	Toilet Cubicles; TBS Amwell Urban range; including all necessary head-rails, wall and partition channels heavy-duty hinges and cubicle latches, pilasters, partitions, doors and ironmongery; installed in accordance with manufacturers instructions				
J	range of 1 Nr WC Cubicle in corner position; 800mm long x 1500mm deep x 2115mm high	1	No		
K	range of 4 Nr WC Cubicles between walls; 3000mm long x 1500mm deep x 2115mm high	1	No		
L	Doc M pack, comprising WC, handbasin, fixed and hinged grab rails etc, all installed in accordance with manufacturers instructions	1	No		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	IPS mounted WC; Ideal Standard Ref E802501 Concept space compact wall mounted WC Suite; concealed cistern; back to wall standard height WC pan with horizontal outlet; seat and cover; stainless steel Karisma flush panel Ref E4465AA and internal overflow alternative height plastic flush bends	5	No		
B	IPS mounted urinals; Ideal standard Ref S6110(01) Contour Urinal; including concealed cistern with auto syphon petlock and supports; concealed hangers, trap and wastes	3	No		
C	Wash hand basin set in vanity units; Ideal Standard Ref E0007(01); 1 taphole, bottom outlet; Twyford Bathrooms chrome plated Sola pillar tap Ref SF2104CP	4	No		
D	Dyson Airblade V Handryer Ref HU02SN; installing in accordance with manufacturers recommendations	5	No		
E	Toilet roll holders	6	No		
F	Soap dispensers	5	No		
G	Mirror; size 1200 x 700mm; concealed fixings	2	No		
H	Mirror; size 700 x 600mm; concealed fixings	1	No		
I	Sanitary bins	6	No		
J	Coat hooks	6	No		
K	Above ground drainage to all plumbing wastes	1	Item		
L	Other works - Please specify 	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	FORMATION OF 'THE LINK' BUILDING				
A	SUBSTRUCTURE	1	Item		
B	FRAME	1	Item		
C	UPPER FLOORS	1	Item		
D	ROOF	1	Item		
E	STAIRS	1	Item		
F	EXTERNAL WALLS	1	Item		
G	WINDOWS AND EXTERNAL DOORS	1	Item		
H	INTERNAL WALLS	1	Item		
I	INTERNAL DOORS	1	Item		
J	FLOOR FINISHINGS	1	Item		
K	WALL FINISHINGS	1	Item		
L	CEILING FINISHINGS	1	Item		
M	FITTINGS	1	Item		
N	BUILDER'S WORK IN CONNECTION WITH SERVICES INSTALLATION	1	Sum	2,000.00	2,000.00
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	SUBSTRUCTURE				
A	The Contractor is recommended to visit site and inspect the site investigation report before pricing the work in this section				
B	Excavate to reduce levels and disposal off site	114	m3		
C	Extra over excavation irrespective of depth for breaking out macadam surfacing, including saw cutting edges excavations to form fair joint with building	47	m2		
D	Extra over excavation irrespective of depth for breaking out concrete/stone pavings	39	m2		
E	Extra over excavation irrespective of depth for carefully breaking out natural stone cobbles; cleaning, sorting and storing on site for later re-use	117	m2		
F	Extra over excavation irrespective of depth for removal of existing vegetation and trees	1	Item		
G	Extra over excavation irrespective of depth for breaking out existing retaining wall structure and associated foundations	8	m		
H	Excavate foundation trenches / pits and disposal off site	21	m3		
I	Earthwork supports; depth not exceeding 1m; distance between opposing faces not exceeding 2m	42	m2		
J	Earthwork supports; depth not exceeding 2m; distance between opposing faces not exceeding 2m	20	m2		
K	Working space allowance to pit excavations; including additional earthwork support; disposal and backfilling with hardcore in compacted layers	20	m2		
L	Level and compact bottoms of excavation	203	m2		
M	Granular sub-base material Type 1 hardcore; to make up levels in beds average thickness exceeding 0.25m, depositing in 150mm layers	61	m3		
N	Level and compact imported material, blinding with fines/sand	203	m2		
O	Disposal of surface water	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	1200g visqueen high performance damp proof membrane; dpm installed with 150mm lapped and sealed joints in accordance with manufacturers recommendations	203	m2		
B	Extra over for forming upstand and bedding dpm into first course of blockwork, forming junction with DPC utilising visqueen GR lap tape	39	m		
C	Extra over for forming abutment with Visqueen self adhesive membrane on visqueen HP tanking primer and dressing membrane up face of existing masonry structure and chasing into walls by circa 25mm; including for forming chasing and for sealing membrane within structures	33	m		
D	Trench fill plain concrete foundations poured on or against earth or unblinded hardcore	5	m3		
E	Reinforced concrete in foundations (RC35); thickness 150-450mm	12	m3		
F	Extra over for forming abutment detail with existing structures	1	Item		
G	Reinforced concrete in beds (RC35); thickness 150-450mm	30	m3		
H	Extra over for forming 100mm upstand at perimeter of slab and abutment with curtain walling; including all necessary sawn formwork	23	m		
I	Extra over for forming abutment joint with concrete retaining walls; comprising 12mm diameter de-bonded tie bar installed at 450mm centres	49	m		
J	Extra over for forming isolation joint at perimeter of slab	72	m		
K	Extra over for forming contraction joint(s) within slab, including premoulded contraction joint insert and sealing upon completion	54	m		
L	Extra over for forming recess within concrete beds, approx depth 70mm; including all necessary formwork, plain finish	7	m		
M	Extra over for forming recess within concrete beds, approx depth 20mm; including all necessary formwork, plain finish	7	m		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Extra over for forming recesses within concrete beds, approx depth 30mm to enable curtain walling fixing brackets to be concealed within the floor build-up; allowance for concrete / slurry infill to recess and to include polished finish where left exposed; including all necessary formwork, plain finish	1	Item		
B	Treating upper surfaces of unset concrete; trowelling	117	m2		
C	Treating upper surfaces of unset concrete; power floating to create polished concrete finished	74	m2		
D	Extra over for treating surface with acrylic sealant, installed in accordance with manufacturers recommendations	74	m2		
E	Extra over for protection to polished concrete surfaces during the remainder of the works; including removal of all necessary materials upon completion	74	m2		
F	A252 Fabric reinforcement in beds	191	m2		
G	Bar reinforcement within pad foundations; to B.S.4449 hot rolled plain round mild steel; bar bending schedule to be issued by Structural Engineer during construction phase	735	Kg		
H	Sawn formwork to mass fill foundations; vertical; plain	22	m2		
I	Rockwool Thermal Rockfloor rigid insulation board or other equal and approved, 100mm thick laid horizontally; installed in accordance with manufacturers recommendations	117	m2		
J	Rockwool Thermal Rockfloor rigid insulation board or other equal and approved, 150mm thick laid horizontally; installed in accordance with manufacturers recommendations	74	m2		
K	100mm block walls; compressive strength 7N/mm2; laid in class iii mortar	20	m2		
L	140mm block walls; compressive strength 7N/mm2; laid in class iii mortar	12	m2		
M	100mm thick natural stone plinth course laid in cement mortar; stonework to Local Authority approval; facework one side	30	m		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Visqueen Zedex CPT high performance DPC cavity tray; width exceeding 225mm; horizontal; bedding in mortar	16	m2		
B	Visqueen GX DPC, width not exceeding 225mm, horizontal, bedding in mortar; including double sided jointing tape where necessary	29	m		
