



Pink Pebble

Construction & Property Consultants

PRICING DOCUMENT

Trewoon Village Hall

Trewoon Village Hall Committee

Revision -

August 2024

General Summary

Trewoon Village Hall | Trewoon



WORKS OF EXTENSION TO VILLAGE HALL

AT

TREWOON VILLAGE HALL

FOR

TREWOON VILLAGE HALL COMMITTEE

GENERAL SUMMARY

Bill 01 - Preliminaries/Contract Particulars

Bill 02 - Preambles

Bill 03 - Measured Works

-

Total Carried to Form of Tender

-

Contractor to confirm:

Daywork Rates:

Mason

Carpenter

Roofer

Plumber

Electrician

Plasterer

Painter

Labourer

Percentage Costs on:

Materials

Labour



GENERALLY

The Preambles are applicable to the whole of the works included in these Bills of Quantities irrespective of the section in which the measured item appears. The Contractor will be deemed to have allowed for all costs and charges in conforming to these Preambles in their rates for the appropriate measured items. Where exclusions or qualifications are detailed below the Contractor is to make their own assessment/take their own particulars, and make due allowance accordingly. No claims on the grounds of lack of knowledge in this respect will be entertained.

The Contractor's attention is drawn to the fact that the quantities are based on information available at time of production. They are not based on the SMM/NRM, but are essentially 'builders quantities'. They have been produced in order to give tendering Contractor's a reasonable assessment of the anticipated works. Contractors are to include for all necessary works on tender information which may not be explicit within the Bills of Approximate Quantities.

Information Provided and Supplementary Information requirements has not been referred to in the Bills of Quantities, but is deemed to be included within the design information, drawings and Specifications supplied. Should the Contractor deem the information provided to be deficient or insufficient in this regard, they must advise the Architect/Contract Administrator, in writing, of the deficiencies or insufficiencies, prior to submitting their tender. Failure to do so will evidence their acceptance that the information provided is completely adequate and no subsequent claims in connection therewith will be entertained."

Where a numerical cross-reference to a specification section or clause is given in the Bills of Quantities, drawings or in any other document, the Contractor must verify its accuracy by checking the remainder of the annotation or item description against the terminology used in the referred to section or clause. Where a numerical cross-reference is not given the relevant section(s) and clause(s) of the specification will apply, cross-reference thereto being by means of related terminology. Where a cross-reference for a particular type of work, feature, material or product is given, relevant clause(s) elsewhere in the referred to specification dealing with general matters, ancillary products and workmanship also apply. The Contractor must, before proceeding, obtain clarification or instructions in relation to any discrepancy or ambiguity, which may be discovered. The Contractor shall allow for all associated costs arising from the information contained within the tender documentation, whether specific or inferred.

Billing units of measurement have been abbreviated as follows: -

- m for linear metres
- m² for square metres
- m³ for cubic metres
- Nr/nr for number
- Kg for kilograms
- t for tonnes
- ITEM/ltm/lt for items
- hr for hours
- pr for pair
- % for percentage

Definition of terms and general rules are as follows: -

- Sizes expressed as ... to..., or ... - ... are to be read as exceeding ... but not exceeding...
- Twice/three times etc., are expressed in the descriptions as x 2; x 3; etc.
- Sizes in descriptions where in millimetres are entered without a unit symbol.

Headings are not carried forward from page to page in the Bills but are deemed to apply to all items at a lower level until replaced by a heading at the same level.

Generally the method of fixing has not been described. Rates included in the Bills are deemed to include for all necessary fixing methods, including drilling and countersinking backgrounds and pelleting, if required.



Notwithstanding the above, "Tek" screwing to steelwork and metalwork, together with bolting of any material and any other specialist fixings have been identified separately and are deemed to include drilling of the background and countersinking if required.

Generally the nature of bases and fixing backgrounds has generally not been identified. The rates are deemed to include for fixing to any base/background. The exception to this is for directly applied finishes, where the base/background information has been provided.

