

		Qty	Unit	Rate	£ p
SECTION NR 3					
SCHEDULE OF WORKS REVISION A					
<u>SUMMARY OF WORKS</u>					
A	To be read in conjunction with existing, proposed layout and elevation drawings along with SE and M&E drawings, specifications, details and sections.	1	Item		
B	Conversion works of a fire damaged and disused mixture of flats and maisonettes back to the outwardly appearance of the original terrace façade and comprising 2No. four bed houses; 2No. three bed maisonettes and 2No. two bed ground floor flats.	1	Item		
C	The property requires a considerable amount of clearance and subsequent investigative work, inclusive of the removal of existing protective scaffold and the reinstatement of specialist scaffold to protect and support the structure	1	Item		
<u>INVESTIGATION WORKS</u>					
Note: Investigation works to be undertaken in accordance with clause C11 within the NBS section.					
D	The contractor is deemed to appoint specialist contractors to undertake the following surveys: Asbestos, drainage, CCTV and flue investigation. On completion contractor is to undertake works as required upon CA instruction (provisional sums included later).	1	Item		
E	In order to establish works required to fire damaged or otherwise defective timbers, contractor is to expose existing timber members to roofs, flooring, lintels etc for CA investigation.	1	Item		
<u>GENERAL</u>					
F	The contractor is to engage with Building Control (Thanet District Council) for the duration of works to ensure satisfactory, timely inspection. Obtain certification on completion of works.	1	Item		
G	Maintain the site in a clean and tidy condition for the duration of the works and ensure that means of escape and also the Health and Safety of the Contractor's staff/operatives and general public is taken into account at all times. It is imperative that the site is locked and secured at the end of each working day.	1	Item		
H	Contractor shall include for a temporary alarm and full CCTV security protection for the duration of the contract.	1	Item		
I	The specification is to be read in conjunction with all relevant drawings as stated in Section One, together with all information contained within all sections and appendices to this specification, the structural, Mechanical and Electrical specifications and Pre-Construction Health and Safety Information.	1	Item		



		Qty	Unit	Rate	£ p
	<u>GENERAL (Cont'd)</u>				
	NB: Where the items in this Schedule or the information on drawings etc. conflict with the structural engineers design, or M&E design and specifications, the structural engineers and M&E design shall take precedence in terms of technical specification.				
A	The Contractor is to undertake a condition survey of internal and external areas surrounding the work/areas to be affected by the works and provide a photographic record to the CA/Client, noting all defects prior to the commencement of works.	1	Item		
B	The Contractor shall produce a detailed programme of works for the Contract Administrator's approval two weeks prior to the commencement of works on site.	1	Item		
C	The Contractor shall be responsible for programming sub-contractor's work.	1	Item		
D	The contractor shall liaise with both the CA and Building Control (Thanet District Council) and submit RAMS for approval on a safe method of working within the building to the appointed Principal Designer. Specifically, protection of the site and the provision of adequate vertical support and lateral bracing of currently unrestrained party walls damaged by fire whilst works of investigation, reinstatement and refurbishment are taking place. All as suggested below.	1	Item		
	<u>SCAFFOLDING</u>				
E	Design and erect fully independent external scaffolding, including temporary roof protection and internal bracing scaffolding to stabilise the perimeter and party walls. It is envisaged that this could be achieved by a normal access scaffold behind each elevation with ladder beam ties between the two scaffolds. It should extend at least up to second floor level with ties to the elevations utilising the existing door and window openings. The design to be approved by the consulting structural engineer.	1	Item		
F	Where necessary provide, erect, maintain, alter, adapt, shift and dismantle upon completion all necessary scaffolding, towers, ladders, hoists protective fences etc., all as previously described to afford access to all parts of the building where works are carried out. All access routes shall be protected.	1	Item		
	<u>TEMPORARY WORKS/EXISTING SERVICES</u>				
G	Isolate all existing electrical and mains supply to dwelling and provide temporary electrical supply for construction works. Lighting and 240v supply to be sufficiently earthed to contractor's design.	1	Item		



		Qty	Unit	Rate	£ p
<u>TEMPORARY WORKS/EXISTING SERVICES (Cont'd)</u>					
A	Isolate all existing supplies throughout the property and allow for appointment of electrical/gas/water suppliers for renewal of services. (Provisional sum for new connections included later).	1	Item		
B	Contractor to provide temporary mains water supply stand pipe for the duration of the contract.	1	Item		
C	Contractor also to include for repositioning of neighbouring properties TV aerials/satellite dishes in the event of signal disruption caused by the proposed scaffolding.	1	Item		
D	The Contractor is to allow for temporarily cordoning off all areas of the site directly affected by the works through means of 1.8m high proprietary freestanding anti-climb metal fence (Heras or equal and approved) as agreed with the CA.	1	Item		
E	The Contractor is to allow to isolate and disconnect and remove all redundant existing electrical, mechanical supplies/services as necessary to facilitate the works as indicated within M&E Outline Specification (Appendix B).	1	Item		
F	Allow for the jetting and clearance of all existing sub-ground level drainage through to main drainage connection	1	Item		
G	The Contractor is deemed to submit all required application forms along with fees to the Highway Authority in order to gain approval of a pathway closure to the front and side of the property to enable the works.	1	Item		
<u>ASBESTOS</u>					
H	The Contractor is to undertake the necessary preparatory works to the fire damaged area in order to provide safe access to all areas for an asbestos specialist to undertake a full asbestos survey of the site.	1	Item		



		Qty	Unit	Rate	£ p
	<p><u>DEMOLITION/STRIP OUT</u> REFER TO NBS CLAUSES - C20, C41, C42, C45, C55, C90 and D20</p> <p><u>Internal Strip Out</u></p> <p>A Completely and entirely strip out and clear all areas affected by the proposed internal works, to include all remaining furniture (fixed or unfixed), floor covering, shelving, material, storage equipment, all associated bearers/brackets/supports, rubbish/debris deemed to be redundant in order to leave totally empty. Clear away all arising from site.</p> <p>B Further to isolation of supplies, remove all sanitary ware including WCs, basins, shower trays, cistern, baths, brackets, bearers, handrails and all other associated parts. In addition remove kitchen units, sinks and white goods.</p> <p>C Remove all redundant heating systems; radiators, storage tanks, boilers and associated pipework, in accordance with M&E Outline Specification requirements (Appendix B) and dispose from site.</p> <p><u>Existing Internal Finishes</u></p> <p>D Remove all joinery including staircases, skirting, architraves, doors/frames, balustrading, dado/picture rails and cupboards throughout property and dispose from site.</p> <p>E Hack off all plasterboard, plaster laths/cornices to ALL walls and ceilings throughout the property including to party wall, stud walls, ceilings, solid walls and structural stud work and dispose from site.</p> <p>F Carefully remove all external doors/frames, windows, window sills and reveals to entire property and dispose.</p> <p>G Remove fire place surrounds/hearths throughout the property and block up with blockwork leaving opening for ventilation covers only.</p> <p><u>Existing Floor Structures – Basement Level and Ground Floor</u></p> <p>H Allow to remove existing timber joists and floor boarding to the ground floor areas (GF.01 to GF.23;) including over basement areas, including wall plates and dispose from site. NB: Contractor to allow for the use of clean properly compacted hardcore to bring any sub floor vented areas or other voids up to the level required.</p> <p>I To existing 4 no. basement voids allow to fill with (CLC) Cellular lightweight foam concrete bringing up to substrate ground level, prepared to receive proposed solid floor construction as specified hereafter. Allow a provisional quantity of 20m³ per basement.</p>	1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		80	M ³		



		Qty	Unit	Rate	£ p
<u>DEMOLITION/STRIP OUT (Cont'd)</u>					
<u>Existing Floor Structures – Basement Level and Ground Floor (Cont'd)</u>					
A	To the existing 2 no. rear additions (GF07 to GF11 and GF24 to GF30) allow to excavate the existing solid floor and oversite to depth required for proposed solid floor construction as specified hereafter and as indicated on Drawing. No. B7341/C.1.05 (Detail A), Make good any disturbed surfaces affected by removal. Allow for new proposed extended floor areas to F1.06 and F2.06 as indicated on, Drawing No. B7341/C.1.03, grubbing out old brick footings to achieve the correct floor sub-strate.	1	item		
B	Further to excavation of existing solid floors, allow for the excavation of 9 no. trial holes as directed on SE Drawing no. 15605/01 to expose existing footings, as directed by the CA on site. Refer to provisional sum for additional support works/underpinning to existing footings.	1	Item		
<u>Existing Extensions</u>					
<u>Front</u>					
C	As indicated on Drawing. No. B7341/C.1.02 and SE Drawing no. 15605/01 allow to provide all necessary structural support and demolish in its entirety the existing front single storey brick constructed extension including roof structure, walls, windows, doors along with floor construction and dispose all from site.				
<u>Rear</u>					
D	As indicated on Drawing No. B7341/C.1.02 and SE Drawing No. 15605/01 allow to provide all necessary structural support and demolish partial ground floor rear additions including bay window (flat 2 and flat 4) along with second floor rear additions (flat 11 and maisonette 1) including external/internal walls, windows/doors, floors construction and roof structures and dispose all from site.				

