

SCHEDULE OF WORKS

FOR

**RENOVATION OF UPPER FLOORS TO FORM
JEWELLERY WORKSHOPS AND GALLERY
RENOVATION OF GROUND FLOOR FOR CAFÉ
FIT OUT AND SHOP RESTORATION**

AT

**THE UNIONIST CLUB
67 MORRAB ROAD
PENZANCE
CORNWALL
TR18 2QT**

FOR

EMILY NIXON JEWELLERY LTD



No 1, The Old Smelting House,
Chyandour Place, Penzance,
Cornwall TR18 3LS

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ADDING VALUE TO CONSTRUCTION



PRELIMINARIES

	Description	£	p
A10	PROJECT PARTICULARS		
A10/110	THE PROJECT:		
Name:	The Unionist Club		
Nature:	Renovation of the existing building to allow for fit out of a ground floor café, creation of jewellery work shops and offices within the upper floors and shop renovation.		
Location:	The Unionist Club, 67 Morrab Road, Penzance. TR18 2QT		
Timescale:	Completion by December 2025		
A10/120	EMPLOYER (CLIENT):		
	Emily Nixon Ltd White's Warehouse 25 Foundary Square Hayle TR27 4HH Tel: 07595 220583		
A10/130	PRINCIPAL CONTRACTOR (CDM):		
	The Contractor appointed to the project.		
A10/140	CONTRACT ADMINISTRATOR		
	Edwin Bryant + Associates No. 1 The Old Smelting House Chyandour Penzance Cornwall TR18 3LS Tel: 01736 361199 Mob: 07387 411135		
A10/150	PRINCIPAL DESIGNER		
	Edwin Bryant + Associates No. 1 The Old Smelting House Chyandour Penzance Cornwall TR18 3LS Tel: 01736 361199 Mob: 07387 411135		
Total Carried to Collection		£	

PRELIMINARIES

	Description	£	p
	<p>A10/160 QUANTITY SURVEYOR</p> <p>Edwin Bryant + Associates No.1 The Old Smelting House Chyandour Penzance Cornwall TR18 3LS Tel: 01736 361199 Mob: 07387 411135</p> <p>A10/200 CONSULTANTS</p> <p>ARCHITECT</p> <p>PMR Architecture Minerva House Highweek Street Newton Abbot Devon TQ12 1TQ Tel: 01736 796111</p> <p>STRUCTURAL ENGINEER</p> <p>JHA Consulting Mount Agar Old Carnon Hill Carnon Downs Truro Cornwall TR3 6LE Tel: 01872 858633</p> <p>BUILDING REGULATIONS</p> <p>PRINCIPAL DESIGNER</p> <p>The Architect</p> <p>PRINCIPAL CONTRACTOR</p> <p>The Contractor</p>		
	Total Carried to Collection	£	

PRELIMINARIES

	Description	£	p
A11	TENDER AND CONTRACT DOCUMENTS		
A11/110	THE TENDER DRAWINGS The tender drawings are listed in Appendix A		
A11/120	THE CONTRACT DRAWINGS The contract drawings are as the tender drawings		
A11/130	QUANTITIES DRAWINGS The drawings from which the Schedule of Work was prepared are the tender drawings.		
A11/160	PRECONSTRUCTION INFORMATION A separate Preconstruction Information document is included within the tender documents		
A11/180	OTHER DOCUMENTS Inspection: Drawings and other documents relating to the Contract but not included in the tender documents may be seen by appointment during normal office hours at the office of the Quantity Surveyor. The documents include: The Contract Agreement.		
Total Carried to Collection		£	

PRELIMINARIES

	<p>A12 THE SITE/EXISTING BUILDINGS</p> <p>A12/110 THE SITE:</p> <p>The site is located within Morrab Road with access to the building being available through both the main entrance facing Morrab Road, the shop upon Morrab Road and a rear entrance situated upon Burriton Row. There are no external areas within the boundaries of the site and the public road network to all entrances feature double yellow lines.</p> <p>A12/120 EXISTING BUILDINGS ON/ ADJACENT TO THE SITE</p> <p>The site is currently occupied by two distinct, albeit connected, buildings. The bulk of the site area is occupied by the Unionist Club, a 19th century building constructed of cut granite and spread over three floors with a largely flat roof. A small portion of the site is covered by an older, two storey building, which is set out to be operated as a shop. The buildings fully occupy the area of land under the client's possession with no external open areas available.</p> <p>To the north and west the subject buildings abut other developments with with a single storey warehouse to the West and small commercial and residential buildings to the north. Morrab Road, a largely residential area lies to the east whilst to the south a narrow access road seperates the subject building from the rear of a residential terrace.</p> <p>A12/140 EXISTING MAINS/SERVICES:</p> <p>Electrical and water supplies serve the plot. The meter for the three phase supply to the rear of the building has been removed. A single phase supply is installed to the shop with this to be made available as the site supply during the contract works. The original gas supply has been removed in its entirety. The plot is served by foul and stormwater drainage. However, the exact locations of existing services is unknown at present. The contractor is to make necessary investigations at tender stage to ensure the locations do not affect their tender. Once on site the contractor is advised to ascertain the exact location of buried services before commencing the works, observing local and/or services authority's recommendations for work adjacent to existing services, adequately protecting, upholding, maintaining and preventing</p> <p>A12/160 SITE INVESTIGATION</p> <p>No site investigation has been undertaken.</p>	
	<p>Total Carried to Collection</p>	<p>£</p>

PRELIMINARIES

Description		£	p
A12	THE SITE/EXISTING BUILDINGS (continued)		
A12/180	<p>HEALTH AND SAFETY FILE:</p> <p>There is no Health & Safety File for the site available for inspection.</p>		
A12/200	<p>ACCESS TO THE SITE:</p> <p>Access to the site is via Morrab Road, it should be noted that no right turn is permitted when travelling in a westwards direction on Alverton Road and that access from all directions is somewhat convoluted. All routes to the site form or adjoin the main access/egress roads to the centre of Penzance with heavy vehicular and pedestrian traffic, particularly in the summer months. In addition traffic lights are located adjacent to the building. Buriton row, a single lane road, lies to the southern border of the site, whilst this forms a through road it is extremely restricted in terms of both width and turning radii.may constrain the types of vehicles able to be utilised. The contractor is advised to familiarise themselves with the site and surrounding areas prior to formulating their tender.</p>		
A12/210	<p>PARKING/DELIVERY LAYDOWN AREAS:</p> <p>The site does not possess any external areas, as such material deliveries must be carefully coordinated. Several public car parks lie within close proximity to the site.</p>		
A12/220	<p>USE OF THE SITE:</p> <p>Do not use the site for any purpose other than carrying out the Works.</p>		
A12/230	<p>SURROUNDING LAND/BUILDING USES:</p> <p>The site iss situated on Morrab Road which features a mix of residential and commercial properties, as such high flows of both pedestrian and vehiclular traffic are to be expected.</p> <p>To the North of the site lie further commercial properties which immediately abut the subject buildings.</p> <p>To the East of the site lies Morrab Road with commerical and residential properties being situated upon the opposite side.</p> <p>To the South the site borders Burriton Row with residential terraced dwellings lying along this road.</p> <p>Immediately to the West the subject buildings abut commercial garages which are built against the Unionist Club.</p>		
Total Carried to Collection		£	

PRELIMINARIES

	Description	£	p
	<p>A12/240 HEALTH AND SAFETY HAZARDS:</p> <p>Health and Safety hazards are identified within the Pre-Construction Information issued alongside this tender documentation.</p> <p>The accuracy and sufficiency of this information is not guaranteed by the Employer or the Employer's representative and the Contractor must ascertain if any additional information is required to ensure the safety of all persons and the Works. Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate measures. See also Pre-Construction Information</p> <p>A12/250 SITE VISIT:</p> <p>Before tendering, ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works. Arrangements for site visits should be made through the office of the quantity surveyor.</p> <p>A13 DESCRIPTION OF THE WORK</p> <p>A13/110 PREPARATORY WORK BY OTHERS</p> <p>Demolition and strip out works have been completed by others with salvaged materials left within the building for reuse during the project.</p> <p>A13/120 THE WORK:</p> <p>The works comprise the renovation of the existing building to allow for fit out of the ground floor for use as a café whilst the upper floors will be fully renovated and fitted out for use as jewellery workshops, gallery and office spaces. The attached shop will be renovated for continued retail use</p> <p>A13/130 WORK BY OTHERS CONCURRENT WITH THE CONTRACT:</p> <p>It is expected that the café fit out works will be undertaken concurrently by the tenant's contractors.</p> <p>A13/140 COMPLETION WORK BY OTHERS:</p> <p>It is not expected that any significant works will be undertaken by others upon the conclusion of the contract works</p>		
	Total Carried to Collection	£	

PRELIMINARIES

	Description	£	p
	<p>A20 THE CONTRACT</p> <p>JCT STANDARD BUILDING CONTRACT WITH CDP, 2016 EDITION</p> <p>The form of contract will be the JCT Intermediate Building Contract With Contractor's Design Portion, 2016 Edition. Allow for the obligations, liabilities and services described therein against the headings below:</p> <p style="text-align: center;">RECITALS:</p> <p>First Recital The works comprise the renovation of the existing building, conversion of the upper floors to jewellery workshops, renovation of the shop at The Unionist Club, 67 Morrab Road, Penzance. TR18 2QT.</p> <p>Second Recital CONTRACTOR'S DESIGN PORTION The Works include the design and construction of: Mechanical and Electrical installations</p> <p>Third Recital The contract drawings: As listed in clause A11/120.</p> <p>Fourth Recital Employer's Requirements: As Specification and Schedule of Works</p> <p>Fifth Recital Pricing Option A will apply, priced work schedules, a priced schedule of activities will not be provided.</p> <p>Sixth Recital Contactor's Proposals: The Sixth Recital will apply</p> <p>Seventh Recital CDP Documents: The Seventh Recital will apply</p> <p>Eighth Recital Supplemental provisions: The Eighth Recital will apply.</p> <p>Ninth Recital Information release schedule: The Ninth Recital shall not apply</p> <p>Tenth Recital CDM: The Tenth Recital will apply</p> <p>Eleventh Recital Work in sections: The works are not divided into sections</p> <p>Twelfth Recital Framework Agreement: There is no framework agreement</p> <p>Thirteenth Recital Supplemental Provisions apply, see contract particulars</p>		
	Total Carried to Collection	£	

PRELIMINARIES

Description		£	p
ARTICLES			
Article 1	Contractor's Obligations		
Article 2	The Contract Sum will be the accepted tender sum (subject to any post tender variations).		
Article 3	Architect/Contract Administrator: See section A10: 140		
Article 4	Quantity Surveyor: See section A10: 160		
Article 5	Principal Designer: See section A10: 150		
Article 6	Principal Contractor: See section A10:130		
Article 7	Applies		
Article 8	Applies		
Article 9	Applies		
CONTRACT PARTICULARS			
Fourth Recital	Employer's Requirements: Comprise specification clauses and pertinent drawings		
Sixth Recital	Contractor's Proposals: As Items noted		
Eighth recital and Clause 4.6	Construction Industry Scheme (CIS): Employer at the Base Date is not a 'contractor' for the purposes of the Act and the Regulations.		
Tenth recital	CDM Regulations: the project is notifiable		
Eleventh	Description of Sections: Not applicable		
Twelfth	Framework Agreement: Not applicable		
Thirteenth recital & Schedule 5	Collaborative working: Applies Health and Safety: Applies Cost savings and value improvements: Applies Sustainable development and environmental considerations: Applies Performance indicators and monitoring: Does not apply Notification and negotiation of disputes: Applies		
Total Carried to Collection		£	

PRELIMINARIES

	Description	£	p
	<p>Article 8 Arbitration; dispute or difference - settlement of disputes: Article 8 and clauses 9.3 to 9.8 (Arbitration) apply</p> <p>Clause 1.1 Base Date: 1st June 2024</p> <p>Clause 1.1 BIM Protocol: Will not apply</p> <p>Clause 1.1 Date for Completion of the Works: TBA</p> <p>Clause 1.7 Addresses for the service of notices: See A10/120 & A10/130</p> <p>Clause 2.4 Date for Possession of the Site: TBA</p> <p>Clause 2.5 Deferment of possession of the site: Maximum period 6 weeks</p> <p>Clause 2.23.2 Liquidated damages: At the rate of £2,500.00 per week.</p> <p>Clause 2.30 Rectification period: 12 months.</p> <p>Clause 2.34.3 Contractor design portion limit for loss of use £1,000,000</p> <p>Clause 4.3 No fluctuation provision applies and 4.9</p> <p>Clause 4.7 Advance payment: Does not apply</p> <p>Clause 4.8.1 Interim payments: The first date is one month after the date of possession of the site</p> <p>Clause 4.9.1 Retention percentage: 5%</p> <p>Clause 4.9.1 Retention Percentage on Practical Completion: 2.5%</p> <p>Clause 4.10.4 Uniquely identified listed items: No bond required</p> <p>Clause 4.10.5 Not uniquely identified listed items: No bond required Stairs, Glazing</p> <p>Cl'se 6.4.1.2 Contractor's Insurance Injury to Person or Property Insurance Cover for any one occurrence or series of occurrences arising out of one event: £5,000,000</p> <p>Clause 6.5.1 Insurance - liability of Employer: Not required (TBC)</p> <p>Clause 6.7 Insurance of the Works - alternative clauses: C.1 Replacement and Schedule 1 Percentage to cover professional fees: 15 percent</p>		
	Total Carried to Collection	£	

