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Sample Specification

Construction of an end-terrace house comprising
2 new extensions adjoining the existing property

PART THREE

Schedule of Works

Please note - the following information is simply to provide general guidance.

It is always advisable to seek professional advice when producing tender documents and specifications for specific construction projects.

The following documents include handwritten notes from a tendered firm. Any stated prices are likely to be substantially less than today's rates! Some information may not be current.

PART THREE
SCHEDULE OF WORKS.

PREAMBLE

- A. This section of the works should be read in conjunction with the contract drawings included with this document. The drawings referred to are:-

R 01: Existing Side Elevation.
R 01A: Side Elevation.
R 01S: Section to North Side
R 02A: Front Elevation
R 03: Existing Rear Elevation
R 03A: Rear Elevation
R 04A: Plan: Ground Floor
R 05A: Plan: First Floor
R 06F: Foundations
R 06D: Drainage Plan
R 06R: Roof Plan
R 06S: Site Plan

General Items

Care of adjacent buildings.

- B. Due care should be taken on the part of the Contractor to ensure that noise, dust, dirt & inconvenience to occupants of adjoining buildings is kept to a minimum.
- C. Where damage or nuisance is caused to an adjacent property as a result of the Contractor's failure to take reasonable precautions, the Contractor will be expected to make good such damage at his own expense to the satisfaction of the Contract Administrator.

Noted & included in notes.

Scaffolding and Access Equipment

- D. The main Contractor is to provide and be responsible for all necessary scaffolding, ramps, ladders etc to carry out the works within the specification.

TOTAL PREAMBLE £

184.8

£ 184.8

EXTERNALLY.

EXISTING MAIN HOUSE

All works to main house to be commenced only after employer's consent, as the house is in use by tenants.

Pulling Down & Demolition

- A. Take down existing guttering and downpipes; Front & rear elevations. (Immediately replace with new as already costed & described below)
 - B. Disconnect and take down old iron Soil and Vent Pipe Rear elevation. (Immediately replace with new as already costed & described below)
 - C. Take down existing 3 storey iron waste pipe, Rear elevation. (Immediately provide new kitchen & bathroom waste pipes and connect up internally and externally to new SVP as already costed & described below)
 - D. Take out and carefully set aside back door for later use and take out door frame to garden flat, internally. Inside rear wall. (Immediately block up opening as already costed & described below)
 - E. Take out small first floor side landing window and frame, and set aside. Inside rear wall. (Immediately block up opening as already costed & described below)
 - F. Cart away all demolished & redundant items & waste. (except bricks & hardcore for re-use, see page 45)
- * See also 'Demolition' under Site Works page 45 'A' & 'B'.

MAIN HOUSE: EXTERNAL WALLS

Isolated openings.

- G. Cut door opening size 850 (h) x 850 (w) mm through lower rear wall, beneath existing kitchen window ready for new door & frame. Existing Ground floor Kitchen.
- H. Cut window opening size 1200 (h) x 500(w) mm through rear wall, next to existing kitchen window ('G' above) using suitable temporary structural supports to masonry. Insert suitable approved concrete or steel lintel approx 2000mm long (under existing) over both window & door opening, wedge and pin up over, quoin and make good & point up jambs; Existing Ground floor Kitchen.

176

88

88

26.40

26.40

88

220

660

1372.80

MAIN HOUSE: EXTERNAL WALLS, continued.

Minor Repairs.

- | | | |
|----|---|-------|
| A. | Cut out decaying bricks and stitch-in whole bricks to old high level flue opening to match existing; Top floor inner side elevation. Approx. 4 NR bricks. | 35.20 |
| B. | Make good small holes in rear wall where SVP and waste pipes removed. | 26.40 |
| C. | Block up previously removed back door opening, with blockwork. Provide approx 3 m2 skim finish plasterboard lining internally to inside main house. | 79.20 |
| D. | Block up previously removed first floor small window opening with blockwork. Provide approx 2 m2 skim finish plasterboard lining internally to inside main house. | 52.80 |

MAIN HOUSE: ROOF, WASTE & DECORATION.

