

Ref.	Description	Quantity	Unit	Rate	£ p
A	<p><b><u>Schedule of work in building elements to extension</u></b></p> <p><b><u>Unspecified</u></b></p> <p><b><u>GROUNDWORK</u></b></p> <p><b><u>INFORMATION</u></b></p> <p><u>This schedule is not to be considered as a fully measured bill of quantities and the contractor is to make due allowance for everything necessary to complete the works as described, drawn and specified.</u></p> <p>The quantities measured are provided to aid the contractors when compiling their tender and to ensure that tenders can be more readily compared to assist with decision making. The contractor is requested to fully price the individual items measured and scheduled to assist with the valuation of any variations which if they arise the rates and prices can be used to establish fair and reasonable prices</p> <p><b><u>Substructure</u></b></p> <p><b><u>GROUNDWORK</u></b></p> <p><b><u>INFORMATION</u></b></p> <p><u>This schedule is not to be considered as a fully measured bill of quantities and the contractor is to make due allowance for everything necessary to complete the works as described, drawn and specified.</u></p> <p>The quantities measured are provided to aid the contractors when compiling their tender and to ensure that tenders can be more readily compared to assist with decision making. The contractor is requested to fully price the individual items measured and scheduled to assist with the valuation of any variations which if they arise the rates and prices can be used to establish fair and reasonable prices</p> <p><b><u>D20: EXCAVATING AND FILLING</u></b></p> <p><b><u>Setting up</u></b></p> <p>Investigation</p> <p>contractor to establish the depth from horizontal dpc within the existing building to existing ground level and the depth from existing ground level to the top of the existing concrete raft foundation and report findings to the CA; note for the purposes of measurement and pricing it is presumed that the existing ground level is the top of the existing concrete raft.</p> <p><b><u>Excavating</u></b></p> <p>To reduce levels</p>				
	<p>maximum depth not exceeding 1.00m</p>	12	m3		
2305	To Collection				

Ref.	Description	Quantity	Unit	Rate	£ p
A	To reduce levels to expose the extent of the existing concrete raft projection				
	maximum depth not exceeding 1.00m				
A	clean off the surface of the existing raft; area approximately 900 x 5990 and include the cleaning of all excavation debris from the long edge of raft to enable clean joint with new		Item		
B	For ground beams associated with raft				
	maximum depth not exceeding 1.00m; commencing 0.45m below existing ground level	2	m3		
C	Earthwork support				
	maximum depth not exceeding 1.00m; distance between opposing faces exceeding 4.00m	11	m2		
D	Earthwork support; next to existing buildings				
	maximum depth not exceeding 1.00m; distance between opposing faces exceeding 4.00m	2	m2		
E	Compacting				
	bottoms of excavations	13	m2		
F	Disposal of excavated material				
	off site	2	m3		
G	<u>Granular material type 1 to be obtained off site</u>				
	Filling to make up levels				
H	230 thick	4	m2		
	Compacting				
J	filling; blinding with sand, ashes or similar fine material	4	m2		
	<b><u>IN - SITU CONCRETE/ LARGE PRECAST CONCRETE</u></b>				
	<b><u>E10: MIXING/CASTING/CURING/IN-SITU CONCRETE</u></b>				
	<u>Lean mix plain in-situ concrete</u>				
	Blinding beds finished smooth				
	blinding 50 thick	13	m2		
				To Collection	

Ref.	Description	Quantity	Unit	Rate	£ p
	<u>Re-inforced in-situ concrete; min grade C28/35 and all in accordance with the Structural Engineer's specification</u>				
	Ground beams				
A	generally	3	m3		
	Beds				
B	thickness 150-450	2	m3		
	<u>E20: FORMWORK FOR IN-SITU CONCRETE</u>				
	<u>Formwork and basic finish</u>				
	Sides of ground beams and edges of beds; plain vertical				
C	height not exceeding 250	10	m		
D	height 250 - 500	22	m		
	<u>E30: REINFORCEMENT FOR IN-SITU CONCRETE</u>				
	<u>Reinforcement bars; B.S.4449, hot rolled deformed high yield steel</u>				
	Straight				
E	B10 diameter	5	kg		
F	B12 diameter	15	kg		
G	B16 diameter	94	kg		
	Bent				
H	B8 diameter	46	kg		
J	B10 diameter	47	kg		
K	B12 diameter	79	kg		
L	B16 diameter	58	kg		
	<u>Reinforcement fabric; B.S.4483, hard drawn plain round steel; welded</u>				
	Reference A393 fixed in accordance with Structural Engineers requirements				
M	strips in one width; 1028 wide	6	m2		
N	strips in one width; 1778 wide	10	m2		
				To Collection	