PRELIMINARIES

	Description	£	p
	<p>Clause 6.15 Joint Fire Code: Does not apply</p> <p>Clause 6.18 Not applicable</p> <p>Clause 7.2.1 Performance bond/Guarantee: Not required</p> <p>Clause 7.2.2 Parent company guarantee: Not required</p> <p>Clause 7.3 Collateral Warranties: Warranties will be required from all subcontractor's undertaking design work under Recital two. Format of warranty required: SCWa/E Level of professional Indemnity Insurance required: £500,000</p> <p>Clause 8.9.2 Period of suspension: 2 months</p> <p>Clauses 8.11.1.1 to 8.11.1.5 Period of suspension: 2 months</p> <p>Clause 9.2.1 Adjudication - nominator of Adjudicator: The President or a Vice-President or Chairman or a Vice-Chairman of The Royal Institution of Chartered Surveyors.</p> <p>Clause 9.4.1 Arbitration - appointer of Arbitrator: The President or a Vice-President of the Chartered Institute Arbitrators.</p> <p>EXECUTION: The Contract will be executed as a deed</p>		
	Total Carried to Collection	£	

PRELIMINARIES

	Description	£	p
	A30 TENDERING/SUBLETTING/SUPPLY MAIN CONTRACT TENDERING A30/110 SCOPE: These conditions are supplementary to those stated in the invitation to tender and on the Form of Tender. A30/145 TENDERING PROCEDURE General: In accordance with the principles of the Construction Industry Board 'Code of practice for the selection of main contractors' and NJCC Code of Procedure for Single Stage Selective Tendering. A30/160 EXCLUSIONS: If the Contractor cannot tender for any part(s) of the work as defined in the tender documents the Quantity Surveyor must be informed as soon as possible, defining the relevant part(s) and stating the reason(s) for the inability to tender. A30/170 ACCEPTANCE OF TENDER: The Employer and the Employer's representatives: Offer no guarantee that any tender will be recommended for acceptance or accepted. Will not be responsible for any cost incurred in the preparation of any tender. A30/190 PERIOD OF VALIDITY After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 16 weeks A30/195 CONTRACTOR'S DESIGN Undertake and take full responsibility for the design of the following parts of the Works: <ul style="list-style-type: none"> - Completion of mechanical & electrical installations - Completion of internal stairs A30/210 PRELIMINARIES IN THE SPECIFICATION: The Preliminaries/General conditions sections (A10-A55 inclusive) must not be relied on as complying with SMM7.		
	Total Carried to Collection	£	

PRELIMINARIES

	Description	£	p
	<p>A30 TENDERING/SUBLETTING/SUPPLY</p> <p>A30/220 PRICING OF PRELIMINARIES:</p> <p>If the contractor requires interim payments to include fixed and time related charges for specific items in the preliminaries those charges must be clearly be shown against the items</p> <p>The following abbreviations have been used:</p> <p style="padding-left: 40px;">F = Fixed charge item</p> <p style="padding-left: 40px;">TR = Time related charge item.</p> <p>A30/250 PRICING OF SCHEDULE OF WORK:</p> <p>Alterations: Do not alter the priced documents without written consent: Tenders containing unauthorised alterations or qualifications may be rejected. Measurement where not stated, ascertained from the drawings. Costs relating to items which are not priced will be deemed to have been included elsewhere in the tender.</p> <p>A30/260 THE PRICED DOCUMENTS</p> <p>To be submitted, under separate cover, to the Quantity Surveyor on or before the tender date. Note: only priced Schedule of Works under consideration will be opened for tender checking purposes. The remainder will be returned, unopened, to sender.</p> <p>A30/310 TENDER</p> <p>Tenders must include for all works shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.</p> <p>A30/480 PROGRAMME</p> <p>Prepare a Microsoft Project (or similar) programme showing the sequence and timing of principal parts of the Works and periods for planning and design. Itemise any work which is excluded. Submit programme with tender.</p> <p>A30/500 TENDER STAGE METHOD STATEMENTS:</p> <p>Tender Stage Method Statements must be submitted 14 days prior to any activity taking place on the site describing how and when the Contractor proposes and undertakes to carry out the following:</p> <p style="padding-left: 40px;">See Pre-Construction Information pack</p>		
	Total Carried to Collection	£	

PRELIMINARIES

	Description	£	p
	<p>A30 TENDERING/SUBLETTING/SUPPLY</p> <p>At the same time and at the Contractor's discretion method statements may be submitted for other parts of the Works.</p> <p>Such alternative(s) will be deemed to be alternative tender(s) and each must include a complete and precise statement of the effects on cost and programme.</p> <p>Carry out a health and safety risk assessment for each such alternative and where appropriate provide a safety method statement suitable for incorporation in the Health and Safety Plan.</p> <p>Full technical data for each such alternative must be submitted to the Architect together with details of any consequential amendments to the design and/or construction of other parts of the Works.</p> <p>A30/515 ALTERNATIVE TIME TENDERS:</p> <p>In addition to and at the same time as tendering based upon the date or period specified in section A20, and at the Contractor's discretion an alternative tender based upon a different date for completion or period may be submitted.</p> <p>If any such tender is accepted the date for completion inserted in the Appendix to the Contract will be the date stated in the alternative tender or determined from the period stated in the alternative tender.</p> <p>A30/535 SUBSTITUTE PRODUCTS:</p> <p>If the Contractor wishes to substitute products or different manufacture to those specified, details must be submitted with the tender giving reasons for each proposed substitution. Substitutions which have not been notified at tender stage may not be considered. Substitutions sanctioned by the CA will be subject to the verification requirements of clause A31/200.</p> <p>A30/540 QUALITY CONTROL RESOURCES</p> <p>A statement must be submitted with the tender describing the organisation and resources which the contractor proposes to control the quality of the Works, including the work of subcontractors.</p> <p>Identify in the statement the number and type of staff responsible</p>		
	Total Carried to Collection	£	

PRELIMINARIES

	Description	£	p
	<p>A30 TENDERING/SUBLETTING/SUPPLY</p> <p>A30/570 CONSTRUCTION PHASE HEALTH AND SAFETY PLAN</p> <p>An outline Construction Phase Health and Safety Plan must be submitted 7 days prior to works commencing on site and is to include the following:</p> <p>Method statements related to the construction hazards identified in the pre-construction information and/or statements on how the hazards will be addressed and other significant hazards identified by the contractor.</p> <p>Details of the management structure and responsibilities.</p> <p>Arrangements for issuing health and safety directions.</p> <p>Procedures for informing other contractors and employees of health and safety hazards.</p> <p>Selection procedures for ensuring competency of other contractors, the self-employed and designers.</p> <p>Procedures for communications between the project team, other contractors and site operatives.</p> <p>Arrangements for co-operation and co-ordination between contractors.</p> <p>Procedures for carrying out risk assessment and for managing and controlling the risk.</p> <p>Emergency procedures including those for fire prevention and escape.</p> <p>Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.</p> <p>Arrangements for welfare facilities.</p> <p>Procedures for ensuring that all persons on site have received relevant health and safety information and any training.</p> <p>Arrangements for consulting with and taking the views of people on site.</p> <p>Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.</p> <p>Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.</p> <p>Review procedures to obtain feedback. E.g. toolbox talks.</p> <p>A30/590 SITE WASTE MANAGEMENT PLAN</p> <p>As a minimum the plan should contain details of:</p> <p>Person responsible for resource management</p> <p>Types and quantities of waste that will be generated</p> <p>Resource management options for these wastes</p> <p>Use of appropriate & licenced waste management contractors</p> <p>A plan for monitoring and reporting on resource use and the quantity of waste.</p>		
	Total Carried to Collection	£	

PRELIMINARIES

	Description	£	p
	<p>A31 PROVISION, CONTENT AND USE OF DOCUMENTS</p> <p>DEFINITIONS AND INTERPRETATIONS</p> <p>A31/110 DEFINITIONS:</p> <p>The meaning of terms, derived terms and synonyms used in the preliminaries/general conditions and specification is as defined below or in the appropriate British Standard or British Standard glossary.</p> <p>A31/120 COMMUNICATION:</p> <p>Includes advise, inform, submit, give notice, instruct, agree, confirm, seek or obtain information, consent or instructions, or make arrangements.</p> <p>Format: In writing to the person named in clause A10/140 unless specified otherwise.</p> <p>Response: Do not proceed until response has been received</p> <p>A31/130 PRODUCTS:</p> <p>Definition: Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works.</p> <p>Includes: Goods, plant, materials, site materials and things for incorporation into the Works.</p> <p>A31/135 SITE EQUIPMENT:</p> <p>Definition: All appliances or things of whatsoever nature required in or about the construction for completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.</p> <p>Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities</p> <p>A31/140 DRAWINGS:</p> <p>Definitions: To BSRIA BG 6/2006 A design framework for building services. Design activities and drawing definitions</p> <p>CAD data: In accordance with BS 1192-5.</p>		
	Total Carried to Collection	£	

PRELIMINARIES

	Description	£	p
	<p>A31 PROVISION, CONTENT AND USE OF DOCUMENTS (continued)</p> <p>A31/160 TERMS USED IN SPECIFICATION</p> <p>Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Including taking out and disposing of associated pipework, wiring, ductwork or other services.</p> <p>Fix/Supply and fix: Includes all labour and site equipment for unloading, handling, storing and execution. All products to be supplied and fixed unless stated otherwise.</p> <p>Keep/Setting aside for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed.</p> <p>Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes final redecoration and/ or replacement.</p> <p>Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.</p> <p>Repair: Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/ or replacement.</p> <p>Refix: Fix removed products</p> <p>Ease: Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions.</p> <p>Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible</p> <p>System: Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work</p> <p>A31/170 MANUFACTURER AND PRODUCT REFERENCE:</p> <p>Where used in this combination:</p> <p style="padding-left: 40px;">Manufacturer' means the firm under whose name the particular product is marketed.</p>		
	Total Carried to Collection	£	

PRELIMINARIES

	Description	£	p
A31	PROVISION, CONTENT AND USE OF DOCUMENTS (continued)		
A31/170	<p>MANUFACTURER AND PRODUCT REFERENCE (continued):</p> <p>Reference' means the proprietary brand name and/or reference by which the particular product is identified.</p>		
A31/200	<p>SUBSTITUTION OF PRODUCTS</p> <p>Products: If an alternative product to that specified is proposed, obtain approval before ordering the product.</p> <p>Reasons: Submit reasons for the proposed substitution.</p> <p>Documentation: Submit relevant information, including:</p> <ul style="list-style-type: none"> manufacturer and product reference; cost; availability; relevant standards; performance; function; compatibility of accessories; proposed revisions to drawings and specification; compatibility with adjacent work; appearance; copy of warranty/ guarantee <p>Alterations to adjacent work: If needed, advise scope, nature and cost.</p> <p>Manufacturers' guarantees: If substitution is accepted, submit before ordering products.</p>		
A31/210	<p>CROSS REFERENCES</p> <p>Accuracy: Check remainder of the annotation or item description against the terminology used in the section or clause referred to.</p> <p>Related terminology: Where a numerical cross-reference is not given the relevant sections and clauses of the specification will apply.</p> <p>Relevant clauses: Clauses in the referred to specification section dealing with general matters, ancillary products and execution also apply.</p> <p>Discrepancy or ambiguity: Before proceeding, obtain clarification or instructions.</p>		
A31/220	<p>REFERENCED DOCUMENTS:</p> <p>Where and to the extent that this specification conflicts with referenced documents, this specification prevails.</p>		
Total Carried to Collection		£	

PRELIMINARIES

Description		£	p
A31	PROVISION, CONTENT AND USE OF DOCUMENTS (continued)		
A31/230	<p>EQUIVALENT PRODUCTS:</p> <p>Wherever products are specified by proprietary name and the phrase 'or equivalent/or similar approved' is not included, it is to be deemed included.</p>		
A31/250	<p>CURRENCY OF DOCUMENTS:</p> <p>References to standards, type approval certificates, catalogues, codes of practice and the like are to the editions, revisions, versions and amendments current as of the date of this Tender.</p> <p>References to BSI documents are to the versions and amendments listed in the BSI Standards Catalogue, including updates, current as of the date of this Tender.</p>		
A31/260	<p>SIZES</p> <p>Products are specified by their co-ordinating sizes. Cross section dimensions of timber shown on drawings are target sizes as defined in BS EN 336 for non-structural softwood and hardwood sections / finished sizes for non-structural softwood or hardwood sawn and further processed sections</p> <p>DOCUMENTS PROVIDED ON BEHALF OF EMPLOYER</p>		
A31/410	<p>ADDITIONAL COPIES OF DRAWINGS/DOCUMENTS:</p> <p>Two copies of each contract drawings and document (not counting any certified copy of the Contract Drawings) will be issued to the Contractor free of charge. Additional copies will be issued on request but will be charged to the Contractor.</p>		
A31/440	<p>DIMENSIONS:</p> <p>The accuracy of dimensions scaled from the drawings is not guaranteed. Obtain from the CA any dimensions required but not given in figures on the drawings nor calculable from figures on the drawings.</p>		
A31/450	<p>MEASURED QUANTITIES</p> <p>The accuracy and sufficiency of the measured quantities is not guaranteed. The specification and drawings shall override the measured quantities.</p>		
Total Carried to Collection		£	

PRELIMINARIES

Description		£	p
A31	PROVISION, CONTENT AND USE OF DOCUMENTS (continued)		
A31/460	<p>THE SPECIFICATION:</p> <p>All sections of the specification must be read in conjunction with Main Contract Preliminaries/ General conditions.</p>		
A31/470	<p>DIVERGENCE FROM STATUTORY REQUIREMENTS</p> <p>Divergence: Between the drawings or specification and the requirements of the Building Regulations, other Statutes, statutory undertakers and other regulatory authorities</p> <p>Action: Inform immediately.</p> <p>DOCUMENTS PROVIDED BY CONTRACTOR/ SUBCONTRACTORS/ SUPPLIERS</p>		
A31/510	<p>DESIGN AND PRODUCTION INFORMATION</p> <p>Complete the desing and detailing of parts of the Works as Provide production information based on the drawings specification and other information.</p> <p>Ensure coordination of the work with related building elements and services.</p> <p>Make reasonable allowance for completing the design/production information, submission (including to the Principal Designer), comment, inspection, amendment, resubmission and reinspection within master programme.</p> <p>Submit two copies of design/product information, one can be returned with comments. Ensure that any necessary amendments are made without delay.</p> <p>Support any request for substitution or change with all relevant information.</p> <p>Employers amendments to Employer's Requirements:- If considered to involve a change, which has not already been acknowledged as a change, notify without delay (maximum period 7 days), and do not proceed until instructed. Claims for extra cost, if made after it has been carried out, may not be allowed.</p>		
A31/600	<p>CONTRACTOR'S DESIGN INFORMATION</p> <p>Include: As built drawings, Specifications and O&M Manuals</p> <p>Format: Hard copies</p>		
Total Carried to Collection		£	