Repairs

- | | | |
|----|--|-----|
| E. | Renew slipped or missing slates with matching slates (or matching Eternit non-asbestos slates) to verge/side gable slopes of main roof. Point up as necessary. Approx. 7 NR slates | 132 |
|----|--|-----|

Rainwater Goods

- | | | |
|----|--|-------|
| F. | Renew all guttering and downpipes to eaves in 100 mm and 75 mm black PVC, including all fittings and set to falls;
Front elevation; Guttering: approx. 11 m.
Downpipes: 1 no. approx: 8m
Rear elevation; Guttering: approx. 9m
Downpipes: 1 no. approx. 3m.
(and 'G' below) | } 748 |
|----|--|-------|

- | | | |
|----|--|--|
| G. | Provide & fix new downpipe to rear wall to replace existing iron waste pipe (previously taken out under 'demolition' above). New PVC downpipe approx. 7.5m to serve rear gutter. ('F' above) Connect up at base to existing. | |
|----|--|--|

Soil & Vent Pipe

- | | | |
|----|---|--------|
| H. | Provide & fix new SVP to replace existing iron Soil & Vent pipe to rear elevation (previously taken out under 'demolition' above). New full height PVC SVP to connect up with new multi-kwik connector to existing first floor WC in main house (in use).
Connect at base to existing inspection chamber.
Stench pipe to extend above gutter level. | 334.40 |
|----|---|--------|

MAIN HOUSE continued

Waste Pipes

- A. Replace 2 no. existing waste pipes to 1st floor bath & basin (approx 1m and 2 m respectively) and 1 no. waste pipe to top floor kitchen (appx. 1 m) with new PVC waste pipes.
Connect to new SVP (already described/costed above)
Allow for running new basin waste pipe internally, including small new opening for pipe to rear wall.
Include all brackets & fittings. Connect up.

140.80

Painting & Making Good.

- B. Prepare and thoroughly rub down all external timbers
- C. Point up & fully seal any gaps between external window or door frames and surrounding brick reveals with mortar.
- D. Paint existing eaves and soffit boards with one undercoat and one full white gloss finish;
Approx 18 m run
- E. Paint all existing external window, door and decorative timbers with one undercoat and one full gloss finish.
Colour white, except colour to 2 main front doors (to be confirmed).
(Exclude previously removed ground floor back door, kitchen window & 1st floor inner back window)

1056

MAIN HOUSE: INTERNALLY

Relocation of Existing Boiler

- F. Carefully take out Potterton Puma Combi boiler and set aside.
Drain down system & disconnect all pipes & flue.
Ground Floor Kitchen
- G. Refix existing boiler & fittings approx 550mm to South (i.e. towards party wall). Allow for provision and fixing of additional pipework, cut new flue opening & make good around new flue opening.
Connect up and leave ready for use.

193.60

New Kitchen Window

- H. Provide & fix window to previously prepared opening above (page 27 'H') to kitchen. *Jewson Premdor Alpha 'London' softwood 626mm(w) x 1200(h) 1 NR* (include double glazing, timber sill, & all fittings)
Point frame in mastic.

1144

New Kitchen Door and Door Frame

- J. Provide & fix new door, and frame with threshold, to previously prepared opening above (page 27 'G') to kitchen. *Jewson Premdor 2xG s/w softwood panel door , pre-glazed, 838 x 1981mm JCD52314.* Point frame in mastic.

TOTAL MAIN HOUSE : £

2534.42

EXTERNALLY

NEW SIDE EXTENSION: SINGLE STOREY

The following are the works involved in extending the side of the house by approx 7.7 x 3.5m on plan and by 1 storey high:-

FOUNDATIONS

- A. 1.5m deep below existing garden ground level, comprising concrete strip and brick footings and PVC dpc; Approx. 15 m.
(Final depth to be approved by Building Control Officer)

N.B: Pavement level to Soames Street is approx 600mm above existing garden ground level.

(See 'External Site Works' page 45 for re-use in garden of approx. 14m³ excavated spoil.)

*** NB: Take extreme care when excavating around existing sewer & drainage pipes. Provide suitable lintel and support over.**

Lintels

- B. Provide suitable lintels over:-
- existing 6" foul drain run: 1 no.
 - existing 4" rainwater pipe: 1 no.
 - new rainwater gully pipe & services ducts: 2 no.
(described below) See Drawing R 06F

Ground Floor Slab :-

- C. 100mm insitu concrete slab on 50 mm sand blinding on min. 150 mm consolidated hardcore including damp proof membrane; Approx 23 m².

Allow for approx. 1m depth additional vertical damp-proof membrane to all walls below ground level.
i.e. to side boundary wall (& part front & rear walls).
Approx 9m run

NB: Note single 200mm internal step to ground floor design.

Ground Floor finish:-

- D. 60 - 75 mm cement and sand screed, insulation board to floor and perimeters, with polythene layer on polythene dpm;
Approx. 23 m².
(see ' Internally' for laminated ground floor finish)

2640

176

1912.24

506

5234-24

SIDE EXTENSION continued

Timber Floor

- A. First Floor (mezzanine over kitchen/lobby):-
Make out in treated timber joists (50 x 175 mm) at
450mm centres on secure galvanised steel joist hangers.
Floor boarding to be approx. 18 mm x 120mm
PTG softwood boarding;
Approx 1.8m x 3.9 m (7 m2).

