

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>PRELIMINARIES &amp; GENERAL CONTRACT CONDITIONS</u></b>				
	<b>PROJECT PARTICULARS THE PROJECT</b>				
1	Name: [REDACTED]	0			
2	Nature: Major rebuild of dormer bungalow	0			
3	Location: [REDACTED]	0			
4	THE client: Mr [REDACTED] (referred to as the client)	0			
5	PRINCIPAL CONTRACTOR: The Contractor	0			
	<b>DRAWINGS AND SPECIFICATION</b>				
6	This document is based on the following drawings ref [REDACTED] [REDACTED] P Building regulation and construction notes	0			
	<b>THE SITE/EXISTING BUILDINGS</b>				
7	<ul style="list-style-type: none"> <li>· The Working Area shall be the minimum area necessary for the safe and efficient completion of the Works specified.</li> <li>· The Site must be clean and tidy at all times. Should the client request that certain areas are cleared of materials, plant, rubbish or any other item considered by him to be unsightly, this should be dealt with by the Contractor within four hours of receiving such a request or formal instruction.</li> <li>· Stored materials and machinery must be located in as concentrated an area as possible and as far as possible be shielded from public view. Ensure that materials and machinery are stored clear of manhole covers, stopcock pits, hydrant covers and the like.</li> <li>· Careful consideration must be given to the size, shape and colour of machinery, hoardings and scaffolding etc., in order to prevent unnecessary unsightliness and must be approved by the client before being delivered to the site.</li> <li>· All persons engaged by the Contractor on the site must be appropriately dressed. Under no circumstances should indecent or distasteful slogans or images be displayed. Inappropriate behaviour and audible foul language will not be permitted. In all cases the judgement will be that of the client.</li> <li>· Safety footwear must be worn at all times.</li> <li>· All persons are expected to observe and respect the no smoking policy.</li> <li>· All delivery vehicles are to be supervised on entering and manoeuvring around the site.</li> <li>· All manual handling is to be undertaken under the Manual Handling Operation Regulations 1992</li> <li>· Hot Works - No hot works, including grinding, are to be undertaken without a hot works permit being in place.</li> </ul>	1	item		
8	EXISTING MAIN/SERVICES: Live gas, electricity cables, telephone and communications services and the like exist on the Site, any information provided on locations of mains and services is indicative only.	1	item		

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	<b>THE SITE/EXISTING BUILDINGS</b>				
9	ACCESS TO THE SITE: Before submitting his tender the Contractor is to ascertain weight, height and width restrictions for vehicles travelling from the public road to the site. This will include heights of arches and widths, turning circle, diameters etc. and consideration should also be given to differing heights and widths of vehicles depending on loading. The Contractor is to keep the site and approaches clear of debris, mud and the like at all times. Vehicles leaving from and arriving at the site must be clean to the extent that the designated route from the site and to the main public road also remains clean.	1	item		
10	COMPLIANCE WITH REGULATIONS OF LOCAL AUTHORITIES, STATUTORY AUTHORITIES AND THE client: The Contractor is to allow for compliance with regulations of Local Authorities, Statutory Authorities and the Police applicable to the execution of the Works and is to allow for any extra costs incurred should any works need to be executed out of normal working hours because of restrictions imposed by them.	1	item		
	<b>USE OF THE SITE:</b>				
11	Do not use the Site for any purpose other than the execution of the Works;	1	item		
12	Do not display, or allow to be displayed on the Site, any advertisements or name boards without the client's consent; · Vacation of site: the contractor shall ensure that for any period of time that the site is left, during the contract period and during normal working hours, that the site is safe and secure and presenting no danger to the public.	1	item		
	<b>RISKS TO HEALTH AND SAFETY:</b>				
13	Due care and attention must be given to ensure that the health and safety of neighbours are not endangered and the Contractor is to use whatever means are necessary to remove all risk of personal injury, including; crowd-proof barriers; adequate signage, etc. The Contractor must ascertain or request and obtain all information they may require, to ensure the safety of all persons and the Works. The accuracy and sufficiency of this information is not guaranteed by the client or the client.	1	item		
14	The Contractor is to provide all information to enable the client to check that the Contractor will meet all obligations under The Construction (Design and Management) Regulations 2007	1	item		
	<b>SITE VISIT</b>				
15	SITE VISIT: The Contractor shall be deemed to have visited the site. Before tendering, ascertain the nature of the site, access thereto, character and topography of the ground, the conditions affecting supply of labour and materials and any other matters of a like nature, locations for material storage, compounds, hutting and all local conditions and restrictions likely to affect the execution of the Works, as no claim based upon want of knowledge in these respects will be entertained.	1	item		
16	SITE VISIT: can be made with prior appointment.	1	item		

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	<b>DESCRIPTION OF THE WORK</b>				
17	THE WORK Comprises: partial demolition of an existing former bungalow and reconstruction to a new design.	1	item		
	<b>THE CONTRACT:</b>				
18	Minor Works Building Contract 2016 published by the Joint Contract Tribunal and amended and completed as follows:	1	item		
19	Retention 5% on interim certificates, 2.5% on final certificate	1	item		
20	Retention period 12 months	1	item		
21	Valuation of works - not more frequently than once per month	1	item		
22	CDM Planning Period - 10 Days ending on the date of possession	1	item		
23	Adjudication or arbitration- RICS arbitration service	1	item		
	<b><u>TENDERING/SUB LETTING SUPPLY</u></b>				
	<b>MAIN CONTRACT TENDERING</b>				
24	TENDERING PROCEDURE: The Contractor shall check that they have all the tender documentation, for completeness, which is listed on the invitation to tender. No unauthorised alterations, additions, notes or qualifications are to be made to the Tender documents. Alterations or qualifications to the Specification made without the written consent of the the client will be ignored and the text of the Specification adhered to. All pricing shall be in black ink. The tenderer shall write NIL or INC (included) against any item for which no payment is required. No additional monies shall be allowed to the Contractor due to their failure to meet this requirement.	1	item		
	<b>ACCEPTANCE OF TENDER: The client and the client's representatives:</b>				
25	· Offer no guarantee that the lowest or any tender will be recommended for acceptance or accepted. · The Employer shall not be liable for any costs, expenses, charges and the like, whatsoever incurred in the preparation of any tender.	1	item		
26	PERIOD OF VALIDITY: Tenders must remain open for consideration (unless previously withdrawn) for not less than 26 weeks from the date fixed for the submission or lodgement of tenders.	1	item		
	<b>PRICING/SUBMISSION OF DOCUMENTS</b>				
27	PRELIMINARIES: The Preliminaries/General conditions/ Schedule of Works sections must not be relied on as complying with SMM7.	1	item		
28	PRICING OF PRELIMINARIES: Preliminary items are to be priced and identified as either "fixed" or "time related" charges.	1	item		

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	<b>PRICING/SUBMISSION OF DOCUMENTS</b>				
29	<p><b>PRICING OF PRELIMINARIES &amp; SCHEDULE OF WORK:</b> It is essential that each item in each section be priced individually in the right hand margin, carried to the Collection at end of each Section and thence to the Summary and then to Tender Form. Alterations and qualifications must not be made without the written consent of the the client. Tenders containing unauthorised alterations or qualifications may be rejected. The cost of carrying out obligations or items which are not priced will be deemed to have been included elsewhere in the tender and hence the sum carried to and included within the Form of Tender. Unless otherwise indicated it will be assumed that the price against an item is only in respect of that item and that all such items are inclusive of profit The Contract Sum will be a fixed price and all pricing is deemed to allow for any fluctuations in price.</p>	1	item		
30	<p><b>ERRORS IN THE PRICED DOCUMENTS</b> will generally be dealt with in accordance with the JCT Practice Note 6 (Series 2) 'Main Contract Tendering' Alternative 2.</p>	1	item		
31	<p><b>QUANTITIES IN THIS SPECIFICATION:</b> The Specification has not been prepared in accordance with the Standard Method of Measurement Seventh Edition (SMM 7). The items of work are deemed to include everything necessary to complete the Works described. Tenderers must include for all work 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>	1	item		
32	<p><b>PROVISIONAL SUMS:</b> The Provisional Sums included in this documentation shall be used as directed by the the client or deducted wholly or in part if not required. The work covered by such Provisional Sums, where practicable, shall be measured and valued at the same and pro-rata rates to those inserted in this Specification.</p>	1	item		
33	<p><b>TO BE CONFIRMED - TBC:</b> The contractor may specify items for inclusion where the abbreviation TBC has been shown in a description.</p>	1	item		
34	<p><b>PROGRAMME:</b> The Contractor's proposed programme or a summary thereof showing the sequence and timing of the principal parts of the works, periods for planning and design, and itemising any work which is excluded must be submitted with the tender.</p>	1	item		
	<p><b>TENDER STAGE METHOD STATEMENTS must be submitted with the tender describing, with specific reference to the restraints imposed by the requirements set out in the Contract Documents, how and when the Contractor proposes and undertakes to carry out the following: -</b></p>				
35	<ul style="list-style-type: none"> <li>· Proposals for protecting the Public and existing structures</li> <li>· Access for and method of storage, handling and removal of labour, plant, goods and materials to and from site, ensuring minimum disruption</li> <li>· Safe storage of materials and proposals for protection to persons, existing structures and equipment on site.</li> <li>· Details of the Contractors management structure for the project</li> <li>· The Contractor may, at their discretion and at the same time, submit method statements for other parts of the Works.</li> </ul>	1	item		

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	<b>SUBLETTING/SUPPLY</b>				
36	CONDITIONS RELATING TO SUB-CONTRACTING OR SUB-SUB CONTRACTING: shall be on the same basis and conditions as this Contract.	1	item		
	<b><u>PROVISION, CONTENT AND USE OF DOCUMENTS</u></b>				
	<b>DEFINITIONS AND INTERPRETATIONS</b>				
37	DEFINITIONS: The meaning of terms, derived terms and synonyms used in the Specification is as defined below or in the appropriate British Standard or British Standard glossary.	1	item		
38	PRODUCTS: means materials (including naturally occurring materials) and goods (including components, equipment and accessories) intended for permanent incorporation in the Works.	1	item		
39	THE SPECIFICATION: - The Contractor must, before proceeding, obtain clarification or instructions in relation to any discrepancy or ambiguity which they may discover. No claim for additional monies during the Construction work will be entertained relating to any ambiguity or discrepancy not brought to the attention of the the client by the Contractor during the tender period. Cross-references to the Specification for a particular material, product or section of work shall be read in conjunction with all other applicable specification clauses.	1	item		
40	SUBSTITUTION OF PRODUCTS: Where substitution of a product different to that specified is permitted before ordering the product inform the the client of the reasons for the substitution. When requested, submit for verification documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and appearance. Submit certified English translations of any foreign language documents.	1	item		
41	Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, function and appearance of the construction as a whole. If such substitution is approved, and before ordering products, provide revised drawings, specification and manufacturer's guarantees.	1	item		
42	EQUIVALENT PRODUCTS: Wherever products are specified by proprietary name and the phrase 'or equivalent' is not included, it is to be deemed included.	1	item		
43	FIX ONLY: means all labours in unloading, handling, storing and fixing in position, including use of all plant.	1	item		
44	SUPPLY AND FIX unless stated otherwise all items given in the schedule of work and/or on the drawings are to be supplied and fixed complete.	1	item		
	<b>TERMS USED IN REFURBISHMENT/ALTERATION</b>				
45	REMOVE: means disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, linings, and bedding materials and dispose of unwanted materials. It does not include removing associated pipework, wiring, ductwork or other services unless otherwise stated.	1	item		

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<b>TERMS USED IN REFURBISHMENT/ALTERATION</b>					
46	KEEP FOR RE-USE: means During removal prevent damage to the stated components or materials, clean off bedding and jointing materials and label the components or materials, as instructed by the client. Stack neatly, adequately protect and store until required by the client or for use in the Works as instructed.	1	item		
47	REPLACE: means remove the stated existing components, features and finishes. Provide and fit in lieu new components features or finishes which, unless specified otherwise must match those which have been removed and make good as necessary.	1	item		
48	REPAIR: means carry out local remedial work to components, features and finishes as found in the existing building. Re-secure or refix as necessary and leave in a sound and neat condition. It does not include redecoration or the replacement of components or parts of components, unless damaged by the Contractor.	1	item		
49	MAKE GOOD: means carry out local remedial work to components, features and finishes which have been disturbed by other, previous work under this Contract and leave in a sound and neat condition. It does not include replacement of component parts or redecoration, unless damaged by the Contractor. The meaning of the term shall not be limited by this definition where used in connection with the defects liability provisions of the Contract.	1	item		
50	EASE means make minor adjustments to moving parts of the stated component to achieve good fit in both open and closed positions and ensure free movement in relation to fixed surrounds. Make good as necessary.	1	item		
51	TO MATCH EXISTING: means use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to approval of appearance.	1	item		
<b>DOCUMENTS PROVIDED ON BEHALF OF THE CLIENT</b>					
52	OMISSIONS OR ERRORS in the Specification and/or Drawings shall not vitiate the Contract nor release the Contractor from any of his obligations or liabilities under the Contract.	1	item		
53	DIMENSIONS: The accuracy of dimensions scaled from the drawings is not guaranteed. The Contractor's attention is particularly drawn to the necessity for all dimensions and levels to be physically checked on site against drawings prior to manufacture or fabrication of components and/or commencement of construction work. Obtain from the the client any dimensions required but not given in figures on the drawings nor calculable from figures on the drawings.	1	item		
54	QUANTITIES: For purposes of ordering products and constructing the Works the accuracy and sufficiency of any stated quantities is not guaranteed, the specification and drawings shall take precedence over stated quantities.	1	item		
55	PROCEDURE FOR DEALING WITH DISCREPANCIES (POST CONTRACT): After appointment of the Contractor, in the event of any discrepancy being detected between Drawings and Specification, this shall be immediately brought to the attention of the the client, who shall issue instructions to correct the discrepancy.	1	item		

