

Fusion21 Building Safety & Compliance Framework
Lot 8: Passive Fire Protection - Fire Doors
PCC Model - Installations - South West



An open book cost reimbursable model for installations. The price to be charged for such work shall be the Prime Cost plus the Contract Fee. The definitions set out in Schedule 1 of the JTC PCC 2016 define what constitutes Prime Cost and Contract Fee.

Section 1 - Contract Fee

ITEM NUMBER	DESCRIPTION	CONTRACT FEE
	The Contract Fee shall be deemed to include all items not included in, or expressly excluded from, the definition of Prime Cost in Schedule 1. The calculation of the Contract Fee must include overheads, profit, and Fusion21's Management Fee. Refer to Schedule 12 of the Framework Agreement. For the avoidance of doubt the Contract Fee is a percentage of the Prime Cost and is therefore a variable sum.	
1-1	Contract Fee Percentage	13.85%

Section 2 - Prime Cost - Contractor's Direct Workforce / Staff on Site

ITEM NUMBER	DESCRIPTION	UNIT	PRIME COST RATE
	Prime Cost / Defined Cost is not limited to the costs listed here. The items below are lump sum price components the purposes of 1.2.7 of Schedule 1 of the PCC or as data for the Schedule of Cost Components.		
	Rates here to be the total cost to employ (payroll) for a newly recruiting individual (no TUPE). Where TUPE applies Defined Cost/Prime Cost = cost.		
	Rates must INCLUDE costs: Salary, Allowances (e.g. car), National Insurance, Pension, Private Healthcare		
	Rates must EXCLUDE costs for: Recruitment, Training, Uniforms, DBS, PPE, Tools, Mobile phones, Sickness/Maternity/Paternity/Other cover, Overtime.		
	Monday-Friday, 8:00am-6:00pm.		
2-1	Partner/Director	Per Hour	£ 50.22
2-2	Associate	Per Hour	£ 50.22
2-3	Project Manager	Per Hour	£ 28.59
2-4	Supervisor	Per Hour	£ 28.59
2-5	Joiner (Approved Fire Door Installer)	Per Hour	£ 23.74
2-6	Fire Stopper	Per Hour	£ 23.74
2-7	Electrician	Per Hour	£ 35.94
2-8	Fire Alarm Engineer	Per Hour	£ 27.77
2-9	Bricklayer	Per Hour	£ 23.74

Inclusive of Fusion21 fee at 3.5%
 Exclusive of VAT
 Contract value <£250k

2-10	Plaster	Per Hour	£	24.51
2-11	Decorator	Per Hour	£	22.06
2-12	Joiner	Per Hour	£	23.74
2-13	Apprentice	Per Hour	£	12.25
OUT OF NORMAL HOURS WORKING				
Premium/uplift where out-of-hours working is required (as a % increase). Applies to labour and not materials/equipment. Can be used in conjunction with any rates or prices in this schedule (except non-compensative)				
2-14	Monday-Friday 6:00pm-8:00am, Saturdays	%		1.5%
2-15	Sundays and Bank Holidays	%		1.8%