The radii of curved work has not been stated, the item simply referred to as "curved". The rates inserted against such items are deemed to include any radii required.

All timber sizes given in these Bills of Quantities are finished sizes.

Fixing only – where the term fixing only occurs it is deemed to include for taking delivery, handling, loading and unloading, storing, protecting, transporting to the site of work, hoisting, lowering and assembling and fixing complete and sending back returnable packings.

Where reference to proprietary products is made the item is deemed to include assembly, installation and completion all in accordance with Manufacturer's instructions.

Where products are hereafter referred to by brand or trade names, the manufacturer's recommendations for using or fixing the products shall be deemed to be included within the descriptions and the rates shall be deemed to allow for complying with those recommendations. Where appropriate the contractor shall make use of any technical advisory services approved by the manufacturer.

Where British and/or European Standards are specified they shall be those current at the date of tender.

PROVISIONAL SUMS

If and when these sums are expended they will be expended at rates in accordance with those in the Bills of Quantities or as quasi prime cost sums for specialist work.

Where Provisional Sums are classed as 'Defined' the Contractor will have made all due allowances in programming, planning and pricing Preliminaries.

C: DEMOLITION/ALTERATION/RENOVATION

A brief description only is given of the demolitions and alteration items and the Contractor will be expected to visit the site and ascertain for themselves the exact size and nature of each item.

The Contractor shall design, provide, maintain, alter and adapt any temporary supporting structures and works necessary so that at all times they are of adequate strength and durability and in accordance with the latest edition of the appropriate British Standard Codes of Practice.

The rates for demolition works are to include for any barrowing and basketing out necessary, removing all arisings from site to a licensed tip, unless material is specifically stated as to be stored for re-use, and for making good in all trades and for matching the surrounding and adjacent work in every respect.

Where materials/goods are stated to be "stored for re-use" the Employer will provide adequate secure, dry storage. The Contractor is to assume this storage will be no further than 500 m from the site of the works.

Existing materials specifically required to be re-used in the work are described as "stored for re-use" and other like phrases.

These descriptions are deemed to be inclusive of taking down or removing with care to a specified location on site, loading, moving, storing, protecting; cleaning, selecting and sorting as may be necessary to enable them to be suitable for re-fixing in the work and for removal from site of damaged or broken items. Re-fixing is measured elsewhere, unless specifically stated otherwise.

The words 'demolishing' and 'removing' are deemed to include for any cutting out or taking apart as may be necessary, for the getting out of the items described, for drawing all screws, nails, bolts, hooks, clips and other fastenings and making good all work disturbed.



The term 'making good', means making good all aspects of work revealed by the relevant demolition item, to match the surrounding work, and also includes extending any finishing's applied to the structure, e.g. plaster, tiles and the like, unless such finishings are specified elsewhere as to be ultimately removed or subsequently covered as part of the work. The term does not include painting and decorating, unless specifically stated otherwise, which is measured separately in accordance with the appropriate rules.

Forming openings shall be deemed to include either cutting any skirting, dado rail, etc., square, either side of the opening and leaving a fair joint at the junctions with the new openings, or extending and returning any skirting, dado rail etc. into the reveals of the newly formed opening, as required.

Filling, cutting and adaptation of openings within structures in the existing buildings have been described only in sufficient detail to identify the item on drawings and on site by referring to specific unit numbers, locations and floor levels. The Contractor must visit the site to acquaint themselves with the precise nature of and concept by which the referenced work is to be undertaken.

Descriptions do not therefore make reference to means of bonding, wedging, pinning, jointing or pointing, cutting out or squaring and facing up of reveals or quoins, or curved cutting to heads but all rates are deemed to be inclusive of the cost of execution to meet the requirements of the Specification and drawings.

Removal of roof coverings is deemed to include associated flashings, valleys and layboards, hips and ridges.