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	<b>DOCUMENTS PROVIDED ON BEHALF OF THE CLIENT</b>				
56	THE SPECIFICATION: All sections of the specification must be read in conjunction with the Preliminaries/General conditions.	1	item		
	<b>DOCUMENTS PROVIDED BY CONTRACTOR/SUBCONTRACTORS/SUPPLIERS</b>				
57	MAINTENANCE INSTRUCTIONS AND GUARANTEES: Retain copies delivered with components and equipment (failing which, obtain), register with manufacturer as necessary and hand over to the client on or before Completion.	1	item		
	<b><u>MANAGEMENT OF THE WORKS</u></b>				
	<b>GENERALLY</b>				
58	SUPERVISION: The Contractor shall be entirely responsible for the co-ordination, supervision, administration and management of the Works, including all Sub-contractors, Suppliers, Statutory Authorities and others. Arrange and monitor a programme with each Sub-contractor, supplier, local authority, statutory undertaker, and others. Obtain and supply information as necessary for co-ordination of the work.	1	item		
59	SITE MANAGER: A competent person is to be nominated as responsible for the Works both on site and off site for the full duration of the Works and is to be kept constantly on the site and exclusively employed on the Works and their duties are to include those of practical organisation, direction and supervision and ensuring the quality of workmanship required by the the client and shall not be replaced at any time without the express consent of the the client which shall not be unreasonably withheld.	1	item		
60	INSURANCE: Before starting work on site submit documentary evidence and/or policies and receipts for the insurance required by the Conditions of Contract.	1	item		
61	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 Materials or injury or damage to persons or property arising out of the Works, forthwith give notice in writing to the client, and the Insurers. Indemnify the client against any loss which may be caused by failure to give such notice.	1	item		
62	OWNERSHIP: Materials arising from the repair work are to remain the property of the Contractor except where otherwise stated. Remove from site as work proceeds.	1	item		
63	PUBLICITY: No photographs may be taken of either the building or the Works and no information relating to the Works may be used or disclosed to any third party without the written permission of the client. The Contractor, Subcontractors and Suppliers must not under any circumstances enter into any dialogue or correspondence of any kind whatsoever with the press, television, radio or any other media body either directly or indirectly. No information of any kind should be given to any person or persons regarding the project without prior permission from the client. The Contractor, Subcontractors and Suppliers must inform the client immediately of any enquiry received from any person or persons regarding the design, the use or any other matter concerning the project, adjacent projects, the surrounding buildings or any land owned by the client.	1	item		

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	<p><b><u>MANAGEMENT OF THE WORKS</u></b></p> <p><b>GENERALLY</b></p> <p>64 POSTERS: The display of inappropriate posters, photographs or literature will not be permitted on the site or in the Contractor's temporary accommodation. The Contractor will be responsible for ensuring that neither this nuisance nor graffiti are allowed to occur on the site or in his temporary accommodation.</p> <p style="text-align: right;">1 item</p> <p><b><u>PROGRAMME/PROGRESS</u></b></p> <p><b>PROGRAMME: - The programme must show earliest and latest start and finish dates for each activity and identify all critical activities. It must make allowance for all:</b></p> <p>65 · Design, production information and proposals provided by the Contractor/Subcontractors/Suppliers, including inspection and checking (see section A31) · Planning and mobilisation by the Contractor · Sourcing materials, provision of samples and periods allowed for approval by the client. · Where and to the extent that the programme implications for work which is not so defined are impossible to assess the Contractor should exclude it from his programme and confirm this when submitting the programme. · Submit three copies to the client.</p> <p style="text-align: right;">1 item</p> <p>66 AGREEMENT OF PROGRAMME: Agreement (or lack of agreement) by the client to the submitted programme will not relieve the Contractor of his responsibilities for progress and completion of the Works by the due dates.</p> <p style="text-align: right;">1 item</p> <p>67 MONITORING: Record progress on a copy of the programme kept on site. In the event of progress falling behind schedule, causes shall be itemised together with proposals from those directly concerned, specifying precisely how lost time shall be made good in order that completion dates shall not be jeopardised.</p> <p style="text-align: right;">1 item</p> <p>68 In the event of progress running ahead of schedule, the client should be advised of any earlier completion dates as soon as these become known.</p> <p style="text-align: right;">1 item</p> <p>69 SITE PROGRESS MEETINGS: Progress meetings will be held as considered appropriate by the client. Ensure availability of accommodation and attend all meetings and inform Sub-Contractors and suppliers when their presence is required.</p> <p style="text-align: right;">1 item</p> <p>70 CONTRACTORS SITE MEETINGS: Hold meetings with appropriate Subcontractors, Suppliers and others for the proper execution of the Works.</p> <p style="text-align: right;">1 item</p> <p>71 ADVERSE WEATHER: Use all reasonable and suitable building aids and methods to prevent or minimise delays during adverse weather conditions.</p> <p style="text-align: right;">1 item</p> <p><b><u>CONTROL OF COST</u></b></p> <p>72 EXISTING WORK: The extent and location of renewal of existing work must be agreed, at least on a provisional basis, with the client before the work is started. Remove existing work in ways which will reasonably minimise the amount of removal and renewal.</p> <p style="text-align: right;">1 item</p>				



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	<b><u>CONTROL OF COST</u></b>				
73	ESTIMATED COST OF VARIATIONS: If the client issues details of a proposed instruction with a request for an estimate of cost, submit such an estimate without delay and in any case within 7 days.	1	item		
74	MITIGATING EXPENSES: The Contractor shall take all reasonable steps to mitigate the clients liability when Variations to the Contract occur, including re-programming the Works, sharing plant, provided always that the Contractor shall use his best endeavours to complete the Works within the Contract Period.	1	item		
75	MEASUREMENTS: The Contractor must inform the client not less than five working days prior to any work being covered up which may require inspection or measurement. Failure to do this may lead to work being uncovered and re-instated at the Contractor's expenses.	1	item		
76	MEASUREMENTS: The client will not be liable for any costs incurred by the Contractor in measuring variations or in the adjustment of the account. Arrange for a representative to attend the Works to take any measurements with the client's representative which may be necessary for the preparation of the account. If the Contractor's representative fails to attend, the client's representative shall proceed to take measurements and prepare the account, and in this case any decisions of the client shall be final and conclusive. Provide assistance and every appliance necessary for measuring the Works.	1	item		
77	Whilst it is appreciated that the Contractor should confirm verbal instructions/directions/assistance given by the client during site visits, for the avoidance of doubt, only confirmation of items which are admitted by the client and would in any case be a variation to the works as originally intended, will be included in the Final Account. The Contractor is being paid for their skill and expertise and the tender and or rates must include for all costs associated with the proper execution of the Works.	1	item		
78	RECORDS: The Contractor shall keep accurate records of all work executed which cannot subsequently be measured, and such records shall be submitted to the client upon completion of each item of work.	1	item		
79	SNAGGING AND URGENT DEFECTS: The Contractor's attention is drawn to the snagging work and urgent defects during the course of the Contract which are to be attended to immediately. This may include items of finishing which affect the appearance of the building and its contents as well as works affecting the contract programme. Rectification work relating to any defect must in all cases commence within two working days after receipt of the client's written instruction to do so and must be completed within a period to be agreed with the client prior to commencement. The Contractor must exercise all means at his disposal to complete the work as quickly as possible and the agreed period for completion must reflect this. If necessary, additional labour should be employed to carry out the remedying of defective work in order that overall progress is not affected. Should the Contractor fail to commence or complete the work within the stipulated time, the client reserves the right to employ others to carry out the work and deduct monies from the next Valuation due to the Contractor.	1	item		

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	<b><u>CONTROL OF COST</u></b>				
80	<p>TIME AND MATERIALS CLAIMS - Give reasonable notice to the client of the commencement of any work for which Daywork vouchers are to be submitted. Before being delivered each voucher must be :</p> <ul style="list-style-type: none"> <li>· Referenced to the instruction under which the work is authorised,</li> <li>· Signed by the Contractor's agent as evidence that the workmen's names, the time spent by each, the plant and materials shown are correct.</li> </ul>	1	item		
81	<p>ADVANCES ON ACCOUNT: Applications submitted by the Contractor shall include details of amounts due under the Contract together with all necessary supporting information, including original invoices, receipts and vouchers for goods or work for Provisional Sums which are included in this document. The Contractor must arrange for Subcontractors to do likewise, as failure to do so at the proper time may cause Subcontractors' amounts to be reduced or excluded for want of sufficient information. Failure to provide breakdowns or build-ups of amounts may result in payment being delayed.</p>	1	item		
82	<p>DEPOSITS: Requests for payment deposits will not be accepted by the client. They may be paid directly to suppliers, subject to satisfactory financial checks, providing the contract is in the clients name.</p>	1	item		
83	<p>PAYMENTS; payment will only be made for individual schedule of work items fully completed in a state of suitable for final handover to the client.</p>	1	item		
84	<p>MATERIALS OFF SITE Only under exceptional circumstances where approved by the client will the value of materials off site be included in Interim Certificates.</p>	1	item		
85	<p>PAYMENT TO SUBCONTRACTORS: Where the Contractor enters a subcontract with a supplier or contractor for the purpose of performing the Contract, he shall cause a term to be included in such sub-contract which requires payment to be made to the supplier or contractor within a specific period not exceeding 30 days from receipt of a valid invoice, as defined by the sub-contract requirements.</p>	1	item		
	<b><u>QUALITY STANDARDS/CONTROL</u></b>				
	<b>GOOD PRACTICE</b>				
86	<p>Where and to the extent that materials products and workmanship are not fully detailed or specified they are to be:</p> <ul style="list-style-type: none"> <li>· Of a standard appropriate to the Works and suitable for the functions stated in or reasonably to be inferred from the project documents, and</li> <li>· In accordance with good building practice.</li> </ul>	1	item		
	<b>GENERAL QUALITY OF PRODUCTS</b>				
87	<p>Products to be new unless otherwise specified.</p>	1	item		

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88	<p><b>GENERAL QUALITY OF PRODUCTS</b></p> <p>For products specified to a British or European Standard obtain certificates of compliance from manufacturers when requested by client.</p> <ul style="list-style-type: none"> <li>· Where a choice of manufacturer or source of supply is allowed for any particular product, the whole quantity required to complete the work must be of the same type, manufacture and/or source unless otherwise approved. Produce written evidence of sources of supply when requested by client. The Contractor is not permitted to make a change without the approval of the client.</li> <li>· Ensure that the whole quantity of each product required to complete the work is of consistent kind, size, quality and overall appearance.</li> <li>· Where consistency of appearance is desirable ensure consistency of supply from the same source. Unless otherwise approved do not use different colour batches where they can be seen together.</li> <li>· If products are prone to deterioration or have a limited shelf life, order in suitable quantities to a programme and use in appropriate sequence. Do not use if there are any signs of deterioration, setting or other unsatisfactory condition.</li> </ul>	1	item		
89	<p><b>PROPRIETARY PRODUCTS</b></p> <ul style="list-style-type: none"> <li>· Handle, store, prepare and use or fix each product in accordance with its manufacturer's current printed or written recommendations/instructions. Inform the client if these conflict with any other specified requirement. Submit copies to the client when requested.</li> <li>· The tender will be deemed to be based on the products specified and recommendations on their use as described in the manufacturers' literature current at the date of the invitation to tender.</li> <li>· Obtain confirmation from manufacturers that the products specified and recommendations on their use have not been changed since that time. Where such change has occurred, inform client and do not place orders for or use the affected products without further instructions.</li> <li>· Where British Board of Agreement certified products are used, comply with the limitations, recommendations and requirements of the relevant valid certificates.</li> </ul>	1	item		
90	<p><b>CHECKING COMPLIANCE OR PRODUCTS:</b></p> <p>Check all delivery tickets, labels, identification marks and, where appropriate, the products themselves to ensure that all products comply with the project documents. Where different types of any product are specified, check to ensure that the correct type is being used in each location. In particular check that:</p> <ul style="list-style-type: none"> <li>· The sources, types, qualities, finishes and colours are correct, and match any approved samples.</li> <li>· All accessories and fixings which should be supplied with the goods have been supplied.</li> <li>· Sizes and dimensions are correct. Where tolerances of components are critical, measure a sufficient quantity to ensure compliance.</li> <li>· The delivered quantities are correct, to ensure that shortages do not cause delay in the work.</li> <li>· The products are clean, undamaged and otherwise in good condition.</li> <li>· Products that have a limited shelf life are not out of date.</li> </ul>	1	item		