563.20

EXTERNAL WALLS

- B. 260 mm cavity brick & block wall, faced outer side in
stretcher bond, with single band course and pointed as
to match existing; 100mm brick outer leaf, 60mm cavity,
100mm thermolite shield or other approved U value blockwork
inner leaf. Cavities to be insulated to 50mm.

-Facing Brickwork approx 27 m²
(Second hand stock bricks or similar approved.
Materials: deduct approx. 5 m² second hand bricks
already on site and salvageable from existing garage wall
- see 'demolition')

-Below Ground Brick or Blockwork; Approx. 7 m²
(for below ground/pavement level,
semi engineering bricks, or approved blockwork.)

-Rendered Blockwork Plinth; Approx 5.5 m²
(Include for blockwork plinth, as per drawings, above
external ground level.)

Glass blocks

- C. N/A

2297-

Openings

- D. Openings for external windows:-
Openings to be formed including lintels with either semi-
circular or flat brick arches (where shown).
Prepare openings sufficient to take window sizes as follows:-

Front: size 1200 (w) x 1350 (h) mm 1NR
Rear: size 1200 x 1200mm 1NR

- E. Opening For Entrance Door
Opening to be formed including lintel and brick course.
Prepare opening for 78" x 33" (198 x 840mm) door and
allow for door frame 1 NR.

- F. Opening 483mm x 750 (h) at upper side gable.
(for glass blocks - see 'Main Walls' 'C' above)
See Drawing R01A

1708.-

4568.22

SIDE EXTENSION continued

- A. Leave small openings as per drawings for mains services, boiler flue, extractor hood and 2 no. external meter boxes (to rear) See R 03A & R 06F

ROOF

Roof Structure

- B. Make out in treated timber construction, pitched @ approx 30 degrees to match existing main house roof pitch to form gable end.
- Rafters to be 150mm x 47mm timbers (@ 400% grade SC3) set approx. 350mm apart, and doubled either side of each Velux.
 - Timber purlins, approx. 225 mm x 75 mm, 1 no. to each roof slope, supported either end in masonry walls. 2NR.
(rafters left ready for plasterboarding directly to insulated rafters - see page 40 'ceilings' & page 41 'thermal insulation' below)

Roof Coverings:

- C. Cover with Eternit slates to battens on roofing felt
Approx: 34m2
(Insulation to rafters, see Page 41; Leave approx 50mm through ventilation to underside of battens from soffits.)

- D. Trim slate edges at verge overhang and point up verges.

Flashings:

- E. Provide & fix flashings at abutments to walls
Traditional Code 4 lead.

Roof Windows

- Provide & fix to front and rear elevations, matching roof windows:-
size: 780 x 980mm Velux 2 NR
Wickes (200-115) / GGL 3000/304
include suitable flashing kit & fixings

Velux Blinds

- G. provide & fix Velux roof blinds to match 2 NR.
white/cream colour

EAVES

- H. Make out fascia and vented soffit board in softwood timber to match existing with a patent vent to give equivalent of a 25mm gap
Approx 7.3 m .

2488.-

1936

4424

SIDE EXTENSION continued

A. RAINWATER GOODS

Provide guttering & downpipes in 100mm & 75mm black PVC including all fittings and set to falls.

Front downpipe to discharge via horizontal pipe to front garden set to falls (pipe run just below garden surface)

Rear downpipe to discharge via new gully (described/costed below under 'B')

Front elevation: Guttering: approx. 2.8 m
Downpipe: 1 no. approx 1.5m vertical
approx 4m horizontal.

Rear elevation: Guttering: approx. 4.5 m
Downpipe: 1 no. approx 2.5m

Surface Water Drainage

B. Provide & fix 1 no. back inlet gully serving rear elevation rainwater downpipe.

Connect to new internal inspection chamber (already described/costed under 'internal')

(See 'Internal' for waste pipes & internal manhole)

DECORATION

C. Generally

External timbers as previously described:-
Windows: 2 NR. Page 37 'A' & Page 32 'F'
Door: 1 NR. Page 37 'B'
Eaves: Page 32 'H'

D. Treat all external timbers with Dulux Basecoat.

E. Treat all external timbers with Dulux Weathershield top coat finish. (dark oak or similar.)

E. Seal all gaps between frames and masonry with suitable mastic sealant.

DRAINAGE

See Page 37 'E'; and page 38 'A' - 'D'.