Section 3 - Prime Cost - Materials

ITEM NUMBER	DESCRIPTION	UNIT	PRIME COST RATE	PRIME COST RATE	PRIME COST RATE	PRIME COST RATE	PRIME COST RATE	PRIME COST RATE	PRIME COST RATE
FIRE DOORS: NEW INTERNAL DOOR SETS COMPLETE									
Door sets complete with door, frame and hinges, (unfinished). All fire doors supplied must have been assessed based on Primary Test Evidence and be supplied with certificates of conformance for i) the door (set); and ii) the installation.									
Flush Face Plywood or Foil Finish									
Particle core			Single Doors			Pair of Doors (e.g. Cross Corridor)			
			FD30S	FD60S	FD90S	FD30S	FD60S	FD90S	
3-1	1981 x 762mm or smaller	Per Door or Pair	£ 117.44	£ 137.64	£ 199.95	£ 176.16	£ 206.46	£ 299.93	
3-2	1981 x 838mm	Per Door or Pair	£ 121.83	£ 140.99	£ 255.75	£ 182.75	£ 211.48	£ 383.63	
3-3	1981 x 915mm	Per Door or Pair	£ 131.13	£ 150.66	£ 267.57	£ 196.70	£ 225.99	£ 401.36	
3-4	Non standard sizes between 1981 x 457 - 1981 x 915mm	Per Door or Pair	£ 451.53	£ 577.90	£ 605.01	£ 782.02	£ 899.83	£ 906.75	
Laminate core									
3-5	1981 x 762mm or smaller	Per Door or Pair	£ 117.44	£ 137.64	£ 199.95	£ 176.16	£ 206.46	£ 299.93	
3-6	1981 x 838mm	Per Door or Pair	£ 121.83	£ 140.99	£ 255.75	£ 182.75	£ 211.48	£ 383.63	
3-7	1981 x 915mm	Per Door or Pair	£ 131.13	£ 150.66	£ 267.57	£ 196.70	£ 225.99	£ 401.36	
3-8	Non standard sizes between 1981 x 457 - 1981 x 915mm	Per Door or Pair	£ 474.80	£ 621.05	£ 630.68	£ 805.29	£ 986.12	£ 916.05	
Flush Face Hardwood Veneer Finish									
Particle core									
3-9	1981 x 762mm or smaller	Per Door or Pair	£ 119.16	£ 147.87	£ 220.61	£ 178.74	£ 221.81	£ 330.92	
3-10	1981 x 838mm	Per Door or Pair	£ 140.43	£ 151.40	£ 228.46	£ 210.65	£ 227.11	£ 342.70	
3-11	1981 x 915mm	Per Door or Pair	£ 140.43	£ 159.03	£ 252.03	£ 210.65	£ 238.55	£ 378.05	
3-12	Non standard sizes between 1981 x 457 - 1981 x 915mm	Per Door or Pair	£ 507.81	£ 634.18	£ 647.48	£ 894.58	£ 1,012.39	£ 939.30	
Laminate core									
3-13	1981 x 762mm or smaller	Per Door or Pair	£ 119.16	£ 147.87	£ 220.61	£ 178.74	£ 221.81	£ 330.92	
3-14	1981 x 838mm	Per Door or Pair	£ 140.43	£ 151.40	£ 228.46	£ 210.65	£ 227.11	£ 342.70	
3-15	1981 x 915mm	Per Door or Pair	£ 140.43	£ 159.03	£ 252.03	£ 210.65	£ 238.55	£ 378.05	
3-16	Non standard sizes between 1981 x 457 - 1981 x 915mm	Per Door or Pair	£ 531.08	£ 677.33	£ 647.48	£ 917.85	£ 1,098.68	£ 939.30	
Extra-over to above fire doors. All below prices include supply and installation. Fire test/conformance certificate to be provided for each door set and for installation									
3-17	76mm dia. Circular Fire Door Keep Shut/Closed/Locked/Clear Signs Engraved/Embossed	Per Item	£	1.37					
3-18	Glazing- up to 500mm x 500mm	Per Item	£	90.37					

3-19	Glazing- up to 300mm x 2000mm	Per Item	£	134.53
3-20	5-Lever Mortice lock and 3 keys	Per Item	£	12.68
3-21	Handle set- Chrome or Brass Door Handles on plate (not rose)	Per Item	£	11.80
3-22	Euro Escutcheons Silver or Brass Effect (front and back)	Per Item	£	1.67
3-23	Euro thumb turn Barrel Silver or Brass Effect	Per Item	£	6.40
3-24	Dorma TS72EN2-4 hydraulic overhead door closer to BS 476 part 22 1987 in accordance with manufacturer's guidelines and adjust to ensure fully closing	Per Item	£	50.13
3-25	Briton 996 door closer hydraulic overhead door closer to BS 476 part 22 1987 in accordance with manufacturer's guidelines and adjust to ensure fully closing.	Per Item	£	181.98
3-26	Flush DORMA TS93B Cam Action Door Closer - Pull Side Mounting - overhead mounted	Per Item	£	118.11
3-27	Flush Arrone® AR8209 Track Arm Door Closer	Per Item	£	90.61
3-28	R100 Powermatic Concealed Hydraulic Door Closer	Per Item	£	308.48
3-29	DORMA BTS 65 – Floor Spring– floor mounted	Per Item	£	272.24
3-30	Dead Lock Yale Silver or Brass Effect BS 5 lever and 3 keys	Per Item	£	12.68
3-31	Panic exit devices-Briton Single Panic Bolt Suitable for doors up to H2500mm x W1300mm. To include signage	Per Item	£	64.78
3-32	Emergency exit devices- Briton 1438 Single Door Emergency Pad with Latch and bolt	Per Item	£	50.13
3-33	Renew architraves -18 x 44 mm primed mdf with pencil round to one long edge	Per Item	£	17.14
3-34	Fire seal between door frame and masonry sub structure-Fire sealant both sides of frame	Per Item	£	4.57
3-35	Fit Pull Handle to single door	Per Item	£	5.64
3-36	Fit Push-Plate to single door	Per Item	£	2.78
3-37	Decoration: Factory spay paint finish to clients requested RAL colour	Per Door	£	36.73