Item	Description	Quantity	Unit	Rate	£ p
91	<p><b>CHECKING COMPLIANCE OR PRODUCTS:</b></p> <p>ORDERING AND SUPPLYING MATERIALS As soon as possible after the Contract has been awarded, the Contractor shall submit to the client, a list of suppliers from whom he proposes to purchase materials necessary for the execution of the Works. Each supplier must be willing to admit the client, or his representative, to his premises during ordinary working hours for the purpose of obtaining samples of the materials in question. Alternatively, if required by the client, the Contractor shall deliver the samples of the materials to the client's office.</p>	1	item		
92	<p><b>PROTECTION OF PRODUCTS</b></p> <ul style="list-style-type: none"> <li>· Prevent over-stressing, distortion and any other type of physical damage.</li> <li>· Keep clean and free from contamination. Prevent staining, chipping, scratching or other disfigurement, particularly of products exposed to view in the finished work.</li> <li>· Keep dry and in a suitably low humidity atmosphere to prevent premature setting, moisture movement and similar defects. Where appropriate store off the ground and allow free air movement around and between stored products.</li> <li>· Prevent excessively high or low temperatures and rapid changes of temperature in the products.</li> <li>· Protect adequately from rain, damp, frost, sun and other elements as appropriate. Ensure that products are at a suitable temperature and moisture content at time of use.</li> <li>· Ensure that sheds and covers are of ample size, in good weatherproof condition and well secured.</li> <li>· Keep different types and grades of products separately and adequately identified.</li> <li>· So far as possible keep products in their original wrappings, packing or containers until immediately before they are used.</li> <li>· Wherever possible retain protective wrappings after fixing and until shortly before Completion.</li> <li>· Ensure that protective measures are fully compatible with and not prejudicial to the products/materials.</li> </ul>	1	item		
93	<p><b>GENERAL QUALITY OF WORKMANSHIP</b></p> <ul style="list-style-type: none"> <li>· Operatives must be skilled and experienced for the type and quality of work.</li> <li>· Take all necessary precautions to prevent damage to work from frost, rain and other hazards.</li> <li>· Inspect the components carefully before fixing and reject any which are defective.</li> <li>· Fix or lay securely, accurately and in alignment.</li> <li>· Provide suitable, tight packings at screwed and bolted fixing points to take up tolerances and prevent distortion. Do not over tighten fixings.</li> <li>· Adjust location and fixing of components and products so that joints are to be finished with mortar or sealant or otherwise lefts open to view are even and regular.</li> <li>· Ensure that all moving parts operate freely. Do not cut, grind or plane prefinished components and products to remedy binding or poor fit without approval from the client.</li> </ul> <p>WATER FOR THE WORKS: Clean and uncontaminated. If other than mains supply is proposed provide evidence of suitability. Test to BS 3148 if instructed.</p>	1	item		

Item	Description	Quantity	Unit	Rate	£ p
94	<p><b>WATER</b></p> <p>WATER FOR THE WORKS: Clean and uncontaminated. If other than mains supply is proposed provide evidence of suitability. Test to BS 3148 if instructed.</p>	1	item		
95	<p><b>SAMPLES/APPROVALS</b></p> <p>APPROVAL OF PRODUCTS: Where approval of a product is specified the requirement for approval relates to a sample of the product and not to the product as used in the Works. Submit a sample or other evidence of suitability. Do not confirm orders or use the product until approval of the sample has been obtained. Retain approved sample in good, clean condition on site. Ensure that the product used in the Works matches the approved sample.</p>	1	item		
96	<p>SAMPLES OF FINISHED WORK: Where a sample of finished work is specified for approval, the requirement for approval relates to the sample itself (if approval of the finished work as a whole is required this is specified separately). Obtain approval of the stated characteristic(s) of the sample before proceeding with the Works. Retain approved sample in good, clean condition on site. Ensure that the relevant characteristic(s) of the Works match the approved characteristic(s) of the sample. Remove samples which are not part of the finished Works when no longer required.</p>	1	item		
97	<p><b>APPROVALS:</b></p> <p>Where and to the extent that products or work are specified to be approved or the client instructs or requires that they are to be approved, the same must be supplied and executed to comply with all other requirements and in respect of the stated or implied characteristic(s) either:</p> <ul style="list-style-type: none"> <li>· To the express approval of the client or</li> <li>· To match a sample expressly approved by the client as a standard for the purpose.</li> </ul>	1	item		
98	<p>Inspection or any other action by the client must not be taken as approval of products or work unless the client so confirms in writing in express terms referring to:</p> <ul style="list-style-type: none"> <li>· Date of inspection</li> <li>· Part of the work inspected</li> <li>· Respects or characteristic(s) which are approved</li> <li>· Extent and purpose of the approval</li> <li>· Any associated conditions</li> </ul>	1	item		
99	<p><b>ACCURACY/SETTING OUT GENERALLY</b></p> <p>SETTING OUT: The Contractor shall be responsible for and shall set out the whole works. He shall check the alignment, levels and dimensions of the items for repair against those shown on the drawings and record the results in a copy of the drawings. Notify the client in writing of any discrepancies and obtain instructions before proceeding.</p>	1	item		
100	<p>SETTING OUT: Inform the client when overall setting out is complete and before commencing works.</p>	1	item		

Item	Description	Quantity	Unit	Rate	£ p
	<b>APPEARANCE AND FIT:</b>				
101	<ul style="list-style-type: none"> <li>· Arrange the setting out, erection, juxtaposition of components and application of finishes (working within the practical limits of the design and the specification) to ensure that there is satisfactory fit at junctions, that there are no practically or visually unacceptable changes in plane, line or level and the finished work has a true and regular appearance.</li> <li>· Wherever satisfactory accuracy, fit and/or appearance of the work are likely to be critical or difficult to achieve obtain approval of proposals or of the appearance of the relevant aspects of the partially finished work as early as possible.</li> <li>· Without prejudice to the above and unless specified otherwise, tolerances will (where applicable) be not greater than those given in BS 5606, Tables 1 and 2.</li> </ul>	1	item		
	<b><u>SUPERVISION/INSPECTION/DEFECTIVE WORK.</u></b>				
	<b>SUPERVISION</b>				
102	SUPERVISION: In addition to the constant management and supervision of the Works all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.	1	item		
103	SUPERVISION/INSPECTION: Any inspections carried out by the client shall not be deemed to be in lieu of proper supervision at all times by the Contractor's Site Manager.	1	item		
	<b>OVERTIME</b>				
104	OVERTIME WORKING: Whenever overtime is to be worked, give client not less than 5 working days notice, specifying times, types and locations of work to be done. Concealed work executed during overtime for which notice has not been given may be required to be opened up for inspection and reinstated at the Contractor's expense.	1	item		
105	OVERTIME: The Contract Sum shall be deemed to include for the extra cost of all overtime that may be necessary to complete the Works within the contract period or for any other reason, except where written instructions have been issued approving overtime working and accepting responsibility on behalf of the client for paying the extra cost.	1	item		
	<b>DEFECTS</b>				
106	<p>DEFECTS IN EXISTING CONSTRUCTION to be reported to client without delay. Obtain instructions before proceeding with work which may:</p> <ul style="list-style-type: none"> <li>· Cover up or otherwise hinder access to the defective construction, or</li> <li>· Be rendered abortive by the carrying out of remedial work.</li> </ul>	1	item		
107	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 client for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution. Such proposals may be unacceptable to the client and he may issue contrary instructions.	1	item		

Item	Description	Quantity	Unit	Rate	£ p
<b><u>SUPERVISION/INSPECTION/DEFECTIVE WORK.</u></b>					
<b>INSPECTION</b>					
108	ACCESS FOR INSPECTION: Give client not less than 7 days' notice before removing scaffolding or other facilities for access.	1	item		
109	ACCESS FOR WORKSHOPS: At all reasonable time, the client shall have access to the Works and the workshops of the Contractor or Sub-Contractors or other places where work is being prepared or material stored for the work under the Contract.	1	item		
110	TIMING OF TESTS AND INSPECTIONS: Agree dates and times of tests and inspections with client several days in advance, to enable the client 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. The Contractor shall allow for presenting his work for inspection at regular intervals as identified specifically in the Works section. Submit a copy of each test certificate, free of charge, to client as soon as practicable, and keep copies of all certificates on site	1	item		
111	MEASURES TO ESTABLISH ACCEPTABILITY: Wherever inspection or testing shows that the work or products are not in accordance with the Contract and measures (e.g. testing, opening up, experimental making good) are taken to help in establishing whether or not the work is acceptable, such measures:  · will be at the expense of the Contractor, and · will not be considered as grounds for extension of time.	1	item		
<b>QUALITY CONTROL</b>					
112	Establish and maintain procedures to ensure that the Works, including the work of all Sub-Contractors, comply with specified requirements. Maintain full records, keep copies on site for inspection by the client, and submit copies of particular parts of the records on request. The records must include:  · Identification of the element, item, batch or lot including location in the Works. · The nature and dates of inspections by the Contractor or client, tests and approvals. · The nature and extent of any non- conforming work found. · Details of any corrective action.	1	item		

Item	Description	Quantity	Unit	Rate	£ p
	<b>WORK AT OR BEFORE COMPLETION GENERALLY</b>				
113	<ul style="list-style-type: none"> <li>· Make good all damage consequent upon the work.</li> <li>· Remove all temporary markings, coverings and protective wrappings unless otherwise instructed.</li> <li>· Clean the works thoroughly, remove all splashes, deposits, efflorescence, rubbish and surplus materials consequent upon the execution of the work.</li> <li>· 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.</li> <li>· Obtain COSHH dated data sheets for all materials used for cleaning and ensure they are used only as recommended by their manufacturer.</li> <li>· Touch up minor faults in newly painted/repainted work.</li> <li>· Adjust, ease and lubricate moving parts of new work as necessary to ensure easy and efficient operation.</li> </ul>	1	item		
114	MAKING GOOD DEFECTS: Make arrangements with the client and give reasonable notice of the precise dates for access to the various parts of the Works for purposes of making good defects. Inform client when remedial works to the various parts of the Works are completed.	1	item		
	<b><u>SECURITY/SAFETY/PROTECTION</u></b>				
115	<p>APPROVED CODES OF PRACTICE: Comply with the following:</p> <ul style="list-style-type: none"> <li>· Management of health and safety at work</li> <li>· Managing construction for health and safety</li> </ul>	1	item		
116	SECURITY: The Contractor shall be entirely responsible for safeguarding the site, the Works, products, materials, plant, and any existing buildings affected by the Works from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site, the Works and adjoining property. All temporary openings in the external perimeter of the site shall be closed at all times when the Contractor is not present. The closing shall be made in stout material approved by the client, with all fixings from the inside faces. Allow for all costs in connection with site security. The Contractor shall treat everything contained in this Contract as confidential and shall not allow any drawings, specifications, photographs, etc to be published, copied, given or disclosed to persons not directly connected with the Works, without the written consent of the client.	1	item		
117	CLIENTS REPRESENTATIVE'S SITE VISITS: Inform the client in advance of all safety provisions and procedures (including those relating to materials which may be deleterious) which will require the compliance of the client and its representatives when visiting the site. Provide appropriate protective clothing and/or equipment for the client and its representatives.	1	item		
	<b><u>PROTECT AGAINST THE FOLLOWING:</u></b>				
118	EXPLOSIVES: Do not use.	1	item		
119	NOISE: The timing of any operation involving the use of particularly noisy appliances shall be agreed with the client who is to be given 72 hours advance notice of proposed noisy working.	1	item		



Item	Description	Quantity	Unit	Rate	£ p
	<b><u>PROTECT AGAINST THE FOLLOWING:</u></b>				
120	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 client without delay and provide them with all relevant information.	1	item		
121	NUISANCE: All work shall be carried out to avoid a nuisance of any type being caused to the occupants of the buildings and the neighbouring properties, and damage of clothing or personal belongings of staff working therein, or members of the Public. The Contractor will be held solely responsible for ensuring that no nuisance arises and, if such nuisance shall arise through neglect of proper precautions and shall indemnify the client against all or any claims which may be made in this respect. Radios and the like are not permitted anywhere on the site. The use of foul or intimidating language is not permitted anywhere on the site.	1	item		
122	FIRE: There will be no Hot Work whatsoever on the site, unless prior approval has been obtained from the client. Where approval is given comply with the client's hot work procedure.	1	item		
123	FIRE: For those operations which are approved by the client, the Contractor shall provide a trained firewatcher to be in attendance during all Hot Work operations. The Contractor is to price here or clearly indicate elsewhere in these documents, the price for complying with this requirement.	1	item		
124	FIRE: Smoking will not be permitted on the site of the Works, adjacent areas or anywhere in the precincts of the Site except in areas specified by the client in writing, which must be carefully controlled and inspected to guard against risk of fire. The client will require the Contractor to immediately cease to employ in connection with the Contract any person found smoking in areas not so specified.	1	item		
125	WATER: Prevent damage to existing retained fabric and new Works.	1	item		
126	<p>WASTE:</p> <ul style="list-style-type: none"> <li>· Remove rubbish, debris, surplus material and spoil on a daily basis and keep the site and Works clean and tidy. Removal should be co-ordinated with deliveries, when possible, to reduce overall vehicular traffic flow.</li> <li>· Remove all rubbish, dirt and residues from voids and cavities in the construction before closing in.</li> <li>· Ensure that unwanted non-hazardous material, spoil and rubbish is disposed of at a tip approved by a Waste Regulation Authority. Waste capable of being re-cycled should be disposed off through an approved recycling scheme.</li> <li>· Remove all surplus hazardous materials and their containers regularly for disposal off site in a safe and competent manner as approved by a Waste Regulation Authority and in accordance with relevant regulations.</li> <li>· Retain waste transfer documentation on site.</li> </ul>	1	item		