		Qty	Unit	Rate	£ p
<u>DEMOLITION/STRIP OUT (Cont'd)</u>					
<u>Existing Walls</u>					
To areas indicated below as per drawing no. B7341/C.1.02 allow to provide necessary support and demolish existing load/non-load bearing internal walls to front, rear and internally and make good existing surfaces as required. Dispose of debris on completion.					
A	Ground Floor				
	<u>Flat 1</u>				
i	Non load bearing walls dividing GF02 - GF05	5	Nr		
	<u>Flat 2</u>				
i	Load bearing wall dividing GF07 and GF11	2	Nr		
ii	Non load bearing walls dividing GF08 - GF11	54	Nr		
	<u>Flat 3</u>				
i	Load bearing walls to GF18 and GF06	2	Nr		
ii	Non load bearing walls dividing GF12 - GF17	8	Nr		
	<u>Flat 4</u>				
i	Non load bearing walls dividing GF24 - GF30	7	Nr		
	<u>Flat 5</u>				
i	Non load bearing walls dividing GF20 - GF23	5	Nr		
B	First Floor				
	<u>Flat 6</u>				
i	Non load bearing walls dividing FF01 - FF05	6	Nr		
ii	Compartment wall to communal area staircase (FF06)	1	Nr		
	<u>Flat 7</u>				
i)	Non load bearing walls dividing FF12 - FF17	5	Nr		
ii)	Compartment walls to communal area staircase	3	Nr		
	<u>Flat 8</u>				
i	Non load bearing walls dividing FF19 - FF25	9	Nr		
	<u>Maisonette 1</u>				
i	Load bearing wall between FF08-FF09	1	Nr		



		Qty	Unit	Rate	£ p
DEMOLITION/STRIP OUT (Cont'd)					
Existing Walls (Cont'd)					
A	Second Floor				
	<u>Flat 9</u>				
i	Non load bearing walls dividing SF01 - SF07	5	Nr		
ii	Compartment wall dividing SF06 and SF11	1	Nr		
	<u>Flat 10</u>				
i	Non load bearing walls dividing SF11 - SF16	3	Nr		
ii	Load bearing staircase walls - SF17	2	Nr		
	<u>Flat 11</u>				
i	Non load bearing walls dividing SF18 - SF23	7	Nr		
	<u>Maisonette 1</u>				
i	Non load bearing wall dividing SF08 and SF10	3	Nr		
ii	Load bearing wall dividing SF08 and SF09	1	Nr		
iii	Cupboard walls to SF09	2	Nr		
Existing Staircases					
B	As indicated on drawing no. B7341/C1.02, allow to provide necessary support and remove ALL existing staircases leading from basement up to second floor including balustrading, strings, half landings, kites and winders etc and dispose from site.	1	Item		
Existing Floor Boarding					
C	Strip out all floor boarding to entire property including de-nailing of existing floor joists ready to receive new coverings as specified later.	1	Item		
New Openings					
To cater for proposed layout, provide temporary support and form new openings to existing internal/external walls for new windows and doors ready to receive new beam/lintel support in accordance with SE details and drawing No. B7341/C.1.02. Openings as follows:					
D	Ground Floor				
	<u>Flat 1 and 2</u>				
i	Load bearing walls between GF05 and GF07 and GF06 and GF11	2	Nr		



		Qty	Unit	Rate	£ p
<u>DEMOLITION/STRIP OUT (Cont'd)</u>					
<u>New Openings (Cont'd)</u>					
A	Ground Floor (Cont'd)				
	<u>Flat 4</u>				
i	Load bearing internal walls between GF18 and GF24	1	Nr		
ii	Load bearing external wall to GF24	1	Nr		
ii	Form window to load bearing rear wall to GF26	1	Nr		
	<u>Flat 5</u>				
i	Load bearing internal wall between GF23 and GF25	1	Nr		
ii	Load bearing external wall to GF25	1	Nr		
iii	Load bearing front external wall to form entrance	1	Nr		
iv	Form window openings to GF25 rear walls	2	Nr		
v	Form window openings to existing side bay to GF20	2	Nr		
B	First Floor				
	<u>Flat 6</u>				
i	Load bearing internal wall between FF05 and FF07	1	Nr		
	<u>Flat 8</u>				
i	Load bearing internal wall between communal stairs and FF24	1	Nr		
ii	Load bearing external wall to FF24	1	Nr		
C	Second Floor				
	<u>Flat 9</u>				
i	External wall to SF07	1	Nr		
ii	Internal Load bearing wall between SF04 and SF12	1	Nr		
iii	External wall between SF05 and SF08	1	Nr		
	<u>Flat 10</u>				
i	Load bearing wall between SF17 and SF13	1	Nr		



		Qty	Unit	Rate	£ p
DEMOLITION/STRIP OUT (Cont'd)					
<u>External Strip</u>					
<u>All Roofs (pitched and flat)</u>					
A	To all roofs allow to strip existing coverings including battens, felting, tiling, lead flashings, soakers, central valley boarding/coverings, fascia/soffits and rainwater goods and dispose from site. As indicated on SE Drawing No. 15605/03 allow to support surrounding areas and strip existing fire damaged roof structure including rafters, collars, purlins, wall plates and ceiling joists and dispose from site. Arrange for an inspection with the CA and Thanet Council Building control to determine/agree the extent of stripping back of surrounding structural roof timbers affected by fire and/or wet/dry rot. Refer to Provisional Sums for roof works allowance.	1	Item		
<u>Elevations</u>					
B	Chemically remove all paintwork to existing stucco/rendered window surrounds, sills, brickwork, stone detailing copings, etc to all elevations as per NBS clause C42 ready to repaint as specified later.	1	Item		
C	To stone-dashed surfaces; test for loose material, hack off back to sound, including areas previously poorly repaired or otherwise defective with lichen growth, ready to reinstate as specified later. Allow for 50m ² .	50	M ²		
<u>Existing Brick Shed</u>					
D	As indicated on demolition drawing number C.1.02, allow to completely demolish existing brick built single storey rear shed including foundations and concrete floor slab and dispose all from site.				



		Qty	Unit	Rate	£ p
	<p><u>GROUNDWORKS/OVERSITE</u> REFER TO NBS CLAUSES - D20, E05, E10, E20, E40 and E41</p> <p><u>Proposed Internal and External Load bearing wall foundations</u></p> <p>A Excavate for and form new strip foundations to support proposed internal ground floor walls along with front and rear external walls as shown drawings 15605/01 and Details D1, D2, E and F on B7341/C.1.05, all in accordance with SE details. Foundations included to:</p> <p>i New front bay walls</p> <p>ii Proposed rear extension walls</p> <p>iii Staircase load bearing walls</p> <p>iv Internal party wall (dividing House 2 and Flat 1</p> <p>v Internal 140mm thick spine wall</p> <p>vi Rear extension dividing wall</p> <p><u>Proposed insulated slab</u></p> <p>B In accordance with PRP drawing no. B7341/C.1.05 and SE Drawing No. 15605/01 construct new insulated slab to entire ground floor including to rear extensions by compacting sub-soil, laying 150 mm hardcore, 50 mm sand blinding, 1200g membrane, 150 mm RC slab with 1 no. layer of A142 mesh, 100 mm FF4000 Celotex insulation complete with screed as specified later.</p> <p>C Allow for forming concrete steps to Flat 1 and Flat 2 as specified later under proposed staircases.</p>	1	Item		
		3	Item		
		5	Item		
		2	Item		
		1	Item		
		2	Item		
		1	Item		
		1	Item		
		1	Item		



