CLIENT:	The Clerk, Melbourn Parish Council 30 High St, Melbourn, Royston SG8 6DZ	COMPANY & ADDRESS:
CONTACT	Parish Council office - 01763 263303 Project Management - contact@1731.co.uk	COMPANY NO: VAT NO:
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Project Elements	Description	Cost ex Vat
1	Locate utilities across site	
2	Level out working area	
3	Set out foundation for new structures	
4	Dig out for strip foundation - Assume 1000mm depth & 600mm width	
5	Pour strip foundation	
6	Install u/g RWP	
7	Connect to existing system	
	Tota	al ex VAT

Notes	Please include the cost of all labour & machinery required for the above works referring to the plan pack provided.
	You are to provide all equipment required to complete
	the works including consumables, concrete & fuel.
	The client will supply all materials required for shuttering and formwork including timber & fixings & any hired in forms.
	The client will supply muck away & skip services through the project manager at your instruction.
	Please note there are 2 separate strip foundations, front & rear. Include prices for both.
	Please itemise the elements where possible, if that is not practical please include a total cost.
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Project Elements	Description	Cost ex Vat
1	Set out of building front & rear	
2	Blockwork upto and including floor block	
3	Install vent bricks and DPC	
4	Install block and beam flooring	
5	Install insulation	
6	Lay floor screed	
		Total ex VAT

Notes	Please include the cost of all labour & machinery required for the above works referring to the plan pack provided.
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	the works including consumables & fuel.
	The client will supply all materials required to be ordered through the project manager.
	The client will supply muck away & skip services through the project manager at your instruction.
	Please note there are 2 separate structures, front & rear.
	Please itemise the elements where possible, if that is not practical please include a total cost.
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Project Elements		Description	Cost ex Vat		
		Wall construction - Front & rear			
	1		g on wall adjacent to new construction		
	2	Ŭ Ŭ	Set out sole plates for new construction		
	3	Erect & anchor wall panels to first	Erect & anchor wall panels to first floor level		
	4	Install 1st floor joists & deck	Install 1st floor joists & deck		
	5	•	Erect & anchor wall panels to roof plate level		
		Roof construction - Front & rear	r		
	6	Construct main roofs on new cons pre cut members - supplied by clie			
	7	Break into and fix to existing roof :	Break into and fix to existing roof structure to for valleys & gulleys		
	8	Erect lean to roofs using pre cut members - supplied by client			
	9	Cover wall structure in breather membrane			
	10	Make all ready for roofers.			
	11	Install joinery - supplied by client			

11	Install joinery - supplied by client
12	Open up existing walls (former external, now internal) for make openings as per plans. No adjustments to existing structural elements required as per Stuc' Engineer's guidance Dec 2020
13	Line formally clad walls with studwork for boarding

14 10 man days labour bank to be drawn from - see notes

Total ex VAT

Notes

Notes:
New construction will be from 1220mmx2440mm (or smaller) panels made up of 145mmx45mm timber with 11mm OSB sheathing and PAR insulation already incorporated. The OSB is designed to lap over the adjacent panel to no sheathing will be required.
These panels will sit on a primary sole plate to be set out by the project manager and fixed by contractors. Panels will require anchoring to sole plate and then a lapping top plate to be installed spanning the panels.
All window, door and other joinery structural openings will be pre-configured into the panels.
Roof components will also be precut, as a cut roof configuration not as trusses. All roof components will be supplied, though some cutting to fit of valley rafters may be necessary.
A small mini crane will be available for the errection of the panels and movement of components up to the first floor. Once there the crane will be off-hired. Full scaffolding (3 lifts + apex) will be errected for the duration.

The carpentry contractor will for the largest and longest serving and most versatile of the contractors on-site. Under the instruction of the project manager you may be required to complete small additional tasks, please include as a separate line item the cost for 10 many days of additional labour which could be drawn from (with written agreement) through the duration of the project.

The client will be supplying all materials, fixings and consumables. Your price must include the labour cost and provision for any tools (owned or hired) that you will require for the duration of the build.

The client will supply muck away & skip services through the project manager at your instruction.

Please note there are 2 separate structures, front & rear.

Please itemise the elements where possible, if that is not practical please include a total cost.

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Project Elements	Description	Cost ex Vat	
1	Install door linings, fit & swing doors c/w ironmongery		
2	Fit skirting in new construction	Fit skirting in new construction	
3	Fit architrave		
4	Fix window boards		
		Total ex VAT	
Notes Please include the cost of all labour & machinery required for the above works		uired for the above works	
	referring to the plan pack provided.		
	You are to provide all equipment required to complete		
	the works including consumables & fuel.		
	-		
	The client will supply all materials required, to be orde	ered through the project manager. Including scaffolding.	
	T		
	The client will supply muck away & skip services throu	ugh the project manager at your instruction.	
Please note there are 2 separate structures, front & rear.		ear.	
	Please itemise the elements where possible, if that is	not practical please include a total cost.	
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	Please see drawing pack provided, contact the pro supplied to one party will be made publicly available	ject manager for additional information or clarification, any additional information e to all parties.
Project Elen	nents Description	Cost ex Vat
	1 Construct facing brick plinth	
	2 inc' tying to timber frame & telescopic vents	
	2 file tying to timber name a telescopic vente	
		Total ex VAT
Notes	Please include the cost of all labor referring to the plan pack provide	bur & machinery required for the above works d.
	You are to provide all equipment	required to complete
	the works including consumables	& fuel.
	The client will supply all materials	s required to be ordered through the project manager. Including scaffolding.
	The client will supply muck away	& skip services through the project manager at your instruction.
	Please note there are 2 separate	structures, front & rear.
	Please itemise the elements whe	re possible, if that is not practical please include a total cost.