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>PROTECT THE FOLLOWING:</u></b>				
127	WORK IN ALL SECTIONS: Adequately protect all types of work and all parts of the Works, including work carried out by others, throughout the Contract. Wherever work is of an especially vulnerable nature or is exposed to abnormal risk provide special protection to ensure that damage does not occur.	1	item		
128	ROADS AND FOOTPATHS: Adequately maintain roads and footpaths 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.	1	item		
129	EXISTING FEATURES: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas, planting, trees and other site features which are to remain in position during the execution of the Works. The Contractor shall take all reasonable precautions to prevent any damage whatsoever to adjoining property and shall make good any damage caused at his own expenses. Protective coverings must be used to protect sensitive surfaces from any damage or contamination whatsoever including damage from weather.	1	item		
130	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.	1	item		
131	NEIGHBOURING PROPERTY: The Contractor shall at all times respect the privacy adjacent property, and no entry whatsoever is to be made into any other neighbouring building without prior permission. Prevent trespass of workpeople. Take all reasonable precautions to prevent damage to neighbouring property. Obtain permission as necessary from the client and owners if requiring to erect scaffolding on or otherwise use property adjoining the site. Remove and make good on completion or when directed. Bear the cost of repairing any damage arising from execution of the Works.	1	item		
132	EXISTING STRUCTURES; The Contractor is entirely responsible for providing and maintaining during the execution of the Works all incidental shoring, strutting 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. · The Contractor shall advise the client, before commencement of the Works, of his proposals for temporary supports and sequence of the Works. These proposals shall be supported by design calculations, if requested. Do not remove supports until new work is strong enough to support the existing structure. Prevent overstraining of completed work when removing supports.	1	item		
	<b><u>SPECIFIC LIMITATIONS ON METHOD/SEQUENCE/TIMING</u></b>				
133	SCOPE: The limitations described in this section are supplementary to limitations described or implicit in information given in other sections or on the drawings.	1	item		
134	Agree the method and sequence of working with the client.	1	item		

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>SPECIFIC LIMITATIONS ON METHOD/SEQUENCE/TIMING</u></b>				
135	NORMAL HOURS: Between 8.00 a.m. and 5.00 p.m. Monday to Saturday inclusive. Obtain the client's and client's prior approval before working outside normal working hours.	1	item		
	<b><u>FACILITIES/TEMPORARY SERVICES AND FACILITIES</u></b>				
	<b>GENERALLY</b>				
136	LIMITATIONS: The Contractor shall not use the site for any other purpose than carrying out of this Contract. He shall obtain the approval of the client for the siting of, temporary works and services, materials plant machinery and the like which are necessary for the execution of the Works.	1	item		
137	MAINTAIN: Alter, adapt and move temporary works and services as necessary. Remove when no longer required and make good.	1	item		
	<b>SERVICES AND FACILITIES</b>				
138	LIGHTING Provide temporary lighting as necessary for carrying out and inspecting the Works.	1	item		
139	LIGHTING AND POWER: Make temporary connections and disconnections and provide all necessary distribution around the site and allow for any additional power requirements and for all associated costs.	1	item		
140	WATER FOR THE WORKS: Provide water for the works and welfare facilities. Make temporary connections and disconnections, provide any necessary storage tanks, pumps etc to maintain pressure, temporary plumbing and the like for distribution around the site and allow for all associated costs.	1	item		
141	TELEPHONES: The client will not provide telephone facilities. The Contractor shall provide a telephone for contact with their Site Manager and an "out of hours" emergency contact telephone number.	1	item		
142	THERMOMETERS: Provide on site and maintain in accurate condition a maximum & minimum thermometer in an approved location.	1	item		
143	LIFTING DEVICES: Provide and maintain all necessary hoists and lifting devices for the proper execution of the Works. Approval must be sought from the client with regard to size; shape and position of lifting devices and at least three working days notice must be given to the client before delivery to site.	1	item		
144	TRANSPORT: Provide and maintain all necessary transport for the proper execution of the Works.	1	item		
145	MECHANICAL PLANT: Provide and maintain all mechanical plant for the proper execution of the Works.	1	item		
146	HOARDINGS, FANS, PROTECTION AND FENCING: Provide and maintain all necessary support scaffolding, hoardings, fans, propping, protection and fencing for the proper execution of the Works. Alter, shift and adapt as necessary, regularly maintain appearance, clear away and make good on completion.	1	item		

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>OPERATION/MAINTENANCE OF THE FINISHED BUILDING:</u></b>				
147	Provide copies of: · manufacturers current technical literature and dated data sheets for all materials, plant and equipment selected by the Contractor. · provide general maintenance instructions for all items of Contractor designed or performance specified work.	1	item		
	<b><u>CONTRACTOR'S GENERAL COST ITEMS</u></b>				
	<b>MANAGEMENT AND STAFF</b>				
148	Fixed /Time related	1	item		
	<b>SITE ACCOMMODATION</b>				
149	Fixed /Time related	1	item		
	<b>POWER</b>				
150	Fixed /Time related	1	item		
	<b>LIGHTING</b>				
151	Fixed /Time related	1	item		
	<b>TELEPHONE &amp; ADMINISTRATION</b>				
152	Fixed /Time related	1	item		
	<b>SAFETY, HEALTH &amp; WELFARE</b>				
153	Fixed /Time related	1	item		
	<b>STORAGE OF MATERIALS</b>				
154	Fixed /Time related	1	item		
	<b>RUBBISH DISPOSAL</b>				
155	Fixed /Time related	1	item		
	<b>CLEANING</b>				
156	Fixed /Time related	1	item		
	<b>DRYING OUT</b>				
157	Fixed /Time related	1	item		
	<b>PROTECTION OF WORK IN ALL SECTIONS</b>				
158	Fixed /Time related	1	item		
	<b>SECURITY</b>				
159	Fixed /Time related	1	item		
	<b>MAINTAIN PUBLIC ROADS AND PRIVATE DRIVES</b>				
160	Fixed /Time related	1	item		
	<b>SMALL TOOLS AND PLANT</b>				
161	Fixed /Time related	1	item		

Item	Description	Quantity	Unit	Rate	£ p
<b><u>CONTRACTOR'S GENERAL COST ITEMS</u></b>					
<b>ADDITIONAL SERVICES AND FACILITIES ITEMS</b>					
162	Additional item related Fixed /Time	1	item		
163	Additional item related Fixed /Time	1	item		
<b><u>MECHANICAL PLANT</u></b>					
<b>HOISTS</b>					
164	Fixed /Time related	1	item		
<b>TRANSPORT &amp; PERSONNEL TRANSPORT</b>					
165	Fixed /Time related	1	item		
<b>ADDITIONAL MECHANICAL PLANT ITEMS</b>					
166	Additional item related Fixed /Time	1	item		
<b>HOARDINGS, FANS, PROTECTION, ETC</b>					
167	Fixed /Time related	1	item		
<b>ADDITIONAL TEMPORARY WORKS ITEMS: Insert below further cost items as may be required.</b>					
168	Additional item related Fixed /Time	1	item		
<b><u>SCAFFOLDING, STAGING ETC</u></b>					
169	The Contractor shall provide, erect, maintain, alter and adapt as necessary and dismantle when no longer required and remove on completion all necessary scaffolding or staging including boards necessary for the execution of the whole of the works.	1	item		
170	Such scaffolding, staging or other means of access shall include independent, suspended, putlog or mobile scaffolds, hoist or ladder towers, access platforms, gantries, bridging, safety rails and barriers, fans or any other scaffolding or the like or any other temporary means of access either internal or external required for the due and proper execution of the whole of the work specified.	1	item		
171	The Contractor is to allow and include for any making good necessary on completion of the Contract to damage caused by the scaffolding or other access plant materials to match existing.	1	item		
172	The scaffolding is to be erected to afford as much security as possible to the buildings and the occupants thereof and to deter access by vandals.	1	item		

**Collection sheet**

£ p

Page total : 1/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
	<b>DEMOLITIONS</b>				
	<b><u>Strip out the following from the existing building</u></b> <b><u>Cart all removed material to skip and disposed of from site</u></b>				
	<b>Boiler, cooker, fireplace, gas pipes and radiators</b>				
A	strip out all of the existing heating system including boiler, flue, radiators, fireplace and flue, tanks, controls and pipework, make good retained walls and floor surfaces where removed. Cap off at the meter and remove all gas pipework.	1	item		
	<b>Electrical</b>				
B	strip out all sockets, light fittings, switches, supplies to boiler, cabling from the existing property. Make safe and isolate any remaining circuits.	1	item		
	<b>Plumbing and sanitaryware</b>				
C	strip out all sanitaryware, showers, baths, sinks, WC,s etc and cap off existing hot and cold water services to ground and 1st floor bathroom, kitchen and garage sink. Remove all wastes and and make good holes left in masonry or concrete where required.	1	item		
	<b>Roof</b>				
D	strip all existing roof tiles, under felt and laths, denail, and insulation	146	m2		
	<b>External walls</b>				
E	cavity wall and plaster	13	m2		
	<b>Roof</b>				
F	strip out existing valley boards, fillets and lead work	12	m		
G	UPVC fascia's or bargeboards, soffits, gutters, downpipes and timber framings	76	m		
H	dormer wall cheeks including timber frame, plywood, cladding, insulation, plasterboard	10	m2		
I	rafters and nails	73	m2		
	<b>Balcony</b>				
J	balustrade and fixings	11	m		
K	strip balcony external wall cheeks including boarding, framing, plasterboard and insulation	8	m2		
L	flat roof covering, deck boarding and insulation	16	m2		
	<b>Conservatory</b>				
M	UPVC frame, glazing, dwarf brick/ plastered walls, skirtings down to dpc	1	item		
	<b>Doors and windows</b>				
N	garage door and frame	1	item		
O	all external windows, doors and screens of various sizes - 16 nr separate units	1	item		

Item	Description	Quantity	Unit	Rate	£ p
	<b>DEMOLITIONS</b>				
	<b><u>Strip out the following from the existing building.</u></b>				
	<b><u>Cart all removed material to skip and disposed of from site</u></b>				
	<b>Internal joinery</b>				
P	strip out all of the existing kitchen units and worktops	1	item		
Q	internal doors and frames	12	nr		
R	skirting boards	94	m		
S	curved main flight staircase, landing, 2 sets steps up, including supporting joists, metal handrails and balustrades	1	item		
	<b>Hard and soft wall and floor finishes</b>				
T	polished wood flooring	34	m2		
U	carpets	90	m2		
V	floor and wall tiling	32	m2		
	<b>Plasterboard finishes</b>				
W	ceilings	117	m2		
X	ceilings - garage	27	m2		
	<b>Floor structures</b>				
Y	floor joists and floor boards	74	m2		
	<b>Internal Walls</b>				
Z	1st floor partitions including studwork and plasterboarded both sides	11	m2		
AA	1st floor eaves partitions. stud, insulation and plasterboarded one side	21	m2		
AB	ground floor internal half brick thick walls, plastered both sides, making good floor screeds or substrate.	64	m2		
AC	ground floor one brick walls, plastered both sides, making good floor screeds or substrate.	3	m2		



Item	Description	Quantity	Unit	Rate	£ p
	<b><u>ALTERATIONS</u></b>				
	<b>Notes</b>				
A	References are located on annotated drawing ref 11305 - 15 - new openings	0			
	<b><u>BEDROOM CUPBOARDS</u></b>				
	<b>Refurbishment of bedroom cupboards</b>				
B	carefully dismantle, taking care not to damage, bedroom cupboards, doors and shelves and set to one side as directed by the customer . Protect remaining wall fixed frames (for later respray by the client)	1	item		
	<b><u>ALTERATIONS</u></b>				
	<b><u>New Door and window openings</u></b>				
	<b><u>Cart removed materials to skip and dispose of from site</u></b>				
	<b>Ref 1 - Kitchen SW elevation</b>				
C	form new window opening 1200mm wide x 2290mm high Lower sill of existing 1200mm width window opening by 760mm Reform and close reveals	1	item		
	<b>Ref 2 - Conservatory SW elevation</b>				
D	form new full floor to ceiling height internal opening in external wall Situated over position of existing narrower french door opening, widen to 3940mm wide x 2470 high including Temporary support, New lintel taken in steelwork, Brickwork removal and reforming both reveals. Cut out threshold for extending new floor finishes into opening	1	item		
	<b>Ref 3 - Office SE elevation</b>				
E	form new door internal door opening in external wall 900 x 2150mm high Part block up existing window opening area 1920mm wide x 1250 high including Block cavity wall, starter bars and forming single reveal one end. Install catnic steel lintel over 900mm wide door opening Remove wall at side of door opening 350mm wide x 2150mm high, block infill new reveal Remove wall under old window opening 490mm wide x 1000mm high, block infill new reveal. Cut out threshold for extending new floor finishes into opening	1	item		

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>ALTERATIONS</u></b>				
	<b><u>New Door and window openings</u></b>				
	<b><u>Cart removed materials to skip and dispose of from site</u></b>				
	<b>Ref 4 -WC SE elevation</b>				
F	form new door external door opening in external wall finished size 1200 x 2350mm Part block up existing window opening area 1350mm wide x 1250 high including Block cavity wall, starter bars and forming single reveal one end. Install catnic steel lintel over 1200mm wide door opening Remove wall at side of door opening 710mm wide x 2350mm high, return and reform reveal Remove wall under old window opening 450mm wide x 1000mm high, reform reveal. Cut out threshold for extending new floor finishes into opening	1	item		
	<b>Ref 6 -Kitchen SE elevation</b>				
G	form new patio door opening in external wall finished size 2100 x 2250mm Remove wall under window opening 620mm wide x 860mm high, return and reform reveal Remove wall under window opening 320mm wide x 860mm high, return and reform reveal Block up old window opening 320mm x 1380mm high, including starter bars and forming new reveal. Cut out threshold for extending new floor finishes into opening	1	item		
	<b>Ref 7 - Lounge NW elevation</b>				
H	form new patio door opening in external wall finished size 1800 x sloped head 4900/6000mm Remove lintel and cavity wall overall 450mm in height Lower sill of existing 1800mm width window opening by 710mm; Reform and close reveals	1	item		
	<b>Ref 8 -Lounge NW elevation</b>				
I	form new patio door opening in external wall finished size 1500 x 2250mm Remove wall under window opening 380mm wide x 710mm high, return and reform reveal Block up old window opening 380mm x 1570mm high, including starter bars and forming new reveal.	1	item		
	<b>Ref 10 - 1st floor WC over garage - NW elevation</b>				
J	form new tall window opening in external wall, with sloping head, finished size 750mm wide x 2250mm high Remove lintel over existing window Remove wall under window opening 750mm wide x 520mm high, return and reform both reveals Remove wall above window opening 750mm wide x 630mm high, return and reform reveals Block up old window opening on both sides each 140mm x 1070mm high, including starter bars and forming new reveal. Cut out threshold for extending new floor finishes into opening	1	item		