C	Forming 125mm wide cavities, full fill Rockwool cavity semi-rigid insulation installed in accordance with manufacturers recommendations	19	m2		
D	Forming 125mm wide cavities, filling with lean mix concrete between blockwork and retaining wall structures	18	m2		
E	Other works - Please specify	1	Item		
	Retaining Walls				
F	The Contractor is to provide a temporary works design and safe working method for working in proximity to the existing retaining wall as detailed on Structural Engineers drawing 2211.01.106.TI	1	Item		
G	Excavate foundation trenches / pits and disposal off site	147	m3		
H	Earthwork supports; depth not exceeding 2m; distance between opposing faces not exceeding 2m	15	m2		
I	Earthwork supports; depth not exceeding 4m; distance between opposing faces not exceeding 2m	65	m2		
J	Working space allowance excavations; including additional earthwork support; disposal and backfilling with hardcore in compacted layers	65	m2		
K	Reinforced concrete in foundations (RC35); thickness 150-450mm	33	m3		
L	Reinforced concrete in walls (RC35); thickness 150-450mm	22	m3		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Visqueen self adhesive membrane laid on and including visqueen HP tanking primer, laid vertically against face of concrete retaining structures; membrane installed with lapped and sealed joints in accordance with manufacturers recommendations	83	m2		
B	Extra over for water bar detail installed in accordance with manufacturers recommendations	14	m		
C	Extra over for Visqueen 50 x 50mm axiom uniseal fillet, installed in accordance with manufacturers recommendations	38	m		
D	Visqueen protect and drain high performance membrane installed to outer face of retaining structures in accordance with manufacturers recommendations; horizontally including forming abutment junction with vertical membranes	12	m2		
E	Visqueen protect and drain high performance membrane installed to outer face of retaining structures in accordance with manufacturers recommendations; vertically including forming abutment junction with horizontal membranes	45	m2		
F	Sawn formwork to walls; vertical; plain	151	m2		
G	Bar reinforcement within retaining walls; to B.S.4449 hot rolled plain round mild steel; bar bending schedule to be issued by Structural Engineer during construction phase	3,300	Kg		
H	Other works - Please specify	1	Item		
				
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	FRAME				
A	Structural steel framing, Grade S355; fittings, Grade S275; fabrication and erection; including shop and site black bolts; nuts and washers for structural framing to structural framing connections				
B	305 x 127 x 37kg/m UB beams (In Nr 5)	1,421	Kg		
C	254 x 102 x 22kg/m UB beams (In Nr 3)	341	Kg		
D	305 x 165 x 54kg/m UB beams (In Nr 1)	421	Kg		
E	305 x 165 x 40kg/m UB beams (In Nr 1)	180	Kg		
F	203 x 133 x 25kg/m UB beams (In Nr 7)	825	Kg		
G	Extra over for 340mm wide x 6mm thick plate fixed full length to underside (In 3 Nr)	107	Kg		
H	152 x 152 x 23kg/m UC columns (In Nr 2)	170	Kg		
I	203 x 133 x 25kg/m UB columns (In Nr 3)	298	Kg		
J	203 x 203 x 46kg/m UC columns (In Nr 1)	170	Kg		
K	203 x 203 x 52kg/m UC columns (In Nr 1)	192	Kg		
L	140 x 140 SHS, 6.3mm thick (In Nr 6)	488	Kg		
M	Black bolts and nuts; BS 4190: 1967, Grade 4.6; washers; BS4320: 1968	1	Item		
N	Fittings on all foregoing steelwork	461	Kg		
O	Erection of all foregoing steelwork	5,074	Kg		
P	Padstones; precast concrete; size 440mm long x 140mm wide x 215mm deep	10	No		
Q	Corner padstones; precast concrete; overall size 880mm long x 140mm wide x 215mm deep	1	No		
R	Surface treatment of steelwork at works; shot blasting to SA 2.5; applying one coat of high build zinc phosphate primer to a dft of 80 microns; touching up bare areas after erection	143	m2		
S	Decorative finish to primed steelwork; including all necessary cleaning and preparation, undercoats and top coats in accordance with architect's specification	143	m2		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Cold rolled galvanised steel purlins and cladding rails; installed in strict accordance with manufacturer's written instructions; complete with all ancillary components necessary for proper performance of load bearing members; Metsec roof purlins, 202.Z.18; fixing with bolts	130	m		
B	Extra over for anti sag rods; 45 x 45 x 2mm; fixing with bolts	38	m		
C	Holding down bolts or the like; galvanised mild steel; 4 Nr anchor bolts; tubes to form holes or mortices; grouting with cement mortar; casting boxes into concrete	14	No		
D	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	UPPER FLOORS				
A	50 x 175mm C16 sawn softwood joists	107	m		
B	50 x 175mm C16 sawn softwood packers; friction fitted into web of steel beam	8	m		
C	50 x 175mm C16 sawn softwood wall plate; fixing with M10 resin anchors at 300mm centres into existing masonry structures	20	m		
D	Joist hangers for 175mm deep joists; galvanised steel	94	No		
E	22mm Weyroc or other equal and approved T & G chipboard boarding; fixing with adhesive	36	m2		
F	100mm thick mineral wool acoustic insulation (minimum density of 10kg/m2)	36	m2		
G	Other works - Please specify	1	Item		
				
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	ROOF				
A	Profile metal decking, ref Tata steel D35 galvanised roofdeck; fixing to purlins in accordance with manufacturers recommendations	163	m2		
B	50 x 175mm C16 sawn softwood joists	114	m		
C	18mm external grade plywood, fixing to timber structures	34	m2		
D	Vapour control layer; visqueen 500g polythene sheeting or other equal and approved; 150mm lapped and sealed joints installed in accordance with manufacturers recommendations	197	m2		
E	Extra over dressing vapour control layer up internal face of external wall and across parapet; overall girth approximately 750mm	52	m		
F	Extra over dressing vapour control layer down face of existing masonry wall and forming abutment with VCL within wall linings; overall girth approximately 400mm	37	m		
G	Rockwool Hardrock multi-fix DD mineral wool insulation fixing with plastic insulation anchors in accordance with manufacturers recommendations; roof construction to achieve minimum u-value of 0.18w/m2k; overall thickness 210mm	163	m2		
H	Extra over for forming recessed perimeter gutter as detailed on drawing AA-27-001-B	29	m		
I	Extra over for insulated upstand, 50mm thick fixed vertically to internal face of external wall; width not exceeding 300mm	36	m		
J	Rockwool Hardrock multi-fix DD mineral wool insulation fixing with plastic insulation anchors in accordance with manufacturers recommendations; roof construction to achieve minimum u-value of 0.18w/m2k; overall thickness 190mm	34	m2		
K	Extra over for forming recessed perimeter gutter as detailed on drawing AA-27-001-B	7	m		
L	Extra over for insulated upstand, 50mm thick fixed vertically to internal face of external wall; width not exceeding 300mm	16	m		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Single ply roofing membrane; Sika Trocal Type S 1.5mm thick membrane mechanically fixed with stainless steel fixings or other equal and approved system; installed all in accordance with manufacturers recommendations	197	m2		
B	Extra over for dressing roofing membrane system into recessed gutter formed within insulation to perimeter upstand, including proprietary Sika Trocal metal angle former, approximate girth of former 470mm, three times bent	35	m		
C	Extra over for dressing roofing membrane up internal face of external wall and across parapet; overall girth approximately 750mm; forming lapped junction with roofing membrane and including proprietary Sika Trocal metal angle formers	52	m		