Ref.	Description	Quantity	Unit	Rate	£ p
A	<u><b>E40: DESIGNED JOINTS IN IN-SITU CONCRETE</b></u>				
	<u>Formed joints</u> B12 diameter x 400 long dowel bars at 250 centres, to edge of new concrete bed abutting existing concrete bed; include rotary percussive drilling the edge of the existing concrete bed and grout in to existing using Lokset P25 in accordance with the raft foundation detail where new adjoins existing	23	nr		
B	<u><b>E41: WORKED FINISHES/ CUTTING TO IN-SITU CONCRETE</b></u>				
	<u>Worked finishes on in-situ concrete</u> Trowelling surfaces	13	m2		
C	<u><b>MASONRY</b></u>				
	<u><b>F10: BRICK/BLOCK WALLING</b></u>				
D	Facing bricks to match existing, 215 x 102.5 x 65; in cement-sand mortar (1:3); pointing as described to match existing Walls below dpc 103 thick; stretcher bond	3	m2		
	<u>Thermalite Hi-Strength trench blocks, 7N/mm2; 440 x 215, in cement mortar described</u> Walls below dpc 100 thick; stretcher bond	3	m2		
E	<u><b>F30: ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/STONE WALLING</b></u>				
	<u>Forming cavities in hollow walls</u> Cavity and cavity concrete fill; lean mix fine concrete cavity fill; and stainless steel cavity wall ties as specified 100 wide cavity	6	m2		
F	<u>Damp proof courses</u>				
	Black polythene 2000 gauge; 100 laps; bedding in cement-lime mortar (1:1:6); no allowance made for laps width not exceeding 225; horizontal	2	m2		
2305	To Collection				

Ref.	Description	Quantity	Unit	Rate	£ p
A	<p>cavity trays; width exceeding 225; horizontal; girth approximately 450 wide and include weep holes as necessary</p> <p><u>Proprietary items</u></p> <p>Wall starter kit ties Furfix or similar approved incorporating sleeved sliding ties; stainless steel channel and tie system; fixing channel to masonry and building in ties and include for 15 mm vertical joint filled with compressible filler and polysulphide sealant</p>	11	m		
B	<p>install in accordance with manufacturers recommendations</p> <p><b><u>SURFACE FINISHES</u></b></p> <p><b><u>M10: SAND CEMENT/CONCRETE/SCREEDS/TOPPING</u></b></p> <p><u>Flow screed as specified</u></p> <p>50 work to floors on insulation and include 500 gauge slip membrane between insulation and screed and include for turning up 100 mm at walls to act as vapour control layer and prevent moisture from the screed penetrating the insulation</p>	1	m		
C	<p>level and to falls only not exceeding 15 degrees from horizontal and include layer of A142 fabric reinforcement</p> <p><b><u>BUILDING FABRIC SUNDRIES</u></b></p> <p><b><u>P10: SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS</u></b></p> <p><u>Polythene sheeting, Visqueen 1200 gauge; 100 weltd lapped joints</u></p> <p>Plain areas; measured flat and include turning up the walls and to be lapped over the dpc</p>	14	m2		
D	<p>horizontal; laid loose</p> <p><u>Kingspan Kooltherm as specified</u></p> <p>70 thick; plain areas</p>	14	m2		
E	horizontal; laid loose	14	m2		
F	extra; 25 perimeter strip	16	m		
				To Collection	

Ref.	Description	Quantity	Unit	Rate	£ p
	<b><u>Roof</u></b>  <b><u>STRUCTURAL/CARCASSING METAL/TIMBER</u></b>  <b><u>G20: CARPENTRY/TIMBER FRAMING/FIRST FIXING</u></b>  <u>Contractor design; Trussed Rafter installation complete with all ancilliary components</u>  Contractor to use a truss manufacturer registered under a third party scheme. The contractor is to undertake all necessary enquiries to establish sufficiency of the design, quantity of all components which include galvanised steel truss clips, gable ladders, 100 x 25 longitudinal and cross diagonals bracing timbers and to comply with drawings; in strict accord with BS 5268 pt 3 1998 at maximum 600 centres; manufacturers details and calculations for the prefabricated trussed rafters are to be submitted to the Local Authority for approval within 28 days prior to fixing on site				
A	design deliver and unload on site		Item		
B	fixing costs complete		Item		
	<u>Softwood, sawn, B.S.4978, GS grade, impregnated</u>				
	Plates				
C	100 x 75; fixing to masonry	6	m		
	<u>Softwood, wrot, impregnated</u>				
	Fascia and barge boards to match existing section profiles				
D	allow for all fascia boards and soffits and barge board and soffits with end detail between fascia and barge board complete fixing to softwood including any additional framing and include as directed Glidevale strip soffit ventilators or similar approved		Item		
E	allow for painting and decorating comprising knot, stop and prime with two undercoats and one full gloss finishing coat		Item		
	<u>Roof void access</u>				
	Construct roof access between pair of trusses as shown				
F	125 x 75 softwood trimmers and line out opening with 32 mm rebated softwood lining to form 750 x 550 wide opening; complete access with a Manthorpe or similar approved proprietary roof hatch		Item		
2305				To Collection	