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>ALTERATIONS</u></b>				
	<b><u>New Door and window openings</u></b>				
	<b><u>Cart removed materials to skip and dispose of from site</u></b>				
	<b>Ref 11 - Garage - NW elevation</b>				
K	form new larger garage door opening in external wall, finished size 3010mm wide x 2350mm high Remove lintel over and install new to suit Remove wall over opening 2510mm wide x 250mm high, return and reform reveal Remove wall to side of opening 700mm wide x 2350mm high, return and reform reveal Make good garage floor	1	item		
	<b>Ref 12 - Office - NE elevation</b>				
L	form new door opening in external wall, finished size 920mm wide x 2200mm high Install new lintel Remove wall over opening 920mm wide x 2200mm high, return and reform both reveals Cut out threshold for extending new floor finishes into opening	1	item		
	<b><u>Fill in door and window openings</u></b>				
	<b>ref 17 - Porch</b>				
M	block up existing window opening size 440 x 1050mm x 200mm thick; starter bars both sides; flush pointing	1	item		

Item	Description	Quantity	Unit	Rate	£ p
<b><u>ALTERATIONS</u></b>					
<b><u>Openings for Roof Windows</u></b>					
<b><u>Cart removed materials to skip and dispose of from site</u></b>					
<b>Form opening within existing roof joists, with sloping reveals, include additional trimmers, for Velux rooflight (measured separately)</b>					
A	size 55cm x 98cm	1	nr		
B	size 78cm x 98cm	3	nr		

**Collection sheet**

£ p

Page total : 2/1/1  
Page total : 2/1/2  
Page total : 2/1/3

Total :

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>FLOOR STRUCTURE</u></b>				
	<b>POSI-JOISTS; PS-10; 400 spacing, including one third bracing and calculations for 5800mm span; depth 253mm; timber width 122mm, deflection 12.67mm Can be supplied by Donaldson Timber Engineering of Ilkeston or another approved supplier</b>				
A	living and kitchen area	135	m		
	<b>Additional joists in creating a short cantilever to the new 1st floor bathroom. Cantilever 300mm x 3000mm width</b>				
B	TBC	1	nr		
	<b>1st floor partition noggin supports - not specified TBC - assume 50 x 250 joist C16</b>				
C	400mm long	12	nr		
	<b>POSI-JOISTS; PS-10; 400 spacing, including one third bracing and calculations for 3600mm span; depth 253mm; timber width 122mm, deflection ?mm Can be supplied by Donaldson Timber Engineering of Ilkeston or another approved supplier</b>				
D	bathroom and utility area  Work not specified by engineer, but is on Architects drawing TBC	43	m		
	<b>POSI-JOISTS; PS-10; 400 spacing, including one third bracing and calculations for 1650mm span; depth 253mm; timber width TBC?mm, deflection ?mm Can be supplied by Donaldson Timber Engineering of Ilkeston or another approved supplier</b>				
E	landing floor	10	m		
	<b>C24 structural softwood trimmers</b>				
F	landing floor 50 x 250mm TBC	12	m		
	<b>POSI-JOIST support</b>				
G	heavy duty joist hangars as approved by the engineer built into existing walls suit 254 x 122 posi-joists	45	nr		
H	timber to timber joist hangars ; suit 254 x 122 posi-joists	22	nr		
	<b><u>FLOOR DECKING</u></b>				
	<b>Floor boards;</b>				
I	23mm tongue and groove flooring grade chipboard	63	m2		
	<b><u>FLOOR INSULATION</u></b>				
	<b>Mineral wool insulation</b>				
J	150mm thick between ceiling joists, temporarily supported from below	24	m2		

Item	Description	Quantity	Unit	Rate	£ p
K	<p><b><u>FLOOR INSULATION</u></b></p> <p><b>Acoustic insulation</b></p> <p>100mm thick between ceiling joists, temporarily supported from below</p>	63	m2		

**Collection sheet**

£ p

Page total : 2/2/1

Total :



Item	Description	Quantity	Unit	Rate	£ p
<b>EXTERNAL MASONRY WALLS</b>					
<b>Isolated concrete pad foundation</b>					
A	comprising excavation of pit size 1000mm wide x 450mm wide x 1000mm depth TBC, mass fill with C25 concrete to 850mm depth	1	item		
<b>AGLITE ultima blockwork; flush pointed</b>					
A	attached pier 768 wide x 239mm depth x 2650mm high including installing DPC at 150mm above ground level	1	item		
<b>Metalwork</b>					
B	stainless steel wall ties 200mm long drilled and fixed into existing outer walls with epoxy resin	13	nr		

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>STRUCTURAL TIMBER INSULATED WALLS</u></b>				
	140mm stud frame structure with sole, head and wall plates (measured separately), sheathed externally with 12mm WBP plywood and breather membrane, frame full filled with PIR insulation. Lined internally with 38mm PIR insulation, polyethylene vapour/air leakage control layer				
	<b>FLANK WALLS</b>				
A	max height 2600mm	41	m2		
	<b>GABLE WALLS</b>				
B	max to ridge 3350mm	22	m2		
	<b>Isolated areas</b>				
C	over entrance door 1120mm width x sloped head 50min/1000mm max high	1	item		
	<b>Additional work and timbers at perimeter detailing</b>				
D	30 degree sloped wall head	16	m		
E	horizontal wall head and wall plates	22	m		
F	external vertical corners	15	m		
G	sole plates	36	m		
H	wall ends at full height window openings	15	m		
	<b>Additional work and timbers at new openings</b>				
I	form round window opening 900mm diameter; incorporate timber beam above.	1	item		
J	form window opening 1500 x 450mm high; include additional reinforcement above to include timber beams, WBP plywood sheathing and studs doubled with cripple studs - to structural engineers detail	1	item		

**Collection sheet**

£ p

Page total : 2/3/1  
Page total : 2/3/2

Total :

Item	Description	Quantity	Unit	Rate	£ p
<b><u>FLOOR SUPPORT STEELWORK</u></b>					
<b>Steel support beam to support Pozi joist ends Provisionally 102 x 203 x 23kg RSJ, TBC, with timber wall plate bolted into flange</b>					
A	2200mm long - utility  Work not specified by engineer, but is on Architects drawing	1	nr		
<b>Steel support beam to support Pozi joist ends Provisionally 133 x 203 x 25kg RSJ, TBC, with timber wall plate bolted into flange</b>					
B	3400mm long - coats area  Work not specified by engineer, but is on Architects drawing	1	nr		
<b>Padstones</b>					
C	blue brick padstone 450 x 100 x 225 built into existing wall	1	nr		
D	blue brick padstone 450 x 100 x 225 built into new wall as the work proceeds	1	nr		
E	blue brick padstone 450 x 200 x 225 built into existing wall	1	nr		
F	blue brick padstone 450 x 200 x 225 built into new wall as the work proceeds	1	nr		

**Collection sheet**

£ p

Page total : 2/4/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>EXTERNAL DOORS AND WINDOWS</u></b>				
	<b><u>Aluminium PPC; Minimum 4.12.4 hermetically sealed air filled double glazed units with Low E hard coat glazing to achieve 'U' value of 1.6 W/m<sup>2</sup>k. All glass shall be of the required thickness to meet wind load and safety requirements of BS 6262 (1982) Code of Practice for Glazing of Buildings. Provide toughened safety or laminated glass to panels with glazing below 800mm from floor level and 1500mm in a door or side panel to Approved Document N 1.3 Diagram 1. provide proprietary mastic sealant to all external frame / wall junctions. Trickle vents to all heads of frames see VENTILATION requirements</u></b>				
	<b><u>All sizes should be checked on site</u></b>				
	<b>Windows</b>				
A	ref 1 - window aperture size 1200mm wide x 2290mm high	1	item		
	<b>Round window</b>				
B	ref 13 - size 900mm diameter	1	item		
	<b>Windows; with 150mm spacer under fascia's</b>				
C	ref 5 - window size 1800 x 4300/3200mm high sloped head	1	item		
D	ref 10 - size 750 x 2250/1975mm high apex head	1	item		
E	ref 14 - size 1950 x 2820/1750mm high sloped head	1	item		
	<b>Single door</b>				
F	ref 12 - size 920 x 2200mm; with porthole	1	item		
G	ref 4 - door aperture size 1200 x 2280mm	1	item		
	<b>Pair french doors</b>				
H	ref 6 - size 2100 x 2280mm	1	item		
I	ref 8 - size 1500 x 2280mm	1	item		
	<b>Pair french doors and full height screen; with 150mm spacer under fascia's</b>				
J	ref 7 - size 1800 x 4900/6000mm high sloped head	1	item		
	<b>Timber boarded entrance door and overhead panel (boarded) and glazed side and overhead screen; with deepened top frame/ cover strip under fascia's</b>				
K	ref 9 - size 1530 x 2290/3600mm high sloped head	1	item		
	<b><u>GARAGE DOOR</u></b>				
	<b><u>All sizes should be checked on site</u></b>				
	<b>Timber boarded garage door and frame TBC</b>				
L	ref 11 - size 3010 x 2350mm	1	item		

**Collection sheet**

£ p

Page total : 2/5/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
	<b>INTERNAL WALLS</b>				
	<b>AGLITE Ultima blockwork 7N/mm<sup>2</sup>, mortar beds, flush pointed both sides</b>				
A	100mm thick	11	m <sup>2</sup>		
B	140mm thick	16	m <sup>2</sup>		
C	100mm thick- filling in openings	5	m <sup>2</sup>		
	<b>Metalwork</b>				
D	stainless steel wall starter bars similar to Furfix	10	m		
	<b>Concrete door lintel</b>				
E	reinforced 100 x 140mm high x 1200mm long	1	nr		
	<b>Metal Stud partition; 70mm metal stud, head and sole plates, 25mm Isover insulation in void; (plasterboard taken separately)</b>				
F	overall 100mm thick x ave 1750mm high	4	m		
G	overall 100mm thick x ave 2000mm high	4	m		
H	overall 100mm thick x 2400mm high	9	m		
I	overall 100mm thick x 3000mm high	5	m		
J	extra over form single door opening	6	nr		
	<b>Metal Stud partition; up to 70mm metal stud, head and sole plates, in thickening out existing brick wall, 25mm Isover insulation in void; (plasterboard measured separately)</b>				
K	up to 100mm thickness x 1900mm high	4	m		



**Collection sheet**

£ p

Page total : 2/6/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
<b><u>ROOF STRUCTURE</u></b>					
<b>Structural C24 roof softwood timbers, regularised</b>					
A	main rafters size 50 x 150	260	m		
B	rafter extensions 50 x 150mm - in 7 nr	6	m		
C	tilting fillet at eaves on ends of rafters	65	nr		
D	valley rafters size 50 x 200	14	m		
E	hip rafter 50 x 200mm	4	m		
F	ridge joist 25 x 200mm	12	m		
<b>Structural C24 roof softwood timbers</b>					
G	barge support size 38 x 100mm	38	m		
H	barge ladder noggins size 38 x 100mm	15	m		
I	raise height of existing rafters by adding on top 50 x 50mm	157	m		
J	raise height of existing valley rafter by adding on top 50 x 50mm	14	m		
K	raise height of existing ridges by adding on top 50 x 50mm	7	m		

Item	Description	Quantity	Unit	Rate	£ p
A	<p><b><u>ROOF INSULATION</u></b></p> <p>Actis hybrid insulation between rafters, form ventilation space over and below</p> <p>100mm thick</p>	125	m2		

**Collection sheet**

£ p

Page total : 2/7/1  
Page total : 2/7/2

Total :

Item	Description	Quantity	Unit	Rate	£ p
<p><b><u>VELUX ROOFLIGHTS</u></b></p>					
<p><b><u>in existing roof</u></b></p>					
<p><b>Type GGL and flashing kit; in previously prepared opening; cutting and fitting newly tiled roof as the work proceeds; make good sloped plaster reveal</b></p>					
A	size 55cm x 118cm ref CK06	1	Nr		
B	size 78cm x 98cm ref MK04	2	Nr		
<p><b>Type GGL and flashing kit; in previously prepared opening; cutting and fitting newly tiled roof as the work proceeds; note external soffit measured seperately.</b></p>					
C	size 78cm x 98cm ref MK04 - porch	1	Nr		
<p><b><u>in new roof</u></b></p>					
<p><b>Type GGL and flashing kit in new roof; cutting and fitting newly tiled roof as the work proceeds; forming sloped reveals</b></p>					
D	size 55cm x 118cm ref CK06	1	Nr		
E	size 78cm x 118cm ref MK06	1	Nr		