TOTAL: EXTERNALLY; SIDE EXTENSION : £

836

334.40

1170.40

NEW REAR EXTENSION: TWO STOREY

The following are the works involved in extending the back of the house by 3.7m x 3.7 m on plan and by 2 storeys high:-

FOUNDATIONS

- A. 1.5m deep below existing ground level, comprising concrete strip and brick footings and PVC dpc; Approx. 5.4 m. (Final depth to be approved by Building Control Officer)
Allow for reduction in sum for existing previously excavated trench approx. 3.2 m x 1.2 m depth.

***NB: Take extreme care when excavating around existing sewer pipe. Provide suitable lintel for main wall support over pipe.**

Arrange for Local Authority Building Control D.S. and Thames Water Authority to inspect foundation trench to confirm existing main sewer pipe in situ and approve lintel type & packing around pipework.

Lintels

- B. Provide & fix suitable lintel over:-
Existing 6" foul drain : 1 NR.

(See page 35 'B' for RSJ to North inner side wall)

Ground Floor Slab :-

- C. 100mm insitu concrete slab on 50 mm sand blinding on min. 150 mm consolidated hardcore including damp proof membrane; Approx 11 m².

Air Ducts & Air Bricks:

- D. Provide & fix 2 no. shallow ventilation ducts approx. and 2 no. airbricks to rear wall, to serve existing vents in main house rear wall. Incorporate ducts within floor slab.
Approx 3.7m run (x 2)

Ground Floor finish:-

- E. 60 - 75 mm cement and sand screed, insulation board to floor and perimeters, with polythene layer on polythene dpm; Approx. 11. m².
(see 'Internally' for Laminated ground floor finish)

Timber Floor

- F. First Floor :-
Make out in treated timber joists (50 x 175 mm) at 450mm centres on secure galvanised steel joist hangers.
Floor boarding to be appx. 18 mm x 120mm PTG softwood boarding; Approx 11. m².

862.40

907.91

884.40

2744.72

REAR EXTENSION continued

EXTERNAL WALLS

- A. 260 mm cavity brick & block wall, faced outer side in stretcher bond and pointed as to match existing; 100mm brick outer leaf, 60mm cavity, 100mm thermolite shield or other approved U value blockwork inner leaf. Cavities to be insulated to 50mm.

-Facing Brickwork. Approx 18 m²
(rear, inner side & outer side walls)
Second hand stock bricks or similar approved.

-Facing Blockwork Rendered Plinth Approx. 4.5 m²
(as per drawings)

-Blockwork inner side wall (North side - adjoining side extension) See Drawing R 01S. Approx 5 m²

- B. **RSJ Lintel**
Provide & fix suitable R S J lintel to blockwork inner side wall (described in 'A' above) over bathroom. Approx 3.1m (to take load from first floor side wall to rear extension.)
Position inner (West) end over blockwork wall described above;
Position outer (East) end over window lintel to main rear wall.
Box in RSJ where visible.

Openings

- C. **Openings For external windows:-**
Openings to be formed including lintels with either semi-circular or flat brick arches.
Prepare openings sufficient to take window sizes as follows:-

First Floor: Rear: size 1200 (w) x 1200 (h) mm 1NR
Side (N) size 483mm (w) x 750mm (h) 1 NR

Ground Floor: Rear: size 1200 x 1200mm 1NR
size 483 x 1200 mm 1NR

ROOF

Flat Roof:-

- D. N/A Deleted

1830

1056

1144

4030

REAR EXTENSION continued

Pitched Roof (Adjoins felted flat roof)

A. Structure: Make out in treated timber construction, dual pitched @ approx 30 degrees to match existing main house roof pitch
Rafters to be minimum 150mm x 47mm timbers (@ 400% grade SC3)
Set approx. 350mm apart,

B. Roof Coverings: Covered with Eternit slates, battens, felt, and insulation. Approx 16.5 m²
(Insulated rafters leaving approx 50mm through ventilation)
(Rafters left ready for plasterboarding directly to insulated rafters.)

Flashings & Valley

C. Provide & fix flashings at abutments to walls and joint to flat/pitched roof. Traditional Code 4 lead.

Provide & fix lead valley at abutment of roof and existing house.
Set to falls. Code 5 lead. Approx 3.6 m

'Insulation' costed/described page 41

EAVES

D. Provide & fix fascia and vented soffit boarding made out in softwood timber to match existing. Approx 3.7 m.

RAINWATER GOODS

Provide guttering & downpipes in 100mm & 75mm black PVC including all fittings and set to falls.

-Rear elevation: Guttering approx 3.7 m
Downpipe 1 no. appx 2m.

