

Ref.	Element	Cost £
1	Preliminaries	-
2	Ground Floor	-
3	First Floor	-
4	Second Floor and Attic	-
5	Roof	-
6	Elevations	-
7	Schedule of Rates	-
8	Dayworks	10,000.00
9	Tender Addendum 01	-
Total Carried to Form of Tender £		10,000.00

Ref	Tender Addendum 01	Qty	Unit	Rate	Value
1.0	Preliminaries				
1	The Contractor is to allow for all costs associated with setting up the road closure		item		
3.0	First Floor				
1	Room F1.01 item 1.6 to read: Replace existing rails with new alternative system comprising; gallery hanging system consisting of 25mm dia brass rail (tube) supported at 600mm centres on wall brackets, to run around perimeter of Council Chamber at high level; portraits to be suspended from rail on hooks and chains with up to 3 portraits suspended above each other on each pair of chains; to replicate existing arrangement of portraits; metalwork finish to be bronze, antiqued brass or other chemically darkened effect to CA approval; as www.galleryproducts.co.uk/product/picture-rail/ or similar approved.		item		
2	Room F1.01 item 1.13 to read: Ceiling to be underdrawn with Pavatex Pavatherm Combi 40mm thick tongue and groove wood fibre insulation board or similar approved, screw-fixed through into ceiling rafters with spreader washers, finished with 1no. coat 9mm hot-mixed lime plaster incorporating a plastering mesh, with 3mm fine lime plaster finish		item		
6.0	Elevations				
1	2.0 East Elevation item 2.25, add gulley specification: KRGU1/1 square inspection gulley		item		
Total Carried to Summary £					-

Ref	1: Preliminaries	Qty	Unit	Rate	Value Fixed	Value Time Related
1.1	Preliminaries (main contract)					
1	All costs arising from compliance with information and requirements noted within the contract preliminaries not specifically identified elsewhere within this document		item			
1.2	Main Contractor's cost items					
1.2.1	Management and staff					
1	Project specific management and staff		item			
2	Visiting management and staff		item			
3	Extraordinary support costs		item			
4	Staff travel		item			
1.2.2	Site establishment					
1	Site accommodation		item			
2	Temporary works in connection with site establishment		item			
3	Furniture and equipment		item			
4	IT systems		item			
5	Consumables and services		item			
6	Brought-in services		item			
7	Sundries		item			
1.2.3	Temporary services					
1	Temporary water supply		item			
2	Temporary gas supply		item			
3	Temporary electricity supply		item			
4	Temporary telecommunication systems		item			
5	Temporary drainage		item			
Carried Forward					-	-

Ref	1: Preliminaries	Qty	Unit	Rate	Value Fixed	Value Time Related
Brought Forward					-	-
1.2	Main Contractor's cost items (contd)					
1.2.4	Security					
1	Security staff		item			
2	Security equipment		item			
3	Hoardings, fences and gates; as dwg 223(04)001		item			
1.2.5	Safety and environmental protection					-
1	Safety programme		item			
2	Barriers and safety scaffolding		item			
3	Environmental protection measures		item			
4	Protect all trees to be retained		item			
1.2.6	Control and protection					
1	Survey, inspections and monitoring		item			
2	Setting out		item			
3	Protection of works		item			
4	Samples		item			
5	Environmental control of building		item			
1.2.7	Mechanical plant					
1	Generally		item			
2	Tower cranes		item			
3	Mobile cranes		item			
4	Hoists		item			
5	Access plant		item			
6	Concrete plant		item			
7	Other plant		item			
Carried Forward					-	-