		Qty	Unit	Rate	£ p
<u>STRUCTURAL/STEELWORK/BRICKWORK/ BLOCKWORK</u>					
REFER TO NBS CLAUSES – F10 and F30					
<u>Existing load bearing walls.</u>					
Upon removal of load bearing walls, and preparation of existing brickwork/blockwork reveals to openings; supply and install 3 no. 100 x 140mm deep pre-stressed lintels as denoted L3 on SE drawings 15605/01-03 to the following walls:					
Ground Floor					
A	<u>Proposed House 1</u>				
i	Opening between H1.01 and H1.05	1	Nr		
ii	Front entrance opening	1	Nr		
iii	3 no. new window openings to H1.05 (Kitchen)	3	Nr		
B	<u>Proposed House 2</u>				
i	Front entrance opening	1	Nr		
ii	Opening between H2.01 and H2.05	1	Nr		
iii	2 no. window openings to H2.05 (kitchen)	2	Nr		
C	<u>Proposed Flat 1</u>				
i	Opening between F1.02 and F1.06	1	Nr		
ii	Communal entrance door	1	Nr		
D	<u>Proposed Flat 2</u>				
i	Opening between F2.02 and F2.06	1	Nr		
ii	Communal entrance door	1	Nr		
First Floor					
E	<u>Proposed House 2</u>				
i	Opening between H2.08 and rear extension	1	Nr		
ii	Window opening to H2.10 (WC)	1	Nr		
F	<u>Proposed Maisonette 1</u>				
i	Window openings to M1.06	2	Nr		
G	<u>Proposed Maisonette 2</u>				
i	Opening between M2.08 and M2.02	1	Nr		



		Qty	Unit	Rate	£ p
<u>STRUCTURAL/STEELWORK/BRICKWORK/ BLOCKWORK Cont'd</u>					
REFER TO NBS CLAUSES – F10 and F30					
<u>Existing load bearing walls Cont'd</u>					
Second Floor					
A	<u>Proposed House 1</u>				
i	External window opening H1.14	1	Nr		
B	<u>Proposed Maisonette 1</u>				
i	Proposed window opening M1.13	1	Nr		
C	<u>Proposed Maisonette 2</u>				
i	External window opening M2.13	1	Nr		
<u>Proposed External Walls</u>					
Rear Extension					
D	Upon completion of new foundations as specified earlier; construct new solid blockwork external walls to form new rear ground floor extensions, as indicated on drawing no. B7341/C.1.03 and section detail D1 on drawing no. B7341/C.1.05. Window/door openings to be formed within new walls supported by precast lintels as annotated L1 on SE drawing No. 15605/01.	1	Item		
E	To the rear elevation at ground floor level and side elevation on first floor construct new solid brickwork walls with existing opening as indicated on SE drawing No. 15605/01 and detail D2 on drawing no. B7341/C.1.05.	1	Item		
Front Elevation					
F	Construct new solid brickwork external wall (thickness to match existing) to form new ground floor elevation along with 3 no new bays, as indicated on drawing no. B7341/C.1.03, section detail D2 on B7341 C.1.05 and in accordance with SE Drawing no. 15605/01 and 05 (section 05/1-1). Bay brick arches to match existing and complete with reinforced concrete lintels as indicated on Section A-A SE Drawing. no, 15605/01.	1	Item		
G	Allow to include the replication of all details to existing first floor bay windows including dentil course and stepped cornice detail/mouldings to heads of each supporting pier.	1	Item		



		Qty	Unit	Rate	£ p
	<p><u>STRUCTURAL/STEELWORK/BRICKWORK/BLOCKWORK Cont'd</u> REFER TO NBS CLAUSES – F10 and F30</p> <p><u>Proposed Load Bearing Internal Walls</u></p> <p>On new foundations as specified earlier; instruct new solid blockwork walls as per drawing no. 15605/01 including noted lintels (L2) to the following:</p> <p>Ground Floor</p> <p>A <u>Proposed House 1</u></p> <p>i 140mm thick 7N/mm² blockwork spine wall between H1.02 and H1.03</p> <p>ii 100mm thick 7N.mm² blockwork staircase wall.</p> <p>B <u>Proposed House 2</u></p> <p>i 140mm thick 7N/mm² blockwork spine wall between H2.02 and H2.03</p> <p>ii 100mm thick 7N.mm² blockwork staircase wall.</p> <p>iii 215mm thick 7N/mm² blockwork party wall between proposed house 2 and proposed flat 1. (B7341/C.1.05 Detail E).</p> <p>C <u>Proposed Flat 1 and 2</u></p> <p>i 215mm thick 7N/mm² blockwork party wall between flats 1 and 2. (B7341/C.1.05 Detail E).</p> <p>First Floor</p> <p>D <u>Party Walls</u></p> <p>i 215mm thick 9N/mm² blockwork party walls between House 1 and 2; House 2 and maisonette 1; maisonette 1 and 2. (B7341/C.1.05 Detail E).</p> <p><u>Existing Window Lintels</u></p> <p>E Further to removal of plaster expose backing lintels to all existing window openings (as denoted LX on SE drawing. No. 15605/01-03)</p> <p>Refer to Provisional Sums for allowance to replace any defective window lintels detected on site.</p> <p><u>Existing Openings</u></p> <p>F As indicated on SE drawing. No. 15605/01-03 allow to infill existing internal door and window openings accordingly to match thickness of surrounding walls using brickwork or blockwork as per details D2 and E (B7341/C.1.05) ready to receive plastering as specified later.</p>	1	Item		
		1	Nr		
		1	Nr		
		1	Nr		
		1	Nr		
		1	Nr		
		1	Nr		
		3	Nr		
		1	Item		
		11	Nr		



		Qty	Unit	Rate	£ p
	<p><u>STRUCTURAL/STEELWORK/BRICKWORK/BLOCKWORK Cont'd</u> REFER TO NBS CLAUSES – F10 and F30</p> <p><u>Restraint Straps</u></p> <p>A To locations indicated on SE drawing nr. 15605/02-03 supply and fix new 30x5mm galvanised m.s straps at 1200 mm c/c's to existing external walls. Restraint straps set in 450 x 100 x 150 deep concrete inserts into existing external walls as per detail 06/A-B on SE drawing no. 15605/06. Include for plywood packing between wall and floor joists.</p> <p>B To abutment of internal and external walls indicated by SE drawing. Nr. 15605/02 supply and fix 30x5mm galvanised m.s restraint straps chased into brickwork @ 1200mm vertical c/c's each side of wall. Straps set in 300 x 100 x 150mm deep concrete as per detail 06/C on SE drawing. no. 15605/06.</p> <p>C At roof level supply and fix 30x5mm galvanised m.s. vertical wall plate restraint straps @ 1200 mm c/c's to location indicated by SE Drawing no. 15605/03 and as per detail 06/E on SE drawing. No. 15605/06.</p> <p><u>New Angle Binders</u></p> <p>D Allow to expose bonding to brickwork and supply and fix new angle binders as per detail 06/H on SE drawing. No. 15605/06. Include for re-stitching cracked block/brickwork with new bricks and mortar.</p> <p><u>New Steel Beams</u></p> <p>As indicated on SE drawing no. 15605.02-03 allow to provide all necessary support and install the following steel beams as per section 06/3-3 and 07/01-1:</p> <p>E <u>First Floor Plan</u></p> <p>i (B1) - 203 x 203 x 60 UC on (P1) 550 x 140 x 215dp MC padstones</p> <p>ii (B2) 203 x 203 x 71 UC on 2 no. new 215 x 215mm Class B engineering brickwork piers.</p> <p>iii (B3) - 152 x 152x 23 UC to support B1</p> <p>F <u>Second Floor Plan</u></p> <p>i (B2) - 203 x 203 x 71 UC on (P1) 550 x 140 x 215dp MC padstones</p> <p><u>Roof Plan</u></p> <p>i (B4) - 203 x 203 x 52 UC on (P2) 550 x 215 x 215dp and (P3) - 440 x 140x 215dp MC padstones.</p>	1	Item		
		1	Item		
		1	Item		
		11	Nr		
		2	Nr		
		2	Nr		
		1	Nr		
		2	Nr		
		2	Nr		