PRELIMINARIES

	Description	£	p
	<p>A31 PROVISION, CONTENT AND USE OF DOCUMENTS (continued)</p> <p>A31/620 AS BUILT DRAWINGS AND INFORMATION</p> <p>Provide drawings/information sufficient to meet the employer's needs for the proper maintenance and operation of the Works or portion of the Works. This information can be incorporated into the Building Manual (see Section 37). Submit at least two weeks before date for completion.</p> <p>A31/630 TECHNICAL LITERATURE:</p> <p>The Contractor is required to keep copies of the following on site, readily accessible for reference by all supervisory personnel:</p> <p style="padding-left: 40px;">Manufacturers' current literature relating to all products to be used in the Works.</p> <p style="padding-left: 40px;">Relevant BS Codes of Practice.</p> <p>A31/640 MAINTENANCE INSTRUCTIONS AND GUARANTEES:</p> <p>Retain copies delivered with components and equipment (failing which, obtain), register with manufacturer as necessary and hand over to CA on or before Practical Completion.</p> <p>Emergency call out services: Provide telephone numbers for use after completion.</p>		
	Total Carried to Collection	£	

PRELIMINARIES

	Description	FIXED CHARGE	TIME RELATED CHARGE
		£ p	£ p
	A32 MANAGEMENT OF THE WORKS GENERALLY		
	A32/110 SUPERVISION Accept responsibility for coordination, supervision and administration of the Works, including subcontracts. Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work.		
	A32/120 INSURANCE: Before starting work on site submit documentary evidence and/or policies and receipts for the insurance required by the Conditions of Contract.		
	A32/130 INSURANCE CLAIMS: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, forthwith give notice in writing to the Employer, the CA and the Insurers. Indemnify the Employer against any loss which may be caused by failure to give such notice.		
	A32/140 CLIMATIC CONDITIONS: Keep an accurate record of: Daily maximum and minimum air temperatures (including overnight). Delays due to adverse weather, including description of the weather, type(s) of work affected and number of hours lost.		
	A32 MANAGEMENT OF THE WORKS A32/150 OWNERSHIP: Materials arising from the alteration work are to become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.		
Total Carried to Collection		£	

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	<p>PROGRAMME/PROGRESS</p> <p>A32/210 PROGRAMME: The master programme for the Works must be compiled using Microsoft Project or equivalent and make allowance for: The activities in all work packages undertaken by the main contractor, sub-contractor, suppliers, site planning, mobilisation, commissioning of services and works resulting from instructions issued in regard to expenditure of defined Provisional Sums</p> <p>The Contractor's programme shall be used by the CA to monitor progress and be the basis for the assessment of extensions of time and the effect of delay on the progress of the works Submit initial programme with tender</p> <p>A32/250 MONITORING: Record progress on a copy of the programme kept on site. If any circumstances arise which may affect the progress of the Works put forward proposals or take other action as appropriate to minimise any delay and to recover any lost time. Keep a copy of actual resources used set against the actual programme</p> <p>A32/255 NOTIFICATION OF COMPENSATION EVENT Content: Notwithstanding the Contractor's obligations under the Contract written notice must also be given of all other causes which apply concurrently</p> <p>A32/260 SITE MEETINGS General: Site meetings will be held to review progress and other matters arising from administration of the Contract Frequency: Monthly Location: On-site Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required Chairperson (who will also take and distribute minutes): Contract Administrator</p>				
Total Carried to Collection		£			

PRELIMINARIES

	Description	FIXED CHARGE	TIME RELATED CHARGE
		£ p	£ p
	A32 MANAGEMENT OF THE WORKS		
	A32/265 CONTRACTOR'S PROGRESS REPORT Submit a progress report at least 2 days before the site meeting. Notwithstanding the Contractor's obligations under the Contract the report must include: A progress statement by reference to the master programme for the Works Details of any matters materially affecting the regular progress of the Works Subcontractors' and suppliers' progress reports Any requirement for further drawings or details or instructions		
	A32/290 NOTICE OF COMPLETION Requirement: Give notice of the anticipated dates of completion of the whole or parts of the Works. Associated works: Ensure necessary access, services and facilities are complete Period of notice (minimum): 2 weeks		
	A32/290 EXTENSIONS OF TIME Notice: When a notice of the cause of any delay or likely delay in the progress of the Works is given under the contract, written notice must also be given of all other causes which apply concurrently Details: As soon as possible submit: Relevant particulars of the expected effects, if appropriate, related to the concurrent causes. An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.		
	CONTROL OF COSTS A32/410 CASH FLOW FORECAST Before starting work on site submit a forecast showing the gross valuation of the Works at the date of each Interim Certificate throughout the contract period and based upon the programme for the Works		
Total Carried to Collection		£	

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A32 MANAGEMENT OF THE WORKS A32/420 REMOVAL/REPLACEMENT OF EXISTING WORK Extent and location: Agree before commencement Execution: Carry out in ways that minimize the extent of work A32/430 PROPOSED INSTRUCTIONS Estimates: If a proposed instruction requests an estimate of cost, submit without delay and in any case at least seven days prior to commencement of the works. Inform immediately if it is not possible to comply with the above requirements. A32/440 MEASUREMENT Covered work: Give notice before covering work required to be measured A32/450 DAYWORK VOUCHERS Before commencing work: Give reasonable notice to person countersigning daywork vouchers. Content: Before delivery, each voucher must be Referenced to the instruction under which the work is authorized. Signed by the Contractor's person in charge as evidence that the operatives' names, the time daily spent by each and the equipment and products employed are correct. Submit: Weekly A32/460 INTERIM VALUATIONS Applications: Include details of amounts due under the Contract together with all necessary supporting information. Submission: At least seven days before established dates				
Total Carried to Collection		£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	<p>A32 MANAGEMENT OF THE WORKS</p> <p>A32/470 PRODUCTS NOT INCORPORATED INTO THE WORKS</p> <p>Ownership: At the time of each valuation, supply details of those products not incorporated into the Works which are subject to any reservation of title inconsistent with passing of property as required by the Conditions of Contract, together with their respective values.</p> <p>Evidence: When requested, provide evidence of freedom of reservation of title.</p> <p>A32/475 PRODUCTS STORED OFF SITE</p> <p>Evidence of Title: Submit reasonable proof that the property in items stored off site to be included in valuations is vested in the Contractor.</p> <p>Include for products purchased from a supplier written statement from the supplier that any conditions of the sale relating to the passing of property have been fulfilled and the products are not subject to any encumbrance or charge</p> <p>Include for products purchased from a supplier by a subcontractor or manufactured or assembled by any subcontractor:</p> <p>Copies of the subcontract with the subcontractor and a written statement from the subcontractor that any conditions relating to the passing of property have been fulfilled</p>				
	Total Carried to Collection	£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	<p>A33 QUALITY STANDARDS/CONTROL</p> <p>A33/110 INCOMPLETE DOCUMENTATION</p> <p>General: Where and to the extent that products or work are not fully documented, they are to be</p> <p style="padding-left: 40px;">Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used.</p> <p style="padding-left: 40px;">Suitable for the purposes stated or reasonably to be inferred from the project documents.</p> <p style="padding-left: 40px;">Contract documents: Omissions or errors in description and/ or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract</p> <p>A33/120 WORKMANSHIP SKILLS</p> <p>Operatives: Appropriately skilled and experienced for the type and quality of work.</p> <p>Registration: With Construction Skills Certification Scheme</p> <p>Evidence: Operatives must produce evidence of skills/ qualifications when requested</p> <p>A33/130 QUALITY OF PRODUCTS</p> <p>Generally: New. (Proposals for recycled products may be considered).</p> <p>Supply of each product: From the same source or manufacturer</p> <p>Whole quantity of each product required to complete the Works: Consistent in kind, size, quality and overall appearance</p> <p>Tolerances: Where critical, measure a sufficient quantity to determine compliance.</p> <p>Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence</p>				
	Total Carried to Collection	£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A33 QUALITY STANDARDS/CONTROL A33/135 QUALITY OF EXECUTION Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment Colour batching: Do not use different colour batches where they can be seen together Dimensions: Check on-site dimensions Finished work: Without defects, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance Location and fixing of products: Adjust joints open to view so they are even and regular A33/140 COMPLIANCE Compliance with proprietary specifications: Retain on site evidence that the proprietary product specified has been supplied. Compliance with performance specifications: Submit evidence of compliance, including test reports indicating Properties tested. Pass/ fail criteria. Test methods and procedures. Test results. Identity of testing agency. Test dates and times. Identities of witnesses. Analysis of results A33/150 INSPECTION Products and executions: Inspection or any other action must not be taken as approval unless confirmed in writing referring to Date of inspection. Part of the work inspected. Respects or characteristics which are approved. Extent and purpose of the approval.				
Total Carried to Collection		£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A33 QUALITY STANDARDS/CONTROL A33/160 RELATED WORK Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is: Appropriately complete. In accordance with the project documents. To a suitable standard. In a suitable condition to receive the new work. Preparatory work: Ensure all necessary preparatory work has been carried out. A33/170 MANUFACTURER'S RECOMMENDATIONS/INSTRUCTIONS General: Comply with manufacturer's printed/ published recommendations and instructions current on the date of the Invitation to tender. Changes to recommendations or instructions: Submit details Ancillary products and accessories: Use those supplied or recommended by main product manufacturer. Agrément certified products: Comply with limitations, recommendations and requirements of relevant valid certificates. A33/180 WATER FOR WORKS Mains supply: Clean and uncontaminated. Other: Do not use until: Evidence of suitability is provided. Tested to BS EN 1008 if instructed SAMPLES/APPROVALS A33/210 SAMPLES Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either To an express approval. To match a sample expressly approved as a standard for the purpose				
Total Carried to Collection		£			

PRELIMINARIES

	Description	FIXED CHARGE	TIME RELATED CHARGE
		£ p	£ p
	A33 QUALITY STANDARDS/CONTROL A33/220 APPROVAL OF PRODUCTS Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme Approval: Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained. Complying sample: Retain in good, clean condition on site. Remove when no longer required. A33/230 APPROVAL OF EXECUTION Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed. Complying sample: Retain in good, clean condition on site. Remove when no longer required. ACCURACY/SETTING OUT GENERALLY A33/320 SETTING OUT General: Submit details of methods and equipment to be used in setting out the Works Levels and dimensions: Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding. Inform: When complete and before commencing construction. A33/330 APPEARANCE AND FIT: Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either Submit proposals; or Arrange for inspection of appearance of relevant aspects of partially finished work.		
Total Carried to Collection		£	