Ref	1: Preliminaries	Qty	Unit	Rate	Value Fixed	Value Time Related
Brought Forward					-	-
1.2	Main Contractor's cost items (contd)					
1.2.8	Temporary works					
1	Access scaffolding; allow for a fully enclosed scaffold for the duration of the works, to provide weather protection of the external rendering works; protection to base of scaffold as appropriate. Obtain all necessary permits.		item			
2	Allow for retaining scaffolding in place to protect rendering works throughout the winter; dismantle end of April 2022; alter the scaffold to allow access to the retail units and TIC, install all necessary protection and provide areas for shop signage; allow for maintaining scaffold as necessary to ensure protection of rendering works		item			
3	Close side street for duration of works; erect and maintain barriers and signage		item			
4	Temporary works; generally		item			
1.2.9	Site records					
1	Site records		item			
1.2.10	Completion and post-completion requirements					
1	Testing and commissioning plan		item			
2	Handover		item			
3	Post completion services		item			
1.2.11	Cleaning					
1	Undertake initial site clean; remove debris		item			
2	Site tidy		item			
3	Maintenance of roads, paths and pavings		item			
4	Final deep clear prior to hand over		item			
1.2.12	Fees and charges					
1	Fees		item			
2	Charges		item			
Carried Forward					-	-

Ref	1: Preliminaries	Qty	Unit	Rate	Value Fixed	Value Time Related
Brought Forward					-	-
1.2	Main Contractor's cost items (contd)					
1.2.13	Site services					
1	Temporary works		item			
2	Multi-service gang		item			
1.2.14	Insurance, bonds, guarantees and warranties					
1	Works insurance		item			
2	Public liability insurance		item			
3	Employer's (main contractor's) liability insurance		item			
4	Other insurances		item			
5	Bonds		item			
6	Guarantees		item			
7	Warranties		item			
1.2.15	Others					
1	Allow for undertaking / implementing all necessary Covid 19 safe working practices throughout the duration of the contract.		item			
2	Provide 6nr sets of PPE (vests, hats and gloves) for use by official visitors (if permitted by Covid 19 restrictions in place at time of works)		item			
3	Heritage Training Events; half-day scaffold tours	3	nr			
4	Heritage Training Events; full-day CPD workshop for building professionals	1	nr			
5	Heritage Training Events; two-day lime training event for contractors	1	nr			
Total Fixed / Time Related Preliminaries £					-	-
Total Fixed Price Preliminaries £						-
Total Carried to Summary £						-

Ref	2: Ground Floor	Qty	Unit	Rate	Value
1.0	Room GF01				
1	Cut vent holes and fix vent grilles to all timber and plasterboard drylining at high and low level; approximately 1.20m intervals		item		
2	Cut vent holes and fix vent grilles to window stalls at high and low level		item		
3	Hack back plaster to reveals, GD01; plaster in lime		item		
2.0	Room GF02				
1	Retain older timber panelling to reveals; fix vent grilles top and bottom; GW07		item		
3.0	Room GF03				
1	Remove all modern plaster from doorway reveal and crosswall as far as start of shopfittings; replace with 3 coat lime plaster, full height		item		
2	Walls and window stalls, cut vent holes and fix vent grilles to all plasterboard lining and through backs of shopfittings; high and low level, at 1.20m intervals		item		
4.0	Room GF04				
1	External walls and window stalls, excluding 1970 extension; cut vent holes and fix vent grilles to all plasterboard lining and through backs of shopfittings; high and low level, at 1.20m intervals		item		
	<div> <p>The contractor is to include for any further items of work specifically identified, or inferred within the tender information, but not specifically identified above</p> </div>				
Total Carried to Summary £					-