Ref.	Description	Quantity	Unit	Rate	£ p
	<u>Steel; galvanised</u>				
	Straps and clips BAT Building Products Ltd.				
A	30 x 5 x 1000 girth M305 strapping; bends -1; fixing to masonry	6	nr		
	30 x 5 x 1500 lateral steel restraint straps complete with timber noggins and blockings				
B	complete item and building into masonry cavity wall	10	nr		
	<b><u>CLADDING/COVERING</u></b>				
	<u>H60: PLAIN ROOF TILING</u>				
	<u>Concrete interlocking tiles to match existing fixing in accordance with the manufacturers instructions on 50 x 25 treated softwood battens having sawn ends nailed with non ferrous nails through vapour permeable underlay in accordance with BS EN 13859-1, Klover or similar approved underlay; all joints both horizontally and vertically to overlap minimum 150 in accordance with BS EN 5534:Part1:1990 and secured with clout nails and provide underlay support tray at eaves/gutter to prevent ponding and UV damage to underlay</u>				
	Roof coverings				
C	pitch 30 degrees	23	m2		
D	eaves detail; including Klover roof ventilators or similar approved to provide the equivalent of 10 mm continuous roof ventilation along eaves level together with fly proof screen or equivalent all in accordance with BS 5250	6	m		
E	verges; single extra undercloak course plain tiles 165 wide, tile-and-half tiles; bedding and pointing in coloured cement-lime mortar (1:1:6)	7	m		
F	verge abutment detail; include lead flashing and stepped cover flashing built into masonry wall	7	m		
G	extra; at roof to existing cavity wall abutment include for all work necessary in building in flexible cavity tray and which is to step up 225 mm within the cavity; ensure that tray links with lead cover flashings and provide weep holes in the masonry as necessary		Item		
H	ridge tiles, half round; in 457 effective lengths; butt jointed; bedding and pointing in coloured cement-lime mortar (1:1:6)	3	m		
2305	To Collection				

2305



Ref.	Description	Quantity	Unit	Rate	£ p
	<u><b>F30: ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/STONE WALLING</b></u>				
	<u>Forming cavities in hollow walls</u>				
	Cavity and cavity insulation; cavity fully filled with 100 Knauf Dri-Therm cavity slab 32 insulation and stainless steel cavity wall ties as specified				
A	100 wide cavity	28	m2		
	<u>Cavity closers</u>				
	Proprietary insulated cavity closers in accordance with specification				
B	100 wide cavity	21	m		
	<u>Proprietary items</u>				
	Wall starter kit ties Furfix or similar approved incorporating sleeved sliding ties; stainless steel channel and tie system; fixing channel to masonry and building in ties and include for 15 mm vertical joint filled with compressible filler and polysulphide sealant				
C	install in accordance with manufacturers recommendations	10	m		
	<u><b>Windows and external doors</b></u>				
	<u><b>MASONRY</b></u>				
	<u><b>F30: ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/STONE WALLING</b></u>				
	<u>Proprietary items</u>				
	Catnic lintels; ref CG 90/100; bedding in cement-lime mortar (1:1:6) and include cavity tray over as necessary with weep holes				
D	900 long overall; presumes dimensioned opening plus end bearings 150mm	2	nr		
E	1350 long overall; presumes dimensioned opening plus end bearings 150mm	1	nr		
F	1500 long overall; presumes dimensioned opening plus end bearings 150mm	1	nr		
				To Collection	

Ref.	Description	Quantity	Unit	Rate	£ p
A	<b><u>WINDOWS/DOORS/STAIRS</u></b>				
	<b><u>L10: WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES</u></b>				
	<b><u>Doorsets in UPVC complete</u></b>				
	Patterns to match existing, weather stripped and beaded for double glazing with mimum 16 mm argon filled gap to sealed units and incorporating low E coated glass to give a minimum total/whole frame average minimum U-value of 1.6W/m2K; manufactured to a design that has been shown to meet the security requirements of BS publication PAS 24:2016; glazing within 1500 mm of floor level to doors to be laminated or toughened to BS 6206 1981				
A	1050 x 2100 overall	1	nr		
B	<b><u>Windows in UPVC</u></b>				
	Patterns to match existing, weather stripped and beaded for double glazing with mimum 16 mm argon filled gap to sealed units and incorporating low E coated glass to give a minimum total/whole frame average minimum U-value of 1.6W/m2K; all windows to be casement type which open in excess of 30 degrees				
	600 x 1050 overall	1	nr		
	1200 x 1050 overall	1	nr		
D	600 x 1050 overall; obscure glazing	1	nr		
E	<b><u>SURFACE FINISHES</u></b>				
	<b><u>M60: PAINTING/CLEAR FINISHING</u></b>				
	<b><u>One coat primer, one undercoat, one coat full satin gloss finish</u></b>				
	Wood general surfaces				
E	isolated surfaces, girth not exceeding 300	3	m		
F	<b><u>BUILDING FABRIC SUNDRIES</u></b>				
	<b><u>P20: UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS</u></b>				
	<b><u>Medium density fibreboard</u></b>				
	Window boards				
F	window board section and profile to match existing; fixing to masonry	3	m		
2305	To Collection				