		Qty	Unit	Rate	£ p
<u>STRUCTURAL CARPENTRY</u>					
REFER TO NBS CLAUSES - G12 AND G20					
<u>Staircase openings - proposed</u>					
A	Allow necessary support and form openings to upper ground floor joists and first floor joists to cater for new staircases (as specified under Carpentry/Joinery)	1	item		
B	To openings allow new double trimmers (2 x 50 x 200mm) to perimeters and bolt new joists to existing (sizes to match). Include for joist hangers, connections, bolts, noggins etc in accordance with SE Drawing no. 15605/02 and 03	1	item		
<u>Staircase Openings - Replacement</u>					
C	For staircases which are to be renewed in current locations; allow for all necessary support, allow for the preparation of existing structural timber joists and trimmers for inspection by the CA/SE in order to agree the extent of any replacement sections; to cater for new staircases (as specified later under carpentry and joinery).	1	item		
<u>New Structural Flooring</u>					
D	To proposed house 2 provide and install new 220 x 50mm timber floor joists @ 400mm c/c's at first floor and second floor level to entire property as indicated on SE drawing. No 15605/02 and 03 ready to receive new floor boards as specified later.	1	item		
<u>Floor Strengthening Works - Generally</u>					
E	To all retained first and second floor joists; allow for replacement of defective floor joists as per detail 06/D on SE drawing no. 15605/06. Allow for 25 no. replacements as confirmed with CA on site.	25	Nr		
F	Allow for strengthening joists to first and second floors by bolting new joists to the side of every third joist in all rooms, as per detail 06/D on SE drawing no. 15605/06.	1	Item		
Note: Refer to Provisional Sums for replacement of defective floor joists and strengthening floor					
<u>Infill Timber Floor</u>					
G	Upon removal of staircase (ground floor to first floor GF06) allow to infill opening to form landing using 50x200mm C16 timbers @ 400mm c/c's ready to receive new floor boarding as specified later, as indicated.	1	Item		
<u>Timber Wall Trimmers</u>					
H	As indicated on Section 06/1-2 and 06/2-2, SE Drawing. No. 15605/06 allow to support new timber walls with new timber blocking between joists.	1	Item		



		Qty	Unit	Rate	£ p
<u>INSULATION/FIRESTOPPING</u>					
<u>External Walls - (Front/Rear/Flank)</u>					
A	Further to removal of plaster finishes as previously specified, insulate all existing internal face of external walls with 67.5mm Kingspan K18, fixed to 25 x 47mm battens at 600mm c/c, complete with 12.5mm plasterboard as per details A, B, D1 and D2 on drawing no B7341/C.1.05. Upon installation of new windows/external doors allow to form suitable reveals detail using plasterboard.	1	Item		
<u>Fire Break Walls</u>					
B	Within proposed roof space allow to construct 3 no. new fire break walls as indicated on SE drawing no. 15605/03. Walls constructed using 100 x 500 mm timber studwork built off existing party walls to underside of rafters. Complete with firewool insulation in between studs and lined with 2 layers of 15mm Fireline boarding either side.	1	Item		
<u>Roof Insulation</u>					
C	Roof insulation (to pitched roof areas) to be provided using minimum 270mm mineral wool insulation installed in 2 No. layers between and over the existing and new rafters.	1	Item		
<u>Fire Protection to Structural Steelwork</u>					
D	Allow for 2 No. layers of 15mm Fireline plasterboard with staggered joints and skim finish fixed to 25.25mm batten cradle to enclose ALL steelwork complete with Rockwool insulation filled within steel web.	1	Item		



		Qty	Unit	Rate	£ p
	<p><u>ROOF WORKS</u> REFER TO NBS CLAUSES - J10, J31, J41 and H61</p> <p><u>Replacement of Defective Roof Timbers</u></p> <p>A Upon removal of existing coverings and stripping out defective timbers identified by the CA/SE allow for replacement of existing defective timbers as per structural engineer's drawing 15605/03.</p> <p>i Rafters 50 x 125mm 200 LM</p> <p>ii Wall plates 75 x 125mm 50 LM</p> <p>iii Ceiling joists 50 x 150mm 200 LM</p> <p>iv Ridge board 195 x 38mm 10 LM</p> <p>NB: The contractor may assume for pricing purposes that the roof structure generally covering House 2 will not be salvageable, and will therefore require complete renewal. It is anticipated that the roof structures over the remaining area will have survived to a reasonable extent, and it is this area that will require assessment by the CA/SE for any replacement timber sections.</p> <p>B Where wall plates are renewed allow for packing the top of the steel beams supporting the central drain from front to rear, introducing adequate falls.</p> <p><u>Loft Hatches</u></p> <p>C Allow for cutting and trimming existing ceiling joists to form new 4 no. 562 x 665 mm loft hatch as indicated on drawing no. 15605/03. To new opening supply and install new loft hatch as per L20/360.</p> <p><u>Proposed Roof - House 2</u></p> <p>D Further to removal of fire damaged roof structure and coverings allow to construct new pitched roof complete with 50x125mm rafters, 195x38mm ridge board, 50x100mm ceiling joists and 75x125mm wall plates all in accordance with SE drawing no. 15605/07 ready to receive new coverings as specified below.</p> <p><u>Roof Coverings</u></p> <p>E To entire new/existing pitched roof lay new breathable membrane to rafters as per H61 followed by 25 x 50 mm S.W. treated battens and complete with Redland 49 concrete interlocking tile coverings. Roofing to include continuous eave ventilation and ridge ventilation, to provide cross ventilation to meet current regulations.</p>				
		1	Item		
		1	Item		
		4	Item		
		1	Item		
		1	Item		



		Qty	Unit	Rate	£ p
	ROOF WORKS (Cont'd) REFER TO NBS CLAUSES - J10, J31, J41 and L20				
	Roof Coverings (Cont'd)				
A	To centre valley to main roof; incorporate new 22 mm lay boards laid on existing/new rafters to allow for support joists and fixings to width of property (1 stepped, stop end and raised kerb) with 4No. new internal running outlets. All new coverings, linings to be laid to falls draining to rear. New coverings to consist IKO Mach One system applied to new WPB lay boards and dressed under new pitched roof coverings and along each slope 500mm, into outlets and rear gutter outlet.	1	Item		
B	Allow for forming new outlets and linings compatible with gutter linings to form a durable and permanent seal.	1	Item		
C	To completed roof, supply and fix new code 4 lead flashings soakers to all upstands, including stepped into parapet walling and chimney stacks.	1	Item		
D	Allow to form roof access opening (650 x 650 mm). Include for trimming double rafters to form opening to roof and install new aluminium door, tray and frame as per L20/360.	4	Item		
	Rear Flat Roofs				
E	Further to reducing height of external walls to rear additions along with construction of two rear extensions allow to lay new precast concrete coping stones on to external perimeter walls. Construct 4 no. new flat roofs over all rear additions using new 220x50mm timber joists @ 400mm c/c's supported by galvanised joist hangers and 30x5mm galvanised m.s. straps as indicated on Section 06/4-4 on SE drawing no. 15605/06.	1	Item		
F	To new flat roof joists allow to install 22mm WBP plywood deck on furring pieces to provide adequate falls to 2nr. parapet outlets per roof. Complete with 126mm thick Celotex TD4000 insulation and 3 layer felt coverings, plus vapour barrier as per detail L on drawing no. B7341/C.1.05.	1	Item		
G	To new parapet outlets install new PVC hopper heads and downpipes and connect into existing drainage connectors. Include all connections and brackets etc.	4	item		
	Bay Roofs				
H	To each bay roof, allow to strip off existing coverings including timber decks and install new 22 mm WBP plywood deck on furring pieces to provide adequate falls, complete with 3 layers felt covering. Insulate roof with 100mm thick Celotex FF4000 insulation between joists and 50mm Celotex FF4000 under joists (as per detail K on B7341/C.1.05). At abutment allow for new horizontal Code 4 lead flashings, channel into existing brickwork.	1	Item		



		Qty	Unit	Rate	£ p
	<p>ROOF WORKS (Cont'd) REFER TO NBS CLAUSES - J10, J31 AND J41</p> <p>Bay Roofs (Cont'd)</p> <p>A The contractor is to seek and provide the client with a 25 year insurance backed warranty/guarantee on all roofing work, which may involve the use of approved contractors/installers with appropriate qualifications and experience in the use of the products.</p> <p>Fascia and Soffits</p> <p>B Further to removal, install new PVC fascia and soffits to entire property including bay windows and rear flat roof sections, as per clause H32.</p> <p>Rainwater Goods</p> <p>C Further to removal, install new guttering and rainwater downpipes with new black PVC, to be connected into existing drainage connections, including all connections, brackets, outlets and stop-ends etc.</p>	1	Item		
		1	Item		
		1	Item		

		Qty	Unit	Rate	£ p
<u>EXTERNAL WINDOWS AND DOORS</u>					
REFER TO NBS CLAUSES - L10, L20 and P21					
<u>New Doors</u>					
A	Entrance doors to flats 1 and 2 and maisonettes 1 and 2 shall be new 44mm thick hardwood door sets/frames complete with G/W vision panels and ironmongery, including deadlock, mortice lock, 1.5 pair of hinge bolts (2nr.), SS handles, letter box, numeral and draft strips.	4	Nr		
B	To front entrance doors of houses 1 and 2 and front communal entrance doors provide and fit new 44mm thick Malton style, dowelled hardwood door set/frame complete with Georgian wired vision panels and ironmongery, including deadlock, mortice lock, 1.5 pair of hinge bolts (2nr.), SS handles, letter box, numeral, weather bar and draft strips. Note borrowed light (opening fanlight with s/s security catch)also to be incorporated in one full height continuous frame section installed to front entrance door.	4	Nr		
C	To all side/rear exit doors; supply and install new 44mm thick Top G/W glazed hardwood door/frame sets complete with ironmongery. (deadlock, mortice lock, 1.5 pair of hinge bolts (2 nr), SS handles, numeral, weather bar and draft strips.	4	Nr		
	NOTE: All doors to be priced in accordance with door schedule (Appendix D). Also refer to NBS clauses L10, L20 and P21 along with drawing no. B7341/C.1.07	1	Item		