D	Extra over for WPB walkway membrane system adhered to single ply roofing membrane	75	m		
E	Fall restraint system, Latchways Mansafe or other equal and approved; allowance for design by system specialist to ensure most efficient routes are included; fixing requirements in accordance with specialist recommendations	75	m		
F	Perimeter abutment flashing, comprising 50mm thick insulated upstand, laid vertically to outer face of existing external wall; Sika Trocal proprietary metal upstand, formed to provide minimum 150mm upstand above roof membrane, installed and jointed to roofing membrane in accordance with manufacturers recommendations	37	m		
G	Extra over for code 4 lead flashing, chased into existing wall and secured; including lead sealant to front of joint as recommended by the Lead Sheet Association	37	m		
H	Parapet capping, comprising powder coated aluminium capping, approx overall girth 800mm , four times bent; on and including proprietary angle former; including 18mm external grade WBP plywood capping to head of cavity wall, with 25mm thick Rockwool Hardrock mineral wool insulation; all as detailed on drawing AA-27-001-B	54	m		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Extra over for forming abutment flashing detail with masonry structures (In Nr 5)	1	Item		
B	Vertical discharge outlet, situated within recessed gutter; Alumasc / Harmer 4GO 110mm outlet or other equal and approved; dressing and sealing roofing membrane into throat of outlet all in accordance with manufacturers recommendations	2	No		
C	Horizontal discharge outlet, comprising two way gully outlet situated within recessed gutter; Alumasc / Harmer 4GO 110mm outlet or other equal and approved fitted to 100mm circular rainwater pipework with threaded spigot adaptor for transition through external wall; including Alumasc / harmer ADS/4 parapet downspouts, used to control discharge of water; dressing and sealing roofing membrane into throat of outlet all in accordance with manufacturers recommendations	3	No		
D	Polyester powder coated aluminium rainwater hopper head, ref Alumasc CP40/HOP with 100mm diameter outlet; fixing to timber/masonry backing in accordance with manufacturers recommendations	1	No		
E	Polyester powder coated rainwater pipework, ref Alumasc circular flushjoint system, CP40; pipework fixed back to timber batton using proprietary small base clips, RW3/SB/PC; including all associated bends, angles, shoes etc	3	m		
F	UPVC internal rainwater pipework, including proprietary support brackets and all associated outlets, bend, angles etc; 110mm diameter	7	m		
G	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	STAIRS				
A	Contractor designed feature stair; comprising straight flight, overall going approx 2250mm, overall rise approx 1480mm; stair treads and risers to be finished in Havwoods Pureplank HW2204 engineered oak flooring; including Havwoods black metal gripper rod nosings set within treads, ref MO077; underside of stair to be underdrawn with 12.5mm plasterboard and skim finish; MDF stringer to match profile of adjoining skirtings and including all necessary decoration with eggshell finish; black powder coated flat bar handrails, 50mm wide with pencil round edges, fixing with colour matched brackets; as detailed on drawings AL-24-004-D and AA-24-005-B	1	Item		
B	Contractor designed lift core stair; comprising three straight flights, overall going approx 3000mm, overall rise approx 5140mm; stair treads and risers to be finished in Havwoods Pureplank HW2204 engineered oak flooring; including Havwoods black metal gripper rod nosings set within treads, ref MO077; underside of stair to be underdrawn with 12.5mm plasterboard and skim finish; MDF stringer to match profile of adjoining skirtings and including all necessary decoration with eggshell finish; black powder coated flat bar handrails, 50mm wide with pencil round edges, fixing with colour matched brackets; as detailed on drawings AL-24-003-D and AA-24-005-B	1	Item		
C	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	EXTERNAL WALLS				
A	23mm thick open jointed vertical slatted timber cladding; comprising Russwood Siberian larch square edge cladding planks coated in SiOO:X wood and surface protector, installed in random pattern of standard widths ranging 42-120mm; fixing with L-Go fix stainless steel screws on and including 38 x 50mm horizontal and 50 x 50mm vertical timber battens at maximum 600mm centres; including Kompefix compression strips and counter sinking; all in accordance with manufacturers recommendations	177	m2		
B	Extra over for lining to heads 117mm wide	15	m		
C	Extra over for lining to jambs 117mm wide	30	m		
D	Extra over for forming external angles	1	Item		
E	Extra over for soffit cladding including insect mesh at junction with vertical face	1	Item		
F	100mm block walls; compressive strength 7N/mm2; laid in class iii mortar	177	m2		
G	140mm block walls; compressive strength 7N/mm2; laid in class iii mortar	177	m2		
H	Forming 125mm wide cavities with Ancon Teplo BF2 wall ties; Cavity filled with Rockwool Cavity semi-rigid full-fix insulation in accordance with manufacturers recommendations; external wall construction to achieve minimum u-value of 0.25w/m2k; overall thickness 125mm	177	m2		
I	Abutment detail with existing wall; comprising Ancon stafix universal wall starter system or other equal and approved at centres in accordance with structural engineers recommendations; Tremco Illbruck ME220 external grade EPDM weathertight seal to outward facing corner of wall abutment; expansion joint between blockwork and existing wall to structural engineers recommendations; all installed in accordance with manufacturers recommendations	31	m		
J	Insulated steel cavity lintols; Catnic CG90/100; installing in accordance with manufacturers recommendations	8	m		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Breather membrane; 150mm laps; installed vertically in accordance with manufacturers recommendations	177	m2		
B	Tremco Illbruck ME220 external grade EDPM weather tight seal lapped 150mm to heads, jambs and cills and bonded to external face of internal leaf; installed in accordance with manufacturers instructions	60	m		
C	Rytons flyscreened Slim Vent weep holes; installed in course above cavity tray in accordance with manufacturers recommendations	36	m		
D	Curtain wall cill profile, comprising powder coated aluminium flashing, approx overall girth 110mm , four times bent; on and including concealed fixing and supports as required; all as detailed on drawing AA-21-006-B	15	m		
E	30mm thick Rockwool flexi full fill mineral wool insulation to fill voids around curtain walling frame	60	m		
F	The Contractor is to allow for encasing outer flange of steel with 12mm external grade sheathing board and inner flange with plasterboard or similar fixed on and including timber noggins within web or steel; webs of steelwork filled with 50mm thick Rockwool Flexi insulation	1	Item		
G	The Contractor is to allow for closing all horizontal and vertical cavity's as necessary	1	Item		
H	The Contractor is to allow for all necessary cavity fire closers, fire stopping etc	1	Item		
I	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	WINDOWS AND EXTERNAL DOORS				
A	The Contractor should refer to Architects drawing Nrs AA-31-010 during the pricing of this section of work				
B	The Contractor is to check the size of all structural openings on site before windows, screens and doors are manufactured.				