Ref.	Description	Quantity	Unit	Rate	£ p
A	<u>P22: SEALANT JOINTS</u>	16	m		
	<u>Polysulphide mastic pointing</u>				
	pointing with gun grade sealant to specification				
	windows and external door frames with building fabric				
B	<u>Internal walls and partitions</u>		Item		
	<u>STRUCTURAL/CARCASSING METAL/TIMBER</u>				
	<u>G20: CARPENTRY/TIMBER FRAMING/FIRST FIXING</u>				
	<u>Stud partition walls</u>				
C	Internal stud partition to form wet room space to be constructed in 38 x 89 mm timber studs at 450 centres faced one side with 12.5 Gypsum or similar wall board to utility room side and 12.5 Gypsum moisture resistant plasterboard to the wet room side and leave boards ready to receive 2.5 mm skim coat (measured separately); include lining both sides with 9mm plywood; and fill cavity with an absorbent layer of unfaced mineral wool quilt of minimum thickness of 25 mm with a density of 10kg/m <sup>3</sup> ; ensure all joints are well sealed to reduce transmission of sound and include for forming framed opening for single doorset				
	complete including fixing as necessary to structure				
	<u>Internal doors</u>				
	<u>WINDOWS/DOORS/STAIRS</u>				
D	<u>L20: DOORS/SHUTTERS/HATCHES</u>				
	<u>Doorsets mainly in softwood, wrot, one coat primer before delivery to site</u>				
	Standard Internal Doorsets; general purpose frames, panelled door primed for painting ; 100 loose pin chrome butt hinges; 76 mortice latches and chrome handles				
	826 x 2040 x 38 panel door primed for painting - 1; standard mitred loose architraves, 18 x 35 to heads - 2, 18 x 35 to jambs - 4; fixing with screws; softwood frames and door stops				
D	allow for decoration to door and frame and architraves, touch up primer, prepare and apply one undercoat and one full gloss coat	1	nr		
		1	nr		
				To Collection	

Ref.	Description	Quantity	Unit	Rate	£ p
	<b><u>Wall finishes</u></b>				
	<b><u>SURFACE FINISHES</u></b>				
	<b><u>M20: PLASTERED/RENDERED/ROUGHCAST COATINGS</u></b>				
	<u>Baseboarding; Gyproc plasterboard 12.5 thick, square edge; 5 joints, filled with plaster and scrimmed; fixing with dabs of GypRoc DriWall adhesive</u>				
	12.5 work to walls on brickwork or blockwork base				
A	width exceeding 300	20	m2		
B	reveals and the like including thin coat angle bead, width not exceeding 300	13	m		
	<u>Baseboarding; moisture resistant Gyproc plasterboard 12.5 thick, square edge; 5 joints, filled with plaster and scrimmed; fixing with dabs of GypRoc DriWall adhesive</u>				
	12.5 work to walls on brickwork or blockwork base				
C	width exceeding 300	13	m2		
D	width not exceeding 300; reveals and the like including thin coat angle bead,	3	m		
	<u>Plaster, Thistle; finishing coat of board finish, 2.5 thick; steel trowelled</u>				
	2.5 work to walls on plasterboard base				
E	width exceeding 300	33	m2		
F	width not exceeding 300	16	m		
	<b><u>M40: STONE/CONCRETE/QUARRY/CERAMIC TILING/MOSAIC</u></b>				
	<b><u>Tiled finishes</u></b>				
	Walls				
G	allow the provisional sum of £1,500.00 for wall tiling		Item		
	<b><u>M60: PAINTING/CLEAR FINISHING</u></b>				
	<u>Mist coat, two full coats eggshell emulsion paint</u>				
	Plaster general surfaces				
H	girth exceeding 300	33	m2		
J	isolated surfaces, girth not exceeding 300	16	m		
2305	To Collection				

Ref.	Description	Quantity	Unit	Rate	£ p
A	<b><u>Floor finishes</u></b>				
	<b><u>SURFACE FINISHES</u></b>				
	<b><u>M50: RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING</u></b>				
	<b><u>Floor finishes</u></b>				
	Generally				
	allow the provisional sum of £900.00 for floor finishes		Item		
B	<b><u>M60: PAINTING/CLEAR FINISHING</u></b>				
	<b><u>One coat primer, one undercoat, one coat full satin gloss finish</u></b>				
	Wood general surfaces				
	isolated surfaces, girth not exceeding 300	15	m		
C	<b><u>BUILDING FABRIC SUNDRIES</u></b>				
	<b><u>P20: UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS</u></b>				
	<b><u>Medium density fibreboard</u></b>				
	Skirtings, picture rails, architraves and the like				
	skirting section and profile to match existing; fixing to masonry	12	m		
D	skirting section and profile to match existing	3	m		
E	<b><u>Ceiling finishes</u></b>				
	<b><u>SURFACE FINISHES</u></b>				
	<b><u>M20: PLASTERED/RENDERED/ROUGHCAST COATINGS</u></b>				
	<b><u>Baseboarding; gypsum baseboard, Thistle; 5 joints, filled with plaster and scrimmed; fixing with galvanised nails</u></b>				
	12.5 work to ceilings on timber base and include sw noggins as necessary to ensure that all joints and perimeter edges are fully supported; fixings as described				
	width exceeding 300	28	m2		
F	<b><u>M60: PAINTING/CLEAR FINISHING</u></b>				
	<b><u>Mist coat, two full coats emulsion paint</u></b>				
	Plasterboard general surfaces				
	girth exceeding 300	14	m2		
2305	To Collection				