	Qty	Unit	Rate	£ p
EXTERNAL WINDOWS AND DOORS (Cont'd)				
REFER TO NBS CLAUSES - L10, L20 and P21				
<u>NEW PVC WINDOWS</u>				
To newly prepared and remaining openings; supply and install new PVC double glazed windows to match fenestration as indicated on B7341/C1.06 and schedule C.1.07. Permanent ventilation in head, timber sills internally. All to fully comply with Building Regulations including for double glazed units, locks and sash restrictors. Obscure glass to bathroom and shower rooms.				
Price each window separately as below:				
A	W01 - (1490mm high x 520mm wide)	16	Nr	
B	W02 - (1490mm high x 1000mm wide)	42	Nr	
C	W03 - (1100mm high x 1860mm wide)	2	Nr	
D	W04 - (1290mm high x 1000mm wide)	8	Nr	
E	W05 - (1100mm high x 872mm wide)	1	Nr	
F	W06 - (1477mm high x 828mm wide)	3	Nr	
G	W07 - (700mm high x 600mm wide)	2	Nr	
H	W08 - (1490mm high x 1200mm wide)	1	Nr	



		Qty	Unit	Rate	£ p
	<p><u>DRY LINING/PLASTERING</u> REFER TO NBS CLAUSES - K10, K20, K21, M10, M20 and J10</p> <p><u>Internal Partitions</u></p> <p><u>Load Bearing Stud Partitions</u></p> <p>To areas noted below and as indicated on SE drawing no. 15605/02-03 and 06; construct new load bearing timber stud walls consisting 50 x 100 C16 studs @ 400mm c/c's as per detail G3 drawing no. B7341/C1.05 complete with Rookwool insulation, 12.5mm plasterboard (skim coat plaster specified later):</p> <p>A <u>First Floor</u></p> <p>i House 1 and 2 - Spine walls including L5 lintels</p> <p>ii House 1 and 2 - Staircase walls</p> <p>iii Maisonette 1 and 2 - Staircase walls</p> <p>B <u>Second Floor</u></p> <p>i House 1 and 2 - Spine walls including L6 lintels</p> <p>ii House 1 and 2 - Staircase walls</p> <p>iii Maisonette 1 and 2 - Staircase walls</p> <p><u>Non Load Bearing Stud Partitions</u></p> <p>Construction new 50x100mm timber stud partitions, as detail c1 and c2 (drawing no. B7341/C.1.05) to create new internal layout to each floor, complete with Rockwool insulation, 12.5mm plasterboard (skim coat plaster specified later). Allow for additional nogging and ply sheet behind wash hand basins, WC suites and kitchen wall units. Price each wall individually:</p> <p><u>Ground Floor</u></p> <p>C <u>House 1</u></p> <p>i Hallway (H1.01) wall (x1no)</p> <p>ii Staircase cupboard walls (x2no)</p> <p>iii Kitchen (H1.05) cupboard walls (x2no)</p> <p>D <u>House 2</u></p> <p>i Hallway (H2.01) wall</p> <p>ii Staircase cupboard walls</p> <p>iii Kitchen (H2.05) cupboard walls</p> <p>E <u>Flat 1</u></p> <p>i Walls dividing bedrooms 1, bathroom, cupboard, bedroom 2 and hallway</p>	1	Item		
		2	Nr		
		2	Nr		
		2	Nr		
		2	Nr		
		2	Nr		
		2	Nr		
		2	Nr		
		1	Nr		
		2	Nr		
		2	Nr		
		1	Nr		
		2	Nr		
		2	Nr		
		6	Nr		



		Qty	Unit	Rate	£ p
DRY LINING/PLASTERING (Cont'd)					
REFER TO NBS CLAUSES - K10, K20, K21, M10, M20 and J10					
<u>Non Load Bearing Stud Partitions (Cont'd)</u>					
Ground Floor (Cont'd)					
A	<u>Flat 2</u>				
i	Walls dividing bedroom, bathroom, cupboard, bedroom 2 and hallway	5	Nr		
First Floor					
B	<u>House 1</u>				
i	WC, cupboard, bathroom and hallway walls	3	Nr		
C	<u>House 2</u>				
i	WC, cupboard, bathroom and hallway walls	3	Nr		
D	<u>Maisonette 1</u>				
i	Wall dividing living room and kitchen	1	Nr		
ii	Walls dividing WC, cupboard, hallway and bedroom	5	Nr		
E	<u>Maisonette 2</u>				
i	Wall dividing living room and kitchen	1	Nr		
ii	Walls dividing WC, cupboard, hallway and bedroom	5	Nr		
Second Floor					
F	<u>Maisonette 1</u>				
i	Walls dividing bedroom, bathroom, cupboard and hallway	4	Nr		
G	<u>Maisonette 2</u>				
i	Walls dividing bedroom, bathroom, cupboard and hallway	4	Nr		



		Qty	Unit	Rate	£ p
	<p>DRY LINING/PLASTERING (Cont'd) REFER TO NBS CLAUSES - K10, K20, K21, M10, M20 and J10</p> <p><u>Compartment Walls</u></p> <p>A Construct new 100x50mm timber stud partitions to create compartment/separating walls to provide acoustic and fire insulation between flats and communal areas as per detail H (drawing no. B7341 C.1.05). Complete with insulation and 2 no. 15mm Fireline plasterboard fixed to resilient bars (600mm c/c's) either side, (skim coat plaster as specified later), as per drawing B7466 B.01.03. Price each area individually as below:</p> <p>Ground Floor</p> <p>i Wall dividing communal hallway and flat 1 and staircase wall</p> <p>ii Wall dividing communal hallway and flat 2 and staircase wall</p> <p>Note: To all bathroom/shower room walls allow to supply and fix full height 15mm SoundBloc (MR) plasterboard to new studwork as per detail C2. Include to door and window reveals.</p> <p>To all walls forming new kitchens allow to supply and fix new full height 15mm fireline (MR) boarding to new studwork as per detail C2. Include to door and window reveals.</p> <p><u>Ceilings</u></p> <p><u>Suspended Ceilings</u></p> <p>B To all areas indicated on drawing no. B7341/C.1.04 supply and install new Casoline MF suspended ceiling system or similar and approved, installed beneath existing and new proposed floor joists in strict accordance with the manufacturer's instructions. New grid system to be suspended beneath joists using Gypframe Acoustic hangers to give 277 mm minimum cavity. Two staggered layers of 15mm BG SoundBloc board fixed directly to grid system and insulated between joists with 100mm Isover Spacesaver Ready Cut as per detail I (B7341/B.C.1.05). Insulation to be dressed up all adjacent walls to underside of floor boards. All boarding complete with skim plaster as specified later. Price per room as outlined below:</p> <p><u>Ground Floor</u></p> <p>i Flat 1 - All ceiling areas throughout.</p> <p>ii Communal Areas 1 and 2 (C.01 and C.02)</p> <p>iii Flat 2 - All ceiling areas throughout.</p>	1	Item		
		1	Nr		
		1	Nr		
		1	Item		
		1	Item		
		1	Item		



		Qty	Unit	Rate	£ p
	<u>DRY LINING/PLASTERING (Cont'd)</u> REFER TO NBS CLAUSES - K10, K20, K21, M10, M20 and J10				
	<u>Ceilings (Cont'd)</u>				
	<u>Plasterboard Ceilings</u>				
A	To remaining exposed ceilings supply and fix 1no layer of 12.5mm Gypsum plasterboard complete with skim plaster, see finish as per detail J on drawing no B7341/C.1.05. Note: 15mm BG Soundbloc (MR) to be fitted to all bathrooms/WC ceiling. 15mm BG fireline board to be fitted to all kitchens.	1	Item		
	<u>Plaster Finish</u>				
	<u>Existing/Proposed - Blockwork/Brickwork</u>				
	Thoroughly prepare and key all new blockwork and existing brickwork internally and apply 2no. coats lightweight undercoat and finish Gypsum plaster as M20/210, overall thickness 13mm. Similarly, apply new plaster to all blocked up windows/door openings and leave all smooth ready for decorations. Price each area indicated below:	1	Item		
B	<u>Ground Floor</u>				
i	Party walls	1	Item		
ii	Internal existing brickwork walls	1	Item		
iii	Internal blockwork walls	1	Item		
C	<u>First Floor</u>				
i	Party Walls	1	Item		
ii	Internal existing brickwork walls	1	Item		
iii	Internal blockwork walls	1	Item		
D	<u>Second Floor</u>				
i	Party walls	1	Item		
ii	Internal existing brickwork walls	1	Item		
iii	Internal blockwork walls	1	Item		