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A33 QUALITY STANDARDS/CONTROL				
	A33/340 CRITICAL DIMENSIONS Set out and construct the Works to ensure compliance with the tolerances stated.				
	A33/350 LEVELS OF STRUCTURAL FLOORS Maximum tolerances for designed levels to be: -Floors to be self-finished, and floors to receive sheet or tile finishes directly bedded in adhesive: +/- 10mm - Floors to receive dry board/ panel construction with little or no tolerance on thickness: +/- 10 mm - Floors to receive mastic asphalt flooring/ underlays directly: +/- 10 mm - Floors to receive mastic asphalt flooring/ u/lays laid on mastic asphalt levelling coat(s): +/- 15 mm - Floors to receive fully bonded screeds/ toppings/ beds: +/- 15 mm - Floors to receive unbonded or floating screeds/ beds: +/- 15 mm				
	A33/380 RECORD DRAWINGS: Record details of all grid lines, setting-out stations, bench marks and profiles on the site setting-out drawing. Retain on site throughout the contract and hand to CA on Completion. SERVICES GENERALLY				
	A33/410 SERVICES REGULATIONS: Any work carried out to or which affects new or existing services must be in accordance with the Bye Laws or Regulations of the relevant Statutory Authority.				
	A33/420 WATER REGULATIONS/BYELAWS NOTIFICATION Requirement: Notify Water Undertaker of any work carried out to or which affects new or existing services and submit any required plans, diagrams and details.				
Total Carried to Collection		£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A33 QUALITY STANDARDS/CONTROL Consent: Allow adequate time to receive Undertaker's consent before starting work. Inform immediately if consent is withheld or is granted subject to significant conditions.				
	A33/430 WATER REGULATIONS/BYELAWS On completion of the work, submit to the CA (and where required also to the Water Undertaker) a certificate including: The address of the premises. A brief description of the new installation and/or work carried out to an existing installation. The Contractor's name and address. A statement that the installation complies with the relevant Water Regulations or Byelaws. The name and signature of the individual responsible for checking compliance. The date on which the installation was checked.				
	A33/435 AIR LEAKAGE TEST Commission air leakage test carried out in accordance with ATTMA technical standard 1 (2006). Certificate to be logged in Building Manual				
	A33/436 ACOUSTIC TEST Commission acoustic test/tests as necessary, carried out in accordance with industry standards. Certificate/s to be logged in Building Manual				
	A33/445 SERVICE RUNS: Make adequate provision for services, including unobstructed routes and fixings. Wherever possible ducts, chases and holes are to be formed during construction rather than cut. Coordination with other works: Submit details of locations, types/ methods of fixing of services to fabric and identification of runs and fittings.				
	Total Carried to Collection	£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A33 QUALITY STANDARDS/CONTROL A33/450 MECHANICAL & ELECTRICAL SERVICES Final tests and commissioning: Carry out so that services are in full working order at completion of the Works. Building Regulations notice: Copy to be lodged in H&S File SUPERVISION/INSPECTION/DEFECTIVE WORK A33/525 ACCESS Extent: Provide at all reasonable times access to the Works and to other places of the Contractor or subcontractors where work is being prepared for the Contract A33/530 OVERTIME WORKING Notice: Prior to overtime being worked, submit details of times, types and locations of work to be done. Minimum period of notice: 1 WEEK Concealed work: If executed during overtime for which notice has not been given, it may be required to be opened up for inspection and reinstated at the Contractor's expense. A33/540 DEFECTS IN EXISTING WORK: Defects in the existing construction are to be reported to CA without delay. Obtain instructions before proceeding with work which may: Cover up or otherwise hinder access to the defective construction, or Be rendered abortive by the carrying out of remedial work.				
Total Carried to Collection		£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A33 QUALITY STANDARDS/CONTROL A33/560 TESTS AND INSPECTIONS: Agree dates and times of tests and inspections with CA several days in advance, to enable the CA and other affected parties to be present. On the previous working day to each such test or inspection confirm that the work or sample in question will be ready or, if not ready, agree a new date and time. Allow 3 days for inspection of roof timbers A33/580 CONTINUITY OF THERMAL INSULATION Method: Infra-red thermography inspection to BRE Report 176. Compliance: Submit inspection report. A33/590 PROPOSALS FOR RECTIFICATION OF DEFECTIVE WORK/PRODUCTS: As soon as possible after any part(s) of the work or any products are known to be not in accordance with the Contract or appear that they may not be in accordance submit proposals to CA for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution. Such proposals may be unacceptable to the CA and contrary instructions may be issued. A33/630 QUALITY CONTROL Establish and maintain procedures to ensure that the Works, including the work of subcontractors, comply with specified requirements. Maintain full records and keep copies on site for inspection, submit upon request WORK AT OR AFTER COMPLETION A33/710 GENERALLY: Make good all damage consequent upon the work. Remove all temporary markings, coverings and protective wrappings unless otherwise instructed.				
Total Carried to Collection		£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	<p>Clean the works thoroughly inside and out including all accessible ducts and voids, remove all splashes, deposits, efflorescence, rubbish and surplus materials consequent upon the execution of the work.</p> <p>Cleaning materials and methods to be as recommended by manufacturers of products being cleaned, and to be such that there is no damage or disfigurement to other materials or construction. Obtain COSHH dated data sheets for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.</p> <p>Touch up minor faults in newly painted/repainted work, carefully matching colour, and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.</p> <p>Adjust, ease and lubricate moving parts of new work as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.</p>				
A33/720	<p>SECURITY AT COMPLETION:</p> <p>Leave the Works secure with, where appropriate, all accesses closed and locked. Account for and adequately label all keys and hand over to Employer with itemised schedule, retaining duplicate schedule signed by Employer as a receipt</p>				
A33/730	<p>MAKING GOOD DEFECTS:</p> <p>Make arrangements with the CA and give reasonable notice of the precise dates for access to the various parts of the Works for purposes of making good defects. Inform CA when remedial works to the various parts of the Works are completed.</p> <p>Clean the works thoroughly inside and out including all accessible ducts and voids, remove all splashes, deposits, efflorescence, rubbish and surplus materials consequent upon the execution of the work.</p> <p>Cleaning materials and methods to be as recommended by manufacturers of products being cleaned, and to be such that there is no damage or disfigurement to other materials or construction.</p>				
Total Carried to Collection		£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	<p>Obtain COSHH dated data sheets for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.</p> <p>Touch up minor faults in newly painted/repainted work, carefully matching colour, and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.</p> <p>Adjust, ease and lubricate moving parts of new work as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.</p> <p>A33/720 SECURITY AT COMPLETION:</p> <p>Leave the Works secure with, where appropriate, all accesses closed and locked. Account for and adequately label all keys and hand over to Employer with itemised schedule, retaining duplicate schedule signed by Employer as a receipt.</p> <p>A33/730 MAKING GOOD DEFECTS:</p> <p>Make arrangements with the CA and give reasonable notice of the precise dates for access to the various parts of the Works for purposes of making good defects. Inform CA when remedial works to the various parts of the Works are completed.</p> <p>A33 QUALITY STANDARDS/CONTROL</p> <p>A33/740 HIGHWAY/SEWER ADOPTION</p> <p>Work to be adopted under the Highways Act, Section 38 or the Road (Scotland) Act, Section 16 to 18 or the Water Industry Act, Section 104</p> <p>Work for adoption must be:</p> <p>Completed by the Contractor to the satisfaction of the Highway/Sewer Authorities before the certificate stating the Works are complete is issued.</p> <p>Subject to a Defects Liability/Rectification Period of 12 months</p> <p>Maintained during the Defects Liability /Rectification Period, including making good of damage due to reasonable wear and tear occurring during the Period and cleaning at the end of the Period, all to the satisfaction of the Highway/Sewer Authorities</p>				
Total Carried to Collection		£			

PRELIMINARIES

Description	FIXED CHARGE		TIME RELATED CHARGE	
	£	p	£	p
A34 SECURITY/SAFETY/PROTECTION GENERALLY A34/110 PRECONSTRUCTION INFORMATION Location: Within separate Preconstruction Information Pack and integral with the project Preliminaries, including but not restricted to the following sections: Description of project: Sections A10 and A11. Client's consideration and management requirements: Sections A12, A13 and A36. Environmental restrictions and on-site risks: Section A12, A35 and A34. Significant design and construction hazards: Section A34. The Health and Safety File: Section A37.				
A34/130 PRODUCT HAZARDS Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document EH40: Occupational Exposure Limits. Common hazards: Not listed. Control by good management and site practice.				
A34/140 THE CONSTRUCTION PHASE HEALTH AND SAFETY PLAN: The Construction Phase Health and Safety Plan, developed from the Outline Construction Phase Health and Safety Plan (see section A30) must be submitted to the PD/CA not less than 5 working days before the proposed date for start of construction work. Do not start construction work until the Employer has confirmed in writing that the Construction Phase Health and Safety Plan includes the procedures and arrangements required by CDM Regulation. Develop the plan from and draw on the Outline Construction Phase Health and Safety Plan, clause A30/570 and Preconstruction information.				

PRELIMINARIES

Description	FIXED CHARGE		TIME RELATED CHARGE	
	£	p	£	p
Total Carried to Collection	£			
A34 SECURITY/SAFETY/PROTECTION				
A34/150 SECURITY: Adequately safeguard the site, the Works, products, materials, plant, and any existing buildings/parts of buildings affected by the Works from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site, the Works and property.				
A34/160 STABILITY: Accept responsibility for the stability and structural integrity of the Works during the Contract, and support as necessary. Prevent overloading: details of design loads may be obtained from CA.				
A34/165 ADJACENT OCCUPIED PREMISES: Adjacent properties may be occupied and/or in use for the duration of the Works Carry out the Works without undue inconvenience and nuisance and without danger to occupants and users. If it transpires that compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be paid to the Contractor, provided that such overtime is authorised by the CA in advance.				
A34/170 EMPLOYER'S REPRESENTATIVES SITE VISITS: Inform the CA in advance of all safety provisions and procedures (including those relating to materials which may be deleterious) which will require the compliance of the Employer or the Employer's representatives when visiting the site. Provide protective clothing and/or equipment for the Employer and the Employer's representatives as appropriate.				
Total Carried to Collection	£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A34 SECURITY/SAFETY/PROTECTION PROTECT AGAINST THE FOLLOWING: A34/330 NOISE: Comply generally with the recommendations of BS 5228: Part 1, clause 9.3 for minimising noise levels during the execution of the works. Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles. Do not use pneumatic drills and other noisy appliances at any time without the prior consent of the CA Do not use or permit employees to use radios or other audio equipment in ways or at times which may cause nuisance. A34/340 POLLUTION: Take all reasonable precautions to prevent pollution of the site, the Works and the general environment including streams and waterways. If pollution occurs, inform the appropriate Authorities and the CA without delay and provide them with all relevant information. A34/350 USE OF PESTICIDES: Use only where specified or approved, and then only suitable products as listed in the UK Pesticide Guide. Where work is near water, drainage ditches or land drains, comply with the MAFF 'Guidelines for the use of herbicides on weeds in or near water courses and lakes'. Observe all precautions recommended by the manufacturer and remove containers from site immediately they have been emptied or are no longer required. Operatives must hold a BASIS Certificate of Competence, or work under the supervision of a Certificate holder.				
Total Carried to Collection		£			

PRELIMINARIES

Description	FIXED CHARGE		TIME RELATED CHARGE	
	£	p	£	p
A34 SECURITY/SAFETY/PROTECTION				
A34/360 NUISANCE: Take all necessary precautions to prevent nuisance from smoke, dust, rubbish, vermin and other causes.				
A34/370 ASBESTOS BASED MATERIALS: A Refurbishment and Demolition asbestos survey has been undertaken and is included in the tender documentation, these materials were removed during the enabling works and no further material containing Asbestos is known to be present. However, notwithstanding the contents of this report the Contractor is to report immediately to the CA any suspected asbestos based materials discovered during demolition/refurbishment work. Avoid disturbing such materials. Agree with the CA methods for safe removal or encapsulation.				
A34/375 Report immediately any fossils, antiquities and other objects of interest or value discovered during the execution of the Works. Keep objects in the exact position and condition in which they were found				
A34/380 FIRE PREVENTION: Take all necessary precautions to prevent personal injury, death, and damage to the Works or other property from fire. Comply with Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Building Employers Confederation and the Loss Prevention Council.				
A34/390 FIRE PREVENTION: SMOKING Smoking will not be permitted on the site				
A34/400 BURNING ON SITE: Burning on site of materials arising from the work will not be permitted.				
Total Carried to Collection	£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A34 SECURITY/SAFETY/PROTECTION A34/410 MOISTURE: Prevent the work from becoming wet or damp where this may cause damage. Dry out the Works thoroughly. Control the drying out and humidity of the Works and the application of heat to prevent: Blistering and failure of adhesion. Damage due to trapped moisture. Excessive movement. A34/425 INFECTED TIMBER: Where instructed to remove timber affected by fungal/insect attack from the building, do so in a way which will minimise the risk of infecting other parts of the building. All such works are to be undertaken in conjunction with Timberwise (or an approved alternative) whose report is appended to this document. A34/490 WASTE: Remove rubbish, debris, surplus material and spoil regularly and keep the site and Works clean and tidy. Remove non-hazardous material in a manner approved by the Waste Regulation Authority Remove hazardous material as directed by the Waste Regulation Authority and in accordance with relevant regulations Remove all rubbish, dirt and residues from voids and cavities in the construction before closing in. Ensure that non-hazardous material is disposed of at a tip approved by a Waste Regulation Authority. Retain waste transfer documentation on site				
Total Carried to Collection		£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A34 SECURITY/SAFETY/PROTECTION A34/510 EXISTING SERVICES: <p>Notify all service authorities, existing tenants and/or adjacent owners of the proposed works not less than one week before commencing site operations.</p> <p>The Contractor shall be responsible for ascertaining the existence of all services including Drainage, Water and Electricity before starting the Works. The CCTV drainage survey is appended to this document.</p> <p>Observe service authority's recommendations for work adjacent to existing services.</p> <p>Adequately protect, and prevent damage to all services. Do not interfere with their operation without consent of the service authorities or other owners.</p> <p>Identify below ground services with signboards, giving type and depth, and overhead services with headroom markers.</p> A34/520 ROADS AND FOOTPATHS: <p>Adequately maintain roads, footpaths, parking areas and other hardstandings within and adjacent to the site and keep clear of mud and debris. Any damage to roads and footpaths caused by site traffic or otherwise consequent upon the Works must be made good to the satisfaction of the Local Authority or other owner. Bear any costs arising.</p> A34/540 RETAINED TREES / HEDGES / SHRUBS / GRASSED AREAS: <p>Locations on site of any retained trees, hedges, shrubs, grassed areas or the like will be identified on the tender drawings.</p>				
Total Carried to Collection		£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A34 SECURITY/SAFETY/PROTECTION A34/560 EXISTING FEATURES: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features which are to remain in position during the execution of the Works. A34/570 EXISTING WORK: Prevent damage to existing property undergoing alteration or extension and make good to match existing any defects so caused. Remove existing work the minimum necessary and with care to reduce the amount of making good to a minimum. A34/580 BUILDING INTERIORS: Protect any building interiors exposed to weather during the course of the Works with temporary enclosures of sufficient size to permit execution of the work and which will remain weathertight in severe weather. A34/610 EXISTING STRUCTURES: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary. Provide and maintain during the execution of the Works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures on the site or adjoining, that may be endangered or affected by the Works. Support existing structure as necessary during cutting of new openings or replacement of structural parts. Monitor adjacent structures and immediately report excessive movement to the CA.				
Total Carried to Collection		£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	<p>A34/610 EXISTING STRUCTURES Continued:</p> <p>Do not remove supports until new work is strong enough to support the existing structure. Prevent overstressing of completed work when removing supports.</p> <p>A34/620 ADJOINING PROPERTY</p> <p>Obtain permissions as necessary from owners of adjacent properties if requiring to erect scaffolding on, or otherwise use, adjoining property. Remove and make good on completion or when directed</p> <p>A34/625 ADJOINING PROPERTY RESTRICTIONS</p> <p>Prevent trespass of workpeople and take precautions to prevent damage to adjoining property.</p> <p>Bear cost of repairing damage arising from execution of the Works</p> <p>A35 SPECIFIC LIMITATIONS ON METHOD/SEQUENCE/TIMING</p> <p>A35/110 SCOPE</p> <p>The limitations described in this section are supplementary to limitations described or implicit in information given in the other sections or on the drawings.</p> <p>A35/140 SCAFFOLDING</p> <p>Make available to subcontractors at all times</p> <p>A35/160 USE OR DISPOSAL OF MATERIALS:</p> <p>Except where noted to the contrary, general materials arising from the excavations or demolitions will become the responsibility of the Contractor to dispose of as he sees fit.</p>				
Total Carried to Collection		£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A35 SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/TIMING A35/170 WORKING HOURS: The Contractor will not be restricted from working those hours, which suit his programme of work. However, the contractor should note that there are a number of domestic and hospitality properties in close proximity of the site and on no account should works be carried out during hours that may unduly disturb these persons.				
Total Carried to Collection		£			