DECORATION

F. Generally
External timbers as previously described:-
Windows: 4 NR. Page 37 'A'
Eaves: Page 36 'D'

G. Treat all external timbers with Dulux Basecoat.

H. Treat all external timbers with Dulux Weathershield top coat finish. (dark oak or similar.)

J. Seal all gaps between frames and masonry with suitable mastic sealant.

TOTAL EXTERNALLY: REAR EXTENSION: £

2481

660

356

3497

INTERNALLY.

SIDE & REAR EXTENSIONS

WINDOWS.

- A. provide & fix softwood casement ('sash appearance') windows, to previously prepared openings.

Complete with 'Victorian' brass effect ironmongery & locks. Fit ex 25 x 150 mm softwood windowboards to suit. Point frames in mastic.

Jewson Alpha 20/20 Premdor 'London Bar' softwood,
Include double glazing, timber sills, & all fittings.

Side Extension:

Front:	size 1200 (w) x 1350 (h) mm	1NR	JQVB113T
Rear:	size 1200 x 1200mm	1NR	JQVB212T
Side:	size 483 x 750mm	1 NR	JQVN07TZ

Rear Extension

First Floor:

Rear:	size 1200 (w) x 1200 (h) mm	1NR	JQVB212T
Side (N):	size 483mm (w) x 750mm (h)	1 NR	JQVN07TZ ('London')

Ground Floor

Rear:	size 1200 x 1200mm	1NR	JQVB212T
	size 483 x 1200 mm	1NR	JQV12TZ ('London')

ENTRANCE DOOR

- B. Provide & fix door to prepared opening:
Wickes Westminster style (203-252) 78" x 33"
(198 x 840mm) including matching glazing. 1 NR.
- C. Construct/install timber door frame to match complete with door stops & threshold.
- D. Provide for all fixings and
1 NR yale lock (& 'pull-to')
1 NR mortice lock
2 NR slide bolts, top & bottom
1 NR letterbox.
1 NR door knocker

DRAINAGE.

- E. Construct new internal inspection chamber to entrance lobby area in accordance with Building Control and Water Authority Regulations.
Chamber to be constructed, around existing sewer pipes, on 100mm concrete base with 450x600mm steel cover, double sealed to lid, or other approved type.
(allow for later timber laminate finish to lid - see 'flooring'),
Include all fittings, cover etc, rodding eyes etc.

27 83

968

3751

INTERNALLY: REAR & SIDE EXTENSIONS continued

Soil & Vent Pipe

- A. Provide and fix 100 mm PVC soil stack, running internally (approx 1m) terminating within bathroom with approved air admittance valve. Complete with multi-kwik WC connector. including necessary bends and fittings; Provide & fix new underground pipe to discharge to new inspection chamber described above.

- B. Box in SVP with timber frame & plasterboard

Waste Pipes:

- C. Provide & fix above-ground waste pipes for bath & wash basin connecting internally to SVP. Leave ready to connect to traps

- D. Provide & fix underground pipe serving kitchen sink to new inspection chamber. Leave ready to connect up to traps

PARTITION WALLS

- E. Construct 90mm timber stud wall, plasterboarded to bathroom with moisture resistant board. Construct 90mm timber stud wall, plasterboarded to small partition to entrance lobby. Approx. 6 m run.

- F. Apply skim plaster finish both sides (except under bath or kitchen units) Approx. 21 m²

Internal Structural Walls

- (Blockwork wall between bedrooms and living room already costed/described page 35 'A' & 'B' under rear extension')

JOINERY

Internal Door Frames

- G. Provide & fix timber door frames to:-
Bathroom: size: to take back door previously set aside. page 27 'D'
Bedroom (ground floor) to suit door size: 78" x 27"
Bedroom (first floor:) to suit door size: 78" x 27"
Allow for door stops etc. (Architraves costed/described below)

Internal Doors

- H. Provide & fix softwood Victorian (4 panel) style doors to bedrooms. size: 78" x 27" 2 NR. Include catches & handles, hinges etc.

- J. *Fix only*

1 no. bathroom door, set aside earlier to door frame. page 27 'D'. Provide & fix handles, catches, hinges and slide bolt type lock.