Ref.	Description	Quantity	Unit	Rate	£ p
A	<b><u>Fittings and furnishings</u></b>  <b><u>FURNITURE/EQUIPMENT</u></b>  <b><u>N11: DOMESTIC KITCHEN FITTINGS</u></b>  <u>Utility fittings complete with white goods as required which comprise worktops, base units and washing machine</u>  Complete supply and install  provisional sum allowance pending designed scheme	1	nr		
	<b><u>Site work</u></b>  <b><u>PAVING/PLANTING/FENCING/SITE FURNITURE</u></b>  <b><u>Q09: EXTERNAL PAVED SURFACES AND GENERAL AREAS</u></b>  <u>External areas re-instatement</u>  Perimeter of building				
	B take from store on site (measured elsewhere) topsoil and return as necessary around the extension and any other parts disturbed, level and grade and prepare as necessary to match existing surrounds and apply grass seed on completion  <u>Pathways</u>  New pathway to new Utility room door as shown and described on drawing allow all excavation, disposal and making up levels and paving described				
	C complete  <b><u>Drainage</u></b>  <b><u>DISPOSAL SYSTEMS</u></b>  <b><u>R12: DRAINAGE BELOW GROUND</u></b>  <u>Drainage installation</u>  Drainage installation as shown and connection to existing drainage system, include excavation, 100 diameter Osmadrain, bed of pea gravel and backfilling with selected excavated material, where drains pass through walls to be protected by reinforced concrete lintels cast over as specified				
D	complete drain run installation		Item		
				To Collection	

Ref.	Description	Quantity	Unit	Rate	£ p
A	<p>Inspection chambers to be Osma Universal in polypropylene having cast iron covers and frames, chambers to be bedded in minimum 150 mm pea gravel and 150 mm concrete around top of chamber shaft to provide bed for frame; inspection chambers to traffic/parking areas to have grade B covers and frames</p> <p>complete inspection chamber installation</p> <p><u>Surface water drainage</u></p> <p>Surface water drainage installation; contractor to assess the existing system and provide new drainage from the extension accordingly including connection to the existing surface water drainage system, include excavation, 100 diameter Osmadrain, bed of pea gravel and backfilling with selected excavated material as necessary</p>		Item		
B	<p>complete surface water drain run installation including any inspection chambers and soakaway chambers as necessary.</p> <p><b><u>Schedule of work in building elements to garage upgrade</u></b></p> <p><b><u>Substructure</u></b></p> <p><b><u>SURFACE FINISHES</u></b></p> <p><b><u>M10: SAND CEMENT/CONCRETE/SCREEDS/TOPPING</u></b></p> <p><u>Flow screed as specified</u></p> <p>50 work to floors on insulation and include 500 gauge slip membrane between insulation and screed and include for turning up 100 mm at walls to act as vapour control layer and prevent moisture from the screed penetrating the insulation</p>		Item		
C	<p>level and to falls only not exceeding 15 degrees from horizontal</p> <p><b><u>BUILDING FABRIC SUNDRIES</u></b></p> <p><b><u>P10: SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS</u></b></p> <p><u>Polythene sheeting, Visqueen 1200 gauge; 100 weltd lapped joints</u></p> <p>Plain areas; measured flat and include turning up the walls and to be lapped over the dpc</p>	18	m2		
D	<p>horizontal; laid loose</p> <p><u>Kingspan Kooltherm as specified</u></p> <p>70 thick; plain areas</p>	18	m2		
E	<p>horizontal; laid loose</p>	18	m2		
				To Collection	

