



# **Tender Pricing Schedule**



## **Proposed Extension and Alteration of Existing Offices**

at

**The Almonry, High Street, Battle**

for

**Battle Town Council**

**17 January 2020**

**Rev 0  
2018**

**Blade Consulting Ltd**

22 Castleham Business Centre (East), Stirling Road, St Leonards-on-Sea, East Sussex, TN38 9NP

**The Almonry, High Street, Battle**  
**Tender Pricing Schedule**



**GENERAL SUMMARY**

Ref	Heading	Section Total	Element Total
<b>1</b>	<b>Substructure</b>		
1.1	<i>Excavation</i>		
1.2	<i>Ground Floor Construction</i>		
<b>2</b>	<b>Superstructure</b>		
2.1	<i>Frame</i>		
2.2	<i>Upper Floors</i>		
2.3	<i>Roof</i>		
2.4	<i>Stairs and Ramps</i>		
2.5	<i>External Walls</i>		
2.6	<i>Windows and External Doors</i>		
2.7	<i>Internal Walls and Partitions</i>		
2.8	<i>Internal Doors</i>		
2.9	<i>General Joinery</i>		
<b>3</b>	<b>Internal Finishes</b>		
3.1	<i>Walls</i>		
3.2	<i>Floors</i>		
3.3	<i>Ceilings</i>		
<b>4</b>	<b>Fitting Furnishings &amp; Equipment</b>		
<b>5</b>	<b>Services</b>		
5.1	<i>Mechanical Services</i>		
5.2	<i>Sanitation Services</i>		
5.3	<i>Electrical Services</i>		
5.4	<i>Builders Work in Connection with Services</i>		
<b>7</b>	<b>Work to Existing Buildings</b>		
7.1	<i>Demolitions and Alteration Work</i>		
7.2	<i>Repairs to Existing Services</i>		
<b>8</b>	<b>External Works</b>		
8.1	<i>Site Preparation Works</i>		
8.2	<i>Roads Paths and Pavings</i>		
8.3	<i>External Drainage</i>		
8.4	<i>External Services</i>		
<b>9</b>	<b>Contractor additional items</b>		
		<b>Subtotal</b>	
<b>10</b>	<b>Main Contractors Preliminaries &amp; General Conditions</b>		
		<b>Subtotal</b>	
<b>11</b>	<b>Main Contractors Overheads and Profit</b>		
<b>12</b>	<b>Provisional Sums</b>		
<b>13</b>	<b>Dayworks</b>		
<b>14</b>	<b>Contingency</b>		
		<b>TENDER SUM TO FORM OF TENDER</b>	

# The Almonry, High Street, Battle

## Tender Pricing Schedule



Tender Notes					
Ref	Description	Quantity	Unit	Rate	Total
	Tenderers are required to take note of the following				
	<i>General Pricing</i>				
A	The following document is a pricing schedule that must be completed in full within your tender return. Note - THIS IS NOT A BILL OF QUANTITIES and all quantities are to be checked as part of the tender.				
B	Note the following document is to be read in conjunction with all other design documents and preliminary sections of this tender. A site visit should be made to establish a full understanding of the scope.				
C	The tender pricing schedule is not intended to be an exhaustive description of the works and the contractor is to include for any other items detailed within the tender documents				
D	Where reference is made to a Specification clause in the description of an item, this does not limit the item to this clause only, other relevant specification clauses and drawings may apply				
E	The Contractor should insert and allow for here any additional items that are identified within the tender documents but may not have a specific heading within this document				
F	The Contractor may be asked to provide a full breakdown of the costs inserted in this document and should be able to provide such on request by the employer				
G	Any electronic document provided as part of the tender is used at the contractors own risk. All responsibility for formulas, links, carrying forward etc. are the contractors and should be checked for errors before submitting				
H	Tenderers are required to fully check the tender pricing schedule and be satisfied that the tender sum to be submitted on the Form of Tender has been checked for arithmetic and formula errors. Tenderers must fully check and ensure that the notes, forming part of the tender pricing schedule and within each section are fully considered as part of the submission.				
I	The tender pricing schedule has been broadly produced in line with the summary headings set out within NRM 2, however the NRM 2 method of measurement has not been fully adopted for the				
	<i>Provisional Sums / PC Sums / Provisional Quantities</i>				
J	Any adjustments to the tender pricing schedule should be clearly highlighted within the returned document and referenced separately				
K	For the purposes of this tender and for all PC Sums are deemed to be the nett cost of the work item with overheads and profit being added on to these items on the tender summary.				
L	For the purposes of this tender and for all pre-listed Provisional Sums in section 10 are deemed to be include the nett cost of the work, attendances, preliminaries and overheads and profit.				
M	Where provisional quantities have been indicated within the tender pricing schedule the quantities are to subject to remeasure once the extent has been defined				
N	Where tenderers need to include provisional sums within their tender please annotate them clearly as 'Contractor Provisional Sum' to assist in the review process. They are deemed to be treated as being the nett cost of the work for the purpose of evaluating overheads and profit additions.				