C	All glazing is to be in accordance with Building Regulations including Document L and BS6180 where applicable to conform to parts K, M & N of the building regulations. To provide overall U-value of 1.8W/m2K				
D	Powder Coated Aluminium curtain walling system; Technal MX; insulated fixed glazing; including all necessary pointing/sealing installed in strict accordance with manufacturers recommendations				
E	CW01 to suit approximate structural opening size 2378 x 3345mm	1	No		
F	CW02 to suit approximate structural opening size 3943 x 3345mm	1	No		
G	Extra over for integrated aluminium framed glazed double door, Technal STII commercial heavy duty door system, including ironmongery and automated access controls as architects drawing Nr AA-31-101 size 1758 x 2400mm	1	No		
H	CW03 to suit approximate structural opening size 2260 x 2400mm	2	No		
I	CW04 to suit approximate structural opening size 1135 x 2400mm; laminated safety glass to external side and toughened glass to inner side	2	No		
J	Powder coated double glazed doors, Technal STII commercial heavy duty door system, including ironmongery and automated access controls as architects drawing Nr AA-31-101 to suit structural opening size 1780 x 2400mm	1	No		
K	Allowance for manifestation	1	Item		
L	Other works - Please specify	1	Item		
				
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<p data-bbox="604 309 826 342">Brought Forward</p> <p data-bbox="732 383 826 416">TOTAL</p>				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	INTERNAL WALLS				
A	Single Sided Stud Partitions; 1 layer 12.5mm Gyproc wallboard on Gypliner Universal system with Gypframe GL1 Lining Channel framework fixed to faced of existing wall with Gypframe GL2 or GL9 bracket fixed with Gypframe GL11 Gyplyner Anchor; installed in accordance with manufacturers recommendations	24	m2		
B	215mm block walls; compressive strength 7N/mm2; laid in class iii mortar	94	m2		
C	Extra over for forming lift door openings, providing precast concrete lintols	2	No		
D	Extra over for Ancon IHR internal head restraint; fixing to soffit in accordance with manufacturers recommendations	24	m		
E	Extra for 25mm thick compressible insulation to heads; installed in accordance with manufacturers recommendations	24	m		
F	Feature timber screen comprising 100 x 35mm square edged vertical timber slats with 35mm spacing fixing at head and base with steel angles	15	m2		
G	100mm block walls; compressive strength 7N/mm2; laid in class iii mortar	7	m2		
H	Cavity wall construction finished both sides in reclaimed natural stonework, including uninsulated cavity, ties etc	53	m2		
I	Stud Partitions; Gypframe 70 S 50 'C' Studs at 600mm centres with sole and head plates and noggins where necessary; boarded both sides with 1 layer 15mm Gyproc Duraline board; void filled with 70mm thick Isover insulation; acoustic sealant at all abutments/junctions	42	m2		
J	Extra over for MDF capping to partition in staircase areas; bullnosed edge both sides; fixing with screws, countersinking, plugging and pellating	4	m		
K	Painting; one undercoat, two full coats Dulux trade satinwood paint to timber surfaces	4	m		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	INTERNAL DOORS				
A	Certified evidence of fire performance is required, in the form of a product conformity certificate, directly relevant fire test or engineering assessment, that each door/doorset/assembly supplied will comply with the specified requirements for fire resistance if tested to BS 476-22, BS EN 1634-1 or BS EN 1643-3. Such certification must cover door and frame materials, glass and glazing materials and their installation, essential and ancillary ironmongery, hinges and seals.				
B	Timber internal doorset FD30s rating; comprising 44mm solid core timber door, formica laminate face with single 10mm thick pyrostop clear glazed vision panel, including hardwood beads and intumescent glazing compound; hardwood lippings, MDF frame, architrave and ironmongery and all necessary smoke/intumescent seals; installed in accordance with manufacturers instructions				
C	Single internal door; overall opening size 1010 x 2100mm	2	No		
D	Allowance for signage	1	Item		
E	Painting; one undercoat, two full coats Dulux trade satinwood paint to timber surfaces of door frames	10	m		
F	60 minute fire rated security shutter fixed within existing opening; Shutter to automatically close on activation of the fire alarm; installed in accordance with manufacturers recommendations Approximate opening size 1500 x 3200mm	1	Item		
G	Other works - Please specify 	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	FLOOR FINISHINGS				
A	The flooring should only be laid when the screeds have fully dried out and have achieved the necessary moisture content test. The Contractor should allow within his programme for a sufficient drying out period prior to laying the surface finish. No extra costs for additional works for drying out the slab or installation of a suitable damp proof membrane will be borne by the Client.				
B	The Contractor is to allow for provision of threshold strips to doors and transitions between floor finishes as detailed on Architects Dwg Nr AA-32-003				
C	65mm flowcrete K-Screed laid on insulation level and to falls in accordance with manufacturers recommendations	125	m2		
D	Latex self leveling screed; installed in accordance with manufacturers recommendations	157	m2		
E	Engineered wood flooring; European Oak with matt lacquered finish by Havood or other equal and approved 20mm thick laid on and including 6mm underlay	157	m2		
F	Extra over to tread and risers; width not exceeding 300mm	108	m		
G	Barrier matting; Forbo Tuftiguard; black anodised aluminium scraper strips and black wiper strips, including associated framing; installed in accordance with manufacturers instructions	11	m2		
H	150mm MDF skirting bullnosed profile; fixing with screws on and including grounds, countersinking, plugging and pellating	126	m		
I	Painting; one undercoat, two full coats Dulux trade satinwood paint to timber surfaces of skirting boards	126	m		
J	Other works - Please specify 	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	WALL FINISHINGS				
A	Cleaning existing stonework with gentle form of steam cleaning system, ie Doff Cleaning System and isolated repointing with lime mortar where necessary	81	m2		
B	15mm plasterboard on dabs fixed to masonry backing	102	m2		
C	Extra for heads and reveals width not exceeding 300mm	39	m		
D	11mm thick Thistle Hardicoat undercoat solid plaster to masonry walls	50	m2		
E	2mm Multifinish plaster skim to walls on plasterboard base; width exceeding 300mm	219	m2		
F	2mm Multifinish plaster skim to heads and reveals on plasterboard base; width not exceeding 300mm	39	m		
G	Allowance for galvanised steel accessories	1	Item		
H	Ceramic tiling; Gretec Dorado size 50 x 250mm; 3mm joints fixing with approved adhesive and grouting with approved grout width exceeding 300mm; laid in a staggered pattern	24	m2		
I	Allowance for satin stainless steel tile edge trims; fixing with adhesive in accordance with manufacturers recommendations	1	Item		
J	Painting, two full coats Armstead Trade durable matt emulsion paint to plastered walls	231	m2		
K	Other works - Please specify	1	Item		
				
				
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	CEILING FINISHINGS				
A	The Contractor is to include within their pricing for cutting/trimming ceiling systems around, vents, fittings, fire detectors or the like, for any additional trims, noggins, trimmers, hangers, framing, supports etc they consider necessary to adequately support said fittings. Any claims arising as a result of non-compliance with this clause will not be entertained	1	Item		
B	12.5mm British Gypsum wallboard on and including Casoline MF suspension system, fixed to underside of steel roof structure; taped and sealed joints and all abutments; installed in accordance with manufacturers recommendations	38	m2		
C	Extra over for bulkheads; including all additional framing; width over 300mm not exceeding 600mm	20	m		
D	12.5mm British Gypsum wallboard on and including Casoline MF suspension system, fixed to underside of sloping steel roof structure; taped and sealed joints and all abutments; installed with sloping finish in accordance with manufacturers recommendations	150	m2		
E	Extra over for bulkheads; including all additional framing; width over 300mm not exceeding 600mm	7	m		
F	12.5mm British Gypsum wallboard on and including Casoline MF suspension system, fixed to underside of existing upper floor/ roof structure; taped and sealed joints and all abutments; installed in accordance with manufacturers recommendations	49	m2		
G	Extra over for bulkheads; including all additional framing; width over 300mm not exceeding 600mm	3	m		
H	2mm Multifinish plaster skim to ceilings on plasterboard base; width exceeding 300mm	252	m2		
I	Painting, Two full coats Armstead Trade durable matt emulsion paint to plastered ceilings	252	m2		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	FITTINGS				
A	Mobile concierge desk as shown in detail J01 on Architects Drawing Nr's AA-76-100 and AA-76-101	1	Item		
B	Black Metal feature wayfinding signage including vinyl graphics and illumination to perimeter of the sign as shown in detail J02 on Architects Drawing Nr AA-76-100	1	Item		
C	Feature seating to main entrance / reception as shown on detail J03 on Architects Drawing Nr AA-76-100	1	Item		
D	Mild steel feature screen in 4 Nr as shown on detail J04A - J04D on Architects Drawing Nr's AA-76-100 and AA-76-101	1	Item		