Ref.	Description	Quantity	Unit	Rate	£ p
A	<p>extra; 25 perimeter strip</p> <p><b><u>External Walls</u></b></p> <p><b><u>DEMOLITION/ALTERATION/RENOVATION</u></b></p> <p><b><u>C20: DEMOLITION</u></b></p> <p><b><u>Existing attached conservatory</u></b></p> <p>approximately 2700 x 2800 on plan comprising brick walls, pvc conservatory glazed structure and roof with pvc translucent sheeting and include the removal of the ceramic floor tiles and base under; include also any associated fittings and include the cost of making good following base removal and make up levels with topsoil excavated material and also allow for a row of precast concrete paving slabs adjacent the building and to line and level with existing</p>	20	m		
B	<p>complete</p> <p><b><u>Windows and external doors</u></b></p> <p><b><u>MASONRY</u></b></p> <p><b><u>F30: ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/STONE WALLING</u></b></p> <p><b><u>Proprietary items</u></b></p> <p>Catnic lintels; ref CG 50/100; bedding in cement-lime mortar (1:1:6) and include cavity tray over as necessary with weep holes</p>		Item		
C	<p>1500 long overall; presumes dimensioned opening plus end bearings 150mm; building into existing masonry cavity wall and include all making good</p> <p><b><u>WINDOWS/DOORS/STAIRS</u></b></p> <p><b><u>L10: WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES</u></b></p> <p><b><u>Doorsets in UPVC complete</u></b></p> <p>Patterns to match existing, weather stripped and beaded for double glazing with minimum 16 mm argon filled gap to sealed units and incorporating low E coated glass to give a minimum total/whole frame average minimum U-value of 1.6W/m2K; manufactured to a design that has been shown to meet the security requirements of BS publication PAS 24:2016; glazing within 1500 mm of floor level to doors to be laminated or toughened to BS 6206 1981</p>	1	nr		
D	<p>1050 x 2100 overall; install into existing opening; contractor to check width dimension before ordering door and include all making good as necessary to door opening</p>	1	nr		
				To Collection	



Ref.	Description	Quantity	Unit	Rate	£ p
	<u>Windows in UPVC</u>				
	Patterns to match existing, weather stripped and beaded for double glazing with minimum 16 mm argon filled gap to sealed units and incorporating low E coated glass to give a minimum total/whole frame average minimum U-value of 1.6W/m <sup>2</sup> K; all windows to be casement type which open in excess of 30 degrees				
A	1200 x 1050 overall	1	nr		
B	2275 x 1200 overall	1	nr		
	<b><u>SURFACE FINISHES</u></b>				
	<u>M60: PAINTING/CLEAR FINISHING</u>				
	<u>One coat primer, one undercoat, one coat full satin gloss finish</u>				
	Wood general surfaces				
C	isolated surfaces, girth not exceeding 300	4	m		
	<b><u>BUILDING FABRIC SUNDRIES</u></b>				
	<u>P20: UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS</u>				
	<u>Medium density fibreboard</u>				
	Window boards				
D	window board section and profile to match existing; fixing to masonry	4	m		
	<u>P22: SEALANT JOINTS</u>				
	<u>Polysulphide mastic pointing</u>				
	pointing with gun grade sealant to specification				
E	windows and external door frames with building fabric	17	m		
				To Collection	

Ref.	Description	Quantity	Unit	Rate	£ p
A	<p><b><u>Internal walls and partitions</u></b></p> <p><b><u>DEMOLITION/ALTERATION/RENOVATION</u></b></p> <p><b><u>C90: ALTERATIONS - SPOT ITEMS</u></b></p> <p><b><u>Internal walls</u></b></p> <p>Removal</p> <p>remove internal partition wall which separates garage from small utility room and include the removal of the existing internal door and all associated wall finishes and include with this item the removal of any associated floor and ceiling finishes plus any fittings and existing plumbing and electrical services from within the utility area and include any making good which may be necessary to receive the new works (measured separately).</p>		Item		
	<p><b><u>STRUCTURAL/CARCASSING METAL/TIMBER</u></b></p> <p><b><u>G20: CARPENTRY/TIMBER FRAMING/FIRST FIXING</u></b></p> <p><b><u>Stud partition walls</u></b></p> <p>Internal stud partition to form bedroom space to be constructed in 38 x 89 mm timber studs at 450 centres faced one side with 12.5 Gypsum or similar wall board to both sides and leave boards ready to receive 2.5 mm skim coat (measured separately); include lining both sides with 9mm plywood; and fill cavity with an absorbent layer of unfaced mineral wool quilt of minimum thickness of 25 mm with a density of 10kg/m3; ensure all joints are well sealed to reduce transmission of sound and include for forming framed opening for single doorset</p>		Item		
	<p>complete including fixing as necessary to structure</p> <p><b><u>Internal doors</u></b></p> <p><b><u>WINDOWS/DOORS/STAIRS</u></b></p> <p><b><u>L20: DOORS/SHUTTERS/HATCHES</u></b></p> <p><b><u>Doorsets mainly in softwood, wrot, one coat primer before delivery to site</u></b></p> <p>Standard Internal Doorsets; general purpose frames, panelled door primed for painting ; 100 loose pin chrome butt hinges; 76 mortice latches and chrome handles</p>				
C	<p>826 x 2040 x 38 panel door primed for painting - 1; standard mitred loose architraves, 18 x 35 to heads - 2, 18 x 35 to jambs - 4; fixing with screws; softwood frames and door stops</p>	1	nr		
To Collection					