# The Almonry, High Street, Battle

## Tender Pricing Schedule



### GROUP ELEMENT 1: Substructure

Ref	Description	Quantity	Unit	Rate	Total
	1.1 Excavation				
	<b>Archaeology</b>				
A	Any intrusive groundworks associated with the proposed development will be monitored by an experienced archaeologist. Any mechanical excavator used for excavation of material above undisturbed natural geology will be fitted with a toothless grading/ditching bucket of suitable width wherever practical. All excavations and plant movements undertaken by the groundworks contractor will be carried out with due regard for the potential to encounter archaeological remains	1	item		
B	Where intrusive groundworks reveal archaeological remains, adequate time will be made available for appropriate archaeological investigation by hand (taking site health and safety into account) in order to identify and record the remains, as far as possible within the limits of the works, to recover appropriate archaeological and environmental evidence. All work will be carried out in accordance with the ESCC Sussex Archaeological Standards (ESCC et al 2019), the relevant standards and guidance documents of the Chartered Institute for Archaeologists (CIFA 2014a; 2014b).	1	item		
	<b>Site Clearance</b>				
C	Clear site of all vegetation and other growth and dispose of off site, to footprint of site as shown on site plan to include new building area, landscaped areas and access driveway	29	m2		
	<b>Site Preparation</b>				
D	Take up existing block paving to courtyard areas as required; store on site for later reinstall (reinstall measured in external works)	29	m2		
E	Break out existing concrete slab to Community Area	24	m2		
F	Break out and excavate base of existing external wall; down to slab line; dispose of all material off site (see SE drawing number H4154/01)	4	m		
G	Clear out detritus from floor void under barber shop joists - INCL in PROV SUMS	1	item		PSUM
H	Allowance to inspect existing joists that have been buried in detritus to ensure condition	1	item		
	<b>Excavation; commencing at ground floor level; bulk excavation; not exceeding 2m deep;</b>				
I	Courtyard area; to reduced levels where required and dispose off site; by hand as required; 350mm depth	10	m3		
J	Community area; to reduced levels where required and dispose off site; by hand as required; 350mm depth	8	m3		
	<b>Extra over for all types of excavation irrespective of depth</b>				
	<i>Breaking up</i>				
K	Rock (provisional quantity 5%) - INCL in PROV SUMS	1	m3		PSUM
	<b>Disposal</b>				
L	Dispose of excavated material off site	18	m3		
M	Dispose of any ground water	1	item		
	<b>Earthwork support</b>				
N	Earthwork support to edges of excavations; contractor discretion	1	item		
O	Working space requirements to excavations and concrete work; contractor discretion	1	item		
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# The Almonry, High Street, Battle