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Project Elements	Description	Cost ex Vat	
1	Install membrane, battens & counter battens	Install membrane, battens & counter battens	
2	Fit slates to body of new roof & intersections		
3	Fit flashing inc' valley & gulley		
4	Complete infill slating, ridge, venting and verge		
		Total ex VAT	
Notes	Please include the cost of all labour & machinery requi referring to the plan pack provided.	ired for the above works	
	releasing to the plan pack provided.		
	You are to provide all equipment required to complete		
	the works including consumables & fuel.		
	The client will even by all materials required to be and	and through the project menores including coefficience	
	The client will supply all materials required, to be order	ted through the project manager. Including scanoiding.	
	The client will supply muck away & skip services throu	ab the project manager at your instruction	
	The client will supply muck away & skip services throu	gn the project manager at your instruction.	
	Please note there are 2 separate structures, front & re	ar	
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	Please itemise the elements where possible, if that is r	act practical places include a total cost	
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	If you wish to omit a project element from the total cos	t please indicate this in the element cost section	
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Project Elem	ents Description	Cost ex Vat

- Install external joinery both fixed & opening glazings
 Install cladding inc' horz'& vert' battens & brick flashing
- 3 Install insect mesh, weather boards, cover boards, stops, reveals & corners
- 4 Install fascia & soffit boards, down pipes & gutters

	Total ex VAT
Notes	Please include the cost of all labour & machinery required for the above works
Notes	referring to the plan pack provided.
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Project Elements	Description	Cost ex Vat
1 Install c	ables back to switch for :	
19 Swit	ched double sockets (11 Grd, 8 FF)	
14 Data	a points (8 Grd, 6 FF)	
3 Telec	oms points (2 Grd, 1 FF)	
3 TV po	pints(2 Grd, 1 FF)	
4 Fire e	exit lights (3 Grd, 1 FF)	
6 Smok	e/heat detectors link to system (4 Grd, 2 FF)	
2 Dado tr	runking for ~40m (see plans)	
3 2nd Fix	of faceplates after plastering & decoration	
4 Please	provide a nominal lighting fee for standard office	ghting in new construction
5 Testing	& Certification	
		Total ex VAT

Notes	Please include the cost of all labour & machinery required for the above works referring to the plan pack provided.
	You are to provide all equipment required to complete the works including consumables & fuel.
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Project Elements

Description

- Board out all wall & ceiling services as per plans, 12.5mm walls
 9mm on ceilings.
- 2 Tape all joints & install all end & corner beads
- 3 Skim all surfaces in 3mm Gypsum plaster
- 4 Patch in any areas where new construction meets old

Notes	Please include the cost of all labour & machinery required for the above works referring to the plan pack provided.
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Project Elem	ents Description	Cost ex Vat
	1 Fill, caulk & sand wall and ceiling faces.	
	2 Fill, caulk & sand all woodwork.	
	3 Base coat x1 on all surfaces and woodwork	
	4 Top coat x3 on all surfaces and woodwork - Colou	r & Sheen TBC
		Total ex VAT
Notes	Please include the cost of all lab referring to the plan pack provide	bur & machinery required for the above works d.
	You are to provide all equipment	required to complete
	the works including consumable	& fuel.
	The client will supply all material	s required to be ordered through the project manager. Including scaffolding.
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Please note there are 2 separate structures, front & rear.

Please itemise the elements where possible, if that is not practical please include a total cost.

	The Oleville Mallesson Device Council	
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Project Elen	nents Description	Cost ex Vat
-		
	1 Remove any remains of building materials from la	awn
	2 Level out / infill damaged areas of lawn	
	3 Seed & protect	
		Total ex VAT
Notes	Please include the cost of all lat referring to the plan pack provid	bour & machinery required for the above works led.
	You are to provide all equipment	t required to complete
	the works including consumable	es & fuel.
	The client will supply all materia	als required to be ordered through the project manager. Including scaffolding.
	The client will supply muck awa	y & skip services through the project manager at your instruction.
	Please note there are 2 separat	te structures, front & rear.
1	Please itemise the elements wh	here possible, if that is not practical please include a total cost.

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Project Eleme	Description Install of Scaffold structure in areas shown, full pla	Cost ex Vat
	ground, 1st and roof structure & apex's. Hire period	
		Total ex VAT
Notes	Please include the cost of all labor referring to the plan pack provide	our & machinery required for the above works d.
	You are to provide all equipment the works including consumables	
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