Items of taking down walls, partitions, etc. shall include for removing and clearing away all associated finishes, any skirtings, bearers, rails and small joinery items unless specifically measured separately.

Where windows, doors, hatches, etc., are to be removed and subsequently their openings require alterations, the alterations thereto have been measured separately and not included with the items of taking out, unless specifically stated otherwise.

Removal of single or double doors, frames and their associated fanlights or sidelights, screens, hatches and the like is deemed to be inclusive of all glazing, architraves, trims, beads and fixings.

Removal of floor finishings, coverings and the like is deemed to be inclusive of costs for removing associated carpet strips, gripper rods, soft underlay and adhesives as necessary to provide an acceptable sub floor base to receive its new finish.

Removal of wall finishings is deemed to include plaster and all surface facings thereof such as glazed tiling, wallpaper, sheet materials and any associated battens, skirtings or the like attached thereto.

Removal of plastered ceilings is deemed to include plaster, plasterboard and lath and plaster ceilings, including all associated finishes, cornices, mouldings and the like.

Removal of pinboards, shelves, cupboards, fittings and the like is deemed inclusive of removal of associated brackets, bearers, fixings and the like.

Removal of all sanitary fittings is deemed to be inclusive of removal of all taps and fittings, support brackets and fixings, grab rails, handrails and associated towel rails, dispensers and toilet roll holders.

The description "capping or cutting back and sealing off all services" and any related description, is deemed to include draining down as necessary, cutting out all lengths of visible pipework and associated valves, clips and the like to below floor level or to face of existing wall and capping with proprietary screwed brass compression or welded PVC cap fittings.

D: GROUNDWORK

Ground water levels have not been detailed and therefore excavating below ground water level and earthwork support thereto has not been separately measured. The Contractor must make their own assessment of these levels. Live overhead or underground services are not identified. It is the Contractor's responsibility to ascertain the nature and location of all such services and make all necessary allowances accordingly.

In addition to the above, the Contractor must also ascertain the nature and location of all redundant services, drains, manholes, etc. and make allowance within their rates for breaking up and removing, as these items have not been separately measured.

The allowance must include any costs associated with disconnection if applicable.

Excavating in any material: The rates for all excavation work shall include for digging in any material other than rock, or other defined material identified in these Bills of Quantities. Grubbing up roots and removing impediments that may be met, shall be carried out without extra charge. The Contractor is to allow within their rates for carrying out all excavations by hand or machine.

Where "extra over" items for breaking out hard surfacing etc. have been included, no item has been measured for cutting to line, however this is deemed to be included within the rates inserted.



Excavating next to and around existing services etc. has not been measured, whether live or otherwise. The Contractor must ascertain for themselves the location and nature of all services, drains etc., on or in the vicinity of the site, and include for protection thereof during all site operations. This shall include for liaising with statutory bodies and complying with their requirements in every respect.

Earthwork support has not been measured, this being deemed to be included within the rate for excavation.

E: IN SITU CONCRETE/LARGE PRECAST CONCRETE

All reinforced concrete requires to be vibrated; this has not been measured but is deemed to be included.

Concrete for trench fill foundations etc., (excavation simply defined as trenches) have not been measured as isolated foundations, irrespective of their dimension or location.

If following power floating/trowelling, the concrete slab is unsuitable, or not suitably level to apply finishes direct, the application of levelling screed, or other suitable rectification methods required, will be at the Contractors sole expense.

F: MASONRY

Forming mortices in brickwork/blockwork for anchor bolts etc. has not been measured but is deemed to be included.

Bonding of dense concrete blockwork to thermal blockwork has not been measured but is deemed to be included.

Sealing of damp proof courses to adjacent damp proof membranes has not been measured but is deemed to be included.

Additional wall ties required at the perimeter of openings through cavity walls etc., have not been measured. Rates for forming cavities are deemed to include for all additional ties required.