**Collection sheet**

£ p

Page total : 2/8/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>FASCIAS</u></b>				
	<b>ALUTEC Freeboard or Freeform FASCIA'S - ANTHRACITE</b>				
A	150mm high	62	m		
	<b><u>SOFFITS</u></b>				
	<b>ALUTEC Freeboard or Freeform SOFFITS - ANTHRACITE</b>				
B	soffit board 270mm wide- horizontal	53	m		
C	soffit board 680mm wide - horizontal	4	m		
D	soffit board over front entrance canopy - sloping	5	m2		

Item	Description	Quantity	Unit	Rate	£ p
<b>ROOF TILING</b>					
<b>Eternit slates fitted to 25 x 50 treated timber battens, as manufacturers recommendations, on Actis H control hybrid fitted to form membrane and sarking</b>					
A	30 degree roof slopes	168	m2		
B	ventilated ridge tiles to suit slates	29	m		
C	ventilated hip tiles to suit slates	4	m		
D	verge undercloak and mortar bedding	38	m		
E	extra tiles and proprietary ventilation former at eaves	26	m		
<b>Valley detailing, comprising 19mm x 250mm rot treated plywood support boards each side, valley fillets, additional overlapping underlay, code 5 lead valley lining,</b>					
F	valley work	18	m		
<b>Abutment flashings and soakers;</b>					
G	30 degree sloping; tiled roof against monocouche/ larch cladded timber wall	14	m		



**Collection sheet**

£ p

Page total : 2/9/1  
Page total : 2/9/2

Total :

Item	Description	Quantity	Unit	Rate	£ p
<b><u>GUTTERS AND DOWNPIPES</u></b>					
<b>LINDAP galvanised GUTTERING including junctions and brackets</b>					
A	straight gutter 100mm wide	29	m		
B	end caps	22	nr		
D	running outlets	10	nr		
<b>LINDAP galvanised DOWNPIPES including junctions and brackets</b>					
E	vertical 63mm diameter	23	m		
F	swan neck bends	10	nr		
G	shoe outlet	10	nr		

**Collection sheet**

£ p

Page total : 2/10/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
<b><u>LARCH CLADDING</u></b>					
<b>Notes</b>					
A	<p>taken as latest drawing dated August 18 ref 11304-20 revB.</p> <p>Larch cladding should be pretreated with "sioo:x" or similar natural colouring. A composite is also acceptable. Contractor to submit proposals.</p>	0			
<b>Larch cladding, horizontal larch boards with 8mm gaps; fixed using Fassadenclip FCS fasteners; on 38mm thick vertical batten supporting framework</b>					
B	wall over 300mm width - fixed to masonry	38	m2		
C	wall over 300mm width - fixed to timber frame	34	m2		
<b>Extra materials, trims and the like at cladding perimeters</b>					
D	external angle	25	m		
E	vertical stopped end	23	m		
F	window or door reveal	23	m		
G	horizontal wall footer	20	m		
H	30 deg raking cut wall footer	10	m		
I	horizontal wall header	14	m		
J	30 deg raking cut wall header against soffit boards	15	m		
K	round window opening 900mm diameter	1	item		

**Collection sheet**

£ p

Page total : 2/11/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
<b><u>THROUGH COLOURED RENDER SYSTEM</u></b>					
<b>MONOCOUCHE</b>					
<b>render system including 38mm vertical fixing support battens, 12mm carrier board with render system over.</b>					
A	fixed to masonry walls over 300mm wide	58	m2		
B	to structural timber walling over 300mm wide	13	m2		
<b>Extra materials, trims, beads and the like at render perimeters</b>					
C	external angle bead	15	m		
D	horizontal footer	21	m		
E	30 deg raking wall footer	9	m		
F	window reveal	29	m		

**Collection sheet**

£ p

Page total : 2/12/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>INTERNAL STAIRCASE</u></b>				
	<b><u>Specification TBA</u></b>				
	<b>Plinth quarter winding landing, bullnosed plinth step, straight flight; rise 206.2mm x 14 treads; overall width 850mm; going 231mm; pitch 42 deg.</b>				
A	staircase TBC	1	item		
	<b>Balustrades comprising single straight run balustrade; full newel posts top and bottom; to staircase as previously described; TBC</b>				
B	to 42 deg pitch overall 2.70 metre horizontal length	1	item		
	<b>Balustrades comprising single straight run balustrade; half newel post on end to landing; TBC</b>				
C	to 1.76 metre to galleried landing	1	item		
	<b>Balustrades comprising single straight run balustrade; half newel post on both ends to landing; TBC</b>				
D	to 1.59 metre to galleried landing	1	item		



**Collection sheet**

£ p

Page total : 2/13/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>WALL FINISHES</u></b>				
	<b><u>Plaster Work</u></b>				
	<b>Note</b>				
A	Dry lining to be sealed around all openings and at junctions with walls, floors and ceilings with a continuous band of adhesive along all edges. Boxing for concealing services pipes must be sealed at floor and ceiling levels, also all piped services where they penetrate in to hollow construction or voids must be sealed using a suitable sealing material.	0			
	<b>40mm insulated plasterboard on dabs adhesive to masonry walls; plaster skim finish</b>				
B	over 300mm wide	62	m2		
C	not exceeding 300mm wide	1	m2		
	<b>12.5mm plasterboard on dabs adhesive to masonry walls; plaster skim finish</b>				
D	over 300mm wide	54	m2		
E	not exceeding 300mm wide	13	m2		
	<b>12.5mm plasterboard to external timber walls; plaster skim finish</b>				
F	over 300mm wide	64	m2		
G	not exceeding 300mm wide	4	m2		
H	not exceeding 300mm wide to round window 900mm diameter	1	item		
	<b>Extra over for supply and fitting 12.5mm moisture resistant plasterboard over vapour barrier in lieu of 12.5mm plasterboard linings.</b>				
I	around showers and in support to appliances in bathrooms	20	m2		
	<b>12.5mm fireline plasterboard to sides of steel beams</b>				
J	over 300mm wide	3	m2		
	<b>15mm soundbloc plasterboard to side of metal stud partitions; plaster skim finish</b>				
K	over 300mm wide	89	m2		
	<b>Metalwork</b>				
L	skim coat bead	89	m		
M	skim coat bead - 900mm diameter full round circle	1	nr		

Item	Description	Quantity	Unit	Rate	£ p
<b><u>CEILING FINISHES</u></b>					
<b><u>Plaster Work</u></b>					
<b>Note</b>					
A	Include for all perimeter and board end noggins to ensure plasterboard is fixed at maximum 600mm spacing	0			
<b>12.5mm plasterboard to ceilings; plaster skim finish</b>					
B	over 300mm wide	63	m2		
<b>12.5mm plasterboard in 2 layers; plaster skim finish</b>					
C	ceilings	27	m2		
<b>12.5mm duplex plasterboard to ceilings; plaster skim finish</b>					
D	over 300mm wide; sloping	89	m2		
E	not exceeding 300mm wide; sloping	3	m2		
<b>Metal bead</b>					
F	skim coat bead	15	m		

**Collection sheet**

£ p

Page total : 2/14/1  
Page total : 2/14/2

Total :

Item	Description	Quantity	Unit	Rate	£ p
<b><u>INTERNAL JOINERY</u></b>					
<b>Skirting boards</b>					
A	profile TBC	109	m		
<b>Door frames, door, ironmongery, architraves</b>					
<b>Profile TBC</b>					
B	structural opening size 900 x 2000	7	nr		
C	structural opening size 900 x 2000 fire door; with self closer and smoke seal	1	nr		
D	structural opening size 1640 x 2000 pair doors	1	nr		
E	structural opening size 900 x 2000 with sloping head	1	nr		
<b>Window boards; type TBC</b>					
F	75mm wide x 22mm thick	4	m		
G	150mm wide x 22mm thick	2	m		
<b>Curtain battens</b>					
H	50 x 25 PAR softwood battens	34	m		
<b>Pipe boxings, supporting framework and 12mm plywood casing</b>					
I	corner 200mm x 200mm x 2470mm high	2	nr		
J	corner 400mm x 200mm x 1900mm high	1	nr		

**Collection sheet**

£ p

Page total : 2/15/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
<b><u>KITCHEN FITTINGS</u></b>					
<b>Provisional sums</b>					
<b>Kitchen TBC</b>					
A	kitchen units	1	item		
B	worktop	1	item		
C	appliances	1	item		
<b>Provisional sums</b>					
<b>Utility TBC</b>					
D	kitchen units	1	item		
E	worktops	1	item		
F	appliances	1	item		
<b>Soil pipe and wastes; soil stacks to be installed with 100mm fibreglass insulation quilt surround</b>					
G	kitchen - install new stub with Durgo valve; stack routing stack through outer wall below slab and make good all surfaces disturbed; including external wall rocker pipe detail comprising a short length of pipe bedded into the wall with joints within 150mm of wall faces connected on each side to rocker pipes with a maximum length of 600mm and flexible joints all in accordance with Approved Document H1 Diagram A1	1	item		
H	utility - install new stub stack with Durgo valve routing stack through outer wall below slab and make good all surfaces disturbed; including external wall rocker pipe detail comprising a short length of pipe bedded into the wall with joints within 150mm of wall faces connected on each side to rocker pipes with a maximum length of 600mm and flexible joints all in accordance with Approved Document H1 Diagram A1	1	item		

**Collection sheet**

£ p

Page total : 2/16/1

Total :



Item	Description	Quantity	Unit	Rate	£ p
	<b><u>BATHROOMS</u></b>				
	<b>Notes</b>				
A	all the following to include extending hot an cold water supplies locally starting from within the room routing to the various sanitaryware positions, fitting and installing the sanitaryware, including sealants; (hot and cold water services section includes for routing supplies through the property to the bathroom areas).	0			
	<b>Sanitaryware TBC</b>				
C	shower tray 1200 x 1200mm	1	nr		
D	shower tray 1600 x 900mm	2	nr		
E	freestanding WC	1	nr		
F	concealed cistern WC	2	nr		
G	freestanding wash hand basin and taps	3	nr		
	<b>WC false wall and worktop top - TBC</b>				
H	2400mm long x 900mm high x 300mm depth	1	nr		
I	1800mm long x 900mm high x 300mm depth	1	nr		
	<b>Shower screen - TBC</b>				
J	1600mm long straight panel with door - ground floor	1	nr		
K	1200 x 1200mm corner screen with door- ensuite	1	nr		
L	900 x 1600mm corner screen with door- first floor bathroom	1	nr		
	<b>Shower valve and shower head - TBC</b>				
M	client choice	3	nr		
	<b>Soil pipe and wastes; soil stacks to be installed with 100mm fibreglass insulation quilt surround</b>				
N	ground floor bathroom - route internally with concealed stub stack fitted with Durgo valve, excavate and make good floor and route through external wall, ready for drain connection measured separately; including external wall rocker pipe detail comprising a short length of pipe bedded into the wall with joints within 150mm of wall faces connected on each side to rocker pipes with a maximum length of 600mm and flexible joints all in accordance with Approved Document H1 Diagram A1	1	nr		
O	ensuite - remove existing stack, make good holes, install new soil stack routed through outer wall under slab; including external wall rocker pipe detail comprising a short length of pipe bedded into the wall with joints within 150mm of wall faces connected on each side to rocker pipes with a maximum length of 600mm and flexible joints all in accordance with Approved Document H1 Diagram A1	1	nr		
P	1st floor bathroom- route between POZI joists before routing through outer wall to new external SVP.	1	nr		

**Collection sheet**

£ p

Page total : 2/17/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
A	<u>BATHROOM FLOOR COVERING</u> Wall tiling -TBC walls	19	m2		

**Collection sheet**

£ p

Page total : 2/18/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>FOUNDATIONS</u></b>				
	<b>Notes</b>				
A	Office existing ground average 95.80 Living room existing ground level 95.70 Existing conservatory floor level 95.88 Original FFL 96.10 RL formation level say 95.58 allowing 150mm h/c Bottom of trench ave 94.75 Top of concrete trench fill allowing 3 course blocks is 95.42 which is 280mm below existing GL Depth of trench fill 670mm	0			
B	Ensure dpm and dpc continuity where new construction abuts existing	0			
	<b><u>EXCAVATION AND EARTHWORK</u></b>				
	<b>Excavation by machine to reduce levels, starting at existing ground level; not exceeding</b>				
C	0.25m deep	12	m3		
	<b>Extra over reduced level excavation for breaking up</b>				
D	concrete	1	m3		
E	brickwork	1	m3		
	<b>Excavation by machine</b>				
	<b>Foundation trench exceeding 0.30m in width, not exceeding</b>				
F	1.00m deep	12	m3		
	<b>Excavation by machine</b>				
	<b>Pit n.e. 1.25m square for stanchion base or isolated pier,</b>				
G	1.00m deep	1	m3		
	<b>Earthwork support to sides of excavation, distance between opposing faces not exceeding 2.00m</b>				
H	max. depth n.e. 1.00m	38	m2		
	<b>Compacting</b>				
I	bottom of excavations to levels	51	m2		
	<b>Backfill with excavated material to excavations, deposited and compacted in 150mm thick layers around foundation trenches</b>				
J	over 250mm thick	2	m3		
	<b><u>DISPOSAL</u></b>				
	<b>Water</b>				
K	keep surface of the site and excavations free from surface and ground water	1	item		
	<b>Load and cart away excavated material by machine</b>				
L	to tip off site	22	m3		