## Tender Pricing Schedule



### GROUP ELEMENT 2: Superstructure

Ref	Description	Quantity	Unit	Rate	
	<i>2.3 Roof</i>				
	<b>Newbuild</b>				
	<u>Roof Structure</u>				
A	Oak Ridge Beam; 100 x 225mm	9	m		
B	Extra over for squinted abutment as per Engineers drawing H4154/02 Section A/A	1	item		
C	Oak Hip Beam; 100 x 225mm	4	m		
D	C16 Rafters; 50 x 150mm	50	m		
E	Extra over for trimming down to 100mm deep at eaves with bird mouth detail	2	nr		
F	C16 Ceiling Joists; 50 x 150mm (above Office/Store)	12	m		
G	C16 Floor Joists; 50 x 150mm (below Office/Store)	12	m		
H	Joist Hangers to suit 50x150mm floor joists	10	nr		
I	Allow for connection between head plate restraints and end beam	1	item		
J	50mm continuous ventilated void to roof rafters	1	item		
K	Allow for joining new roof to existing	1	item		
L	100mm thick Kingspan Kooltherm K7 insulation in between rafters	60	m2		
M	Re-use of stored timber posts as collars	1	Item		
N	Resited 100 x 100mm post from ground floor (post to be traditionally tenoned and pegged into ridge beam)	2	m		
O	100 x 100mm ridge beam support post	1	m		
P	North Aisle Aldershaw hand-made clay peg tiles to match existing on riven oak timber battens on breather	60	m2		
Q	New oak post out of 150 x 270mm timber, jowled to support headplate	3	m		
R	In line Keymer ventilator with clay slips, breather membrane cut and nailed to batten to new roof	5	nr		
S	Plain clay Hogback ridge to match existing on mortar bed	13	m		
T	Airtrack EC Eaves Carrier	17	m		
U	Airtrack F25 Fascia vent providing 25mm strip continuous ventilation	17	m		
V	Fascia; 25mm thick Softwood Fascia board	17	m		
W	Soffits; 12mm thick External grade ply	17	m		
X	Cast Iron OG Gutter in black; profile to match existing (including all junctions, turns stop ends etc. (as per Architects detail))	17	m		
Y	Cast iron Rainwater pipe to match existing including connections, brackets and fittings	10	m		







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### GROUP ELEMENT 2: Superstructure

Ref	Description	Quantity	Unit	Rate	
	<i>2.5 External Walls</i>				
	<u>WT-01 Existing Masonry Wall</u>				
A	Repoint existing stone wall as set out in masonry specification	18	m2		
B	Repoint existing brick wall as set out in masonry specification	4	m2		
C	Repoint existing brick wall as set out in masonry specification	14	m2		
D	Build up wall height in 225mm stonework facing with 100mm block backing tied to internal studwork	3	m2		
E	Build up wall height in second hand brickwork facing tied to internal studwork	6	m2		
F	Newton 508 waterproofing membrane fixed to existing wall to manufacturers recommendations to formation level	45	m2		
G	Protection board against existing masonry below ground (measured in substructures)	1	item		
	<u>150mm stud partition to structural engineers specifications</u>				
	<u>Ground floor level</u>				
H	50 x 150mm treated SW studs @ 400mm c/c	20	m		
I	50 x 150mm treated SW sole plates (tripled in measure)	21	m		
J	50 x 150mm treated SW head plates (tripled in measure)	21	m		
K	50 x 150mm treated SW intermediate plates	7	m		
	<u>First floor level</u>				
L	50 x 150mm treated SW studs @ 400mm c/c	45	m		
M	50 x 150mm treated SW sole plates (tripled in measure)	51	m		
N	50 x 150mm treated SW head plates (tripled in measure)	51	m		
O	50 x 150mm treated SW intermediate plates	17	m		
P	Allowance to notch into steel frame as per Engineers specification	1	Item		
Q	50mm thick Kingspan Kooltherm K12 insulation between studs	58	m2		
R	32.5mm thick Kingspan Kooltherm insulated plasterboard	68	m2		
S	3mm skimcoat finish	68	m2		
T	Allow to integrate new walls with existing	1	item		
U	Install new battens and counter battens to match existing with new breather membrane	14	m2		
	<u>Tile Hanging</u>				
V	Vertical tile hanging; re-hang removed tiles (any deficiencies to be made up with clay plain tiles as per Arct	14	m2		