G: STRUCTURAL/CARCASSING METAL/TIMBER

Surface preparation, priming and treatments are deemed to include touching up areas of damaged works on the site after erection, whether components are to be subsequently decorated or not.

Holes in structural steel for connections of timber plates/supports or other trades have not been measured but are deemed to be included.

The term "treated", where used in respect to timber, is deemed to include for all types of preservative treatment, including double vacuum, as appropriate, in accordance with the Specification and Drawings. Differing types of preservative treatment have not been separately identified.

Stopped labours have not been measured but are deemed to be included.

H: CLADDING/COVERING

Abutments to slate roofing have not been separately measured but are deemed to be included.

with respect to slate roofing ridges, hips, vertical angles and valleys (including proprietary tile coverings etc.) are regarded as boundaries and therefore all necessary cutting, bedding and pointing, angles and intersections have not been measured but are deemed to be included.

J: WATERPROOFING

Abutments have not been measured but are deemed to be included.

Bonded sealed collars to damp proof membranes where pipes/ducts pass through have not been measured but are deemed to be included.

K: LININGS/SHEATHING/DRY PARTITIONING

Sealants/acoustic sealants/intumescent sealants at lining junctions and abutments with other finishes have not been measured but are deemed included in the measured rates.

Abutments have not been measured but are deemed to be included.

M: SURFACE FINISHES

Finishes have generally been measured to the full extent of the surface they are to cover, and no deductions have been made for openings. The Contractor must allow in their rates for all narrow widths, beads and the like. Where openings are full height, however, openings have been deducted.



Movement joints in screeds generally, formed joints in wearing screeds and crack inducing grooves in levelling screeds have not been measured but are deemed to be included.

The nature of the base has not been separately identified where coatings are applied to the underside or sides of concrete or steel lintels, but the measurement of same has been included within the general measure for the main background.

Work obstructed by services have not been identified but is deemed to be included.

The method of fixing the materials to the structure has not been stated, but is deemed to be included.

The paint colour schemes will be in various colours and the extent of quantities is not to be taken as indicating the quantity of any particular colour required. The Contractor's prices are to allow for large and small quantities of materials to be used.

The Contractor's rates for decoration are to include for touching up primer after erection of pre-primed components.

The term "emulsion paint" shall include for silk, vinyl silk, matt, vinyl matt, satin or eggshell finishes.

The term "gloss paint" shall include for all oil based finishing paints including satin, gloss, matt and eggshell finishes.

The following preparation works have not been separately identified within the measured items but are deemed to be included.

The Contractor shall make due allowance for conforming to this requirement and shall include all costs in connection therewith within their measured rates:-