		Qty	Unit	Rate	£ p
CARPENTRY/JOINERY (Cont'd)					
REFER TO NBS CLAUSE -K2					
<u>Proposed Flooring</u>					
<u>New 22mm T&G Chipboard</u>					
Further to removal of existing floorboards as previously specified. Supply and lay new 22 mm T&G chipboard flooring throughout property excluding ground floor as per detail J on drawing no.B7341/C.1.05.					
First Floor					
A	<u>House 1</u>				
i	H1.07 – Bedroom 1	1	Item		
ii	H1.08 – Hallway	1	Item		
iii	H1.09 – Bedroom 2	1	Item		
iv	H1.10 – WC	1	Item		
v	H1.11 – Cupboard	1	Item		
iv	H1.12 – Bathroom	1	Item		
B	<u>House 2</u>				
i	H2.07 – Bedroom 1	1	Item		
ii	H2.08 – Hallway	1	Item		
iii	H2.09 – Bedroom 2	1	Item		
iv	H2.10 – WC	1	Item		
v	H2.11 – Cupboard	1	Item		
vi	H2.12 – Bathroom	1	Item		
C	<u>Maisonette 1</u>				
i	M.1.02 – Hallway	1	Item		
ii	M.1.03 – Cupboard	1	Item		
iii	M.1.04 – WC	1	Item		
iv	M.1.05 – Cupboard	1	Item		
v	M.1.06 – Bedroom 1	1	Item		
vi	M.1.07 – Living Room	1	Item		
vii	M.1.08 – Hallway	1	Item		
viii	M.1.09 – Kitchen	1	Item		
D	<u>Maisonette 2</u>				
i	M.2.02 – Hallway	1	Item		
ii	M.2.03 – Cupboard	1	Item		
iii	M.2.04 – WC	1	Item		
iv	M.2.05 – Cupboard	1	Item		
v	M.2.06 – Bedroom 1	1	Item		
vi	M.2.07 – Living Room	1	Item		
vii	M.2.08 – Hallway	1	Item		
viii	M.2.09 – Kitchen	1	Item		
Second Floor					
E	<u>House 1</u>				
i	H1.13 – Bedroom 3	1	Item		
ii	H1.14 – Hallway	1	Item		
iii	H1.15 – Bedroom 4	1	Item		



		Qty	Unit	Rate	£ p
	<u>CARPENTRY/JOINERY (Cont'd)</u> REFER TO NBS CLAUSE -K2 <u>Proposed Flooring – Cont'd</u>				
A	<u>House 2</u>				
i	H2.13 – Bedroom 3	1	Item		
ii	H2.14 – Hallway	1	Item		
iii	H2.15 – Bedroom 4	1	Item		
B	<u>Maisonette 1</u>				
i	M1.10 – Bathroom	1	Item		
ii	M1.11 – Bedroom 2	1	Item		
iii	M1.12 – Cupboard	1	Item		
iv	M1.13 – Hallway	1	Item		
v	M1.14 – Bedroom 3	1	Item		
C	<u>Maisonette 2</u>				
i	M2.10 - Bathroom	1	Item		
ii	M2.11 - Bedroom 2	1	Item		
iii	M2.12 - Cupboard	1	Item		
iv	M2.13 - Hallway	1	Item		
v	M2.14 - Bedroom 3				
	<u>New Acoustic Flooring</u>				
	To areas indicated on drawing no. B7341/C.1.04 supply and lay new 26mm Collecta Deckron 26T acoustic boarding on to chipboard as previously specified as per detail I on drawing no. B7341/ C.1.05 installed to manufacturer's recommendations. New acoustic flooring inclusive of resilient flanking perimeter strips.				
	First Floor				
D	<u>Maisonette 1</u>				
i	M1.02 – Hallway	1	Item		
ii	M1.03 – Cupboard	1	Item		
iii	M1.04 – WC	1	Item		
iv	M1.05 – Cupboard	1	Item		
v	M1.06 – Bedroom 1	1	Item		
vi	M1.07 – Living room	1	Item		
vii	M1.08 – Hallway	1	Item		
viii	M1.09 – Kitchen	1	Item		
E	<u>Maisonette 2</u>				
i	M2.02 – Hallway	1	Item		
ii	M2.03 – Cupboard	1	Item		
iii	M2.04 – WC	1	Item		
iv	M2.05 – Cupboard	1	Item		
v	M2.06 – Bedroom 1	1	Item		
vi	M2.07 – Living room	1	Item		
vii	M2.08 – Hallway	1	Item		
viii	M2.09 – Kitchen	1	Item		
	<u>Staircase/landing Acoustic Matting</u>				
F	On top new staircase and landing gap M1.01 and M2.01 and to landing M1.08 and M2.08 lay new Karndean 'Versilay' acoustic matting.	1	Item		



		Qty	Unit	Rate	£ p
CARPENTRY/JOINERY (Cont'd)					
REFER TO NBS CLAUSE - K2					
Kitchen and Bathroom Preparation					
A	To newly concrete rear extension floors supply and lay new latex screed ready to receive new vinyl coverings specified later.	1	Item		
B	To all new bathrooms and kitchens lay new 6mm plywood prior to laying new vinyl coverings.	1	Item		
Door Linings					
C	To all existing/new internal door openings (50 nr.) supply and install new 32mm thick softwood linings x wall width, flush to plaster finish, complete with solid core doors as specified later. All kitchens and flat entrance doors to include intumescent strips to FD30 standard as specified below.	1	Item		
Skirting					
D	Upon stripping out of all existing skirting's and further to plaster finish supply and fix new 150 x 18mm primed MDF skirting throughout the property.	1	Item		
Architraves					
E	To all new/existing door opening supply and fix new 63 x 18mm primed MDF architraves, to be neatly mitred at corners.	1	Item		
Door Stops					
F	Supply and fix new ex 38 x 12mm softwood stops to all new door linings, filled and finished ready for decorations.	50	nr		
Unit Entrance Doors					
G	To all new external and communal doors, as a minimum, allow for the following ironmongery, as manufactured by HAFELE and as noted within door furniture schedule:	10	nr		
i	1.5 pair of 102mm fire resistant steel hinges product code 926.90203	10	nr		
ii	Intumescent/cold smoke seals	10	nr		
iii	Yale 81 Series Rollerbolt Nightlatch	10	nr		
iv	Security Chain	8	nr		
v	Door Viewer	8	nr		
vi	Door Numeral	8	nr		



		Qty	Unit	Rate	£ p
CARPENTRY/JOINERY (Cont'd)					
REFER TO NBS CLAUSE -K2					
<u>Internal Doors</u>					
A	To all internal openings supply and hang new FD20 44mm solid core doors, to include the following ironmongery. Door furniture as per schedule. Note, below including cupboard doors:	50	nr		
i	1.5 pairs of 102mm stainless steel hinges product code 926.90203	50	nr		
ii	Kitchen flat entrance doors strips intumescent / cold smoke seals	8	nr		
iii	Polished chrome latch handles 901.99.500	50	nr		
iv	Polished chrome bathroom/shower room latch handles 901.99.502	10	nr		
v	Bathroom/shower room and mortice lock with snib satin stainless steel 911.02.049	10	nr		
vi	Mortice latch satin SS 911.23.270	40	nr		



	Qty	Unit	Rate	£ p
<u>PLUMBING, MECHANICAL AND ELECTRICAL INSTALLATIONS</u>				
Design, Install, test and commission the following plumbing, mechanical and electrical installations all in accordance with Chris Evans Consulting's M&E Services specification and design drawings included within Appendices; to each proposed dwelling;-				
Price each item below accordingly:				
A	6	Item		
B	6	Item		
C	6	Item		
D	6	Item		
E	6	Item		
F	6	Item		
G	6	Item		
H	6	Item		
I	6	Item		
J	6	Item		
K	1	Item		
Services' Ductwork				
L	1	Item		
M	1	Item		
N	1	Item		
O	1	Item		