352

501.60

607.20

1460.80

INTERNALLY: REAR & SIDE EXTENSIONS continued

<p><u>Skirting</u> A. Provide & fix softwood Torus skirting (16 x 120mm) Approx. 44m. B. Provide & fix softwood Torus skirting (20 x 167mm) end piece to mezzanine first floor over kitchen/lobby Approx. 3.7m. C. Provide & fix softwood architraves Torus or Ogee (21 x 57mm) to 3 no. internal doors (both sides) and 1 no. entrance door (inner only) <u>Staircase</u> D. Spiral staircase. To be provided by Employer.</p>	}	528.-
<p>E. LABOUR ONLY: For assembly & installing staircase: <i>Allow one man/day labour</i></p>		211.20
<p><u>Small Timber Platforms</u> F. Ground Floor Platform Construct small raised platform / step to base of stairs Timber (or concrete) construction. See Drawing R04A Approx 600 x 600mm x tread 210mm. G. First Floor Platform Construct small timber landing floor to proposed spiral stairs. Approx 1m x 600mm. Construction as per main first floor (joists & boards) supported via steel bracing to adjacent main house walls. [Floor to be level with top of spiral stairs, allowing for final step to bedroom, (ie. appx 200mm below rear extension bedroom floor.) See drawing R 05A].</p>	}	264.-
<p><u>Bannisters</u> H. Provide & fix decorative bannisters to platform/landing ('G.' above) 'Richard Burbidge' type softwood bannister rail with spindles approx 1.5 m high x 1.4m run. Include for. 2 no. newel posts, 6 no. 'provincial' spindles 1 no. rail.</p>		334.40
		<hr/> 1337.60

INTERNALLY: REAR & SIDE EXTENSIONS continued

KITCHEN FITTINGS

A. MATERIALS

INCLUDE SUM FOR MATERIALS ONLY.....£ 1,800.

To be specified by Client and acquired by Contractor

1800

B. LABOUR ONLY

Assemble and fit 'flatpack' kitchen units and fit & connect up appliances, to include:-

- Base units:

- 1 no. 1000mm double under sink
- 1 no. 500mm drawer unit
- 1 no. 600mm under oven unit
- 1 no. 800mm corner/ drawer/door
- 1 no. 300mm end unit or wine rack with decorative end piece.

-Wall units:

- 2 no. 500mm glass door units

-Worktop: Approx. 4.3m. with openings cut for hob & sink and joints as necessary.

-Base plinth; approx. 3.8m

- Sink & mixer tap: 1 no.

Fit and connect up Appliances:-

- 1 no. electric oven
- 1 no. gas hob
- 1 no. extractor chimney hood with external vent duct
- 1 no. integrated washing machine and base unit

Traps & adaptor

C. Provide & fix trap for kitchen sink, with washing machine adaptor. Connect up & leave ready for use.

1056

CEILING

Generally

Provide & fix plasterboard to ceilings joists, fully finish with skim plaster finish. Leave ready for decoration, as described:-

D. Side extension:

- Board & skim main roof ceiling: *Vapourshield* board; Approx 27.5 m2
- Board & skim mezzanine (kitchen/lobby) ceiling: Approx. 7 m2

E. Rear Extension: Ground Floor

- Board & skim bedroom/bathroom Approx 11 m2

F. Rear Extension: First Floor

- Provide & fix *ceiling joist timbers* (to include 1 no. insulated *loft hatch*.) Approx 11m2

- Board & skim bedroom Approx 11 m2

766.48

3622.48

INTERNALLY: REAR & SIDE EXTENSIONS continued

THERMAL INSULATION

Sloped Ceilings Generally

100mm fibreglass insulation laid between rafters with a min. 50 mm air gap above to allow for cross flow ventilation including vents at ridge plate & eaves. Max U value .35 w/m²C

- A. *Side Extension*; Provide & fix Rockwool between rafters, with clear ventilation space under battens. Approx. 26m²
- Rear Extension Bedroom ceilings:*
- B. *Sloped Ceiling*: Provide & fix Rockwool between rafters, with clear ventilation space under battens. Approx. 3 m²
- C. *Main ceiling*: Minimum 150mm Rockwool to loft: Approx 8 m²

Walls:

- D. (Described & costed under 'dry lining' below)

FLOORING

- E. *Ground Floor*: Provide & fix Laminate flooring, Beech effect, (eg Wickes 620-716) or similar approved. Include all underlay & jointing etc. (Allow for central step within living room & internal manhole cover & stair base platform.) Approx. 29m²
- F. *Bathroom*: Provide & fix floor tiles, Wickes natural slate 300x300mm (230-807). Allow for provision of underlay insulation. Approx. 1.7 m²
- G. *First Floor bedroom & mezzanine*. (Leave as bare T&G boards already specified above, page 31 'A' & page 34 'F')

Sound Insulation

- H. Provide stud & plasterboard with Rockwool infill as per Building Regulations, with skim plaster finish, to:-
- Ground Floor Bedroom:
Both walls abutting main house: Approx. 12.5 m²
- First Floor Bedroom:
Single (South) wall abutting main house. Approx. 5.5 m²

Wall Finishes

(Leave bare brick to living room and first floor bedroom abutting main house.)