- a) New iron and steelwork: The surface is to be thoroughly wire brushed to remove all dirt, rust and scale and all oil and grease is to be removed with white spirit. The primer is to follow the cleaning immediately.
- b) New metal surfaces other than iron and steelwork: The surface is to be thoroughly washed down with white spirit to remove all oil and grease and shall then, with the exception of galvanised and sheradised surfaces, be treated with a suitable etching primer prior to the application of the appropriate metal primer.
- c) Previously painted metal/steel surfaces: The surface is to be thoroughly washed down with a solution of soap powder or paint cleaner and warm water, well rubbed down with coarse abrasive paper and wire brushed to remove rust, scale, loose paint and rough projections, with oil and grease removed by white spirit.
- d) Existing plastic coated metal surfaces: The surface is to be thoroughly washed down using proprietary water-soluble emulsifying chemicals to remove all salts, oil and grease. Rinse with a sweet water wash and allow to dry. Hand prepare to B.S. 7079: Part A1, grade St2 to leave a clean, unpolished surface.
- e) New or bare concrete and fair faced brick or blockwork: The surface is to be brushed down to remove loose dust and wire brushed if necessary to remove all laitance.
- f) New or previously coated stonework; thoroughly clean down the surface to remove all dirt, grease, etc. Carefully remove cement and mortar deposits. Remove efflorescence and underbound slurry by brushing or rubbing with a dry cloth followed by wiping with a damp cloth. Brush the surface to remove any loose aggregate. Remove any vegetable growths by washing with a fungicidal wash.
- g) New or bare plasterwork: The surface is to be brushed down to remove loose dust and washed using a minimum of clean water. Holes and cracks are to be cut back with edges undercut, wetted and repaired with approved plaster as specified. All plaster surfaces are to be properly dried out and mature before applying paint.
- h) Existing plastered/rendered walls: The surface is to be thoroughly washed down with a solution of soap powder or paint cleaner and warm water, well rubbed down wet with pumice to a smooth surface and rinsed clean with water. Posters and stickers on walls will be removed and any residues will be cleaned off. All loose paint, rough projections etc. shall be scraped off or rubbed down. All places bared shall be treated and cracks and crazes shall be repaired and the surface brought forward flush with the surrounding work.
- i) New woodwork: The surface is to be rubbed down to a smooth surface and dusted off. All knots and resinous portions are to be coated with two coats of shellac knotting or cut out and stopped in if necessary. All joints, holes, cracks and the like shall be stopped after priming.
- j) Previously painted wood surfaces: The surface is to be thoroughly washed down with a solution of soap powder or paint cleaner and warm water, well rubbed down wet with pumice to a smooth surface and rinsed clean with water. All loose paint, rough projections etc. shall be scraped off or rubbed down and all internal angles and quirks cleared out. All places bared shall be treated and all joints, cracks and holes shall be stopped as specified for new woodwork and the surface brought forward flush with the surrounding work.
- k) Previously undercoated slate flooring: The surface is to be thoroughly washed down with a solution of soap powder and warm water and rinsed clean with warm water.
- l) Defective previously painted surfaces: the surface is to be thoroughly burnt off, well rubbed down wet with pumice to a smooth surface and rinsed clean with water. All loose paint, rough projections etc. shall be scraped off or rubbed down and all internal angles and quirks cleared out. All places bared shall be treated and all joints, cracks and holes shall be stopped as specified for new woodwork and the surface brought forward flush with the surrounding work.

Bill 2 - Preambles

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Works to irregular surfaces have not been identified separately. Rates for painting are deemed to include for painting any surface, whether regular or irregular.

The term "stripping" or "removing" shall be deemed to include chemical stripping or burning-off as necessary.

The rates for redecoration works are to allow for drawing all nails, hooks, plugs and the like and making good and for stopping.

all holes and cracks with an approved filler flush with adjacent surfaces.

Bill 3 - Measured Works

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	Qty	Rate	Total	Notes
<u>0. Facilitating Works</u>				
Remove single doors at the existing building	1	Nr		
Remove windows to the existing building	1	Nr		
Strip back existing block work / demolition existing block wall at common face of extension and current building	3	m2		
Contractor to allow here for any other works required	1	Item		
<u>1. Substructure</u>				
Excavate to reduce levels; remove from site	27	m3		
Level and compact surfaces of excavations	76	m2		
100 - 150mm thick consolidated hardcore, compact, blind with 50 thk sand	71	m2		
150mm thick ground bearing concrete floor slab; A142 reinforcing mesh to new extention	52	m2		
150mm thick ground bearing concrete floor slab; A142 reinforcing mesh to covered way & external store	13	m2		
Power float finish	65	m2		
1600 gauge continuous damp proof membrane; laid above slab, linked to perimeter cavity trays	65	m2		
100mm Kingspan K103 dense insulation board, 500 gauge VCL with 50mm perimeter insulation upstand	63	m2		
Formwork; to edge of slab	44	m		
External strip foundation, 650mm x 1 m deep; 225mm thick concrete; 4 courses 300mm trench blocks, weak mix concrete filled 150mm cavity, 4 courses of 300mm trench blocks; dpcs; cavity gutter with weep vents.	30	m		
Internal & sleeper wall Strip foundation, 450mm x 1 m deep; 225mm thk concrete; 4 courses 300 thk trench blockwork; dpc	14	m		
100 x 150mm Dense block work dolly coursing in two layers	30	m		
Radon sump; 3 nr. laid in hardcore	3	nr		
Allowance for underpinning / dowel joints where new slab meets the existing building slab; details TBC; Include the provisional sum of £7,500 for these works	9	m		
<u>2. Superstructure</u>				
Frame				
N/A				
Upper Floors				
N/A				