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>MEMBRANES</u></b>				
	<b>Root barrier</b>				
M	ABG 1000mm high vertical	31	m		
	<b>Gas barrier</b>				
N	min 1200g horizontal	52	m2		
	<b>Polyethylene separating layer</b>				
O	500g horizontal	40	m2		
	<b><u>HARDCORE</u></b>				
	<b><u>Filling and surface treatments</u></b>				
	<b>Hardcore filling, compacted in layers not exceeding 150mm thick</b>				
P	in beds 150mm thick laid level, including blinding with sand	36	m2		
	<b><u>CONCRETE WORK</u></b>				
	<b>Plain in-situ concrete foundations in trenches exceeding 300mm thick</b>				
Q	(25N/mm2)	11	m3		
	<b>Plain in-situ isolated bases exceeding 300mm thick</b>				
R	(25N/mm2)	0.2	m3		
	<b>Plain in-situ concrete filling to hollow walls not exceeding 100mm thick</b>				
S	(10N/mm2)	1	m3		
	<b>Plain in-situ concrete beds vibrated not exceeding 100mm thick</b>				
T	(25N/mm2)	4	m3		
	<b>Labours and sundries finishing surface of concrete</b>				
U	with a tamped finish level	40	m2		
	<b>Labours and sundries drill mortice for and including dowel bar</b>				
V	16mm dia x 600mm long	19	no		
	<b><u>BLOCKWORK</u></b>				
	<b>AGLITE Ultima dense aggregate blockwork 7.3N/mm2 100mm solid concrete dense aggregate blocks in cement mortar (1:3)</b>				
W	in foundations, in skins of hollow walls up to DPC	32	m2		
	<b><u>BRICKWORK</u></b>				
	<b>Engineering brickwork class 'B' half brick thick</b>				
X	in foundations, in skin of hollow wall in cement mortar (1:3), 2 course high	4	m2		

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>BRICKWORK</u></b>				
	<b>Damp proof courses polythene horizontally</b>				
Y	150mm wide	43	m		
	<b><u>INSULATION</u></b>				
	<b>Insulation; thermal insulation Celotex (or equivalent) laid on concrete</b>				
Z	130mm thick	40	m2		

**Collection sheet**

£ p

Page total : 3/1/1

Total :



Item	Description	Quantity	Unit	Rate	£ p
	<b>EXTERNAL WALLING</b>				
	<b>AGLITE Ultima dense aggregate blockwork 7.3N/mm2 100mm solid concrete dense aggregate blocks in cement mortar (1:3)</b>				
A	in skins of hollow wall in cement mortar (1:3), flush pointed one side	96	m2		
	<b>Forming cavities in hollow walls; including stainless steel wall ties to BS1243 spaced at max 900mm centres horizontally and 450mm vertically, staggered. Install 100mm thick Dritherm insulation.</b>				
B	walls	40	m2		
	<b>Forming cavities in hollow walls; additional stainless steel wall ties to BS1243 spaced at max 225mm centres vertically, including Thermabate cavity closer.</b>				
C	cavity at openings 100mm wide	22	m		
	<b>Bonding ends of blockwork to existing walls using Furfix stainless steel wall starter bars</b>				
D	new to old wall junctions	6	m		
	<b>Concrete register plate; reinforced concrete pad, with hole for flue.</b>				
E	size 1050mm x 500mm x 140mm thick	1	item		
	<b>Chimney cap; precast concrete; design and materials - design TBC</b>				
F	size 640mm wide x 1500mm long x 180mm high	1	item		
	<b>Damp proof course</b>				
G	470mm girth	2	m		
H	560mm girth	5	m		
	<b>Air brick</b>				
I	clay size 225 x 75mm	3	nr		
	<b>Cast stone copings, weathered and with throating, bedded on cement mortar and pointed. Mechanically fixed to blockwork with Ancon YPB ties</b>				
J	200mm x 70mm thick	8	m		

**Collection sheet**

£ p

Page total : 3/2/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>STRUCTURAL STEELWORK</u></b>				
	<b>Notes</b>				
A	all steelwork to be grade S275 with galvanised finish	0			
	<b>Rolled steel joists; 2 nr M20 holes drilled in beam flange 8mm connection plate welded to one end of joist with 4 nr M20 holes 150 x 90 x 10 RSA 76 width with 4 nr M20 holes Supply and install 8 Nr M20 grade 8.8 connecting bolts</b>				
B	beam 6 127 * 76mm 13 Kg/m x 5m long	1	nr		
	<b>Rolled steel joists; M12 drilled holes @ 800mm centres in web of RSJ</b>				
C	beam 1 152 * 89mm 16 Kg/m x 4m long	1	nr		
	<b>Rolled steel joists; Weld on 8mm toe plate 250mm width for length</b>				
D	beam 2 178 * 102mm 19 Kg/m x 4.80m long	1	nr		
E	beam 3 152 * 89mm 16 Kg/m x 3.55m long	1	nr		
	<b>Rolled steel joist;</b>				
F	beam 4 203 * 133mm 25 Kg/m x 4.3m long	1	nr		
	<b>Universal beam;</b>				
G	beam 4 203 * 133mm 25 Kg/m x 4.3m long	1	nr		
H	beam 5 203 * 102mm 23 Kg/m x 4.3m long	1	nr		
	<b>Universal column; with 400mm square base plate welded to column base; drill concrete for and secure column with 4 Nr x M16 rawl holding down bolts with 8mm levelling spacer baseplate liquid grouted below to top of foundation plate Top of column drilled for 6 x M20 bolts</b>				
I	column supporting beam 6 152 * 152mm 23 Kg/m x 3.1m long	1	nr		
	<b><u>PADSTONES</u></b>				
	<b>Form pockets in existing masonry wall to suit and install blue brick padstone</b>				
J	100mm width x 450mm long x 245mm high	8	nr		
K	100mm width x 450mm long x 245mm high	3	nr		

**Collection sheet**

£ p

Page total : 3/3/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
<b><u>WOOD STOVE AND FLUE</u></b>					
Wood burning stove - TBC- with part exposed flue length of 1370mm high; concealed chimney liner 4700mm long installed into new chimney stack. connect to terminal cap and register plate (taken separately). Void around flue to be filled with Vermiculite or Perlite insulation.					
A	flue chamber section void 850mm wide x average 320mm deep with approx 200mm diameter flue.	1	item		
B	hearth and mantle TBC	1	item		

**Collection sheet**

£ p

Page total : 3/4/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
	<p><b><u>EXTERNAL DOORS AND WINDOWS</u></b></p> <p><b><u>Aluminium PPC; Minimum 4.12.4 hermetically sealed air filled double glazed units with Low E hard coat glazing to achieve 'U' value of 1.6 W/m<sup>2</sup>k. All glass shall be of the required thickness to meet wind load and safety requirements of BS 6262 (1982) Code of Practice for Glazing of Buildings. Provide toughened safety or laminated glass to panels with glazing below 800mm from floor level and 1500mm in a door or side panel to Approved Document N 1.3 Diagram 1. provide proprietary mastic sealant to all external frame / wall junctions. Trickle vents to all heads of frames see VENTILATION requirements</u></b></p> <p><b><u>All sizes should be checked on site</u></b></p> <p><b>Aluminium glazed screen incorporating sliding doors; treated spacing timbers; note deep cover strip where windows meet fascia's</b></p>				
A	ref 16B- 2000mm x 2290mm; double sliding doors;	1	item		
B	ref 19 - 3160mm x 4230mm; double sliding doors;	1	item		
C	ref 16A - 4000mm x 2290mm;triple sliding doors;	1	item		
D	ref 15 - 4410mm x 2720mm; triple sliding doors;	1	item		
	<b>Aluminium glazed screen; corner support post</b>				
E	ref 16A/B - 2290mm high;	1	item		
	<b>Aluminium glazed screen; treated spacing timbers; note deep cover strip where windows meet fascia's</b>				
F	ref 18- 910mm x 4300/3750mm; sloping head;	1	item		
	<b><u>INTERNAL WINDOW</u></b>				
	<b><u>TO CLIENTS CHOICE</u></b>				
	<b><u>All sizes should be checked on site</u></b>				
	<b>Glazed internal window; TBC</b>				
G	ref 20 - 1510mm x 450mm;	1	item		

**Collection sheet**

£ p

Page total : 3/5/1

Total :



Item	Description	Quantity	Unit	Rate	£ p
	<b><u>PITCHED ROOF STRUCTURE</u></b>				
	<b>Ridge timbers</b> 12mm diameter holes drilled at 800 centres horizontally; bolted to steel				
A	47 x 147mm	8	m		
	<b>Rafters structural</b>				
B	C24 size 50 x 150 (TBC)	88	m		
C	tilting kick up fillet on ends of rafters at eaves	20	nr		
D	notch ends of rafters to steelwork	22	nr		
	<b>Gable ladder</b>				
E	C24 size 50 x 150 noggins	6	m		
	<b>Roof light trimmers</b>				
F	C24 size 50 x 150	3	m		
	<b>Wallplate</b>				
G	C24 size 70 x 100 bedded in mortar	8	m		
H	C24 size 70 x 100; bolted to flange of steel beam	8	m		
	<b>Support beam</b>				
I	2 Nr C24 size 50 x 175; bolted together	5	m		
	<b>M12 Bolts</b>				
J	140mm long	35	nr		
	<b>Insulation</b>				
	<b>ACTIS Hybris reflective insulation system including 100mm Hybris laid between rafters and air gap spacers.</b>				
K	pitched roof slopes	16	m2		

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>FLAT ROOF STRUCTURE</u></b>				
	<b>POSI-JOISTS; PS-10; 400 spacing, including centre bracing and calculations for 4800mm span; depth 225mm; timber width 72mm; deflection 12.24mm Fit treated timber firrings to top of joists to provide minimum 1:40 fall Can be supplied by Donaldson Timber Engineering of Ilkeston or another approved supplier</b>				
A	flat roof	72	m		
	<b><u>INSULATION</u></b>				
	<b>PIR insulation laid between joists</b>				
B	125mm thick	14	m2		
	<b>PIR insulation fixed under joists</b>				
C	38mm thick	18	m2		
	<b><u>ROOF DECKING</u></b>				
	<b>WBP Plywood decking</b>				
D	18mm thick	18	m2		
	<b>WBP Plywood decking</b>				
E	18mm thick, top hat and gutter profile, see detail section DD on drawing 11304-23 revB, complete with treated support framing joists - 1250mm overall girth in 7 separate parallel widths at 90 degree to each other vertically and horizontally.	7	m		
F	soffit board including ventilation slots - 470mm width	7	m		
	<b><u>FASCIA'S</u></b>				
	<b>Folded PPC aluminium</b>				
G	fascia with folded drip detail to top hat timberwork previously described and as ssection DD on drawing ref 11304 - 23 revB - 900mm overall girth in 5 planes vertically and horizontally each not exceeding 200mm girth	7	m		
H	soffit board with ventilation slots - 470mm width	7	m		

**Collection sheet**

£ p

Page total : 3/6/1  
Page total : 3/6/2

Total :

Item	Description	Quantity	Unit	Rate	£ p
<b><u>FLAT ROOF COVERING</u></b>					
<b>Single ply roofing system Provisionally EPDM - TBC</b>					
A	- horizontal	27	m2		
B	- vertical upstands n.e. 300mm wide	5	m2		
C	install fillet timber at 90 degree internal corners	47	m		
D	extra labour dressing under coping horizontally within bed mortar	8	m		
E	apron dressed onto sloping tiled roof abutments	2	m		
F	aprons dressed vertically at cladded abutments	4	m		
<b>Green roof - TBC</b>					
G	stainless steel horizontal angle retaining plate provisionally 100 x 80 x 8 thick; specialist glued down to EPDM roofing	16	m		
H	provisionally; supply and instal specialist green roof system products comprising Biodrain layer, filter fleece, suitable substrate and sedum blanket green planting.  Contractor to state system included.	15	m2		
<b>Green roof</b>					
I	gravel border drain infilling 75mm deep	5	m2		

**Collection sheet**

£ p

Page total : 3/7/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>PITCHED ROOF COVERING</u></b>				
	<b>ACTIS H control hybrid fitted over rafters</b>				
A	sloping surfaces	35	m2		
	<b>Eternit slates fitted to 25 x 50 treated timber battens as manufacturers instructions</b>				
B	30 degree roof slopes	35	m2		
	<b>Ventilated dry ridge system by Eternit</b>				
C	ridge	5	m		
	<b>Eaves detailing, tile support and ventilation to be approved</b>				
D	eaves	9	m		
	<b>Verge</b>				
E	traditional mortared verge on fibre cement undercloak board	5	m		
	<b>Valley detailing, comprising 19mm x 250mm rot treated plywood support boards each side, valley fillets, additional overlapping underlay, code 5 lead valley lining,</b>				
F	valleys	6	m		
	<b>Code 5 lead soakers and apron flashings</b>				
G	vertical abutments	3	m		
	<b>Code 5 lead flashings to chimney size 1500 x 600mm on plan</b>				
H	comprising 1600mm length of stepped flashings and soakers to one side of stack, 2 x 600mm lengths lead apron and upstands to gutter and base	1	nr		
	<b><u>FASCIA'S</u></b>				
	<b>ALUTEC Freeboard or Freeform FASCIA - ANTHRACITE</b>				
I	150mm wide	14	m		
J	220mm wide flat eaves	3	m		
K	300mm wide flat barge	3	m		
L	750mm wide bent once eaves	5	m		

**Collection sheet**

£ p

Page total : 3/8/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
<b><u>GUTTERS AND DOWNPIPES</u></b>					
<b>LINDAP galvanised GUTTERING including junctions and brackets</b>					
A	straight gutter 100mm wide	8	m		
B	end caps	4	nr		
C	outlets	2	nr		
<b>LINDAP galvanised DOWNPIPES including junctions and brackets</b>					
D	vertical 63mm diameter	9	m		
E	swan neck	2	nr		
F	shoe outlet	2	nr		