Ref.	Description	Quantity	Unit	Rate	£ p
A	allow for decoration to door and frame and architraves, touch up primer, prepare and apply one undercoat and one full gloss coat	1	nr		
	<b><u>Wall finishes</u></b>				
	<b><u>DEMOLITION/ALTERATION/RENOVATION</u></b>				
	<b><u>C90: ALTERATIONS - SPOT ITEMS</u></b>				
	<b><u>Existing gable external wall</u></b>				
	Cutting openings or recesses				
B	1200 x 2100 through 250 thick existing brick external walls and build in concrete lintels over (measured separately) and include here for closing cavity with proprietary cavity closures as described and leave ready to receive finishes (measured separately)	1	nr		
	<b><u>MASONRY</u></b>				
	<b><u>F30: ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/STONE WALLING</u></b>				
	<b><u>Proprietary items</u></b>				
	Precast prestressed concrete lintels; Naylor Concrete Products Ltd composite lintels; bedding in cement-lime mortar (1:1:6)				
C	100 x 70 x 1500 long	2	nr		
	<b><u>SURFACE FINISHES</u></b>				
	<b><u>M20: PLASTERED/RENDERED/ROUGHCAST COATINGS</u></b>				
	<b><u>Baseboarding; Kingspan K18 insulated plasterboard square edge; 5 joints, tape and joint finish; fixing with galvanised nails on and including 25 x 50 softwood battens with dpc behind</u></b>				
	42.5 work to walls on existing brickwork or blockwork base				
D	width exceeding 300	10	m2		
E	width not exceeding 300; reveals and the like including thin coat angle bead,	18	m		
				To Collection	

Ref.	Description	Quantity	Unit	Rate	£ p
	<u>Baseboarding; Gyproc plasterboard 12.5 thick, square edge; 5 joints, filled with plaster and scrimmed; fixing with dabs of GypRoc DriWall adhesive</u>  12.5 work to walls on existing brickwork or blockwork base				
A	width exceeding 300	25	m2		
B	width not exceeding 300; reveals and the like including thin coat angle bead,	4	m		
	<u>Plaster, Thistle; finishing coat of board finish, 2.5 thick; steel trowelled</u>  2.5 work to walls on plasterboard base				
C	width exceeding 300	35	m2		
	<u>M60: PAINTING/CLEAR FINISHING</u>  <u>Mist coat, two full coats eggshell emulsion paint</u>  Plaster general surfaces				
D	girth exceeding 300	35	m2		
E	isolated surfaces, girth not exceeding 300	22	m		
	<u>Floor finishes</u>  <u>SURFACE FINISHES</u>  <u>M10: SAND CEMENT/CONCRETE/SCREEDS/TOPPING</u>  <u>Flow screed as specified</u>  50 work to floors on insulation and include 500 gauge slip membrane between insulation and screed and include for turning up 100 mm at walls to act as vapour control layer and prevent moisture from the screed penetrating the insulation				
F	level and to falls only not exceeding 15 degrees from horizontal and include layer of A142 fabric reinforcement	18	m2		
	<u>M51: EDGE FIXED CARPETING</u>  <u>Floor finishes</u>  Generally				
G	allow the provisional sum of £1,100 for fitted carpets and underlay		Item		
				To Collection	

Ref.	Description	Quantity	Unit	Rate	£ p
A	<u>M60: PAINTING/CLEAR FINISHING</u>				
	<u>One coat primer, one undercoat, one coat full satin gloss finish</u>				
	Wood general surfaces isolated surfaces, girth not exceeding 300	20	m		
B	<u>BUILDING FABRIC SUNDRIES</u>				
	<u>P10: SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS</u>				
	<u>Kingspan Kooltherm as specified</u>				
C	70 thick; plain areas horizontal; laid loose	18	m2		
	100 thick; plain areas horizontal; laid loose				
	extra; 25 perimeter strip	18	m		
D	<u>P20: UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS</u>				
	<u>Medium density fibreboard</u>				
	Skirtings, picture rails, architraves and the like				
E	skirting section and profile to match existing; fixing to masonry	17	m		
	skirting section and profile to match existing	4	m		
F	<u>Ceiling finishes</u>				
	<u>STRUCTURAL/CARCASSING METAL/TIMBER</u>				
	<u>G20: CARPENTRY/TIMBER FRAMING/FIRST FIXING</u>				
	<u>Roof void access</u>				
	Construct roof access between pair of trusses as shown				
	125 x 75 softwood trimmers and line out opening with 32 mm rebated softwood lining to form 750 x 550 wide opening; complete access with a Manthorpe or similar approved proprietary roof hatch		Item		
2305	To Collection				