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## Tender Pricing Schedule



### GROUP ELEMENT 2: Superstructure

Ref	Description	Quantity	Unit	Rate	
	<i>2.7 Internal Walls and Partitions</i>				
	<b>Existing Tea-point at Ground floor</b>				
A	Plaster wall adjacent to Western Avenue	10	m2		
B	Pointing existing wall before plastering	1	m2		
C	Newton mesh to courtyard side wall	10	m2		
D	Lime plaster to internal face of existing courtyard wall	10	m2		
E	215mm thick piers internally to Community area as per Engineers details	2	nr		
	<u>New Accessible WC</u>				
F	Insulated plasterboard to external wall	6	m2		
G	5mm Kerdi board base	6	m2		
H	Newton M03 Mesh membrane to walls	17	m2		
I	Lightweight plaster finish to walls	17	m2		
	<u>Boiler Room</u>				
J	12.5mm thick Fermacell board fixed to existing studs skim joints Intumescent sealant as abutments	22	m2		
K	50mm mineral wool insulation to studs	22	m2		
L	10mm cementitious render board externally	21	m2		
M	Self coloured silicone render to existing render board	21	m2		
	<u>New Reception</u>				
N	New treated timber battens to support retained panelling	1	item		
O	Install 6 no bricks to match existing at area of wall of deteriorated bricks	6	nr		
P	Repointing of fireplace with lime mortar	1	item		
Q	New lath and plaster finish to removed fibreboard areas	1	item		
	<u>Council Chamber</u>				
R	Tooting in replacement bricks to match surrounding	1.0	item		
S	Replaster walls with lathe and plaster as per Architects details	63	m2		
T	15mm Fermacell x 2 layers to timber panelling areas	32	m2		
U	Refurbish and clean timber panelling and refit	32	m2		
	<u>Meeting Room</u>				
V	Repair lime plaster	1	item		
W	Repair brickwork to inglenook fireplace	1	item		
X	Repoint hearth with lime mortar	1	item		





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## Tender Pricing Schedule



### GROUP ELEMENT 2: Superstructure

Ref	Description	Quantity	Unit	Rate	
	<i>2.8 Internal Doors</i>				
	<u>Allow to repair and fire protect to doors/ironmongery/frames/architraves/accessories as required as per Architects door schedule</u>				
A	D1		1 nr		
B	D1a		1 nr		
C	D1d		1 nr		
D	D2a		1 nr		
E	D3		1 nr		
F	D3a		1 nr		
G	D3b		1 nr		
H	D6		1 nr		
I	D7		1 nr		
J	D8		1 nr		
K	D9		1 nr		
L	D10		1 nr		
M	D11		1 nr		
N	D12		1 nr		
O	D13		1 nr		
P	D14		1 nr		
Q	D15		1 nr		
R	D17		1 nr		
S	D19		1 nr		
T	D20		1 nr		
	<b>Internal Doors</b>				
	<u>Double door (FD30S/SC) solid core door veneered, hold open device on 35x120mm SW lining &amp; 15x40mm stopper</u>				
U	D23 - 1526 x 1981		1 nr		
	<u>Single Door (4-8-4) toughened opaque double glazing from "Original Glass Company" on hardwood frame as per Architects details</u>				
V	D24 - 1017 x 2048mm		1 nr		
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## Tender Pricing Schedule