[NB: see above for plaster skim finishes already specified for stud walls, sound insulated walls and ceilings]

325.60

2193.85

633.60

3153.05

INTERNALLY: REAR & SIDE EXTENSIONS continued

Wall Finishes continued

A. Blockwork main walls:

Dry- line with 9.5 mm plasterboard & skim plaster finish.
Leave ready for decoration. Approx. 48 m²

(includes first floor bedroom side wall ; excludes under kitchen units)

*N.B: If the Local Authority Building Control D.S. confirms
the main walls meet Building Regs 'U' value criteria, then a
traditional plaster base & top coat would be acceptable.*

B. Blockwork internal walls

Provide plaster base and top coats, leave ready for decoration.
Approx. 7.5 m²

(stairwell/bed wall and first floor mezzanine/bedroom wall)

Decoration Internally

C. Emulsion

Emulsion to all plastered wall and ceiling finishes
(except where tiled). Base/ 2 coats as necessary.
Vinyl matt white

Approx. 120m²

D. Timber & Joinery

Provide decorative woodstain/ varnish to all exposed
timbers, eg skirting, architraves, doors, frames, windows, sills.
(colour to be confirmed)
(see 'Joinery' above for dimensions)

E. Floors

Apply hard wearing woodstain/varnish finish to
first floor bedroom & mezzanine T&G floor boards:
(colour to be confirmed)

Approx. 20 m²

F. Tiling : Bathroom:

Tile to Approx 1 m height around bath. 2 courses over basin:
Tiles Wickes 232mm Cobalt blue (230-235) with 1 no.
Continuous Border Garland blue (3.1 m run) around bath.
(Wickes 233-616) or similar approved.

Approx. 3.5 m²

G. Tiling : Kitchen:

Tile to 3 courses above worktop (ie. infill to wall units &
chimney hood). Tiles: Wickes 232mm Victorian Green (232-011)
or similar approved.

Approx. 2.5 m²

1536

132

1760

3428

INTERNALLY: REAR & SIDE EXTENSIONS continued

SANITARY FITTINGS

A. INCLUDE SUM FOR MATERIALS ONLY..... £ 500.

To be specified by Client and acquired by Contractor
(Materials are: Bath, pedestal basin, low level wc, timber wc seat and bath side panel, and chrome Victorian bath mixer and basin taps)

B. LABOUR ONLY:

Fit bathroom suite, to include:-
Install & connect up all taps/waste/ h&c water supplies, fix seals, wc seat & overflow and bath side panel.
Leave ready for use.

Traps

C. Provide & fix traps for bath, and wash basin.
Connect up & leave ready for use.

SERVICES

Cold Water

D. Provide & fix internal cold water supply pipe from new mains at boundary to serve boiler, sink, washing machine, bath, basin & wc.
Connect to new Water Authority cold water mains /water meter from Soames Street boundary wall.
Provide & fix stopcock under sink.

Hot Water

E. Provide & fix hot water supply pipes from boiler to kitchen sink, washing machine, bath, & basin.
Connect up.

Washing Machine taps

F. Provide & fix hot & cold taps to serve washing machine.

GAS:

G. Run new 22mm copper gas pipe from boundary wall new mains supply to external meter (rear elevation).
Run new copper gas pipe internally to boiler and hob in kitchen. Connect up.

176

S28

158.40

1362.40

INTERNALLY: REAR & SIDE EXTENSIONS continued

ELECTRICAL WORKS.

Repairs

- A. Disconnect site supply wall socket after use (at end of contract) to main house side wall. Make good & leave wall flush to facing brick only. Protect from damp and damage during period of construction works.

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New Electrical Work

- B. Provide and fix complete new electrical system to include new consumer unit & all fittings.
Include mains cable from new mains supply (Soames Street boundary wall) to new meter box on external rear wall in accordance with London Electricity requirements.

Wire lighting and ring main and cooker main, fix switches & outlets including any cutting & making good chases in finishes, sundry holes etc; concealed work.

Provide satisfactory test certificate for the approval of London Electricity prior to connection. Connect up.

Include:-

- 1 no. Consumer unit with circuit breakers.
- *Ring Main*;
allow for 13 no. DSSO's. (flush white)
1 no. bathroom shaver socket
1 no. fused SSO for boiler
- *Lighting*
allow for 4 no. uplighter points (**Client to provide** uplighter fittings)
5 no. pendants & roses (including loft)
5 no. flush or recessed ceiling lights
(eg Wickes 700-215)
1 no. external rear PIR lantern (eg Wickes 700-210)
- *Cooker* 1 no. switched & fused (separate circuit)
- *smoke alarm* 1 no.