E	Waiter station / concierge desk as shown on detail J05 on Architects Drawing Nr's AA-76-100 and AA-76-101	1	Item		
F	Feature banquet seating in 2 Nr as shown on detail J06A and J06B on Architects drawing Nr AA-76-100	1	Item		
G	Solaire Single Blind Cassette by Maple Sunscreening; comprising 1 Nr Solar Shading Blind; including proprietary channels and fixings; as detailed on Architects drawing Nr AL-35-002; installed in accordance with manufacturers instructions				
H	Overall size 1200 x 2400mm; recessed within bulkhead	2	No		
I	Overall size 2300 x 2400mm; recessed within bulkhead	2	No		
J	Statutory signage as included on Fire Strategy drawings AL-67-001 & AL-67-002	1	Item		
K	Other works - Please specify	1	Item		
				
				
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	ALTERATION WORKS WITHIN EXISTING BUILDING				
A	DEMOLITION AND ALTERATIONS	1	Item		
B	FRAME	1	Item		
C	EXTERNAL DOORS	1	Item		
D	INTERNAL WALLS	1	Item		
E	INTERNAL DOORS	1	Item		
F	FLOOR FINISHINGS	1	Item		
G	WALL FINISHINGS	1	Item		
H	CEILING FINISHINGS	1	Item		
I	SANITARY INSTALLATION	1	Item		
J	BUILDER'S WORK IN CONNECTION WITH SERVICES INSTALLATION	1	Sum	500.00	500.00
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	DEMOLITION AND ALTERATIONS				
A	Carefully removing existing ceiling finish and disposal off site; preparing existing structures to receive new	67	m2		
B	Carefully removing existing sheet floor coverings and associated skirtings and disposal off site; preparing existing parquet flooring below for re-use within new development including all necessary making good	21	m2		
C	Carefully removing existing sheet floor coverings and associated skirtings and disposal off site; preparing existing structures to receive new measured elsewhere	39	m2		
D	Carefully removing existing skirtings and disposal off site; preparing existing structures to receive new	103	m		
E	Carefully removing existing wall linings and preserving existing wall finishes below, making good where necessary	66	m2		
F	Strip back existing wall finishes and preparing surfacing to receive new finishes	126	m2		
G	Removing sundry fixtures and fittings and disposal off site; including all necessary making good of existing structures	1	Item		
H	Removing sanitary fittings and associated above ground drainage and disposal off site; including all necessary making good of existing structures	1	Item		
I	Removing existing kitchen facilities and associated above ground drainage; disposal of sundry materials off site; including making good structures as necessary	1	Item		
J	Removing existing first floor brew station/kitchen facilities and associated above ground drainage; disposal of sundry materials off site; including making good structures as necessary	1	Item		
K	Removing existing lift installation including car and all associated running gear, support work etc; disposal of sundry materials off site; including making good structures as necessary	1	Item		
L	Extra over for infilling floor structure as necessary with timber floor structures	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Demolition of existing masonry wall and disposal off site; including temporary propping where necessary and all necessary making good of existing structures Approximate thickness 100mm	98	m2		
B	Approximate thickness 400mm	6	m2		
C	Demolition of existing timber glazed partition and disposal off site; including temporary propping where necessary and all necessary making good of existing structures, plaster cornices and decorations Approximate thickness 100mm	10	m2		
D	Removal of existing internal single doorset including associated frame and architraves; disposal off site	11	No		
E	Removal of existing external single doorset including associated frame and architraves; disposal off site	2	No		
F	Extra over for removal of associated security grills, including all necessary making good to existing masonry structures	1	No		
G	Redecoration of existing internal timber door, frame and associated architraves; including all necessary preparation, rubbing down and patch priming; one coat undercoat and two full coats Dulux satinwood	3	No		
H	Redecoration of existing internal timber double doors, frame and associated architraves; including all necessary preparation, rubbing down and patch priming; one coat undercoat and two full coats Dulux satinwood	1	No		
I	Removal of existing timber window and associated shutters, disposal off site; approximate opening size 1400 x 2300mm	1	No		
J	Infilling structural openings within external walls; comprising external leaf of stonework to match existing, inner leaf of 100mm blockwork & insulated cavity; including all necessary ties/abutment junctions with existing Approximate opening size 850 x 2100mm	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Forming new opening within existing internal masonry walls; installing Naylor pre-cast concrete lintels to suit width of wall and in accordance with Structural Engineers recommendations; including temporary propping where necessary and all necessary making good of existing structures Approximate opening size 1000 x 2100mm within approx. 350mm thick wall	1	Item		
B	Approximate opening size 1000 x 2100mm within approx. 400mm thick wall	1	Item		
C	Enlarging existing window opening to form door opening within external masonry walls; including temporary propping where necessary and all necessary making good of existing structures Approximate breaking out size 1000 x 1500mm within approx. 800mm thick wall	1	Item		
D	Other works - Please specify 	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	FRAME				
A	Structural steel framing, Grade S355; fittings, Grade S275; fabrication and erection; including shop and site black bolts; nuts and washers for structural framing to structural framing connections				
B	178 x 102 x 19kg/m UB beams (In Nr 3)	177	Kg		
C	150 x 75 x 18kg/m PFC (In Nr 4)	245	Kg		
D	150 x 75 x 18kg/m Cranked PFC (In Nr 2)	108	Kg		
E	Black bolts and nuts; BS 4190: 1967, Grade 4.6; washers; BS4320: 1968	1	Item		
F	Fittings on all foregoing steelwork	106	Kg		
G	Erection of all foregoing steelwork	636	Kg		
H	Isolated structural steel members 178 x 102 x 19 kg/m UB beams (In Nr 2)	86	Kg		
I	Padstones; precast concrete; size 440mm long x 100mm wide x 215mm deep	10	No		
J	Surface treatment of steelwork at works; shot blasting to SA 2.5; applying one coat of high build zinc phosphate primer to a dft of 80 microns; touching up bare areas after erection	8	m2		
K	Surface treatment of steelwork on site, providing intumescent covering to provide 1hr fire rating	8	m2		
L	Other works - Please specify 	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	EXTERNAL DOORS				
A	Powder coated doors, Technal STII commercial heavy duty insulated core door system, including all necessary frame and ironmongery as architects drawing Nr AA-31-101				
B	to suit structural opening size 820 x 2000mm	1	No		
C	Other works - Please specify	1	Item		
				
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	INTERNAL WALLS				
A	Single Sided Stud Partitions; 1 layer 12.5mm Gyproc wallboard on Gypliner Universal system with Gypframe GL1 Lining Channel framework fixed to faced of existing wall with Gypframe GL2 or GL9 bracket fixed with Gypframe GL11 Gyplyner Anchor; installed in accordance with manufacturers recommendations	71	m2		
B	Extra for heads and reveals width not exceeding 300mm	12	m		
C	Extra over for additional framing and 18mm plywood fixed within void to form pattress for fixing fitting; as detailed on Architects drawing Nr AL-22-001	1	Item		
D	Acoustic Stud Partitions; Gypframe 70 S 50 'C' Studs at 600mm centres with sole and head plates and noggins where necessary; Gypframe 72 FEC channel suitably fixed to floor/soffit at 600mm centres; provide 2 no 72mm wide strips of 15mm Gyproc Duraline pre fixed with screws to Gypframe 72 DC 60 deep channel suitably fixed through fire stop to soffit; boarded both side with 1 layer 15mm Gyproc Duraline board; void filled with 50mm thick Isover insulation; acoustic sealant at all abutments/junctions	51	m2		
E	Extra over for additional framing in forming door openings	2	No		
F	Stud Partitions; Gypframe 70 S 50 'C' Studs at 600mm centres with sole and head plates and noggins where necessary; Gypframe 72 FEC channel suitably fixed to floor/soffit at 600mm centres; provide 2 no 72mm wide strips of 15mm Gyproc Duraline pre fixed with screws to Gypframe 72 DC 60 deep channel suitably fixed through fire stop to soffit; boarded both side with 1 layer 15mm Gyproc Duraline board; acoustic sealant at all abutments/junctions	91	m2		
G	Extra over for additional framing in forming door openings	6	No		
H	Extra over for additional framing and 18mm plywood fixed within void to form pattress for fixing fitting	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Extra over for 15mm Duraline MR in lieu of 15mm Duraline board in toilets/areas of higher humidity	1	Item		
B	Extra over for all necessary cavity closers, fire stopping etc	1	Item		
C	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	INTERNAL DOORS				
A	Certified evidence of fire performance is required, in the form of a product conformity certificate, directly relevant fire test or engineering assessment, that each door/doorset/assembly supplied will comply with the specified requirements for fire resistance if tested to BS 476-22, BS EN 1634-1 or BS EN 1643-3. Such certification must cover door and frame materials, glass and glazing materials and their installation, essential and ancillary ironmongery, hinges and seals.				