### GROUP ELEMENT 3: Internal Finishes

Ref	Description	Quantity	Unit	Rate	Total
	<u>3.1 Walls</u>				
	<u>Realignment of timber panelling as per Architects specification to the following areas</u>				
A	Entrance Hallway	1	item		
	<u>New lath and plaster to walls as per Architects specification to the following areas</u>				
B	Entrance Hallway	1	item		
C	Town Clerks Office	1	item		
D	Existing First Floor Tea-Point	1	item		
	<u>Allow to repair wall plaster finish after artex/wallpaper removal</u>				
E	Entrance Hallway	1	item		
F	WC at Ground Floor	1	item		
G	Existing Council Chamber (Meeting Room)	1	item		
	<u>Allow to repair underlying structure of timber panels as per Architects specification</u>				
H	Entrance Hallway	1	item		
I	Existing Council Office (Meeting Room)	1	item		
	<u>Full height wall tile finish as specified including all associated grouting, adhesives, trims and cuts etc.</u>				
J	New Accessible WC	1	item		
K	Apply lime plaster finish to inglenook fireplace as indicated on drawings	23	m2		
L	Allowance for Skim coat finish to existing wall surfaces where disturbed by new works	1	item		
M	e/o working in small quantities	1	item		
N	e/o treatment of existing outside wall now within new extension	25	m2		
O	Ceramic tiling to kitchen and ambulant unisex WC supply of tiles p.c. sum of £30/m2	20	m2		
P	Painting to general areas	1	item		
Q	Painting to new skirtings / architraves etc	1	item		
R	Painting to existing skirtings / architraves etc	1	item		
S	Extra over making good existing poor surfaces - extent unknown	1	item		

# The Almonry, High Street, Battle

## Tender Pricing Schedule



### GROUP ELEMENT 3: Internal Finishes

Ref	Description	Quantity	Unit	Rate	Total
	<u>3.2 Floors</u>				
	<u>WC at Ground Floor</u>				
A	Decorate timber steps	1	item		
	<u>Existing Barbershop (New reception)</u>				
B	Reinstall floorboards previously removed	1	item		
	<u>Existing Council Office (Council Chamber)</u>				
C	Re-install floorboards in current position	1	item		
D	Reinstall carpet floor finish	1	item		
E	Supply and install rubber threshold ramp to facilitate wheelchair access	1	item		
	<u>Existing Council Office (Meeting Room)</u>				
F	Reinstall terracotta skirting tiles with Seciltek cal tile adhesive	1	item		
G	130mm wide pine floorboards to match existing where walls have been removed	1	item		
	<u>Existing Tea-point at Ground Floor</u>				
H	3mm Charcoal finish throughout tea-point and new build	1	item		
	<u>Existing First Floor WC</u>				
I	Marmoleum floor finish complete with coved skirting	1	item		
	<u>Existing First Floor Tea-Point</u>				
J	Marmoleum floor finish complete with coved skirting	1	item		
	<u>New Accessible WC</u>				
K	Install Floor finish	1	item		
L	CAT timberline 2/22 Antique brass at floor junctions	1	item		
M	Polymer concrete topping	1	item		
N	Make good existing kitchen floor where wall removed; infill with screed	3	m		
O	Latex levelling screed to existing floors within Kitchen / Community area; to existing surfaces	33	m2		
P	New microscreed flooring to Kitchen / Community area; irregular angle wall at edges	33	m2		
Q	Make good floors where walls removed to meeting and multi use room	10	m		
S	Rub down existing floorboards and refinish including finishing new boards - meeting room only	23	m2		
T	Refinishing existing wood block floors to match new floors - Multi use room	30	m2		
U	Make good floors where walls removed to reception area	9	m		
X	Allowance to either clean / repair existing flooring within	1	item		
	<u>1st Floor</u>				
L	New flooring to new store / office - TBC	12	m2		





