		Qty	Unit	Rate	£ p
	<p><u>FINISHES</u> REFER TO NBS CLAUSES - M60, N11, N13, P21, P10, P12, Z12, Z20, Z21 and Z22</p> <p><u>Decorations</u></p> <p>Note: Carry out the following decorations to EACH of the dwelling areas as listed below (i.e. paint to walls/ceiling/wood units/metal units to be priced on an individual basis):</p> <p><u>Ceilings</u></p> <p>To all newly plastered finishes apply mist and two full coats of matt white emulsion (silk to kitchens/bathrooms) to all new ceilings.</p> <p><u>Walls and Partitions</u></p> <p>To all newly plastered walls/partitions apply mist and two full coats of matt magnolia emulsion (silk to kitchens/bathrooms).</p> <p><u>Woodwork</u></p> <p>To all new/existing woodwork including door lining, window boards, doors, skirtings, staircase balustrading and architraves knot, stop, prime and apply 2no. undercoat and 1no. full gloss of oil paint as M60.</p> <p><u>Metal Work</u></p> <p>Prime all new metal surfaces and apply 2no. undercoats and 1no. full gloss coat of oil paint as M60.</p> <p>A <u>Ground Floor</u></p> <p>i House 1</p> <p>ii House 2</p> <p>iii Flat 1</p> <p>iv Flat 2</p> <p>v Maisonette 1</p> <p>vi Maisonette 2</p> <p>B <u>First Floor</u></p> <p>i House 1</p> <p>ii House 2</p> <p>iii Maisonette 1</p> <p>iv Maisonette 2</p> <p>C <u>Second Floor</u></p> <p>i House 1</p> <p>ii House 2</p> <p>iii Maisonette 1</p> <p>iv Maisonette 2</p>				
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		

		Qty	Unit	Rate	£ p
	<p><u>FINISHES (Cont'd)</u> REFER TO NBS CLAUSES - M60, N11, N13, P21, P10, P12, Z12, Z20, Z21 and Z22</p> <p><u>Floor Coverings</u></p> <p>Thoroughly prepare new floor screed and apply sufficient layers of latex and/or plywood sheets as previously specified and supply and lay new slip-resistant floor coverings as M50/130.</p> <p>Price each room individually as per below:</p>				
A	<u>Ground Floor</u>				
i	House 1 -Kitchen	1	Item		
ii	House 2 -Kitchen	1	Item		
iii	Flat 1 -Kitchen/Diner	1	Item		
iv	Flat 2 - Kitchen/Diner	1	Item		
v	Flat 1 Bathroom	1	Item		
vi	Flat 2 Bathroom	1	Item		
vii	Communal Areas (x2no)	1	Item		
B	<u>First Floor</u>				
i	Maisonette 1 - Kitchen	1	Item		
ii	Maisonette 2 - Kitchen	1	Item		
iii	Maisonette 1 - WC	1	Item		
iv	Maisonette 2 - WC	1	Item		
v	House 1 - WC and bathroom	1	Item		
vi	House 2 - WC and bathroom	1	Item		
C	<u>Second Floor</u>				
i	Maisonette 1 - Bathroom	1	Item		
ii	Maisonette 2 - Bathroom	1	Item		
	<u>New Bathroom Installations (6 Nr)</u>				
D	Supply and install baths, washbasins, and WC suites obtained from Armitage Shanks or similar and approved, including traps and taps and shower hose connection with wall mount; white toilet seat. Include isolation to all sanitaryware for future maintenance. All as shown to locations drawing no. B7341/C.1.03.	6	Nr		
E	Connection to all new sanitaryware to include supply and installation of new 100mm dia. Black PVC waste pipework to be fixed externally down to existing waste outlet to leave in full working condition.	1	Item		
F	New basins complete with overflow, pair of plated taps, slotted waste with plastic plug, chain waste and plug, 75mm seal bottle trap and pedestal.	6	Nr		
G	Baths to be 1700x700mm white heavy gauge steel rectangular baths with chrome plated grips, mixer shower taps with shower head, bath chain waste, plastic plug and overflow, 75mm seal trap. Complete with curtain/pole.	6	Nr		



		Qty	Unit	Rate	£ p
	FINISHES (Cont'd) REFER TO NBS CLAUSES - M60, N11, N13, P21, P10, P12, Z12, Z20, Z21 and Z22				
	<u>New Bathroom Installations (6 Nr) (Cont'd)</u>				
A	Low level WC suite comprising white vitreous wc pan with trap, 4/6 litre capacity cistern with cover, plastic siphon, ball valve assembly, connector and toilet seat.	6	nr		
B	Pre-finished hardboard front and end bath panels; to be easily removable for access to taps and waste, fitted to timber framework to suit opening.	6	nr		
C	Include white mastic sealant to perimeter of all sanitaryware, tiling and shower trays etc.	1	Item		
	<u>New WC Installations (4 nr)</u>				
D	Provide WC suite (low level cistern), white toilet seat; provide valve for maintenance of cistern. (as per previous specification above)	4	nr		
E	New basin complete with overflow, pair of plated taps, slotted waste with plastic plug, chain waste and plug, 75mm seal bottle trap and pedestal.	4	nr		
	<u>New Kitchen Installations</u>				
	Supply and install new kitchen fittings, joints, doors, end panels, plinths and worktops as manufactured by Howdens Greenwich range or similar and approved, to make best use of floor and wall space available, to suit kitchen and kitchen/diner layouts indicated on drawing no B7341 1.03/4. Contractor to submit final design for approval of the CA/Client selected from standard modular units.				
	Price each element below individually as supplied and fitted: (Not Carried to summary)				
F	<u>House 1</u>				
i	Wall Unit 400 x 300 x 720mm	1	Item		
ii	Wall unit 600 x 300 x 720mm	1	Item		
iii	Wall unit 1000 x 300 x 720mm	2	Item		
iv	Base unit 300 x 600 x 870mm	1	Item		
v	Base unit 600 x 600 x 870mm	5	Item		
vi	Base unit 1000 x 600 x 870mm	2	Item		
vii	Sink unit 1000 x 600 x 870mm	1	Item		



		Qty	Unit	Rate	£ p
	FINISHES (Cont'd) REFER TO NBS CLAUSES - M60, N11, N13, P21, P10, P12, Z12, Z20, Z21 and Z22				
	<u>New Kitchen Installations (Cont'd)</u>				
A	<u>House 2</u>				
i	Wall Unit 400 x 300 x 720mm	1	Item		
ii	Wall unit 600 x 300 x 720mm	1	Item		
iii	Wall unit 1000 x 300 x 720mm	2	Item		
iv	Base unit 300 x 600 x 870mm	1	Item		
v	Base unit 600 x 600 x 870mm	5	Item		
vi	Base unit 1000 x 600 x 870mm	2	Item		
vii	Sink unit 1000 x 600 x 870mm	1	Item		
B	<u>Flat 1</u>				
i	Wall unit 1000 x 300 x 720mm	2	Item		
ii	Base unit 300 x 600 x 870mm	2	Item		
iii	Base unit 600 x 600 x 870mm	1	Item		
iv	Base unit 1000 x 600 x 870mm	1	Item		
v	Sink unit 1000 x 600 x 870mm	1	Item		
C	<u>Flat 2</u>				
i	Wall unit 1000 x 300 x 720mm	1	Item		
ii	Wall unit 400 x 300 x 720mm	1	Item		
iii	Base unit 300 x 600 x 870mm	2	Item		
iv	Base unit 600 x 600 x 870mm	2	Item		
v	Base unit 1000 x 600 x 870mm	2	Item		
vi	Base unit 500 x 600 x 870mm	1	Item		
vii	Base unit 300 x 600 x 870mm	2	Item		
D	<u>Maisonette 1</u>				
i	Wall unit 1000 x 300 x 720mm	2	Item		
ii	Wall unit 500 x 300 x 720mm	2	Item		
iii	Base unit 600 x 600 x 870mm	4	Item		
iv	Base unit 1000 x 600 x 870mm	1	Item		
v	Sink unit 1000 x 600 x 870mm	1	Item		
E	<u>Maisonette 2</u>				
i	Wall unit 1000 x 300 x 720mm	1	Item		
ii	Wall unit 400 x 300 x 720mm	2	Item		
iii	Base unit 600 x 600 x 870mm	3	Item		
iv	Base unit 1000 x 600 x 870mm	1	Item		
v	Sink unit 1000 x 600 x 870mm	1	Item		
F	Worktops	42	LM		
G	Provide sink with inset stainless steel single bowl and drainer; separate chrome pillar taps, washing machine taps and waste connection under with access to washing machine space. Washing machine taps to be metal capped.	6	nr		