PRELIMINARIES

	Description	FIXED CHARGE	TIME RELATED CHARGE
		£ p	£ p
	A36 FACILITIES/TEMPORARY WORK/SERVICES GENERALLY A36/110 SPOIL HEAPS, TEMPORARY WORKS AND SERVICES Location: Give notice of intended siting. Maintenance: Alter, adapt and move as necessary. Remove when no longer required and make good ACCOMMODATION A36/210 ROOMS FOR MEETINGS Provide suitable temporary accommodation for site meetings, adequately heated and lit. the room/space may be part of the Contractor's own site offices or existing building Provide sufficient tables and chairs for the number of people on site A36/230 TEMPORARY ACCOMMODATION Proposals for temporary accommodation and storage for the Works should be submitted two weeks prior to starting on site. Including type of accommodation and storage, its siting and the programme for site installation. The contractor should note that, subject to prior agreement, completed areas of the building may be used by the Contractor as required during the remainder of the Contract provided that: It is used solely for the purposes of carrying out the Works. The use to which it is put does not involve undue risk of damage. It does not prevent/delay contract works occurring therein Any temporary adaptations are approved by or on behalf of the Employer before being carried out. Temporary facilities are provided by the contractor at any time in which existing facilities are unavailable due to programmed works It is cleaned and vacated, including any temporary fittings, on completion of the Works or determination of the Contract		
Total Carried to Collection		£	

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A36 FACILITIES/TEMPORARY WORK/SERVICES TEMPORARY WORK A36/320 TEMPORARY FENCES/ HOARDINGS AND SCREENS The Contractor should erect suitable fencing/hoardings/screens to ensure that the public are excluded from all areas effected whilst the work is being undertaken in these areas. Similarly, egress via means of fire escapes must be maintained at all times. A36/371 NAME BOARDS/ADVERTISEMENTS: Contractor's/ subcontractors' name boards will be permitted in approved position(s) and form, and subject to any required consents. Advertisements will not be permitted.				
	A36 FACILITIES/TEMPORARY WORK/SERVICES SERVICES AND FACILITIES A36/410 LIGHTING: During finishing work and inspection provide temporary lighting, the intensity and direction of which closely resembles that provided by the permanent installation. A36/420 LIGHTING AND POWER: Electricity supply from the existing Employer's mains may be used for the Works: The Employer will not be held responsible for the effects of any failure or restriction in supply. A36/430 WATER: Water from the Employer's mains may be used for the Works (avoidable waste excepted).				
	Total Carried to Collection	£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	<p>A36/440 TELEPHONES:</p> <p>Direct communication: As soon as practicable after the Date of Possession provide the Contractor's person in charge with a mobile telephone.</p>				
	<p>A36/520 USE OF PERMANENT HEATING SYSTEM</p> <p>The permanent heating installation may be used for drying out the Works and controlling temperature and humidity levels, but:</p> <p>The Employer does not undertake that it will be available.</p> <p>The Contractor must take responsibility for operation, maintenance and remedial work, and arrange supervision by and indemnification of the appropriate Subcontractors, and pay costs arising.</p>				
	<p>A36/525 METER READINGS</p> <p>Where to be apportioned ensure that meter reading are taken by relevant authority at possession and /or completion as appropriate and that copies of readings are supplied to all interested parties</p>				
	<p>A36/530 PROTECTIVE CLOTHING:</p> <p>Provide for the sole use of those acting on behalf of the Employer, in sizes to be specified:</p> <p>3 nr safety helmets to BS EN 397, neither damaged nor time expired.</p> <p>3 nr high visibility jackets to BS EN 471 Class 2</p> <p>Safety boots with steel insole and toecap to BS EN ISO 20345</p> <p>Eye protection to BS EN 166</p> <p>Ear protection to BS EN 352-1</p> <p>Hand protection to BS EN 388, 407, 420 Or 511 as appropriate</p>				
	Total Carried to Collection	£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	<p>A37 OPERATION/MAINTENANCE OF THE FINISHED BUILDING</p> <p>A37/110 THE BUILDING MANUAL</p> <p>Purpose: The Building Manual (incorporating the Health and Safety File) is to be a comprehensive information source and guide for the Employer and end users providing a complete understanding of the building and its systems to enable efficient and safe operation and maintenance.</p> <p>Compilation: Prepare all information for Contractor designed or performance specified work including as-built drawings. Obtain or prepare all other information to be included in the Manual.</p> <p>Content:</p> <p>PART 1: GENERAL: Content as clause 121.</p> <p>PART 2: BUILDING FABRIC: Content as clause 133.</p> <p>PART 3: BUILDING SERVICES: Content as clause 143.</p> <p>Presentation of Manual: As detailed within Pre-Construction Information</p> <p>Reviewing the Manual: Review process: Submit a complete draft. Amend in the light of any comments and resubmit. Do not proceed with production of the final copies until authorized.</p> <p>Latest date for submission: 3 weeks before the date for submission of final copies.</p> <p>Final copies of the Manual: Number of copies 2</p> <p>Latest date for submission: Upon completion of the contract works.</p> <p>As-built drawings: Number of copies: 2</p> <p>Medium: A1</p>				
	Total Carried to Collection	£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	<p>A37 OPERATION/MAINTENANCE OF THE FINISHED BUILDING</p> <p>A37/115 THE HEALTH AND SAFETY FILE</p> <p>Purpose: Include adequate information about the structure or materials used which might affect the health or safety of anyone carrying out construction or cleaning work or of anyone who may be affected by such work.</p> <p>Contractor designed and performance specified work: Obtain or prepare the following and submit to the Principal Designer.</p> <p>Details of key structural principles, including safe working floor and roof loads.</p> <p>Details of construction methods and materials, including COSHH dated data sheets, which may present residual hazards with respect to cleaning, maintenance, repair, renovation or demolition.</p> <p>General maintenance instructions including access provision and information about equipment provided for cleaning and maintaining the building fabric.</p> <p>As-built drawings.</p> <p>Other information: Obtain or prepare the following and submit to the Principal Designer:</p> <p>The nature, location and markings of utilities and services, including emergency and fire fighting.</p> <p>Instructions for operation, maintenance, dismantling and removal of equipment and systems.</p> <p>Details of hazards associated with the materials used in the construction.</p> <p>Access requirements/restrictions.</p> <p>Copies of the File: Number of copies 2</p> <p>Latest date for submission: 2 weeks before the date for completion stated in the contract.</p>				
Total Carried to Collection		£			

PRELIMINARIES

Description	FIXED CHARGE		TIME RELATED CHARGE	
	£	p	£	p
A37 OPERATION/MAINTENANCE OF THE FINISHED BUILDING (continued) A37/125 CONTENT OF THE BUILDING MANUAL PART 1: GENERAL The property: A description of the buildings. Details of ownership. The parties: Names, addresses (including e-mail), telephone and fax numbers of the following: <div style="margin-left: 40px;">Consultants and designers including name and number of individual to be contacted in case of emergency.</div> <div style="margin-left: 40px;">Authorities and statutory undertakers plus copies of consents and approvals.</div> <div style="margin-left: 40px;">Contractors, subcontractors, suppliers and manufacturers.</div> <div style="margin-left: 40px;">Maintenance contractors.</div> <div style="margin-left: 40px;">Operational requirements and constraints of a general nature: Include details not relevant to other parts of the Building Manual.</div> The fire safety strategy for the buildings and site: Include drawings showing fire appliance routes, emergency escape routes, fire resisting doors, location of emergency and fire fighting systems, services shut-off valves, switches, etc.				
A37/133 CONTENT OF THE BUILDING MANUAL PART 2: BUILDING FABRIC Construction of the building: <div style="margin-left: 40px;">A detailed description of methods and materials used.</div> <div style="margin-left: 40px;">As-built drawings recording details of construction, together with an index.</div> <div style="margin-left: 40px;">Information about repair, renovation or demolition.</div> Maintenance of the building fabric: Instructions for general maintenance detailing work to be done, acceptable tolerances and frequency of operation.				
Total Carried to Collection	£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A37 OPERATION/MAINTENANCE OF THE FINISHED BUILDING A37/133 CONTENT OF THE BUILDING MANUAL PART 2: BUILDING FABRIC (continued) Product details: Copies of manufacturers' current literature including COSHH dated data sheets and recommendations for cleaning, repair and maintenance. Environmental and trafficking conditions: Details of those that may result in damage / disfigurement. Fixtures and fittings: Schedules including manufacturer and product reference. Guarantees, warranties and maintenance agreements: Obtain from suppliers, subcontractors and manufacturers. Test certificates and reports required in the specification.				
	A37/143 CONTENT OF THE BUILDING MANUAL PART 3: BUILDING SERVICES Description of the systems: Services capacity loadings and restrictions; instructions; log sheets; manufacturer's instruction manuals and component schedules Detailed description of methods and materials used As built drawings Product and operation details, including name, address and contact details of manufacturer, catalogue number, manufacturer's technical literature and information and guidance concerning dismantling, repair, renovation or decommissioning, operation and control sequences Guarantees, warranties and maintenance agreements				
	Total Carried to Collection	£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	<p>A37/143 CONTENT OF THE BUILDING MANUAL PART 3: BUILDING SERVICES (continued)</p> <p>Commissioning records and test certificates list for each item of plant. Equipment, etc used in the installations</p> <p>Schedules of fixed and variable equipment settings established during commissioning</p> <p>Recommendations for preventative maintenance frequency and procedures to be adopted to ensure efficient operation of the systems</p> <p>Schedules of all lubricated items</p> <p>List of all consumable items and their source</p> <p>List of recommended spares to be kept in stock, being those items subject to wear and tear or deterioration and which may involve an extended delivery time when replacements are required</p> <p>Emergency procedures for all systems, significant items of plant and equipment</p> <p>Annual maintenance summary chart</p> <p>Ensure that the Employer's staff fully understand the scope and facilities provided.</p> <p>A37/144 CONTENT OF THE BUILDING MANUAL PART 4: THE HEALTH & SAFETY FILE</p> <p>Obtain and provide the following, including all relevant details not included in other parts of the manual, including:</p> <p>Hazardous materials used</p> <p>Information regarding the removal or dismantling of installed plant and equipment</p> <p>Health and safety information about equipment provided for cleaning or maintaining the structure.</p> <p>The nature, location and markings of significant services.</p>				
	Total Carried to Collection	£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A40 CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT AND STAFF A40/110 MANAGEMENT AND STAFF				
	A41 CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION For details of site accommodation required or made/not made available by the Employer see section A36. A41/110 SITE ACCOMMODATION				
	A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES For details of services and facilities required or made/not made available by the Employer see section A36. A42/110 POWER A42/120 LIGHTING A42/130 FUELS (excluding fuels for testing and commissioning) A42/140 WATER A42/150 TELEPHONE AND ADMINISTRATION A42/160 SAFETY, HEALTH & WELFARE (see A34/170) A42/170 STORAGE OF MATERIALS (see A33/150) A42/180 RUBBISH DISPOSAL (see A34/290) A42/190 CLEANING (see A33/610) A42/200 DRYING OUT (see A34/280) A42/210 PROTECTION OF WORK IN ALL SECTIONS (see A34/410 et seq)				
	Total Carried to Collection	£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES (continued)				
	A42/220 SECURITY (see A34/130)				
	A42/230 MAINTAIN PUBLIC AND PRIVATE ROADS (see A34/430)				
	A42/240 SMALL PLANT AND TOOLS				
	A42/300 GENERAL ATTENDANCE ON NOMINATED SUBCONTRACTORS (see section A51)				
	A42/310 ADDITIONAL SERVICES AND FACILITIES ITEMS: Insert below further cost items as may be required, with fixed charges and time related charges as appropriate:				
	Total Carried to Collection	£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A43 CONTRACTOR'S GENERAL COST ITEMS: MECHANICAL PLANT A43/110 CRANES A43/120 HOISTS A43/130 PERSONNEL TRANSPORT A43/140 TRANSPORT A43/150 EARTHMOVING PLANT A43/160 CONCRETE PLANT A43/250 ADDITIONAL MECHANICAL PLANT ITEMS: Insert below further cost items as may be required, with fixed charges and time related charges as required:				
	Total Carried to Collection	£			

PRELIMINARIES

	Description	FIXED CHARGE		TIME RELATED CHARGE	
		£	p	£	p
	A44 CONTRACTOR'S GENERAL COST ITEMS: TEMPORARY WORKS For details of temporary works required or made/not made available by the Employer see section A36.				
	A44/110 TEMPORARY ROADS				
	A44/120 TEMPORARY WALKWAYS				
	A44/130 ACCESS SCAFFOLDING				
	A44/140 SUPPORT SCAFFOLDING AND PROPPING				
	A44/150 HOARDINGS, SCREENS, FENCING, ETC.				
	A44/160 HARDSTANDING				
	A44/170 TRAFFIC REGULATIONS				
	A44/250 ADDITIONAL TEMPORARY WORKS ITEMS: Insert below further cost items as may be required, with fixed charges and time related charges as required:				
	Total Carried to Collection	£			

PREMLINARIES

COLLECTION				FC	TRC
	Page nr 1/1 1/2 1/3 1/4 1/5 1/6 1/7 1/8 1/9 1/10 1/11 1/12 1/13 1/14 1/15 1/16 1/17 1/18 1/19 1/20 1/21 1/22 1/23 1/24 1/25 1/26 1/27 1/28 1/29 1/30 1/31 1/32 1/33 1/34 1/35 1/36 1/37 1/38 1/39 1/40 1/41 1/42 1/43 1/44 1/45 1/46 1/47				
Total Carried Forward					

PREMLINARIES

COLLECTION				FC	TRC
	Brought Forward				
	Page nr 1/48				
	1/49				
	1/50				
	1/51				
	1/52				
	1/53				
	1/54				
	1/55				
	1/56				
	1/57				
Total Preliminaries carried to General Summary				£	