# The Almonry, High Street, Battle

## Tender Pricing Schedule



### GROUP ELEMENT: Demolition

Ref	Description	Quantity	Unit	Rate	Total
	<i>7.1 Demolition and alteration works</i>				
A	Cap off existing water supply	1	item		
B	Cap off existing Gas Supply	1	item		
C	Cap off existing electrical supply	1	item		
D	Soft strip existing building As per Architects drawings and scope of works (Fittings, flooring, sanitary ware, doors, skirtings etc)	370	m2		
E	Deeper strip existing building (Hack off tiles etc)	370	m2		
F	Remove existing brick quoin to SE elevation	1	item		
G	Demolish existing walls including lathe and plaster	37	m		
H	Remove and dispose existing doors and linings (Ground Floor)	1	item		
I	Remove existing window; dispose off site	2	nr		
J	Remove tiles to existing roof; set aside for later reuse on new roof	25	m2		
K	Remove sublayers to roof to expose existing rafters	25	m2		
L	Remove tiles to existing roof and dispose; as per 7.3 of Schedule and shown on drawing 10205/06	149	m2		
M	Remove and set aside hogsback ridge tiles, store on site for later re-use	38	m		
N	Remove existing first floor walls in the community area	1	item		
O	Remove partitions in the existing meeting/utility/tea-point	1	item		
P	Remove existing battens, counter battens, felt and all other subbase and dispose off site, include for	149	m2		
Q	denailing rafters	1	Item		
R	Allow for clearing out voids between rafters with an industrial vacuum cleaner	1	item		
S	Allow for removal of existing lead to roof and dispose off site	18	m2		
T	Remove existing cast iron gutter to flat roof areas and set aside for later refitting	19	m		
U	Remove existing uPVC rainwater goods to flat roofs and dispose	1	item		
V	Remove existing rainwater goods to external areas	1	Item		
W	Remove and set aside existing vertical wall tiling to face of building; for later reuse	14	m2		
X	Remove damaged existing battens and counter battens to vertical tile area	1	item		
Y	Remove existing bottom 2 rows of North east elevation	1	item		
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# The Almonry, High Street, Battle

## Tender Pricing Schedule



### GROUP ELEMENT: Demolition

Ref	Description	Quantity	Unit	Rate	
	<i>7.1 Demolition and alteration works Continued</i>				
	<u>Main Staircase - Refer to Structural engineers information for stair repairs</u>				
A	Remove existing stair runner	1	item		
B	Remove fibreboard soffit to under stairs cupboard to assess existing stair structural issues	1	item		
C	Remove existing floor boards on quarter landing of existing main stairs and allow strengthening works	1	item		
D	Remove timber fillets to edges of treads	1	item		
E	Remove carpet to stairs	1	item		
	<u>Entrance Hallway</u>				
F	Remove existing timber panelling to the right of the entrance doorway and store on site for later reinstall	1	item		
G	Remove fibreboard from ceiling	1	item		
H	Steam off artex finish to walls	1	item		
I	Remove panel above WC door	1	item		
J	Remove fibreboard panel above doors into WC	1	item		
	<u>WC at Ground Floor</u>				
L	Steam off existing embossed wallpaper	1	item		
M	Carefully remove existing steps	1	item		
N	Carefully remove existing quarry tile cill to window W12	1	item		
O	Remove the brace to top of door and move to rear of the door	1	item		
	<u>Existing Barbershop</u>				
P	Carefully remove and safely store the timber panelling on the north-east (roadside) wall	1	item		
Q	Remove tape used to seal gaps in the fielded panels	1	item		
R	Cut out 6 no bricks that have deteriorated and dispose off site	6	nr		
S	Remove cementitious pointing to fireplace	1	item		
T	Remove fibreboard to the top of timber panelling	1	item		
U	Remove existing floorboards and store on site	1	item		
V	Remove detritus from between floor joists	1	item		
W	Carefully remove the existing fibreboard ceiling between the joists	1	item		
	<u>Existing Council Office (Council Chamber)</u>				
X	Remove failed plaster on ceiling above fireplace	1	item		



# The Almonry, High Street, Battle

## Tender Pricing Schedule



### GROUP ELEMENT: Demolition

Ref	Description	Quantity	Unit	Rate	
A	Remove brown paper stuffing to flue	1	item		
B	Remove plasterboard to wall and store on site	1	item		
C	Remove fibreboard soffit to bay window	1	item		
D	Remove overboarding between two offices	1	item		
	<u>1st floor Corridor</u>				
E	Steam off artex to walls and dispose off site	1	item		
F	Steam off artex to ceiling and dispose off site	1	item		
G	Remove existing plastic stair nosing from beam protruding through floor	1	item		
H	Remove existing failed repair to plaster above beam by bay window W25 and make good	1	item		
I	Remove existing curtain rail in W25	1	item		
	<u>1st Floor cleaners cupboard</u>				
J	Remove metal plate screwed to door and make timber good	1	item		
	<u>Existing First Floor WC</u>				
K	Remove existing sanitary ware	1	item		
L	Steam off artex to walls and dispose off site	1	item		
M	Steam off artex to ceiling and dispose off site	1	item		
	<u>Existing First Floor Tea-Point</u>				
N	Remove existing floor finishes and dispose off site	1	item		
O	Remove cupboards, sinks and any associated pipework and dispose	1	item		
P	Steam off artex to walls and dispose off site	1	item		
Q	Steam off artex to ceiling and dispose off site	1	item		
R	Remove timber board that is infilling a framed opening in the wall and dispose	1	item		
S	Allowance to lift the existing floor finish	1	item		
	<u>New Accessible WC</u>				
T	Remove existing sanitary ware	1	item		
U	Take up existing timber flooring and dispose off site	1	item		
	<u>Cellar</u>				
V	Remove vegetation growth to external steps	1	item		
W	Remove Supalux ceiling	1	item		