1056

HEATING SYSTEM

- C. Provide & fit complete new Central Heating & hot water Combination system using 15mm copper pipework to radiators. Include all fittings, connectors, brackets etc.
Connect up & fully test & commission:-
- *Boiler: Patterson Puma Combi*: (or similar approved by client) of sufficient BTU (min 60k) to include integral timer & programmer.
NB: Boiler flue to exit side wall at minimum 2m height above pavement level.
- *Radiators*, steel convector type, of sufficient BTU/hr heat output:
6 no. (ensure full heat provision to large, open- plan main living space) including 2 no. towel radiators (eg Wickes 630 x 500mm)
 - *TRV's* to radiators
 - 15 mm copper pipework (surface run or fully protected and accessible in voids if within concrete floor)

2112,-

TOTAL INTERNALLY: EXTENSIONS : £

3256

SITE WORKS

DEMOLITION & PULLING DOWN.

- A. Take down complete garage structure, setting aside useable bricks, for later use.
- B. Take down side fence and gates to Soames Street. Set aside gates & frame for later use. (Immediately provide temporary site security fencing as described costed below)



352

GARDEN & LANDSCAPING

Spoil & Waste

- C. Use some 'clean' earth from excavations to raise level of existing main back garden by approx 350 mm over approx. 40m²
Leave level and compressed (ready for later turfing or gravel finish by Client).
Leave clear access paths (1m wide) as shown on Drawing R 06S.
Total re-used earth: Approx. 14 m³

(N.B. Removal of remaining spoil & waste & debris already costed under 'foundations')

264

Car Access Gates

- D. Refix existing twin gates and frame previously taken down & set aside (under 'demolition') as per Drawing R06S & R01A. Allow for any new materials to securely fix gateposts to ground.

88

Garden Gate

- E. Provide & fix timber garden gate 915 x 990mm Wickes (540-640) and new timber posts. Allow for all fittings, hinges, catch etc. (as per Drawings.)

246.40

Garden Steps

- F. Construct concrete steps for pedestrian access from Soames St. gate. 4 no.steps approx 300mm tread & 210mm riser x 1 m wide
Allow for min. 1 m x 1 m 'landing' by gate.

211.20

Garden Fence

- G. Provide & fix garden fence approx 1.2 m high x approx 8m run to external access route. (parallel to rear of house, set back 1 m.)
To include-
- precast concrete base appx 440mm high
- fence gate into shared main garden.

1056

TOTAL SITE WORKS: £

2217.60

PROVISIONAL SUMS

DO NOT INCLUDE IN TOTAL TENDER SUM

A.

At discretion of Water Authority:

For possible excavation, taking out and replacement of 'live' sewer pipe, approx 8.5 m under proposed rear and side extensions (and arrangements for keeping pipe in use outside hours of work).

See 'Foundations' .

See Drawing R 06D £.....300.....

B.

At the discretion of the Local Authority

Building Control Inspector

Cost for excavation of foundation trenches

by an additional 0.5m

(to make total 2 m depth)

x total Approx 20 m run £.....2400.....

C.

At discretion of the Local Authority

Building Control Inspector.

Cost for additional sound insulation to party walls to main house:-

Provide stud & plasterboard with Rockwool infill with skim plaster finish, to main house internal walls:-

-Ground Floor Living room

flank wall abutting new living room: Approx. 10 m2

-First Floor Living room:

single (East) wall abutting new bedroom. Approx 8 m2

£.....540.....

D. Alternative flat roof covering,

(As per Page 35 'D' above, to 2 storey rear extension)

Additional cost to provide & fix lead or suitable metal covering to flat roof deck. Approx 7m2

£.....700.....

APPENDIX.

DO NOT INCLUDE IN TOTAL TENDER SUM

E. If the Contractor has any other suggestions as to materials or workmanship that will reduce the Tender sums, would he list them below:

Cost reduction estimated at:-

£.....None..... See covering letter

SUMMARY.

PART ONE: PRELIMINARIES..... *included in Rates*

PART TWO: MATERIALS & WORKMANSHIP *included in Rates*

PART THREE: SCHEDULE OF WORKS..... £56'420.69

ADD for insurance against personal injury or death of persons as contract clause 6.1..... *included in Rates*

ADD for insurance against injury or damage to property as contract clause 6.2..... £500

TOTAL CARRIED TO FORM OF TENDER:..... £56'920.69

These are the Schedule of Works upon which we have based our tender

*Kennedy
20.1.10*

Signature.....

Name.....

for and on behalf of.....

Address

.....

Date.....

SCHEDULE OF WORKS.
£

COLLECTION

Total Preamble:	1848
Total Main House:	5315.20
Total Side Extension Externally.....	15396.84
Total Rear Extension Externally.....	10271.72
Total Internal Extensions.....	21371.33
Total Site Works.....	2217.60
 SCHEDULE OF WORKS TOTAL.....	 56420.69