Ref	3: First Floor	Qty	Unit	Rate	Value
1.0	Room F1.01				
1	Replace stone threshold with new, to match		item		
2	Replace carpet with barrier matting at entrance		item		
3	Replace carpet with new wool carpet and wool-felt underlay throughout		item		
4	Ease door and ensure correct operation; F1D02		item		
5	Remove modern dias entirely; allow for minor timber repairs to floor		item		
6	Replace existing picture rails with new alternative system		item		
7	Remove all painted planted timbers from ceiling, block up vent opening and make good		item		
8	Form new insulated timber hatch in lath and plaster ceiling, approximately 600 x 400mm; draught seals		item		
9	South lobby external wall; remove all existing plaster back to stone, allow for deep packing cracks and dub out flush; replaster in insulated lime plaster; full height to underside of ceiling above		item		
10	External south masonry wall in void above lowered ceiling soffit; remove all existing plaster back to stone, allow for deep packing cracks and dub out flush; replaster in insulating lime plaster; full height to underside of ceiling above		item		
11	External south masonry walls and 1.5m approximately to west and east returns; remove all existing plaster back to stone, allow for deep packing cracks and dub out flush; replaster in insulating lime plaster; full height to underside of ceiling and into reveals		item		
12	External west and east masonry walls; remove all existing plaster back to stone, allow for deep packing cracks and dub out flush; replaster in insulated lime plaster; full height to underside of ceiling and into window reveals		item		
13	Overboard lath and plaster ceiling with woodfibre insulation and lime skim plaster		item		
14	Paint in breathable paint to walls and ceilings		item		
15	Enlarge existing hatch and fix new insulated timber cover, approximately 600 x 400mm		item		
16	Allow for replacement of 20nr floor boards with new oak, thickness to match existing; 200mm wide x 2400mm long boards; secured with reduced head screws (Provisional)		item		
	<div> The contractor is to include for any further items of work specifically identified, or inferred within the tender information, but not specifically identified above </div>				
Total Carried to Summary £					-

Ref	4: Second Floor and Attic	Qty	Unit	Rate	Value
1.0	Room 2F.01				
1	Replace split board to head of stair with new to match		item		
2	Lag exposed pipework to CH header tank		item		
3	Overhaul 4nr rooflights; de-rust, seal glazing, redecorate internally		item		
4	RL04; repair adjacent roof timbers locally where decayed		item		
2.0	Roof void above Mayor's Parlour				
1	Enlarge existing access hatch; fit new timber cover approximately 600 x 400mm		item		
2	Construct boardwalk above ceiling, to give safe access to roof space		item		
3.0	Roof void above Council Chamber				
1	Remove all mineral wool insulation, clean out between ceiling joists with vacuum cleaner; reinsulate between and over joists with natural wool insulation, 250mm thick		item		
2	Construct timber boardwalk spanning between trusses, full length; for maintenance access and inspection		item		
3	Fit 12nr doubling timbers alongside existing rafters; approximately 75 x 100 x 2m long, oak;		item		
4	Block off 2nr ceiling vents from council chamber with plywood blocking and seal		item		
5	Enlarge existing hatchway to void, approximately 600 x 600mm; to provide access via new hatch in lowered ceiling below; fix 2m length of new fixed ladder through void space		item		
6	Fix 6nr LED bulkhead lamps in roof void		item		
7	Allow for doubling 20nr ceiling rafters in new oak 75 x 50mm; in lengths spanning between trusses (Provisional)		item		
8	Allow for 2nr splice repairs to purlins; in new oak, sized to suit (Provisional)		item		
<div style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>The contractor is to include for any further items of work specifically identified, or inferred within the tender information, but not specifically identified above</p> </div>					
Total Carried to Summary £					-

Ref	5: Roof	Qty	Unit	Rate	Value
1.0	Roof R2				
1	Clear vegetation, replace individual damaged slates with new to match, on hidden clip fixings		item		
2	Lift and rebed all ridges and hips and repoint in lime mortar		item		
3	Extra over; new replacement stones to match existing where necessary		item		
2.0	Roof R3				
1	Clear vegetation, replace individual damaged slates with new to match, on hidden clip fixings		item		
2	Lift coping stones, replace all flashings to upstand wall; form new lead detail to kneelers; rebed copings on lime mortar with 2nr M12 stainless steel dowels per coping; between R02 and R03		item		
3	Lift and rebed coping stones; rebed and improve lead detail to kneeler		item		
4	Extra over; 20% new coping stones		item		
5	Bellcote; scape back paint to bare timber; piece in minor timber repairs; repaint with linseed paint; repair and refix lead cap and flashings		item		
6	Allow for removal of existing vent and replacement with new timber louvred, lead capped vent; approximately 300 x 300 x 500mm; exact details to be confirmed (Provisional)		item		
3.0	Chimney CH.01				
1	Remove vegetation and repoint		item		
2	Replace flashings		item		
3	Replace flaunching		item		
4.0	Chimney CH.02				
1	Remove vegetation and repoint		item		
2	Replace flashings and back gutter		item		
3	Replace flaunching		item		
4	Fit new vent cowl to closed flue		item		
Carried Forward £					-