# The Almonry, High Street, Battle

## Tender Pricing Schedule



### GROUP ELEMENT: Demolition

Ref	Description	Quantity	Unit	Rate
	<i>7.5 Cleaning Existing Surfaces / Repairs</i>			
A	General allowance to clean down existing facades and windows	2	floors	
B	Allow for cleaning remaining paving to courtyard area	36	m2	
C	General allowance for minor localised repairs / cleaning of existing roof beyond detailed repairs schedule	1	item	
D	General allowance for minor localised repairs / cleaning of existing brickwork / façade beyond detailed repairs schedule	1	item	
	<u>Façade (Masonry / Chimneys / Stonework)</u>			
E	Façade / chimney repairs as detailed schedule prepared by JDC dated July 2019	1	item	
	<u>Roof Repairs / Replacement</u>			
F	Roof repairs / replacements as detailed schedule prepared by JDC dated July 2019	1	item	
	<u>Windows / External Doors</u>			
G	Window repairs / replacements as detailed schedule prepared by JDC dated July 2019	1	item	
	<u>Internal Areas / General Items</u>			
H	Internal repairs as detailed schedule prepared by JDC dated July 2019	1	item	
	<u>Existing Barbershop</u>			
I	Resin repair to timber window	1	item	
J	Resin repair to existing timber panelling	1	item	
K	Allow for replacement of missing beads to the panels	1	item	
L	Repair splits in timber panelling to the reveals of the windows and joints	1	item	
M	Repair splits in panels below the window	1	item	
N	Resin repairs to 6 no timber panels	1	item	
O	Allow to repair panel to the right hand bay	1	item	
P	Repair panels along central post	1	item	
Q	Resin repair to top central vertical timber on left hand panel	1	item	
R	Resin repair to fireplace	1	item	
S	Allow for patch repair of the existing ceiling	1	item	
	<u>Existing Council Office (Council Chamber)</u>			
T	Allow for suspension plaster repairs to 5 no bays of existing ceiling	1	item	
U	Allow for repair of the existing wall to be agreed with Structural Engineer	1	item	
V	Repoint stone to hearth and rebed existing hearth stones with lime mortar	1	item	
W	Allow for suspension repairs to the existing ceiling	1	item	

