B	Timber internal doorset; comprising 44mm solid core timber door, formica laminate face, hardwood lippings, MDF frame, architrave and ironmongery; installed in accordance with manufacturers instructions				
C	Single internal door; overall opening size 1010 x 2100mm	2	No		
D	Single internal door; overall opening size 910 x 2100mm	2	No		
E	Timber internal doorset FD30s rating; comprising 44mm solid core timber door, formica laminate face, hardwood lippings, MDF frame, architrave and ironmongery and all necessary smoke/intumescent seals; installed in accordance with manufacturers instructions				
F	Single internal door; overall opening size 1010 x 2100mm	4	No		
G	Timber internal doorset FD30s rating; comprising 44mm solid core timber door, formica laminate face with 10mm thick pyrostop clear glazed vision panel, including hardwood beads and intumescent glazing compound, hardwood lippings, MDF frame, architrave and ironmongery and all necessary smoke/intumescent seals; installed in accordance with manufacturers instructions				
H	Single internal door; overall opening size 1010 x 2100mm	1	No		
I	Allowance for signage	1	Item		
J	Statutory signage as included on Fire Strategy drawings AL-67-001 & AL-67-002	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Painting; one undercoat, two full coats Dulux trade satinwood paint to timber surfaces of door frames	47	m		
B	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	FLOOR FINISHINGS				
A	The Vinyl sheet flooring should only be laid when the screeds have fully dried out and have achieved the necessary moisture content test. The Contractor should allow within his programme for a sufficient drying out period prior to laying the surface finish. No extra costs for additional works for drying out the slab or installation of a suitable damp proof membrane will be borne by the Client.				
B	The Contractor is to allow for provision of threshold strips to doors and transitions between floor finishes as detailed on Architects Dwg Nr AA-32-003				
C	Existing stone slab to be sensitively cleaned and refurbished, areas of dilapidation to be identified and made good as necessary; Contractor to allow for protection of surrounding areas as necessary	77	m2		
D	Latex self leveling screed; installed in accordance with manufacturers recommendations	31	m2		
E	Forbo Surestep non-slip safety vinyl flooring; fixing in accordance with manufacturers recommendations	16	m2		
F	Extra over for 100mm coved skirtings	27	m		
G	Engineered wood flooring; European Oak with matt lacquered finish by Havood or other equal and approved 20mm thick laid on and including 6mm underlay	15	m2		
H	Barrier matting; Forbo Tuftiguard; black anodised aluminium scraper strips and black wiper strips, including associated framing; installed in accordance with manufacturers instructions	5	m2		
I	150mm MDF skirting bullnosed profile; fixing with screws on and including grounds, countersinking, plugging and pellating	58	m		
J	150mm MDF Skirting profile to match existing; fixing with screws on and including grounds, countersinking, plugging and pellating	35	m		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Redecoration; prepare, sand down and spot prime surfaces of existing skirtings; to receive new paint finish	42	m		
B	Painting; one undercoat, two full coats Dulux trade satinwood paint to timber surfaces of skirting boards	135	m		
C	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	WALL FINISHINGS				
A	The Contractor is to include for preparation of existing walls prior to installation of new wall linings/finishings; these works should include removal of sundry fixings, loose or protruding materials etc	1	Item		
B	The Contractor is to ensure that all surfaces are clean, dry and free from dirt, grease and other contaminants. Remove any existing mould and fungal growth by treating with a proprietary fungicidal solution according to the manufacturers instructions. If the surface is still discoloured, scrub with a 25% bleach and water solution. After 24 hours wash down thoroughly and apply a second coat of fungicidal solution	1	Item		
C	The Contractor is to include for removal of any loose plaster or flaking material from previously painted surfaces. Fill cracks and smooth prior to painting , make sure surfaces to be painted are sound clean and dry. Seal new or bare surfaces with a thinned first coat of Dulux Diamond Trade Paint in accordance with manufacturers recommendations	1	Item		
D	Single Sided Stud Partitions; 62.5mm Kingspan Kooltherm K118, 12.5mm plasterboard internal finish, on and including 25 x 47mm timber battens at 600mm centres and 25 x 47mm noggins at 1200mm centres; including sole and head plate fixing to existing substrates; DPC strips to be installed to the rear face of battens to prevent stop moisture ingress; acoustic sealant at all abutments/junctions	57	m2		
E	2mm Multifinish plaster skim to walls on plasterboard base; width exceeding 300mm	284	m2		
F	2mm Multifinish plaster skim to heads and reveals on plasterboard base; width not exceeding 300mm	12	m		
G	Allowance for galvanised steel accessories	1	Item		
H	Painting, two coats Armstead Trade durable matt emulsion paint to plastered walls	288	m2		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Ceramic tiling; Johnsons Prismatics size 200 x 100mm; 3mm joints fixing with approved adhesive and grouting with Ardex Flex Innocent black grout width exceeding 300mm; laid in a staggered pattern	26	m2		
B	Allowance for satin stainless steel tile edge trims; fixing with adhesive in accordance with manufacturers recommendations	1	Item		
C	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	CEILING FINISHINGS				
A	The Contractor is to include within their pricing for cutting/trimming ceiling systems around, vents, fittings, fire detectors or the like, for any additional trims, noggins, trimmers, hangers, framing, supports etc they consider necessary to adequately support said fittings. Any claims arising as a result of non-compliance with this clause will not be entertained	1	Item		
B	12.5mm British Gypsum wallboard on and including Casoline MF suspension system, fixed to underside of existing upper floor/ roof structure; taped and sealed joints and all abutments; installed in accordance with manufacturers recommendations	107	m2		
C	12.5mm British Gypsum Moisture resistant plasterboard on and including Casoline MF suspension system, fixed to underside of existing upper floor/ roof structure; taped and sealed joints and all abutments; primed with British Gypsum Bond-it Primer; installed in accordance with manufacturers recommendations	9	m2		
D	2mm Multifinish plaster skim to ceilings on plasterboard base; width exceeding 300mm	116	m2		
E	Painting, Two full coats Armstead Trade durable matt emulsion paint to plastered ceilings	116	m2		
F	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	SANITARY INSTALLATION				
A	The Contractor is to include within his rates for all necessary fittings, fixings, sealants etc associated with the installation of sanitary appliances				
B	IPS Units; TBS Amwell decorative high pressure laminate faced panels on and including sub frame; installed in accordance with manufacturers recommendations				
C	system behind 1 Nr WC; overall size 1900 x 3000mm	1	No		
D	system behind 1 Nr WC and 1 Nr wash hand basin; overall size 1600 x 3000mm	2	No		
E	system behind 1 Nr wash hand basin; overall size 1600 x 3000mm	1	No		
F	Doc M pack, comprising WC, handbasin, fixed and hinged grab rails etc, all installed in accordance with manufacturers instructions	1	No		
G	IPS mounted WC; Ideal Standard Ref E802501 Concept space compact wall mounted WC Suite; concealed cistern; back to wall standard height WC pan with horizontal outlet; seat and cover; stainless steel Karisma flush panel Ref E4465AA and internal overflow alternative height plastic flush bends	2	No		