Ref	5: Roof	Qty	Unit	Rate	Value
Brought Forward £					-
5.0	Rooflights				
1	Renew flashings to 4nr rooflights		item		
2	De-rust, prepare and redecorate 4nr rooflights		item		
<div> <p>The contractor is to include for any further items of work specifically identified, or inferred within the tender information, but not specifically identified above</p> </div>					
Total Carried to Summary £					-

Ref	6: Elevations	Qty	Unit	Rate	Value
1.0	North Elevation				
1	Clear vegetation and planters from lead roof		item		
2	Remove decayed fascia; replace entirely with painted Accoya fascia; refix gutters; including to East and West elevations		item		
3	Remove existing door and frame, single; fill aperture with 75mm concrete block in two skins with PIR insulation and 50mm cavity; apply three coats rough cast finish to external leaf		item		
4	Remove all existing planted timber pilasters from modern extension; build up lime backing coats; finish corners with smooth plaster quoins to match elsewhere, approximately 350 x 260mm on face with 12 x 12mm chamfer to arises; apply single coat roughcast; including to East and West elevations		item		
5	Replace door to WC with new, unglazed panelled door; single		item		
6	Replace doors with new, timber, part-glazed and panelled master and slave leaf; double		item		
7	Remove roughcast to entire elevation at first floor level; replace with lime backing coats and roughcast finish		item		
8	Strip back sandstone quoins with DOFF system; repoint		item		
9	Strip back concrete window surrounds		item		
10	Repaint sandstone quoins and concrete window surrounds; pigmented limewash with linseed oil additive		item		
11	6 coats limewash to roughcast finish		item		
12	Prepare and repaint windows, 2 coats Sadolin Superdec; FW07 and FW08		item		
2.0	East Elevation				
1	Remove modern floodlight; make good		item		
2	Remove existing surface mounted conduits and wiring; refix internally or at eaves level		item		
3	Remove notice boards; refix in alternative location as directed		item		
4	Retain smooth plinth to base of extension wall; apply 1 coat roughcast over entire elevation		item		
5	Remove all straps, fixings and other metalwork associated with window box planters; fix new galvanized and painted retaining straps with stainless steel fixings to suit trough planters		item		
Carried Forward £					-

Ref	6: Elevations	Qty	Unit	Rate	Value
Brought Forward £					-
2.0	East Elevation (contd)				
6	Clean off low level cast iron vents; prepare and repaint		item		
7	Prepare and paint flagpole; replace rope		item		
8	Form chamfer tops to corbel timbers to shed water; revise fixings of flagpole as required		item		
9	Take down existing cast iron gutter and brackets; replace entirely with new deep 1/2 round profile cast iron gutters nominal 125 x 75mm on new rise and fall brackets to suit		item		
10	Take down existing cast iron rainwater pipe and hopper, prepare and repaint; refix		item		
11	New 75mm diameter cast iron rainwater pipe with hopper, offsets, shoe and running outlet; fixed through pipe ears; discharge to new gulley		item		
12	Replace flashings and canopy weatherings to all shop fronts and doorways with new Code 5 lead		item		
13	Strip back concrete window surround with DOFF system; undertake indent repairs as necessary; repoint; windows FW05 and FW06		item		
14	Strip back stone window with DOFF system; undertake indent repairs as necessary; repoint; windows FW01, FW02, FW03 and FW04		item		
15	Fix 4nr 300 x 200mm vent grilles through brickwork; screen wall to south steps		item		
16	Strip cement band to expose sandstone quoins; repoint		item		
17	Scrape back all loose and flaking paint, and cut back paint from glass; replace any defective putty; make timber repairs to cills and frames as necessary; prepare and apply 2 coats Sadolin Superdec; windows FW01, FW02, FW03 and FW04		item		
18	Scrape back all loose and flaking paint; undertake minor timber repairs and replace missing details; prepare and apply 2 coats Sadolin Superdec; doors GD01, GD02 and GD03		item		
19	Scrape back all loose and flaking paint; undertake minor timber repairs and replace missing details; prepare and apply 2 coats Sadolin Superdec; shop fronts GW01, GW02, GW03, GW04		item		
20	Strip existing render from entire screen wall to south steps; strap across cracks in brickwork and make good; re-render in lime		item		
Carried Forward £					-