# The Almonry, High Street, Battle

## Tender Pricing Schedule



### GROUP ELEMENT 12: Provisional Sums

Defined			
The following defined provisional sums are to be included within the tender			
A	Repairs to underlying structures following opening up and repair works identified in JDC scope of works items 2.2 to 2.8 (Page 3)	Provisional Sum	£ 2,500.00
B	Staircase - Replacement of carriage and strengthening of each tread (JDC scope of works item 2.3.1)	Provisional Sum	£ 1,500.00
C	Scarfe repair to bottom of wall plate following opening up once extent of repairs established	Provisional Sum	£ 750.00
D	Remove soot build-up from inglenook fireplace. Include a provisional sum of for sample cleaning and a further for two number fireplace pultice cleaning.	Provisional Sum	£ 1,300.00
E	Strapping and associated works to secure moving existing timber beams at 1st floor to Office 1 following removal of carpets and floorboards.	Provisional Sum	£ 750.00
G	Timber repairs to the existing roof ridge, which is showing signs of distortion	Provisional Sum	£ 750.00
H	Clearance of detritus from floor void under barber shop	Provisional Sum	£ 500.00
E	Replacement of defective joists after inspecting to void under barber shop	Provisional Sum	£ 750.00
F	Breaking up of rock	Provisional Sum	£ 250.00
G	Raft foundations design ehancement following ground investigation report	Provisional Sum	£ 500.00
H	Additional works arising from connecting new extension substructures to existing	Provisional Sum	£ 500.00
I	Additional works arising from connecting new extension roof to existing	Provisional Sum	£ 500.00
J	Additional works arising from connecting new extension walls to existing	Provisional Sum	£ 500.00
K	Provision of new collars if existing posts cannot be re-used	Provisional Sum	£ 200.00
L	Additional general overhaul and repair of existing roof effected adjacent to the planned replacement works	Provisional Sum	£ 1,500.00
M	Overhaul and repair of existing roof timbers found defective following removal of existing tiles	Provisional Sum	£ 1,500.00
N	Additional cast iron RWP and gutters to replace unusable items	Provisional Sum	£ 500.00
O	Additional roof tiles to replace unusable/broken removed tiles	Provisional Sum	£ 500.00
P	Repair cracked and slipped tiles above the bay window	Provisional Sum	£ 250.00
Q	Replacement fascia boards if existing is unusable	Provisional Sum	£ 500.00
R	Strengthening works to roof void access stairs	Provisional Sum	£ 750.00
S	Brick replacement / repair to chimney stacks and facades beyond defined repairs in schedule of works	Provisional Sum	£ 1,200.00
T	Signage Allowance	Provisional Sum	£ 350.00
		<b>Page 12/1</b>	<b>To Collection £18,300.00</b>





# The Almonry, High Street, Battle

## Tender Pricing Schedule



### GROUP ELEMENT 13: Dayworks

Ref	Description	Quantity	Unit	Rate	Total
	Tenderers are required to include the following provisional daywork allowances within their tender. Where requested tenderers shall enter the % addition and the sum generated shall be carried into the total column as part of the tender:				
	<b><u>LABOUR</u></b>				
A	Provisional allowance for prime cost of labour based on the prime cost of labour based on the rates scheduled below	1	item		£5,000.00
B	Contractor to enter % addition to the prime cost of labour for daywork to cover attendance, preliminaries, overheads and profit with sum carried into tender.		%		
	<i><u>Schedule of Labour Rates (Prime Cost)</u></i>				
	General labourer		per hour		Rate Only
	Trade foreman		per hour		Rate Only
	Trade labourer		per hour		Rate Only
	Groundworker		per hour		Rate Only
	Bricklayer		per hour		Rate Only
	Stonemason		per hour		Rate Only
	Carpenter		per hour		Rate Only
	Roofer / Leadworker		per hour		Rate Only
	Window fitter		per hour		Rate Only
	Decorator		per hour		Rate Only
	Electrician		per hour		Rate Only
	Plumber		per hour		Rate Only
	Electricians / Plumbers mate		per hour		Rate Only
	Floor layer		per hour		Rate Only
	Tiler		per hour		Rate Only
	<b><u>MATERIALS</u></b>				
C	Provisional allowance for prime cost of materials used in dayworks	1	item		£2,500.00
D	Contractor to enter % addition to the prime cost of labour for daywork to cover attendance, preliminaries, overheads and profit with sum carried into tender.		%		
	<b><u>PLANT</u></b>				
E	Provisional allowance for prime plant of materials used in dayworks	1	item		£1,500.00
F	Contractor to enter % addition to the prime cost of labour for daywork to cover attendance, preliminaries, overheads and profit with sum carried into tender.		%		
	<b><u>OVERHEADS AND PROFIT</u></b>				
G	Contractor to enter here % rate for mark-up to cover overheads and profit on the prime cost of variations and additional works instructed during the course of the contract.		%		RATE ONLY
	Note that this percentage will be used by the Quantity Surveyor for the purpose of valuing and agreeing the cost of variation additions and omissions as part of the final account.				