H	IPS mounted Wash hand basin; Ideal Standard Ref E0007(01); 1 taphole, no chainstay hole, bottom outlet; Twyford Bathrooms chrome plated Sola pillar tap Ref SF2104CP	3	No		
I	Dyson Airblade V Handryer Ref HU02SN; installing in accordance with manufacturers recommendations	4	No		
J	Toilet roll holders	3	No		
K	Soap dispensers	4	No		
L	Paper towel dispenser	1	No		
M	Mirror; size 700 x 600mm; concealed fixings	4	No		
N	Sanitary bins	4	No		
O	Coat hooks	4	No		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Wall mounted baby change unit; Dolphin Bathrooms Ref BC100EH; fixing in accordance with manufacturers recommendations	1	No		
B	Above ground drainage to all plumbing wastes	1	Item		
C	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	MECHANICAL & ELECTRICAL INSTALLATIONS				
A	The Contractor is to obtain subcontractor quotations for all works associated with the installation of the Mechanical and Electrical Services as detailed on Couch Perry Wilkes tender drawings and within the combined Specification document				
B	The drawings and specification are attached separately and form part of these tender documents. The Contractor shall examine all documentation and subsequently install new Mechanical and Electrical services to meet the requirements. The Contractor must include within his price for any items provided and/or fixed by the selected subcontractor which are necessary for the proper execution of the works but which are not specifically described in the relevant documents				
C	The Contractor is to obtain details of attendance required by the selected subcontractor(s) and to make the necessary provision within his tender				
D	Before the start of the work to which the specification and drawings relate, the Contractor must enter into a binding subcontract agreement and confirm to the Contract Administrator that this has been done, giving the name of the selected subcontractor(s)				
E	The Contractor/his appointed subcontractor shall include for preparing and submitting a Schedule of Quantities and Rates for both the Mechanical & Electrical Services Installations within three working days of receiving such a request. These Schedules will be required prior to the execution of the Contract. The Schedules are to be compiled as described in the relevant specification sections and the rates and prices therein will be used in determining the valuation of variations to such works. The Schedule of Rates must balance arithmetically with the Contract Sum Analysis				
F	Mechanical & Electrical Installations	1	Item	0.00	0.00
G	Provisional Sums	1	Item	54,100.00	54,100.00
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	MECHANICAL & ELECTRICAL INSTALLATIONS CONTRACT SUM ANALYSIS				
A	For all costs associated with Section 1 – Preliminaries				
B	a) General requirements	1	Item		
C	b) Soft landing requirements	1	Item		
D	c) Heat load testing	1	Item		
E	For all costs associated with Section 2A - General Installation Clauses - Pipework	1	Item		
F	For all costs associated with section 2B - General Installation Clauses - Ductwork	1	Item		
G	For all costs associated Section 2C – General Installation Clauses - Mechanical Commissioning	1	Item		
H	For all costs associated Section 2D – General Installation Clauses – Thermal Insulation	1	Item		
I	For all costs associated Section 2E – Electrical Workmanship and Materials	1	Item		
J	For all costs associated Section 2F – Electrical Inspection and Testing	1	Item		
K	For all costs associated Section 3 – Site Specific Requirements				
L	12 months planned & corrective maintenance including consumables	1	Item		
M	Mechanical	1	Item		
N	Electrical	1	Item		
O	For all costs associated with Section 4 – Energy Metering	1	Item		
P	For all costs associated with Section 5 – Enabling and Incoming Services Works				
Q	Incoming Main Cold Water supply if needed from site boundary	1	Item		
R	Incoming Natural Gas Supply if needed from site boundary	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Mechanical Enabling works to Stores Building (Stripping Out/Rerouting works)	1	Item		
B	Electrical Enabling works to Stores Building (Stripping Out/Rerouting works)	1	Item		
C	Other	1	Item		
D	For all costs associated with Section 6 – Design Standards				
E	Mechanical	1	Item		
F	Electrical	1	Item		
G	For all costs associated Section E1A – LV Distribution				
H	Supply and Installation of Switchgear	1	Item		
I	Supply and installation of cabling systems	1	Item		
J	For all costs associated Section E1C – Standby Generation Plant	1	Item		
K	For all costs associated Section E2 – Utility Power	1	Item		
L	For all costs associated Section E3 – Internal, External & Emergency Lighting				
M	Internal Lighting	1	Item		
N	Emergency Lighting	1	Item		
O	External Lighting	1	Item		
P	For all costs associated Section E4 – Call Systems				
Q	Disabled Persons Call Systems	1	Item		
R	Emergency Voice Communication Systems (EVCS) – Disabled Refuge Systems	1	Item		
S	For all costs associated Section E5 – Voice and Data Systems	1	Item		
T	For all costs associated Section E6 – Security Systems				
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Access Control Systems	1	Item		
B	Intruder Alarm Systems	1	Item		
C	Closed–Circuit Television (CCTV) Systems	1	Item		
D	For all costs associated Section E7A – Fire Alarm Systems	1	Item		
E	For all costs associated Section E8 – Lightning Protection Systems	1	Item		
F	For all costs associated Section E9 – Miscellaneous Electrical Systems	1	Item		
G	Audio Frequency Induction Loop Systems (AFILS) £	1	Item		
H	For all costs associated Section L1 – Lift Installation – Standard Lifts	1	Item		
I	For all costs associated Section M1 – Domestic Water Services				
J	Generation plant & Equipment (i.e. Plate heat exchanger, calorifiers, Pumps etc)	1	Item		
K	Storage and Break Tanks	1	Item		
L	Domestic Water distribution systems	1	Item		
M	For all costs associated Section M2 – Heating				
N	Heat Generation Plant (Boilers, Flues, Pumps, Pressurisation sets, Thermal Storage, Plate heat exchangers etc.)	1	Item		
O	LTHW distribution system(s)	1	Item		
P	Other	1	Item		
Q	For all costs associated Section M3 – Mechanical Ventilation Systems				
R	Kitchen Ventilation	1	Item		
S	Hall, Bar, Dining Ventilation	1	Item		
T	Toilet Extract system	1	Item		
U	Galvanised Ductwork distribution systems	1	Item		
V	Attenuators	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	Other	1	Item		
B	For all costs associated Section M4 – Natural Gas Fuel Systems	1	Item		
C	For all costs associated Section M5 – Cooling Systems	1	Item	0.00	0.00
D	For all costs associated Section M6 – Drainage				
E	Above Ground Drainage	1	Item		
F	Other	1	Item		
G	For all costs associated Section M7 – Controls/BMS System (Not Applicable)	1	Item	0.00	0.00
H	For all costs associated Section M9 – Fire Fighting – Sprinklers (Not Applicable)	1	Item	0.00	0.00
I	For any other mechanical costs not detailed above, add description / cost below	1	Item		
J	For any other electrical costs not detailed above, add description / cost below	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	PROVISIONAL SUMS				
A	Staff room sink etc	1	Sum	1,500.00	1,500.00
B	Utility Company Incoming Electricity	1	Sum	19,500.00	19,500.00
C	Disconnection of existing Electrical service	1	Sum	3,100.00	3,100.00
D	Utility Company Incoming Gas	1	Sum	15,000.00	15,000.00
E	Utility Company Incoming Water	1	Sum	15,000.00	15,000.00
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	EXTERNAL WORKS ADJACENT BARN & 'THE LINK'				
A	DEMOLITIONS AND ALTERATIONS	1	Item		
B	PATHS AND PAVED AREAS	1	Item		
C	FORMATION OF LANDSCAPING AREAS	1	Item		
D	BAT BOXES AS DETAILED ON DRAWING ASK-90-001-B (IN NR 5)	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	DEMOLITIONS AND ALTERATIONS				
A	Following removal of trees prior to main contracts works Contractor is to include for removal of existing root ball and associated vegetation (In Nr 3)	1	Item		