		Qty	Unit	Rate	£ p
FINISHES (Cont'd)					
REFER TO NBS CLAUSES - M60, N11, N13, P21, P10, P12, Z12, Z20, Z21 and Z22					
Wall Tiling					
Prepare walls and install new 152 x 152mm ceramic wall tiling to all rooms listed below. Tiling to include beading and mastic silicone where required and installed as follows:					
Splash backs above all kitchen worktops to be fully tiled to the underside of the overhead cupboards above worktops. (450mm). Also down to skirting level behind cookers.					
450mm high above wash hand basin, full height around bath and/or shower area. Tiling to be carried into window reveals and cills. Shower room to be fully tiled. All horizontal duct tops shall be tiled.					
A	<u>Ground Floor</u>				
i	House 1 -Kitchen	1	Item		
ii	House 2 -Kitchen	1	Item		
iii	Flat 1 -Kitchen/Diner	1	Item		
iv	Flat 2 -Kitchen/Diner	1	Item		
v	Flat 1 - Bathroom	1	Item		
vi	Flat 2 - Bathroom	1	Item		
B	<u>First Floor</u>				
i	Maisonette 1 - Kitchen	1	Item		
ii	Maisonette 2 - Kitchen	1	Item		
iii	Maisonette 1 - WC	1	Item		
iv	Maisonette 2 - WC	1	Item		
v	House 1 - WC and bathroom	1	Item		
vi	House 2 - WC and bathroom	1	Item		
C	<u>Second Floor</u>				
i	Maisonette 1 - Bathroom	1	Item		
ii	Maisonette 2 - Bathroom	1	Item		



		Qty	Unit	Rate	£ p
	<p><u>EXTERNAL WORKS</u> REFER TO NBS CLAUSES - R10, R11 and R12</p> <p><u>Steps</u></p> <p>A Form reinforced concrete steps to each front entrance door on Sweyn Rd to suit threshold levels and new entrance footpaths as shown on B7341/ C.1.103. Allow provisionally for 2 steps to each.</p> <p><u>New Boundary Walls</u></p> <p>B To front perimeter of the property allow to demolish existing boundary walls including existing footings and cart away from site.</p> <p>C As indicated on drawing no. B7341 C.1.03 allow to excavate for and lay new 450 x 450mm mass concrete footings and construct new 1m high 215mm thick brick wall complete with 440 x 440mm brick pillars as shown on B7341 C.1.03. Pillars complete with prefabricated concrete coping stones.</p> <p><u>Drainage</u></p> <p><u>Yard Gullies</u></p> <p>D To proposed rear yard areas excavate for and install 4 no. new yard gullies to centre of each area. Connect to gullies in new 100mm drainage pipe and connected into drainage as identified on site.</p> <p><u>Bathroom/Kitchen Waste Connections</u></p> <p>E As indicated on drawing no. B7341/C.1.03 allow to supply and install new drainage system to connect new bathroom and kitchen services to existing drainage run to rear of site. New installation to include 6no new 110mm soil vent pipes to front and rear of property connected into 5no. new plastic inspection chambers via new 110mm plastic wastepipes laid on sand/cement bed to required falls into existing drainage run. Include for all necessary excavation works and making good on completion</p> <p>F New 38mm diameter pipework to be connected to kitchen waste and run into 4no. new back inlet gullies to rear additions and connected into new inspection chambers as previously specified above.</p> <p>G Allow for 110mm waste pipe laid beneath new floor slab to Flat 1 kitchen in order to connect kitchen waste into inspection chamber.</p> <p><u>Note: Refer to Provisional Sum for unforeseen Drainage works allowance</u></p>	4	nr		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		
		1	Item		



		Qty	Unit	Rate	£ p
EXTERNAL WORKS Cont'd					
REFER TO NBS CLAUSES - R10, R11 and R12					
<u>Paving Slabs</u>					
A	Upon completion of drainage set out, excavate for and supply and lay new 450 x 450mm concrete paving slabs Marshall's Saxon including root barrier to be laid on 100mm compacted hardcore and 50mm sharp sand to rear yard areas and front footpaths as shown B7341/C.1.03. Ensure fall created into new yard gullies as previously specified.	1	Item		
<u>Fencing</u>					
B	Divide rear gardens and rear access pathway by supply and installing new fencing comprising treated softwood close board fencing complete with 76 x 38mm softwood rails, 89 x 11mm softwood poles lapped 13mm, concrete gravel boards and concrete posts 600mm longer than panel at maximum 2.4m centres, set in concrete pads. Fencing to be 1.8 metres high. To positions as shown on B7341/C.1.03	1	Item		
C	Form new bin store areas to rear of property using new 1.8 m high close boarded pre treated timber fencing complete with concrete posts set within new concrete pad foundations and concrete gravel boards. Fencing to be complete with new 2 No. 1.8m high timber gates and ironmongery etc.	6	Nr		
<u>Existing Rear Boundary Walls</u>					
D	Power wash all remaining boundary walling (to rear) as necessary to remove vegetation growth and wire brush to remove any lichen and paint to leave ready for new decorations.	40	m ²		
E	Further to removal of existing paint to existing external and boundary walls allow to rake out and repoint joints of existing brickwork to match existing. Allow 20m ² .	1	Item		
F	Apply one coat of stabilising solution coat and 2 no. finishing coats of exterior masonry paint to match main buildings.	40	m ²		
<u>Turfed Surfaces</u>					
G	To front communal gardens and rear garden areas, allow to grub up existing surfaces to reduce levels and lay 150 mm thick imported topsoil, levelled, fertilised and complete with imported cultivated turf to all areas.	1	Item		



		Qty	Unit	Rate	£ p
	<p>EXTERNAL WORKS (Cont'd) REFER TO NBS CLAUSES - R10, R11 and R12</p> <p><u>Render Works</u></p> <p>A Further to removing loose render and stone dashed surfaces on existing external walls; re-render with cement and sand (1:3) two coat plain face rendering including dubbing out as necessary and using a compatible size of aggregate to achieve a matching appearance. Allow 50m².</p> <p><u>External Decorations</u></p> <p>B Prepare and apply sealer coat and 2 no. coats of masonry paint to all existing and new rendered surfaces to entire property including to front bays, concrete cills, coping stones, boundary walls and ornate detailing. Refer to client or CA for directions on the colour of the stone dashed areas and stucco bay window surrounds.</p> <p><u>CCTV Survey</u></p> <p>C Allow to undertake a CCTV survey and report of all internal/external drainage systems including jetting, clearing of all pipe runs, inspection chambers and interceptors as necessary to leave all drainage services in full working order.</p>	50	m ²		
		1	Item		
		1	Item		

		Qty	Unit	Rate	£ p
<u>PROVISIONAL SUMS</u>					
A	Include for the following Defined Provisional Sums to be expended as directed by the Contract Administrator:				
B	Drainage connections/ rectification works				6,000.00
C	Replace defective window lintels with new pre-cast concrete lintels.				4,000.00
D	Replacement of defective floor joists				4,000.00
E	Bresummer beam rectification works				6,000.00
F	Asbestos test and removal.				6,000.00
G	Flue remedial works.				1,000.00
H	Building control fees.			As Fee	2,500.00
I	Sound testing.				2,000.00
J	Cycle Rack x 4 no.				4,000.00
K	Connections to water main.				12,000.00
L	Connections to gas main.				12,000.00
M	Connections to electrical main.				12,000.00
N	Connections to telephone main.				2,000.00
O	Timber treatment.				4,000.00
P	Additional Structural Works				6,000.00
Q	Repairs to chimney stacks and parapets.				2,500.00
R	Repairs to ornamental render work to external walls.				3,000.00
S	Repairs to external walls (crack repairs).				3,000.00
T	Structural works to existing footings.				5,000.00
U	Rotary washing lines (x 4no.)				1,500.00
V	Damp proof works				10,000.00
W	Additional external works.				8,000.00
X	Include the sum in the total column your Overheads & Profit % on Provisional sums%				
y	Employer's contingency sum.				35,000.00

		Qty	Unit	Rate	£ p
SCHEDULE OF WORKS					
COLLECTION					
Page 3/1					
Page 3/2					
Page 3/3					
Page 3/4					
Page 3/5					
Page 3/6					
Page 3/7					
Page 3/8					
Page 3/9					
Page 3/10					
Page 3/11					
Page 3/12					
Page 3/13					
Page 3/14					
Page 3/15					
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Page 3/35					
Page 3/36					
Page 3/37					
Page 3/38					
Page 3/39					
Page 3/40					
Page 3/41					
Total To Main Summary £					