Demolition And Substructure Works

	Description	Qty	Unit	Rate	£	p
	<p>Contractors are assumed to have carried out a full site visit and be fully acquainted by their own observations and enquiries as to the nature and extent of the following works.</p> <p>Opening up works have been completed by others and allow inspection of most areas of the building.</p> <p>All descriptions are to be read in conjunction with the Architect's and Structural Engineer's drawings and specifications.</p> <p><u>Demolitions & Strip Out</u></p>					
A	Break out existing concrete floor slabs and dispose offsite; assumed 150thk	3	m2			
B	Demolish concrete block infill to ground floor former door within south elevation, assumed 225thk, set aside granite cills for use; disposing of other arisings offsite.	3	m2			
D	Removal of secondary lintels over main south elevation windows; assumed steel with rendered carrier board over; assumed 150thk; to include making good; span 3,700	2	nr			
	Extra over the above for					
F	Replacement granite quoins to match existing; approx 300 x 400, depth to suit	2	nr			
	Remove existing windows, double glazed uPVC, disposing offsite; to include all temporary weatherproofing as required					
H	450 x 1,300	3	nr			
I	900 x 2,400	3	nr			
J	3,000 x 2,400		nr			
	Remove existing windows, single glazed, timber, disposing offsite; to include all temporary weatherproofing as required					
K	330 x 1,200	1	nr			
	850 x 1,300	1	nr			
	500 x 2,200	1	nr			
	2,400 x 2,200	1	nr			
	Remove existing windows, single glazed, aluminium, disposing offsite; to include all temporary weatherproofing as required					
L	1,300 x 2,000	2	nr			
Total Carried to Collection					£	

Demolition And Substructure Works

	Description	Qty	Unit	Rate	£	p
A	Remove timber ceiling mouldings from First Floor ceiling and 25% of Ground Floor ceiling mouldings; Mouldings formed of two pieces of timber nailed to structure above on approx 1,150 grid, setting aside for reuse	138	m2			
B	Remove timber cornices from First Floor ceiling perimeter and 50% of Ground Floor ceiling perimeter; formed of timber mouldings, nailed to substrate; setting aside for reuse	51	m			
C	Trial holes to existing foundations; assumed 1,000 square and 1,200 deep	2	nr			
D	Lift existing timber floor boards to allow inspection of existing steel column foundation, including reinstallation of boards	2	m2			
E	Remove lathe and plaster finish from existing timber stud partitions, disposing offsite	94	m2			
F	Remove lathe and plaster finish and timber stud partions, disposing offsite	12	m2			
G	Remove exposed timber stud partions, disposing offsite	16	m2			
	Other elements of strip out works measured within separate elements for ease of measurement and pricing					
Total Carried to Collection					£	

Demolition And Substructure Works

	Description	Qty	Unit	Rate	£	p
	<u>Substructures</u>					
A	Reduced level excavation of subbase below existing concrete floor slabs to formation level; 600dp; assumed compacted subsoil and dispose offsite	2	m3			
B	Excavating for foundations, 800 wide, assumed depth of bearing strata 675 below reduced levels	3	m3			
C	Insitu concrete; foundations; taken to load bearing strata; C35/40 concrete; as JHA consulting retaining wall detail drawing 1784-01	4	m			
D	Cavity blockwork; two skins 7N dense blockwork, forming 100mm cavity, including ties; as JHA consulting retaining wall detail drawing 1784-01	5	m2			
E	Concrete fill to masonry retaining wall, c35/40; as JHA consulting retaining wall detail drawing 1784-01	1	m3			
F	H12-200 L bars within retaining structure, approx 1,500 long, 400 centres, as JHA consulting retaining wall detail drawing 1784-01	11	nr			
G	A393 reinforcement mesh, within retaining wall foundations and cavity; as JHA consulting retaining wall detail drawing 1784-01	8	m2			
H	New triple trimmer joists to lift void perimeter; C24, 225 x 75; including hangers and the like; as JHA consulting retaining wall detail drawing 1784-01	4	m			
J	Type 1 fill; compacted in layers not exceeding 150mm; assumed av 300 thk	1	m3			
K	Sand blinding; 25 thk	1	m3			
L	Insitu concrete; slabs; Grade C40; 150thk	1	m3			
M	Damp proof membrane; 1200 guage	5	m2			
N	PIR Rigid insulation; Kingspan Thermafloor TF70; 150thk	3	m2			
O	Cementitious screed; 75thk	3	m2			
P	New triple trimmer joists to lift void perimeter; C24, 225 x 75; connected by staggered Paslode STS6.0 of suitable length at 200 centres; including hangers and the like	4	m			
Total Carried to Collection					£	

Demolition And Substructure Works

COLLECTION					
	Page nr 2/1				
	2/2				
	2/3				
Total Demolition & Substructure Works carried to General Summary					£

Superstructure Works

	Description	Qty	Unit	Rate	£	p
	<u>Isolated Steel Members</u> All steelwork fabrication and erection to be in accordance with structural steelwork requirements noted on JHA Consulting Drawing No. 1784-02					
A	Provisional Sum for exposing existing steel beams and undertaking remedial measures as deemed necessary	1	PS	2,500.00	2,500.00	
B	First floor; 100 x 100 x5.0 SHS Post; placed on existing beam and resin anchored to masonry wall; 2,450 long; as JHA Consulting drawing 1784-02	2	nr			
C	First floor; 254 x 102 x 25 Universal Beam, placed within ceiling void, 5,200 long; as JHA Consulting drawing 1784-02		Item			
Total Carried to Collection					£	2,500.00

Superstructure Works

	Description	Qty	Unit	Rate	£	p
	<u>Upper Floors</u>					
A	Inserting noggins between existing joists beneath all partitions; joist centres 550, noggin centres to be 400; C24 225 x 75, to include all hangers and the like; as indicated on JHA Consulting Drawing 1784 - 02	99	nr			
B	Inserting 2 nr new timber joists, within existing floor structure; C24 225 x 75 with full depth noggins between at 400 centres, joist length 4,500; as indicated on JHA Consulting Drawing 1784 - 02	1	item			
C	Lift floorboards and remove joists below to form new lift shaft openings on first and second floors; retaining floorboards for reuse elsewhere and disposing of joists offsite	4	m2			
D	New triple trimmer joists to lift void perimeter; C24, 225 x 75; including hangers and the like; as JHA consulting retaining wall detail drawing 1784-02	8	m			
E	Lift floorboards within second floor rear workshop, setting aside for reinstallation	18	m2			
F	Install secondary timber joisted floor structure to second floor rear workshop, consisting of 225 x 75 joists at 400 centres with noggins at 400 centres	18	m2			
G	Install APR 1200 insulation to floor void of second floor workshop	18	m2			
H	Refit original floorboards to second floor rear workshop using secret nailing	18	m2			
I	Create recessed socket boxes as PMR drawing 20.81 118 in locations as noted on PMR electrical layout drawings 20.81 104, 105 & 106	14	nr			
Total Carried to Collection					£	

Superstructure Works

	Description	Qty	Unit	Rate	£	p
	<u>ROOF</u>					
A	Strip existing flat roof coverings and deck, consisting of bituminous felt adhered to ply deck, disposing offsite	136	m2			
B	Strip main building pitched roof coverings and deck, consisting of bituminous felt adhered to ply deck, disposing offsite	24	m2			
C	Remove existing roof hatch, W-50; disposing offsite, including all temporary waterproofing deemed necessary	1	item			
D	Strip existing air conditioning and ventilation plant from main building roof, disposing offsite as per Saxty information and indicative quote					
E	Strip decking boards from main building flat roof, disposing offsite	9	m2			
F	Strip shop pitched roof coverings, natural slate over felt; disposing offsite	30	m2			
G	Allow the provisional sum of £2,500 for repairs to / replacement of shop pitched roof structure	1	PS	2,500.00	2,500.00	
H	Contractors choice vapour barrier to flat and pitched sections of main building roofs	160	m2			
I	Contractors choice PIR insulation, min 130 thk to meet min U value of 0.18 to main building flat and pitched roofs	160	m2			
	Extra over the above for					
J	Perimeter insulation upstand to parapets	39	m			
K	Contractors choice rubber membrane roof covering, RAL 7001 OSA, 1.5 thk; including any required decking, adhesives and sundries deemed necessary	160	m2			
	Extra over the above for					
L	Parapet detailing	39	m			
M	Eaves detailing	33	m			
N	Ridge and hip detailing	9	m			
O	Supply and install treated timber fascia boards, 240 dp, Finished in Dulux Satinwood applied as per manufacturer's specification.	20	m			
P	Contractor's choice composite decking, including support system, installed to manufacturer's recommendations with marine grade fixings throughout	9	m2			
Total Carried to Collection					£	2,500.00

Superstructure Works

	Description	Qty	Unit	Rate	£	p
A	Staka OSA glazed roof access hatch with retractable ladder; 1800 x 900; including framing, upstand and roof membrane edge detailing as deemed necessary	1	item			
	Main building cast iron guttering and downpipes to be removed, cleaned of all corrosion and painted with contractor's choice anti-corrosion primer and topcoat; colour to be confirmed from standard ranges, including reinstallation	24	m2			
B	Guttering	20	m			
C	Downpipes	36	m			
D	Contractors choice PIR insulation, to shop pitched roof and dormer structures, two layers, one between and one over rafters, total to meet or exceed U value of 0.18	30	m2			
E	Contractors choice vapour barrier to underside of shop pitched roof structure	30	m2			
F	Softwood battens, 25 x 25, at 400 centres; fixed through insulation to underside of shop timber roof structure	30	m2			
G	Contractors choice vapour barrier to shop pitched roof structure	30	m2			
H	Treated softwood battens, 25 x 50 fixed to shop roof rafters to create clear air gap above rafters	30	m2			
I	Supply and install 500 x 250 SSQ Riverstone natural slates, twice copper nailed to treated softwood counter battens to shop pitched roof and dormer structure, inc cheeks					
	Extra over the above for					
J	Abutments	10	m			
K	Eaves	8	m			
K	Valleys, cutting both sides	11	m			
L	Ridge and hip tiles; feature clay cast; bedding in mortar	8	m			
Total Carried to Collection					£	

Superstructure Works

	Description	Qty	Unit	Rate	£	p
	Note: All lead work to comply with BS EN 12588 and the recommendations of the Lead Sheet Association; specification of lead work to comply with Column 2 'Severe Exposure' of Table 3 from Rolled Lead Sheet - The Complete Manual; Patination oil to be applied in accordance with manufacturers recommendations upon completion of the day's work and before rain					
A	Lead soakers at abutments; Code 4; width to suit location	10	m			
B	Lead flashing at abutments; Code 4; width to suit location	10	m			
C	Lead valleys; Code 5; to include waterproof paper underlay; lead to extend up roof slopes minimum of 150mm, over tilting fillet and as far as the first batten, finishing with a welt; includes to abutment with adjacent pitched roof with joint over part wall	11	m			
	Extra over the above for					
D	Removing and refitting slates of adjacent property to facilitate installation of replacement lead valley					
E	Complete the design and installation of MSA Latchways Constant Force Post Horizontal Lifeline falls safe system, OSA to locations designated by specialist supplier	1	item			
Total Carried to Collection					£	

Superstructure Works

	Description	Qty	Unit	Rate	£	p
	<u>Stairs</u>					
A	Provisional sum for repairs to existing staircase within main building	1	PS	1,500.00	1,500.00	
B	Balustrading to stair of shop, low profile handrail with square spindles, fixing to existing softwood staircase	1	m			
C	Handrail to shop stairs, fixing to timber partions and external wall lining	5	m			
D	Decoration to existing stairs and balustrades; Existing balustrading, stair stringers, handrails, etc to be sanded back and filled as required (Treads and risers to receive carpet finish); Decorate with one coat primer, two coats Dulux satinwood, colour TBC; Handrail to be stripped and treated with two coats beeswax	1	item			
E	Decoration to existing shop stairs and new balustrades/handrails; Prep as required (Treads and risers to receive carpet finish); Decorate with one coat primer, two coats Dulux satinwood, colour TBC	1	item			
F	Supply and install steel railings to new bifold door, 3,300 x 1,100, D profile top rail with square spindles; hot dipped galvanised and powder coated; colour to be confirmed; resin fixing to masonry	1	item			
Total Carried to Collection					£	1,500.00

Superstructure Works

	Description	Qty	Unit	Rate	£	p
	<u>EXTERNAL WALLS</u>					
A	Rake out sand cement pointing from course granite walls; repointing in cement free lime mortar	165	m2			
B	Rake out sand cement pointing from fine joint cut granite walls; repointing in cement free lime mortar	112	m2			
C	Apply Stormdry Masonry Protection Cream OSA hydrophobic coating to all areas of granite walling, apply in line with manufacturer's recommendations	277	m2			
	<p>Note: All lead work to comply with BS EN 12588 and the recommendations of the Lead Sheet Association; specification of lead work to comply with Column 2 'Severe Exposure' of Table 3 from Rolled Lead Sheet - The Complete Manual; Patination oil to be applied in accordance with manufacturers recommendations upon completion of the day's work and before rain</p> <p>Install Code 4 lead cappings to projecting stonework of the following widths</p>					
F	75mm	42	m			
G	100mm	27	m			
H	Install Code 5 lead coverings to projecting balcony	1	m2			
I	Core drilling granite walls for services; 100mm dia; wall assumed 600 thk	1	nr			
J	Complete the design and installation of specialist injected damp proof course	27	m			
K	Hack off defective render to shop elevation	2	m2			
L	Install new sand cement render to shop front elevation; two coat work	2	m2			
M	Provisional sum for repairs to external timber portions of shop front elevation	1	PS	1,200.00		1,200.00
N	Decoration to shop front elevation; Dulux Weathershield OSA; to supplier's specification; Colour TBC	10	m2			
Total Carried to Collection					£	1,200.00