Ref	6: Elevations	Qty	Unit	Rate	Value
Brought Forward £					-
2.0	East Elevation (contd)				
21	Remove roughcast to entire elevation; allow for stone repairs and stitching as required; deep packing to cracks; dub out and apply lime backing coats and roughcast finish		item		
22	Repaint sandstone quoins, window surrounds and concrete window surrounds; pigmented limewash with linseed oil additive		item		
23	6 coats limewash to lime render		item		
24	Prepare and repaint windows, 2 coats Sadolin Superdec; FW05 and FW06		item		
25	New inspection gulley, with glazed dish and cast iron grate; new connection to existing below ground surface water drainage		item		
3.0	South Elevation				
1	Clean out debris from void below steps		item		
2	Remove all cables, conduit, services, etc; re-route internally		item		
3	Strip paint to door, fix new oak drip bar; apply oil finish; prepare and paint ironmongery		item		
4	Carefully remove paint from door surround by poultice (DOFF if essential); paint with pigmented limewash with linseed oil additive		item		
5	Remove cement bands to corners to expose sandstone quoins; clean off and repoint		item		
6	Strip existing render from wall to void beneath stairs; flush point in lime mortar; accessed through manhole in landing		item		
7	Remove roughcast and cement pointing to entire elevation (excluding void beneath stairs); allow for deep packing to cracks; dub out and build up lime base coats and apply roughcast finish		item		
8	6 coats limewash to lime render and sandstone quoins		item		
4.0	West Elevation				
1	Remove floodlight cabling		item		
2	Remove notice boards; refix in alternative location as directed		item		
3	Remove cement render to expose original quoins		item		
Carried Forward £					-

Ref	6: Elevations	Qty	Unit	Rate	Value
Brought Forward £					-
4.0	West Elevation (contd)				
4	Retain smooth plinth to base of extension wall; apply 1 coat roughcast over entire elevation		item		
5	Take down existing cast iron gutter and brackets; replace entirely with new deep 1/2 round profile cast iron gutters nominal 125 x 75mm on new rise and fall brackets to suit, with running outlet to hopper		item		
6	Take down existing cast iron rainwater pipe and hopper, prepare and repaint; refix with new stainless steel fixings and cast iron shoe		item		
7	New 75mm diameter cast iron rainwater pipe with hopper, offsets, shoe and running outlet; fixed through pipe ears; discharge to new gulley		item		
8	Remove planted timber lintel, fix new pcc lintel minimum 150mm bedding each side; make good		item		
9	Strip back concrete window surrounds; windows GW05, FW09, FW10 and FW11		item		
10	Strip back stone window surround with DOFF system; undertake indent repairs as necessary; repoint; windows FW12 and FW13		item		
11	Strip back stone surrounds with DOFF system; undertake indent repairs as necessary; repoint; doors GD07 and GD08 and window GW08		item		
12	Strip back sandstone quoins with DOFF system; repoint		item		
13	Strip paint, replace putty, prepare and apply 2 coats Sadolin Superdec; window GW06		item		
14	Strip paint, replace putty, fix new oak cill, prepare and apply 2 coats Sadolin Superdec; window GW07		item		
15	Scrape back all loose and flaking paint; replace any defective putty; replace timber cill with new oak cill to match; prepare and apply 2 coats Sadolin Superdec; window GW08		item		
16	Scrape back all loose and flaking paint; ease window and replace ironmongery; replace timber cill with new oak cill to match; prepare and apply 2 coats Sadolin Superdec; window GW09		item		
17	Scrape back all loose and flaking paint, and cut back paint from glass; replace any defective putty; piece in new timber to cills if necessary; prepare and apply 2 coats Sadolin Superdec; windows FW12 and FW13		item		
18	Modify existing door to take top hung casement in place of upper 4 x 2 glazing, with existing stiles, head and mid-rail 3 x 2 format with slender glazing bars; door GD08		item		
Carried Forward £					-