**Collection sheet**

£ p

Page total : 3/9/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
A	<p><b><u>ATRIUM ROOFLIGHT</u></b></p> <p><b>C16 treated carcassing in upstands</b></p> <p>50 x 250mm</p>	5	m		
B	<p><b>Aluminium framed double glazed atrium rooflight, complete with all perimeter flashings</b></p> <p><b>TBC</b></p> <p>approx 1000mm x 1250mm clear opening</p>	1	nr		
C	<p><b><u>VELUX ROOFLIGHTS</u></b></p> <p><b><u>in new roof</u></b></p> <p><b>Type GGL and flashing kit in new roof; cutting and fitting newly tiled roof as the work proceeds; forming sloped reveals</b></p> <p>size 78cm x 118cm ref MK06</p>	1	nr		

**Collection sheet**

£ p

Page total : 3/10/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>THROUGH COLOURED RENDER SYSTEM</u></b>				
	<b>MONOCOUCHE</b> render to block wall; including 38mm vertical fixing support battens, 12mm carrier board with render system over.				
A	over 300mm wide	51	m2		
B	not exceeding 300mm wide	2	m2		
	<b>Extra materials, trims, beads and the like at render perimeters</b>				
C	external angle bead	40	m		
D	horizontal footer	20	m		
E	30 deg raking wall footer	3	m		
F	window reveal	11	m		
	<b>Monocouche decorative ASHLAR work</b>				
G	extra labours etching to create faux Ashlar work	16	m2		

**Collection sheet**

£ p

Page total : 3/11/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
<p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p>	<p><b><u>LARCH CLADDING</u></b></p> <p><b>Notes</b></p> <p>Taken as latest drawing dated August 18 ref 11304-20 revB.</p> <p>Larch cladding should be pretreated with sioo:x or similar natural colouring. A composite is also acceptable. Contractor to submit proposals.</p> <p><b>Larch cladding, horizontal larch boards with 8mm gaps; fixed using Fassadenclip FCS fasteners; on 38mm vertical batten supporting framework</b></p> <p>wall over 300mm width - fixed to masonry</p> <p><b>Extra materials, trims, beads and the like at render perimeters</b></p> <p>external angle</p> <p>vertical stopped end</p> <p>horizontal wall footer</p> <p>horizontal wall header</p> <p><b>Larch cladding; as before described; above screens at eaves including treated timber supporting framework</b></p> <p>250mm high</p>	<p>0</p> <p>8</p> <p>3</p> <p>6</p> <p>3</p> <p>3</p> <p>3</p>	<p></p> <p>m2</p> <p>m</p> <p>m</p> <p>m</p> <p>m</p> <p>m</p>		

**Collection sheet**

£ p

Page total : 3/12/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
<b><u>FLOOR, WALL AND CEILING FINISHES</u></b>					
<b><u>Screeds</u></b>					
<b>Sand and cement (1:3) reinforced screed over 300mm wide, or Glyvon type non shrink screed.</b>					
A	level with smooth finish 65mm thick	40	m2		
<b>Perimeter foam screed expansion edging strip fixed vertically at slab perimeter</b>					
B	8mm thick x 100mm high	38	m		



**Collection sheet**

£ p

Page total : 3/13/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>WALL FINISHES</u></b>				
	<b><u>Plaster Work</u></b>				
	<b>Note</b>				
A	Dry lining to be sealed around all openings and at junctions with walls, floors and ceilings with a continuous band of adhesive along all edges. Boxing for concealing services pipes must be sealed at floor and ceiling levels, also all piped services where they penetrate in to hollow construction or voids must be sealed using a suitable sealing material.	0			
	<b>40mm insulated plasterboard on dabs adhesive to walls; plaster skim finish</b>				
B	over 300mm wide	38	m2		
C	not exceeding 300mm wide	6	m2		
	<b>12.5mm plasterboard on dabs adhesive to walls; plaster skim finish</b>				
D	over 300mm wide	14	m2		
E	not exceeding 300mm wide	1	m2		
	<b>12.5mm plasterboard to stud walls; plaster skim finish</b>				
F	over 300mm wide	7	m2		
	<b>12.5mm plasterboard to walls; plaster skim finish</b>				
G	not exceeding 300mm wide	1	m2		
	<b>12.5mm fireline plasterboard to sides of steel beams</b>				
H	over 300mm wide	11	m2		
	<b>Metalwork</b>				
I	skim coat bead	88	m		

Item	Description	Quantity	Unit	Rate	£ p
<b><u>CEILING FINISHES</u></b>					
<b><u>Plaster Work</u></b>					
<b>Notes</b>					
A	include for all perimeter and board end noggins to ensure plasterboard is fixed at maximum 600mm spacing	0			
<b>12.5mm plasterboard to ceilings; plaster skim finish</b>					
B	over 300mm wide	39	m2		

**Collection sheet**

£ p

Page total : 3/14/1  
Page total : 3/14/2

Total :

Item	Description	Quantity	Unit	Rate	£ p
A	<u>INTERNAL JOINERY</u> Skirting boards profile TBC	18	m		

**Collection sheet**

£ p

Page total : 3/15/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
<b><u>PAINTING AND DECORATING</u></b>					
<b><u>NEW WORK</u></b>					
<b>Notes</b>					
A	doors are assumed self finish for the purposes of pricing assume all colours to be white	0			
<b>1 mist and 2 coats emulsion paint to plaster surfaces</b>					
B	walls	355	m2		
C	ceilings	220	m2		
<b>1 gloss undercoat and 1 gloss finish coat to woodwork</b>					
D	window boards not exceeding 300mm girth	6	m		
E	door frames and architraves not exceeding 300mm girth (measured once per frame side)	99	m		
F	skirtings not exceeding 300mm girth	110	m		
<b><u>EXISTING WORK</u></b>					
<b>Prepare, fill, smooth, apply 2 full coats emulsion</b>					
G	walls	71	m2		
H	ceilings	34	m2		

**Collection sheet**

£ p

Page total : 4/1/1

Total :



Item	Description	Quantity	Unit	Rate	£ p
<b><u>HARDWOOD FLOOR COVERING</u></b>					
<b>Notes</b>					
A	Hardwood flooring is taken to all areas except in bathrooms, fitted wardrobes, store cupboards, staircase and under the staircase starting treads.	0			
<b>Engineered European oak wood flooring, matt laquered, tongue and grooved, 14.5mm thick all as supplied by havwoods.com, code HW692, nature select 120mm herringbone, including any necessary underlay</b>					
B	first floor	58	m2		
C	ground floor	109	m2		
<b><u>BATHROOM FLOOR COVERING</u></b>					
<b>Tiling, grout, adhesive and 12mm fibre cement coated tile backer board base .</b>					
D	floors	13	m2		

**Collection sheet**

£ p

Page total : 4/2/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
A	<p><b><u>ALTERNATIVE THROUGH COLOURED RENDER SYSTEM</u></b></p> <p><b>WERKSTATT.STO.COM RENDER</b></p> <p>quote here the price difference for changing "Monocouche" specification to "sto.com" through coloured render system</p>	1	item		

**Collection sheet**

£ p

Page total : 4/3/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
	<b><u>DRAINAGE</u></b>				
	<b><u>DRAIN RUNS</u></b>				
	<b>Notes</b>				
A	All the following drainage work is provisional	0			
	<b>Pipe trenches excavate drain trench by machine including earthwork support and backfilling with hardcore , not exceeding 2.00m deep</b>				
B	0.50m average depth 450mm wide; branches not exceeding 3m long	18	m		
	<b>Beds, benchings and coverings gravel bed and full surround</b>				
C	450mm wide 300mm thick to 100mm dia. pipe	18	m		
	<b>Pipes and fittings flexible (sleeve) jointed PVC pipes; layed horizontally</b>				
D	100mm diameter	18	m		
	<b>Gullies</b>				
E	bottle gully (roddable) c/w round pp black grid	4	no		
	<b><u>INSPECTION CHAMBERS</u></b>				
	<b>Excavation, disposal, earthwork support, concrete base, granular backfilling. supply and installation of plastic inspection chamber, with branches and pedestrian cover and frame</b>				
F	450 diameter x 500mm depth	1	no		
	<b>Building in ends of 100mm diameter pipes to existing brick manhole chambers not exceeding 500mm depth; and making good channel and brickwork</b>				
G	building in	3	no		
	<b><u>DEMOLITIONS</u></b>				
	<b>Remove existing shallow manhole ne 500mm depth; grub up 2 short branches each approx 1m long, replace channel with new 100mm diameter PVC drain pipe over the length of the manhole.</b>				
H	outside existing WC	1	no		
	<b>Remove existing shallow manhole ne 500mm depth from within garage floor; block off existing pipe run with concrete, reinstate garage floor as original details</b>				
I	garage IC	1	no		
	<b>Remove existing soil pipe entry on ground floor. Make good floor and external brickwork below dpc</b>				
J	kitchen and WC	2	no		

**Collection sheet**

£ p

Page total : 5/1/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
A	<p><b><u>HEATING</u></b></p> <p><b>Air source heat pump; concrete base; and connecting to underfloor heating manifold and hot water tank</b></p> <p>TBC</p>	1	item		
B	<p><b>Polypipe underfloor heating overlay insulated system 20mm thick including pipes, controls, manifolds, zoning</b></p> <p>to ground and 1st floors - None allowed in cupboards and stores</p>	184	m2		
C	<p><b>Hot water pressurised storage and connecting output supplies</b></p> <p>TBC</p>	1	item		

**Collection sheet**

£ p

Page total : 5/2/1

Total :



Item	Description	Quantity	Unit	Rate	£ p
	<b><u>ELECTRICAL</u></b>				
	<b><u>For pricing purposes fittings to be standard MK white plastic fitting</u></b>				
	<b>Electrical work in connection with heat pump, controllers and hot water system</b>				
A	refer to heat pump specification	5	nr		
	<b>Extractor fan installation, isolators, holes through brick wall, external flanges as necessary</b>				
B	to meet ventilation requirements	5	nr		
	<b>Smoke detector</b>				
	<b>All smoke alarms to comply with the Statutory requirements of BS 5839 and shall be positioned within 7m of the lounge door within 3m of the bedroom doors 300mm minimum from walls or light fittings and not directly above heaters</b>				
C	permanently wired in interconnected with battery back up	2	nr		
	<b>Heat detector</b>				
D	wired in	1	nr		
	<b>Part R: High-speed in-building access point, (termination point) for high-speed electronic communications networks'.</b>				
E	install ducts or conduits from a point outside the building which gives easy access for high-speed communication cables, optics and wires.	1	item		
	<b>Power circuits and isolators for appliances TBC</b>				
F	all sockets including kitchen area	1	item		
	<b>Cooker point</b>				
G	kitchen	1	item		
	<b>Lighting circuits TBC</b>				
H	include basic pendant fittings and required low voltage bulbs	1	item		
	<b>Clients light fittings TBC</b>				
I	include provisionally cost of fitting only clients supplied decorative light fittings	1	item		
	<b>Consumer unit</b>				
J	new consumer unit	1	item		

**Collection sheet**

£ p

Page total : 5/3/1

Total :

Item	Description	Quantity	Unit	Rate	£ p
<p><b><u>HOT AND COLD WATER SUPPLY ROUTES TO WET AREAS</u></b></p>					
<p><b>Hot and cold water services Route 1st fix supply pipework from new hot water storage tank and incoming cold water entry points to new wet areas to</b></p>					
A	new ground floor bathroom	1	item		
B	new ground floor utility	1	item		
C	new ground floor kitchen layout including relocation of main stop tap and associated builders work	1	item		
D	new first floor bathroom	1	item		

**Collection sheet**

£ p

Page total : 5/4/4

Total :

Item	Description	Quantity	Unit	Rate	£ p
A	<p><b>EXTERNAL WORKS</b></p> <p>Provide the following provisional sums for - TBC</p> <p>landscaping and turfing</p>	1	item		

**Collection sheet**

£ p

Page total : 6/1

Total :

Print Summary

£ p

- Bill 1 Preliminaries
- Preliminaries
- Bill 2 Existing property
- Demolitions and Alterations
- Floor Structures & Insulation
- External walls
- Structural Steelwork
- External doors and windows
- Internal walls
- Roof structure & Insulation
- New rooflights
- Pitched Roof Tiling and Fascias
- Gutters and downpipes
- Larch Cladding
- Through coloured render system
- Staircase and balustrades
- Plastering
- Internal Joinery
- Kitchen Units, Worktops and Equipment
- Bathroom installations and wastes
- Wall Tiling
- Bill 3 Extensions
- Foundations and Floor Slab below DPC
- External Walls above DPC
- Steelwork and Fire protection
- Chimney wood stove and flue
- External doors and windows
- Roof Structure and Insulation
- Green Flat Roof and Fascias
- Pitched Roof Tiling and Fascias
- Gutters and Downpipes
- Rooflights
- Through coloured render system
- Larch Cladding
- Floor Screeds
- Plastering
- Internal joinery
- Bill 4 All areas
- Painting and Decorating
- Floor Coverings
- Alternative Render System
- Bill 5 Services
- Drainage and Soakaways
- Heating Installations
- Electrical Installations
- Hot and Cold water Services
- Bill 6 External works
- Landscaping and turfing

Total :

General Summary

£ p

- Bill 1 Preliminaries
- Bill 2 Existing property
- Bill 3 Extensions
- Bill 4 All areas
- Bill 5 Services
- Bill 6 External works

Total :