Superstructure Works

	Description	Qty	Unit	Rate	£	p
	<u>Internal Faces External Walls</u>					
A	Timber stud lining to shop walls; 47 x 100 treated timbers, mechanically fixed to masonry substrate, including noggins for plasterboard linings	24	m2			
B	Provisional sum for the making good of internal faces of external walls, removing defective finishes, levelling coats and the like	1	PS	6,000.00	6,000.00	
Total Carried to Collection					£	6,000.00

Superstructure Works

	Description	Qty	Unit	Rate	£	p
	<u>WINDOWS & EXTERNAL DOORS</u>					
	<u>Existing windows, to be refurbished</u>					
A	Fanlights, 1,300 x 650; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification.	3	nr			
B	Ref W-15, ED - 05 A & W-16 B, 2 fixed panes, 1,300 x 950; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification.	3	nr			
	Extra over the above for					
	Fitting toughened glass to W-15, 500 x 800	2	nr			
C	Ref W-16 A, 2 fixed panes, 1,300 x 1,150; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification.	1	nr			
D	Ref W-17, W18 & W-19; 1 over 1 sliding sash; 450 x 2,400; renovate existing window, ensuring all sashes and ironmongery move freely; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification.	3	nr			
E	Ref W-20; 1 over 1 sliding sash; 550 x 1,950; renovate existing window, ensuring all sashes and ironmongery move freely; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification	1	nr			
F	Ref W-21, W-22, W-23, W-25, W-26 & W-27; 1 over 1 sliding sash; 900 x 2,700; renovate existing window, ensuring all sashes and ironmongery move freely; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification	6	nr			
G	Ref W-24 A & W-24 B; 4 fixed panes, 900 x 950; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification.	1	nr			
H	Ref W-28, W-29 & W-30; 1 over 1 sliding sash; 650 x 1,950; renovate existing window, ensuring all sashes and ironmongery move freely; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification.	3	nr			
J	Ref W-31 & W-48; 4 over 4 sliding sash; 950 x 1,950; renovate existing window, ensuring all sashes and ironmongery move freely; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification	2	nr			
Total Carried to Collection					£	

Superstructure Works

	Description	Qty	Unit	Rate	£	p
A	Ref W-32 A, W-32 B, W-49 A & W-49 B; 1 over 1 sliding sash; 700 x 1,950; renovate existing window, ensuring all sashes and ironmongery move freely; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification.	1	nr			
B	Ref W-33; 4 over 4 sliding sash; 950 x 1,950; renovate existing window, ensuring all sashes and ironmongery move freely; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification.	1	nr			
C	Ref W-35 & W-36, 2 fixed panes with 5 pane fanlight over, 1,300 x 1,150; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification.	2	nr			
D	Ref W-37, W-38 & W-39; 1 over 1 sliding sash; 400 x 2,150; renovate existing window, ensuring all sashes and ironmongery move freely; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification.	3	nr			
E	Ref W-40, W-41, W-42, W-43, W-44 & W-45; 1 over 1 sliding sash; 900 x 2,050; renovate existing window, ensuring all sashes and ironmongery move freely; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification.	6	nr			
F	Ref W-46 & W-47; 1 over 1 sliding sash; 650 x 1,650; renovate existing window, ensuring all sashes and ironmongery move freely; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification.	2	nr			
G	Shop glazing; 2,800 x 2,200; renovate existing window; Sand timber frame and replace putty; Finished in Dulux Satinwood applied as per manufacturer's specification.	1	nr			
Total Carried to Collection					£	

Superstructure Works

	Description	Qty	Unit	Rate	£	p
	<u>Replacement timber windows</u>					
	<u>Note: All replacement windows to be custom made hardwood, ironmongery to match that fitted/replaced to retained windows; Glazing to be toughened below 800 above FFL.</u>					
A	Ref W-01 & W-02; 1 fixed pane; 1,300 x 2,050; Slimlite double glazed, toughened; Finished in Dulux Satinwood applied as per manufacturer's specification.	2	nr			
B	Ref W-03, W-04 & W05; 1 over 1 sliding sash; 450 x 2,400, to match W-17; Slimlite double glazed; including Brighton catch, cast sash lifts and barrel stops (polished brass); Finished in Dulux Satinwood applied as per manufacturer's specification.	3	nr			
C	Ref W-10, W-11 & W-12; 1 over 1 sliding sash; 900 x 2,700, to match W-25; Slimlite double glazed; including Brighton catch, cast sash lifts and barrel stops (polished brass); Finished in Dulux Satinwood applied as per manufacturer's specification	3	nr			
D	Ref W-06; 1 over 1 sliding sash; 350 x 1,150, to match existing profiles; Slimlite double glazed; including Brighton catch, cast sash lifts and barrel stops (polished brass); Finished in Dulux Satinwood applied as per manufacturer's specification.	1	nr			
E	Ref W-34; 2 over 2 sliding sash; 850 x 1,350, to match existing W-34; Slimlite double glazed; including Brighton catch, cast sash lifts and barrel stops (polished brass); Finished in Dulux Satinwood applied as per manufacturer's specification.	1	nr			
F	Ref W-13 & W-14; louvred vents, 450 x 2,000; Finished in Dulux Satinwood applied as per manufacturer's specification.	2	nr			
	<u>External Doors</u>					
G	Ref ED-01; Reclaimed or Bespoke hardwood door and frame, 6 panel, upper 2 panels to be glazed with Hereford laminated wibble glass, FD60S compliant approx 1,219 x 2,286 ; as indicated on Berdoulat drawings 301; Finished in Dulux Satinwood applied as per manufacturer's specification. Ironmongery to be client supplied, allow for fit only	1	nr			
Total Carried to Collection					£	

Superstructure Works

	Description	Qty	Unit	Rate	£	p
A	Ref G-01; Existing metal gate to be cleaned of all corrosion and treated with contractor's choice corrosion inhibiting paint; gate to be hinged to swing both ways; to be fitted with magnetic override and pushbar to allow for use as fire escape; magnetic stay to keep gate open	1	nr			
B	Ref ED-02; Bespoke hardwood door and frame, 6 panel, upper 2 panels to be glazed, FD60S compliant approx 928 x 2,286; Finished in Dulux Satinwood applied as per manufacturer's specification.	1	nr			
C	Ref ED-03; existing door, 1,000 x 2,450 to be sanded and finished in Dulux Satinwood applied as per manufacturer's specification; ironmongery to be oiled to ensure free movement; new 5 lever mortice deadlock to be supplied and installed	1	nr			
D	Ref ED-04; existing door and fanlight over to be sanded and finished in Dulux Satinwood applied as per manufacturer's specification; ironmongery to be oiled to ensure free movement; new 5 lever mortice deadlock to be supplied and installed	1	nr			
E	Ref ED-04; existing door (850 x 2,300) and fanlight over (850 x 1,000) to be sanded and finished in Dulux Satinwood applied as per manufacturer's specification; ironmongery to be oiled to ensure free movement; new 5 lever mortice deadlock to be supplied and installed	1	nr			
F	Ref ED-05; existing door and glazed sidelight 1,300 x 1,800; to be sanded and finished in Dulux Satinwood applied as per manufacturer's specification; ironmongery to be oiled to ensure free movement; new 5 lever mortice deadlock to be supplied and installed	1	nr			
G	Contractor's choice aluminium bifold doors, triple leaf, 3,055 x 3,360; all ironmongery to be marine grade	1	nr			
Total Carried to Collection					£	

Superstructure Works

COLLECTION					
	Page nr 3/1				2,500.00
	3/2				
	3/3				2,500.00
	3/4				
	3/5				
	3/6				1,500.00
	3/7				1,200.00
	3/8				6,000.00
	3/9				
	3/10				
	3/11				
	3/12				
Total Superstructure carried to General Summary					£ 13,700.00

Fit Out Works

	Description	Qty	Unit	Rate	£	p
	<u>INTERNAL WALLS & PARTITIONS</u>					
A	Linings and acoustic insulation to existing timber stud walls to form separating stud partitions; 1 hour fire rated; Prepare existing studwork to receive insulation and lining; inserting additional noggins as deemed required; Fit 100mm Rockwool RWA45 acoustic partition roll between studs; Lining both sides with 1 layer 15mm thk Gypsum Fireline	47	m2			
B	New internal stud partition, 1 hour fire rated; 100 x 50 Grade C16 timber studs at 400 centres; sole and head plates and noggins to suit; 100mm Rockwool RWA45 between studs; Lining with 1 layer of 12.5mm thk plasterboard and 1 layer of 12mm thk plywood to one side and 1 layer 12.5mm thk Fireline board and 1 layer of 12.5mm thk plasterboard to the other	23	m2			
C	New internal stud partition, 1 hour fire rated; 100 x 50 Grade C16 timber studs at 400 centres; sole and head plates and noggins to suit; 100mm Rockwool RWA45 between studs; Lining with 1 layer of 12.5mm thk plasterboard and 1 layer of 15mm thk Fireline board to one side and 1 layer of 12.5mm thk plasterboard to the other	29	m2			
D	New internal stud partition, forming lift shaft 1 hour fire rated; 100 x 50 Grade C16 timber studs at 400 centres; sole and head plates and noggins to suit; 100mm Rockwool RWA45 between studs; Lining with 2 layers of 12.5mm thk plasterboard one side and 1 layer of 12.5mm thk plasterboard to the other	53	m2			
E	New internal stud partition; 100 x 50 Grade C16 timber studs at 400 centres; sole and head plates and noggins to suit; 100mm Rockwool RWA45 between studs; Lining with 1 layer of 12.5mm thk plasterboard to either side	17	m2			
F	New internal stud partition; 100 x 50 Grade C16 timber studs at 400 centres; sole and head plates and noggins to suit; 100mm Rockwool RWA45 between studs; Lining with 1 layer of 12.5mm thk plasterboard to one side and 12.5mm thk moisture resistant plasterboard to the other side	28	m2			
Total Carried to Collection					£	

Fit Out Works

	Description	Qty	Unit	Rate	£	p
	<u>INTERNAL DOORS</u>					
	Renovate and fit solid core FD60S fire rated flush panel doors, stored onsite in conjunction with the supply and fit of door linings, stops etc as applicable to suit.					
A	762 x 1981 leaf; in approx 100 thick internal partition Supply and fit contractor's choice FD30s rated flush panel doorsets; to include frames, linings, stops and architraves where applicable; Doorsets to be oak laminate faced with exposed oak lipping to all four edges; including all ironmongery	5	nr			
B	Pair of doors; approx 575 x 1981 each leaf; in approx 650 internal partition	1	nr			
C	Pair of doors; approx 600 x 1981 each leaf; in approx 650 internal partition Supply and Eclipse Syntesis (or simimilar approved) flush hinged doorsets; to include frames, linings and stops; Doorsets to be painted with Dulux Satinwood, colour TBC; including all ironmongery.	1	nr			
D	838 x 1981 leaf; in approx 100 thick internal partition	1	nr			
E	838 x 1981 leaf, FD30S, to include vision panel; in approx 100 thick internal partition	1	nr			
F	Pair doors; Approx 500 x 1981 each leaf; in approx 100 thick internal partition	1	nr			
G	Renovate and fit client supplied 6 panel door D-01 as Berdoulet detail on drawing 301; 820 x 1981; , to achieve FD60S, in approx 750 internal partition all ironmongery measured elsewhere	1	nr			
H	Supply and fit bespoke oak D-02 as Berdoulet detail on drawing 301; 1,070 x 1981; in approx 100 internal partition all ironmongery measured elsewhere	1	nr			
I	Renovate and fit client supplied 6 panel doors, D-13 & D-16, as Berdoulet drawing 301; 1,072 x 2,250, allow for all linings, architraves etc; doors to achieve FD60S rating; in approx 100 thick internal aprtition	2	nr			
J	Supply and fit bespoke oak fanlights, Hereford laminated wibble glass, over D13 & D-16 as Berdoulet drawing 301; approx 1,000 x 500; to achieve FD60s rating; in approx 100thk internal partition	2	nr			
Total Carried to Collection					£	

Fit Out Works

	Description	Qty	Unit	Rate	£	p
A	Form Screen 1, utilising client supplied doors, 5,900 x 3,450, as Berdoulet drawing 200; Purifrost 100 micron safety window film to be added to all original glazing; all ironmongery to be unlacquered brass; to include ceiling track.	1	nr			
B	Form Screen 2, utilising client supplied doors, 4,370 x 3,255 as Berdoulet drawing 201; New glazed sections over existing doors to Hereford Glass Ltd laminated wibble restoration glass; Purifrost 100 micron safety window film to be added to all original glazing; all ironmongery to be unlacquered brass; to include ceiling track	1	nr			
C	Supply and install contractors choice D-03 frameless glazed screen, toughened glass, overall size 2,900 x 3,430 with central opening panel 1000 x 3,430, to include all ironmongery, fixings and the like Ironmongery, allow to install client supplied closers, finger plates and door handles, all ironmongery to be cleaned and oiled, all fixings to be solid brass slot headed screws.	1	nr			
D	Fire door ironmongery sets, inc overhead closers	12	nr			
E	Standard door ironmongery sets	1	nr			
F	Supply and fit 5 lever mortice locks	6	nr			
Total Carried to Collection					£	