B	Removal of planting beds and associated vegetation; disposal off site	8	No		
C	Carefully removing existing benches and tables and storing on site for later re-use by Client (In Nr 5)	1	Item		
D	Removal of existing stone/masonry steps structures and disposal of materials off site	4	No		
E	Carefully removing existing natural stone coping and storing on site; Contractor is to include for cleaning, sorting and stacking as appropriate	89	m		
F	Extra over for removal of existing powder coated metal guard railing and disposal off site	20	m		
G	Demolition of natural stone walling, storing materials on site; Contractor is to include for cleaning, sorting and stacking stonework as appropriate; wall approximately 250mm thick	44	m2		
H	Wall approximately 500mm thick	117	m2		
I	Removal of single door and associated frame, disposal off site	1	No		
J	Removing sundry fixtures and fittings and disposal off site	1	Item		
K	Natural stone copings, taken from onsite store; rebedding on existing natural stone wall	24	m		
L	Other works - Please specify	1	Item		
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	PATHS AND PAVED AREAS				
A	Excavate to reduce levels and disposal off site	92	m3		
B	Extra over excavation irrespective of depth for breaking out macadam surfacing, including saw cutting edges excavations to form fair joint	89	m2		
C	Extra over excavation irrespective of depth for breaking out concrete/stone pavings	36	m2		
D	Extra over excavation irrespective of depth for carefully breaking out natural stone cobbles; cleaning, sorting and storing on site for later re-use	30	m2		
E	Level and compact bottoms of excavation	320	m2		
F	Granular sub-base material Type 1 hardcore; to make up levels in beds average thickness exceeding 0.25m, depositing in 150mm layers	29	m3		
G	Level and compact imported material, blinding with fines/sand	191	m2		
H	Natural stone pavings, ref Scoutmoor stone random length x 300mm wide x 500mm paviors; laid on rigid mortar bed and flush pointing as works proceed with mortar	77	m2		
I	Natural stone cobbles, taken from onsite store; laid on rigid mortar bed and pointing as works proceed with mortar	55	m2		
J	Natural stone pavings, taken from onsite store; laid on rigid mortar bed and pointing as works proceed with mortar	58	m2		
K	Natural stone cobbles, taken from onsite store; laid on mortar haunching and pointing as works proceed with mortar as edge trim	76	m		
L	Remedial works to existing cobbled service area; The Contractor is to review the current condition and include for raising slipped pavings to create a more uniform finish	432	m2		
M	Other works - Please specify	1	Item		
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<p data-bbox="604 309 826 342">Brought Forward</p> <p data-bbox="732 383 826 416">TOTAL</p>				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	FORMATION OF LANDSCAPING AREAS				
A	The Contractor is to refer to drawing AL-90-001-E for specific details and locations of the proposed landscaping design; the Contractor should comply with the planting methodology as included on this drawing				
B	Imported topsoil within planting beds and soft landscaped areas; levelling and spreading as necessary; cultivating ready to receive planting or turf	25	m3		
C	Imported turf, maintaining for 12 months after laying	129	m2		
D	Ornamental hedge planting, typical height 80 - 100cm planted in double staggered row; providing 50mm depth of ornamental bark mulch at base	45	m		
E	Ornamental planting beds, 3-5 5 litre pots per square metre	8	m2		
F	Tree planting 'puris calleryana chanticleer' ; minimum 2m clear stem with 20-25cm girth, semi mature approx 5.5-6.0m high; providing 50mm depth of ornamental bark mulch at base with double timber stakes and below ground irrigation ring	4	No		
G	Extra over for tree pit, 1200 x 1200 x 900mm back filled with 150mm deep free draining stone to base; good quality topsoil backfill; including stakes and cross bar and suitable rubber tree ties; provision of irrigation pipe to be included	4	No		
H	Overboarding existing double gates with timber cladding to match proposed external wall treatment; including associated framing members where necessary; gates boarded both sides; approx overall dimensions 3600 x 2100mm	1	Item		
I	Approx overall dimensions 2400 x 1800mm	1	Item		
J	Other works - Please specify	1	Item		
				
				
	TOTAL				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	PROVISIONAL SUMS AND DAYWORKS				
	PROVISIONAL SUMS				
A	Include the following Provisional Sums:-				
B	For defined work				
C	below ground drainage	1	Sum	20,000.00	20,000.00
D	asbestos removal	1	Sum	5,000.00	5,000.00
E	isolated repairs to existing stonework within Barn & Stable	1	Sum	1,000.00	1,000.00
F	new roof structure to Barn & Stable	1	Sum	5,000.00	5,000.00
G	remedial works to existing roof members within Barn & Stable	1	Sum	3,000.00	3,000.00
H	remedial works to existing chimney within Barn & Stable	1	Sum	1,500.00	1,500.00
I	tanking to Barn & Stables walls	1	Sum	3,500.00	3,500.00
J	timber repairs to Barn & Stable first floor structure	1	Sum	5,000.00	5,000.00
K	external signage	1	Sum	1,000.00	1,000.00
L	metal shroud to main entrance	1	Sum	2,000.00	2,000.00
M	kitchen installation	1	Sum	50,000.00	50,000.00
N	additional demolitions and alterations	1	Sum	2,500.00	2,500.00
O	additional substructures	1	Sum	1,500.00	1,500.00
P	additional structural repairs to masonry walls within Barn & Stable	1	Sum	2,500.00	2,500.00
	DAYWORKS				
Q	The Contractor will be reimbursed as defined below, for the cost of the works carried out as daywork in accordance with the Conditions of Contract				
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	The Prime Cost of such daywork shall be calculated in accordance with the various sections of the " Definition of Prime Cost of Daywork Carried Out under a Building Contract ", Third Edition dated 1st September 2007, published by the Royal Institute of Chartered Surveyors and the National Federation of Building Trades Employers, but subject to the following further qualifications and amplifications :-				
B	The Labour hours admissible to the daywork account shall be limited to those actually worked by the operatives while directly engaged manually upon daywork and shall exclude time spent in supervisory, administrative or non-productive activities				
C	The Contractor is to insert below the percentage he requires to be added to each section of the prime cost for incidental costs, overheads and profit as defined in section 6 of the above mentioned definition				
D	Labour				
E	Daywork executed after the date for possession and before the date named in the Certificate of Practical Completion of the whole of the Works				
F	Daywork executed after the date named in the Certificate of Practical Completion of the whole of the Works and before the expiration of the Defects Liability Period or Before the Completion of the Making Good of Defects				
G	provide for the Prime Cost of Labour as defined in Section 3 as herein-before qualified	1	Sum	2,000.00	2,000.00
H	add percentage addition to last for incidental costs, overheads and profit as defined in Section 6		%		
I	Materials and Goods				
J	Generally				
K	provide for the Prime Cost of Materials and Goods as defined in Section 4	1	Sum	2,000.00	2,000.00
	Carry Forward				



	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Brought Forward				
A	add percentage addition to last for incidental costs, overheads and profit as defined in Section 6		%		
B	Plant				
C	The rates charged for mechanically operated plant shall be in accordance with the Schedule of Plant Charges published by the Royal Institution of Chartered Surveyors current at the date of tender				
D	provide for the Prime Cost of Plant as defined in Section 5	1	Sum	2,000.00	2,000.00
E	add percentage addition to last for incidental costs, overheads and profit as defined in Section 6		%		
	TOTAL				