Bill 3 - Measured Works

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	Qty	Rate	Total	Notes
Roof				
<u>Flat Roof Construction</u>				
Single ply roof covering, SARNAFIL or similar, 160mm	75 m2			
Kingspan Thermaroom TR26 insulation, bitumen based				
vapour control layer BAUDER Duo 35 or similar, 18mm				
Plywood underneath with timber fillets				
210mm flat roof Pozi joists; at 400 centres; Contractor	75 m2			
specialist design				
40 x 200mm Herringbone strutting to mid span	21 m			
White uPVC fascia / barge boards with vent over; tilting	26 m			
fillet				
Edge trim & Flashing	26 m			
White uPVC soffit board with treated sawn softwood	26 m			
bearers				
White uPVC gutters and fittings	10 m			
Seamless Aluminium rainwater downpipes and fittings	12 m			
Connection along new roof and existing roof incl. tilting	10 m			
fillets, extended VCL and ply wood board				
Stairs & Ramps				
Allowance for forming up ramp at covered way; Ramp	7 m2			
Access; 1:16 max falls, finish in materials to match the				
existing				
External Walls				
350mm thick cavity wall; 100mm 3.5 N/m2 outer block	64 m2			
leaf, 150mm cavity partially filled with 100mm dense				
Kingspan K108 insulation /100mm 7.0 N/m2 inner block				
leaf				
Extra over for extended K108 insulation into	26 m			
substructure; 600mm below FGL				
Cavity fire stop / stock compartments; Fire rated cavity	26 m			
closer				
Cavity closure around door & window reveals; with	28 m			
insulated uPVC				
Ancon movement joint, chemically fixed to one side foam	26 m			
expansion strip outer face gap, at 6m ctrs				
Ancon Wall ties; ss heavy duty, 450mm horizontally and	64 m2			
750mm vertically; staggered				
CATNIC heavy duty steel lintels with 150mm bearings	11 m			
20mm nominal smooth cement sand render finish to	64 m2			
outer leaf of external wall; include for decoration				

Bill 3 - Measured Works

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	Qty	Rate	Total	Notes
Windows & External Doors				
uPVC or aluminium double glazed penelled door, overall size; 940 x 2060mm; including ironmongery, to Entrance	1 Nr			
uPVC or aluminium double glazed penelled door, overall size; 1920 x 2060mm; including ironmongery, to External Store	1 Nr			
uPVC or aluminium framed, double glazed windows;	4 m2			
Safety glazing, Incl. dpc under cills, ironmongery; painting				
Softwood window board; painting	8 m			
Powder coated metal security gate to external covered way	1 Nr			
Internal Walls & Partitions				
100mm thk; 7N/m2 blockwork	11 m2			
Firestop top of 100mm thick blockwork	6 m			
38 x 90mm Timber studs to internal partitions / or 90mm Gypframe metal "C" stud formwork	23 m2			
70mm Knauf Earthwool Insulation	23 m2			
12.5 thick plasterboard; on dabs, then to blockwork	22 m2			
12.5 thick plasterboard; to studwork	46 m2			
Extra over for moisture resistant plasterboards	18 m2			
Internal Doors & Screens				
Internal single doors, ironmongery; to match existing in finish and specification	5 nr			
Internal double doors, ironmongery; to match existing in finish and specification	1 nr			
Internal room partition; contractor to submit proposals with tender	1 nr			
3. Finishes				
Wall Finishes				
12mm hardwall or render to inner face of external block wall	64 m2			
12mm hardwall or render to inner face of existing wall	28 m2			
2.5mm skim coat of plaster to inner face of external wall, and existing wall	92 m2			
2.5mm skim coat of plaster to both sides of internal block wall	22 m2			
2.5mm skim coat of plaster to plasterboard at stud walls	46 m2			
Emulsion paint; contractor to allow for Dulux Diamond Matt, brilliant white	160 m2			
Allow for 2m2 of tiling to WC; allow the PC Sum of £30/m2 for supply of tiles; assume a minimum tile size 150 x 150, and a maximum tile size 300 x 300; allow for fitting, adhesive, grout and trims	2 m2			