Fit Out Works

	Description	Qty	Unit	Rate	£	p
	<u>WALL FINISHES</u>					
A	3mm plaster skim to plasterboard linings within shop; Gypsum board finish plaster to BS EN 13279-1, Class B; including all required angle beads, stop beads and the like	58	m2			
B	3mm plaster skim to existing masonry walls within ground floor store, bin area and associated lobby; Gypsum board finish plaster to BS EN 13279-1, Class B; including all required angle beads, stop beads and the like	239	m2			
C	Apply contractor's choice plaster bonding agent, Feb Blue Grit or similar in accordance with manufacturer's recommendations	485	m2			
D	Apply Thistle One Coat plaster skim, thickness of skim to vary between 2mm and 6mm over an area of 1m2; plaster applied over contractor's choice plaster bonding agent; beads measured elsewhere Extra over the above for	485	m2			
E	Corner type 1 Berdoulet Drawing 300	7	m			
F	Corner type 2 Berdoulet Drawing 300	261	m			
G	Corner type 3 Berdoulet Drawing 300	7	m			
H	Apply Arcane Industries Beton Cire in accordance with manufacturer's recommendations; all as https://www.maison-etanche.com/fr/3196-nuanciers-beton-cire?utm_medium=groupe_arcane&utm_source=www.arca-ne-industries.fr&utm_content=/nuancier-beton-cire-amp-enduit-mineral/983-beton-cire-vert	56	m2			
I	Dulux emulsion paint finish; white; applying minimum two finishing coats or as recommended by manufacturer for substrate	259	m2			
J	Atelier Ellis Emulsion; colour TBC; applying as manufacturer's recommendations	37	m2			
K	Atelier Ellis Eggshell taken to dado height; colour TBC; applying as manufacturer's recommendations	15	m2			
L	Apply one coat Liberon Clear Beeswax by brush over plastered areas	541	m2			
M	Provide a 1,000 x 1,000 sample panel of Thistle One Coat plaster on plasterboard, 2 - 6 thk with beeswax finish for approval	1	nr			
Total Carried to Collection					£	

Fit Out Works

	Description	Qty	Unit	Rate	£	p
A	180mm wide softwood matchboard cladding, 18thk with 7mm bead edge; fixing to plasterboard or masonry walls; contractor's choice fixing method as Berdoulat drawing 300	56	m2			
	Extra over the above for					
B	18mm flush dowel corner detail as Berdoulat drawing 300	23	m			
	180mm wide softwood matchboard cladding, 18thk with 7mm bead edge; forming service riser boxing; contractor's choice framing and fixing method as Berdoulat drawing 300; to include all fire stopping, fixings and the like					
C	2 sided, 600 x 150	7	m			
D	2 sided, 700 x 200	7	m			
E	3 sided, 325 x 190	10	m			
F	Poarte plain delft white tiles, Parte A, 130 x 130, fixing in accordance with manufacturer's recommendations, including adhesive and grout as https://poarte.com/product/plain-white-delft-tiles-shade-poarte-a/	16	m2			
G	Starle Stones White Marble Skirting Honed, installed in accordance with manufacturer's recommendations, adhered to Beton Cire wall finish, as starelstones.co.uk/production/long-island-marble-skirting-honed/	7	m			
F	Remove existing timber skirting boards to allow for installation of new finishes, make good any damage and refit, paint skirting boards with Atellier Eggshell following manufacturer's recommendations	209	m			
Total Carried to Collection					£	

Fit Out Works

	Description	Qty	Unit	Rate	£	p
	<u>FLOOR FINISHES</u>					
A	Floors of Stone Tallis Tumbled Marble tiles; 305 x 305 x 10; tiles to be tight butt jointed with any remaining gaps filled with dry mixed pure lime grout; tiles to be adhered as per manufacturer's recommendations	9	m2			
B	Floors of Stone Tallis Tumbled Marble tiles; 200 x 200 x 10; tiles to be tight butt jointed with any remaining gaps filled with dry mixed pure lime grout; tiles to be adhered as per manufacturer's recommendations	17	m2			
C	Maitland and Poate cement tiles, installed as manufacturer's recommendations; maximum 2mm grout gap; allow PC sum of £175/m2 for supply of tiles	4	m2			
D	Forbo Marmoleum Real; 3.2mm thk; colour TBC; installed according to manufacturer's recommendations; all perimeters to be fully sealed to timber skirting boards	160	m2			
E	Contractor's choice underlayment to allow for installation of Forbo Marmoleum Real to existing timber floors	160	m2			
F	Existing timber floor boards to be cleaned with soap and water, any raised splinters to be lightly sanded, all areas to receive one coat of 'The Original Non Silicone Wood Silk'	100	m2			
	Extra over the above for	29	m2			
G	Removing floor boards for reuse in other areas	18	m2			
H	Installing retained floorboards to replace damaged	18	m2			
I	Dulux floorshield applied to existing timber floor in accordance with manufacturer's recommendations, to include all required preparation to substrate	10	m2			
J	Supply and fit Forbo Coral Duo recessed entrance barrier matting to main building entrance; Approx 2000 x 1600mm; installed within existing recessed tray					
Total Carried to Collection					£	

Fit Out Works

	Description	Qty	Unit	Rate	£	p
	<u>CEILING FINISHES</u>					
A	Lining systems to existing ceilings; GypCeiling MF lining channel fixed to underside existing ceilings/ceiling structure; Suspension to provide void of 210mm; 100mm Isover APR insulation to void; lining with 2 layers 12.5mm thk Gypsum Fireline board	319	m2			
B	Plasterboard lining to existing ceiling structures; 12.5mm thk Gypsum board; fixed to underside existing ceiling members	23	m2			
C	Plasterboard lining to soffit of staircases; 12.5mm plasterboard with a minimum mass of 10kg/m2; Provisional	13	m2			
D	3mm plaster skim to new plasterboard ceilings; Gypsum board finish plaster to BS EN 13279-1, Class B	170	m2			
E	Apply contractor's choice plaster bonding agent, Feb Blue Grit or similar in accordance with manufacturer's recommendations	163	m2			
F	Apply Thistle One Coat plaster skim, thickness of skim to vary between 2mm and 6mm over an area of 1m2; plaster applied over contractor's choice plaster bonding agent	163	m2			
G	Dulux emulsion paint finish; white; applying minimum two finishing coats or as recommended by manufacturer for substrate	167	m2			
H	Atelier Ellis Emulsion paint finish; colour TBC; applying minimum two finishing coats or as recommended by manufacturer for substrate	3	m2			
I	Envirograf Intumescent paint finish to existing steel roof deck and joists; dark grey; to achieve 60 minute fire resistance; applied as manufacturer's recommendations	128	m2			
J	Apply one coat Liberon Clear Beeswax by brush over plastered areas	163	m2			
K	Refit ceiling mouldings; Mouldings formed of two pieces of timber nailed to structure above on approx 1,150 grid, painting with Atelier Ellis Eggshell, colour TBC	93	m2			
L	Refit retained timber cornices, painting with Atelier Ellis Eggshell, colour TBC	34	m			
Total Carried to Collection					£	0.00

Fit Out Works

	Description	Qty	Unit	Rate	£	p
	<u>FIXTURES & FITTINGS + SANITARYWARE</u>					
	<u>General Note: All visible screws to be slot headed solid brass</u>					
A	Supply and fit Ideal Standard, Armitage Shanks Doc M Contour 21 WC pack with close coupled toilet & short projection wall mounted washbasin; including hinged seat, lever operated mixer, WC pan, cistern, seat and cover, washbasin with thermostatic mixer, wastes, traps, grey grab rails, hinged arm toilet roll holder etc; complete installation including pointing with contractor's choice	1	nr			
B	Supply and fit contractor's choice electric hand drier	1	nr			
C	Supply and fit contractor's choice low profile shower tray 800 x 800; complete installation including pointing with contractor's choice sealant	1	nr			
D	Supply and fit Triton ENVi 10.5kW Duelec Electric Shower	1	nr			
E	Supply and install Victorian Plumbing Chatsworth Traditional Low level toilet	1	nr			
F	Fit only client supply Belfast sink and vintage taps	1	nr			
G	Fit only client supply pedestool sink and vintage taps	1	nr			
H	Allow for attendance to install mechanical and electrical connections to client supplied kitchen and kitchenette areas	1	item			
I	Allow the Provisional Sum of £2,000 for built in shelving and the like	1	PS	2,000.00		2,000.00
J	Fit only client supplied mirror	1	item			
K	Install only of client supplied safe	1	ite			
L	Allow the Provisional Sum of £1,800 for the provision of bespoke signage and markers	1	PS	1,800.00		
M	Fire exit signage; Supply and fit photoluminescent rigid PVC directional fire exit signage in accordance with BS 5499:1 to all doorways and other exits noted as means of escape	1	item			
Total Carried to Collection					£	2,000.00

Fit Out Works

	Description	Qty	Unit	Rate	£	p
	<p><u>MECHANICAL INSTALLATIONS</u></p> <p>The Mechanical Services Installation is to be undertaken in accordance with the tender drawings and specification notes prepared by PMR Architecture Ltd and Employer's Requirements for M&E (Ref 1PZ1362/MEERS). The Contractor is to complete the design in accordance with the aforementioned drawings, specification and documentation and shall provide a breakdown of the costs of the installations as listed below. Moreover, within 5 days of request by the Contract Administrator the contractor shall provide a fully quantified, priced and detailed Schedule of Rates</p>					
A	Completion of design		item			
B	Above Ground Drainage		item			
C	Heat Source		item			
D	Hot & Cold Water Installation		item			
E	LTHW & Radiators		item			
F	Ventilation Systems		item			
G	Inspection Testing & Commissioning		item			
H	As built, O&M Manuals and the like		item			
I	Other (please specify)		item			
J	Add for Main Contractor's Profit if not included elsewhere		item			
K	Add for General and Special Attendance if not included elsewhere		item			
L	Add for Builder's work; to include all fireproofing, boxing in chases, notching holes; cutting way and making good in connection with the foregoing installation		item			
Total Carried to Collection					£	

Fit Out Works

	Description	Qty	Unit	Rate	£	p
	<p><u>ELECTRICAL INSTALLATIONS</u></p> <p>The Electrical Services Installation is to be undertaken in accordance with the tender drawings and specification notes prepared by PMR Architecture Ltd and Employer's Requirements for M&E (Ref 1PZ1362/MEERS). The Contractor is to complete the design in accordance with the aforementioned drawings, specification and documentation and shall provide a breakdown of the costs of the installations as listed below. Moreover, within 5 days of request by the Contract Administrator the contractor shall</p>					
A	Completion of Design		item			
B	Sub Main & Distribution		item			
C	Lighting Installation		item			
D	Lift Installation		item			
E	Emergency Lighting Installation		item			
F	Small Power Installation		item			
G	Fire Alarm System Installation		item			
H	Electrical Supplies to Mechanical Services Installation		item			
I	Telephone Installation		item			
J	Data Installation		item			
K	Earthing Installation		item			
L	Inspection, Testing & Commissioning		item			
M	As builds, O&M Manuals and the like		item			
N	Other		item			
O	Add for Main Contractor's Profit if not included elsewhere		item			
P	Add for General and Special Attendance if not included elsewhere		item			
Q	Add for Builder's work; to include all fireproofing, boxing in, chases, notching holes; cutting way and making good in connection with the foregoing installation		item			
Total Carried to Collection					£	

Fit Out Works

COLLECTION					
	Page nr 4/1				
	4/2				
	4/3				
	4/4				
	4/5				
	4/6				
	4/7				
	4/8				2,000.00
	4/9				
	4/10				
Total Fit Out Works carried to General Summary					£ 2,000.00

External/Site Works

	Description	Qty	Unit	Rate	£	p
	<u>External Works</u> Not applicable <u>DRAINAGE</u> <u>Storm/Surfacewater Drainage</u> Allow the Provisional Sum of £1,000 for localised repairs to existing installations <u>Foul Drainage</u> Allow the Provisional Sum of £1,000 for localised repairs to existing installations	1	PS	1,000.00	1,000.00	
		1	PS	1,000.00	1,000.00	
Total Carried to Collection					£	2,000.00

External/Site Works

COLLECTION					
		Page nr 8/1			2,000.00
Total External/Site Works carried to General Summary					£ 2,000.00

DAYWORKS AND CONTINGENCY

	Description	Qty	Unit	Rate	£	p
	<u>DAYWORKS</u>					
	The prime cost of labour incurred before the final completion date.				1,000.00	
A	Add percentage addition to cover incidental costs, overheads and profit _____%					
	The prime cost of material incurred at any time during the Contract.				1,500.00	
B	Add percentage addition to cover incidental costs, overheads and profit _____%					
	The prime cost of plant incurred before the final completion date.				2,000.00	
C	Add percentage addition to cover incidental costs, overheads and profit _____%					
	The prime cost of work carried out by specialist subcontractors incurred at any time during the Contract.					
D	Add percentage addition to cover incidental costs, overheads and profit _____%					
	<u>CONTINGENCY</u>					
E	Allow a sum in the value of 5% of all the foregoing works as general contingency fund		item			
Total Dayworks & Contingency carried to General Summary					£	0.00

GENERAL SUMMARY

No.	WORK SCHEDULE	Page No.	£	p
1	Preliminaries and Preambles	1/59		
2	Substructure Works	2/5		
3	Superstructure Works	3/13	13,700.00	
4	Fit-Out	4/13	2,000.00	
5	External & Site works	8/9	2,000.00	
6	Dayworks & Contingency (at 5% of the foregoing)	9/1		
Total carried to Form of Tender			£	17,700.00

APPENDIX A
Drawing Registers

1PZ1362 – The Unionist Club, Penzance – Tender Drawing Register

PMR Architecture

Room Data Sheets

- 20.81 100 Ground Floor Plan
- 20.81 101 First Floor Plan
- 20.81 102 Second Floor Plan
- 20.81 103 Building Reg Notes
- 20.81 104 Ground Floor Electrical Layout
- 20.81 105 First Floor Electrical Layout
- 20.81 106 Second Floor Electrical Layout
- 20.81 107 Roof & Roof Electrical Plan
- 20.81 108 Ground Floor Finishes Plan
- 20.81 109 First Floor Finishes Plan
- 20.81 110 Second Floor Finishes Plan
- 20.81 114 Vertical Lift Section
- 20.81 115 Generic Section Through Lift Core
- 20.81 116 Elevation of Ground Floor Bifolding Doors and replacement windows
- 20.81 117 Proposed Elevations
- 20.81 118 Floor Sockets

JHA Consulting Engineers

- JHA 1784-01 STRUCTURE GF PRELIM 120624
- JHA 1784-02 STRUCTURE FF SF PRELIM 120624

Berdoulet Interior Design

- 00_66_Door Types_301
- 00_66_PLANS_100
- 00_66_SCREEN1_200
- 00_66_SCREEN2_201
- 00_66_wall details_300