Ref	6: Elevations	Qty	Unit	Rate	Value
Brought Forward £					-
4.0	West Elevation (contd)				
19	Remove roughcast to entire elevation; rake out cracks and allow for deep packing; dub out and build up lime base coats and apply roughcast finish		item		
20	6 coats limewash to lime render and limestone quoins		item		
21	Prepare and paint sandstone quoins, window and door surrounds, concrete window surrounds and lintels; pigmented limewash with linseed oil additive		item		
22	Prepare and repaint windows, 2 coats Sadolin Superdec; windows GW05, FW09, FW10 and FW11		item		
23	Prepare and repaint doors, 2 coats Sadolin Superdec; door GD07		item		
24	Drainage channel; comprising 100 x 150 x 50mm thick dry jointed concrete setts, bedding on 50mm sharp sand and compacted Type 3 hardcore; 63 x 200mm road edge set in C20 concrete bed and haunch one side; make good surfacing disturbed; including all excavation and earthworks; as dwg 223(94)001 Detail X		item		
25	Extra over; trim sett margin to terminate against existing kerbs at each end		item		
26	Extra over; working around and re-setting existing gulleys in new sett margin		item		
<div style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>The contractor is to include for any further items of work specifically identified, or inferred within the tender information, but not specifically identified above</p> </div>					
Total Carried to Summary £					-

Ref	7: Schedule of Rates	Qty	Unit	Rate	Cost £
1	Dub-out masonry, re-plaster in traditional 3-coat haired lime plaster (Provisional)	40	m ²		-
2	Dub out and roughcast (Provisional)	40	m ²		-
3	Deep point in lime mortar (Provisional)	40	m ²		-
4	Limewash; per coat (Provisional)	40	m ²		-
5	Rebuild masonry walls; in isolated areas not exceeding 1.00m ² (Provisional)	10	m ²		-
Total Carried to Summary £					-

Ref	8: Dayworks	Qty	Unit	Rate	Cost £
1	Labour				
1.1	The contractor must state below the all-inclusive hourly rates required for labour for works undertaken during the normal working day				
1	20 hours (provisional) General Operatives	20	hr		-
2	20 hours (provisional) Carpenter / Joiner	20	hr		-
3	20 hours (provisional) Roofer	20	hr		-
4	20 hours (provisional) Mason / Bricklayer	20	hr		-
5	20 hours (provisional) Plasterer	20	hr		-
6	20 hours (provisional) Painter & Decorator	20	hr		-
7	Other Grades/Trades (insert):				
1.1.1	The contractor must state below the all-inclusive hourly rates required for labour for works undertaken outside of the normal working day				
1	20 hours (provisional) General Operatives	20	hr		-
2	20 hours (provisional) Carpenter / Joiner	20	hr		-
3	20 hours (provisional) Roofer	20	hr		-
4	20 hours (provisional) Mason / Bricklayer	20	hr		-
5	20 hours (provisional) Plasterer	20	hr		-
6	20 hours (provisional) Painter & Decorator	20	hr		-
7	Other Grades/Trades (insert):				-
1.2	Materials and Goods				
1	Provide the prime cost of materials and goods		item		5,000.00
2	Add the percentage addition for incidental costs, overheads and profit		%	5,000.00	-
Carried Forward £					5,000.00

Ref	8: Dayworks	Qty	Unit	Rate	Cost £
Brought Forward £					5,000.00
1.3	Plant				
1	Provide for the prime cost of plant hired by the Contractor		item		2,500.00
2	Add the percentage addition for incidental costs, overheads and profits		%	2,500.00	-
1.3.1	Rates for plant not hired by the Contractor shall be as set out in The Schedule of Basic Plant Charges for Use in Connection with Daywork Under a Building Contract published by the Royal Institution of Chartered Surveyors (current edition at the Base Date)				
1	Provide for the prime cost of plant not hired by the Contractor		item		2,500.00
2	Add the percentage addition for incidental costs, overheads and profits		%	2,500.00	-
Total Carried to Summary £					10,000.00