Bill 3 - Measured Works

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	Qty	Rate	Total	Notes
Floor Finishes				
50mm fibre reinforced screed	62 m2			
Finishes to Meeting Rooms & Store; Laminate flooring, floating or bonded TBC; allow the PC Sum of £25/m2 for flooring material supply; allow to lay in a single plank style and include either adhesive or underlay; contractor to confirm fitting preference at tender	45 m2			
Make good floor of adjoining building area	42 m2			
Finishes to WC; allow the Provisional Sum of £70/m2 for the supply and installation of an appropriate non slip vinyl	4 m2			
Finishes to Ramp / Storage areas (TBC)	13 m2			
Allow for skirtings to match existing	58 m			
Ceiling Finishes				
12.5mm thick plasterboard ceilings; fixed horizontally, incl. battens, fixed to framing	62 m2			
2.5mm skim coat of plaster to plasterboard ceilings	62 m2			
Extra over for moisture resistant plasterboard ceiling to WC	4 m2			
Emulsion paint; contractor to allow for Dulux Diamond Matt, brilliant white	62 m2			
<u>4. Fittings, Furnishings & Equipment</u>				
Contractor to allow a Provisional Sum of £3,000 for the supply and installation of the tea point to Meeting Room 3; Contractor to allow for supervision, overheads, and profit	1 Item			
Contractor to allow a PC Sum of £1,000 for the supply of the sanitaryware to the WC; Contractor to allow for overheads and profit, and include the fixing below	1 Item			
Allow the Provisional Sum of £5,000 for other fittings and ancillaries, to be confirmed by the Employer	1 Item			
<u>5. Services</u>				
<u>Mechanical Installations</u>				
Contractor to submit proposals and allow here for the supply and installation of all plumbing and mechanical installations; including above ground drainage, pipeworks services distribution layout, including radiators, valves and fittings or underfloor heating; mechanical extract ventilation, fittings and equipment, sanitaryware installation and connection, external water supply at position to be confirmed by client, new boilers or existing boiler upgrades if required, thermal insulation, testing, commissioning, record drawings, manuals and client training, maintenance during defects liability period, and all other services as required	1 Item			

Bill 3 - Measured Works

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	Qty	Rate	Total	Notes
<u>Electrical Installations</u>				
Contractor to submit proposals and allow here for the supply and installation of all electrical installations, including mains distribution, structured wiring installations, mechanical services wiring installation, small power and data, lighting layout and fittings, fire alarm and security, including interlinking with the existing building system, testing, commissioning, record drawings, manuals and client training, maintenance during defects liability period, and all other items as required	1	Item		
<u>Builders Work In Connection</u>				
Generally	1	Item		
<u>6. Works to Existing Building</u>				
<u>Measured above</u>				
<u>7. External Works</u>				
<u>Drainage</u>				
Foul; link to existing system	1	Item		
Surface water; link to existing system	1	Item		
Perimeter drain/Aco, if needed	1	Item		
<u>Site Works</u>				
Parking and site works	1	Item		
<u>External Services</u>				
General allowance for water pipe	1	Item		
Sub-Total for the Works			<hr/> <hr/>	