Ref.	Description	Quantity	Unit	Rate	£ p
A	<b><u>SURFACE FINISHES</u></b> <u>M20: PLASTERED/RENDERED/ROUGHCAST COATINGS</u> Baseboarding; gypsum baseboard, Thistle; 5 joints, filled with plaster and scrimmed; fixing with galvanised nails 12.5 work to ceilings on timber base and include sw noggins as necessary to ensure that all joints and perimeter edges are fully supported; fixings as described width exceeding 300	36	m2		
	<b><u>M60: PAINTING/CLEAR FINISHING</u></b> <u>Mist coat, two full coats emulsion paint</u> Plaster general surfaces girth exceeding 300	18	m2		
	<b><u>BUILDING FABRIC SUNDRIES</u></b> <u>P10: SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS</u> <u>Knauf Loft Roll 44 or similar approved insulation quilt; butt joints</u> 150 thick; plain areas; cross laid at 90 degrees to first layer horizontal; laid loose	18	m2		
D	150 thick; between members at 600 centres horizontal; laid loose	18	m2		
E	<b><u>Plumbing, Heating, Electrical install to Extension &amp;&amp; Garage</u></b> <b><u>Sanitary appliances</u></b> <b><u>FURNITURE/EQUIPMENT</u></b> <u>N13: SANITARY APPLIANCES/FITTINGS</u> <u>Supply and install sanitary fittings as specified comprising sink unit in utility room, shower tray, shower fitting, shower screen, wc and wash hand basin in wet room; include taps as necessary; include all mastic sealant as necessary; all to comply with water efficiency as specified.</u> Utility and Wet Rooms supply and install complete		Item		
				To Collection	

Ref.	Description	Quantity	Unit	Rate	£ p
A	<p><b><u>Disposal installation</u></b></p> <p><b><u>DISPOSAL SYSTEMS</u></b></p> <p><b><u>R11: FOUL DRAINAGE ABOVE GROUND</u></b></p> <p><b><u>Contractor design and install</u></b></p> <p>internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75 mm deep seal traps (anti-syphon traps at 3 m + from outlet). Wates to be: wash hand basin 32 mm, shower 38 mm, sinks 40 mm. WC 100 mm diameter soil and vent pipes to be 100 mm diameter terminating at tile vents or minimum 900 mm above opening lights fitted with plastic balloon. S&amp;VP's to have access plates at the base. The floor drains shown are to be as specified and waste pipes connected as shown with sealed caps and appropriate reducers.</p> <p>supply and install complete</p>		Item		
	<p><b><u>Water installation</u></b></p> <p><b><u>S:PIPED SUPPLY AND T:MECHANICAL HEATING /COOLING/REFRIGERATION SYSTEMS</u></b></p> <p><b><u>S10: HOT AND COLD WATER INSTALLATION</u></b></p> <p><b><u>Plumbing installation</u></b></p> <p>Extend as necessary and provide hot and cold water supply pipework and make all connections to utility room sink and wet room fittings comprising shower fitting, wc and wash hand basin in accordance with specification</p>		Item		
	<p>complete installation</p> <p><b><u>Heating installation</u></b></p> <p><b><u>MECHANICAL HEATING/COOLING/ REFRIGERATION SYSTEMS</u></b></p> <p><b><u>T09: DOMESTIC HEATING</u></b></p> <p><b><u>Heating generally</u></b></p> <p>Heating system to be designed to have a flow temperature of less than 45 degrees C</p>		Item		
C	complete design and install		Item		
2305	To Collection				

Ref.	Description	Quantity	Unit	Rate	£ p
A	<p>Boiler to be oil fired with automatic ignition (size to be checked by heating engineer). Boiler to have a minimum SEDBUK 2009 efficiency of 89.6% and sized appropriately. Boiler to be fitted with HW + CH programmer together with delayed start stat. Fan assisted flue to have appropriate durable wire guard,</p> <p>complete design and install</p>		Item		
B	<p>Radiators to be steel panel type fitted with convectors by Stelrad or similar approved. Output from the central heating system controlled by time and temperature zone controls. Hot water cylinder (where provided) in airing cupboard to be factory insulated. Hot water pipes, including those in roof space or other unheated areas to be insulated with a material having a thermal conductivity of not greater than 0.45w/mk in accordance with document. L1:section 1.</p> <p>complete design and install</p> <p><b><u>Electrical installations</u></b></p> <p><b><u>V:ELECTRICAL SUPPLY/POWER/LIGHTING AND</u></b></p> <p><b><u>W:COMMUNICATIONS/SECURITY/CONTROL SYSTEMS</u></b></p> <p><b><u>V08: ELECTRICAL INSTALLATION</u></b></p> <p><b><u>Lighting and Power</u></b></p> <p>In accordance with specification and include all associated builders work and making good</p>		Item		
C	<p>supply and install complete</p> <p><b><u>Wall mounted extract fans</u></b></p> <p>In accordance with specification and include all associated builders work and making good</p>		Item		
D	<p>supply and install complete</p> <p><b><u>Smoke and heat detectors</u></b></p> <p>In accordance with specification and include all associated builders work and making good</p>		Item		
E	<p>supply and install complete</p> <p><b><u>Carbon monoxide alarms</u></b></p> <p>In accordance with specification and include all associated builders work and making good</p>		Item		
F	<p>supply and install complete</p>		Item		
2305	To Collection				



2305