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KARL V ALANIZ

Carpentry, Joinery, & Building
Heritage and Urban Design Award Winners 2003

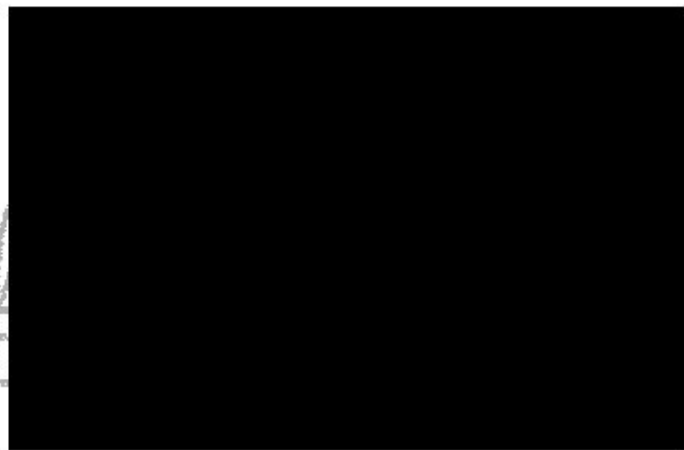
SANDRA + CHRIS ROBSON
SIDE EXTENSION EXTRAS

17/4/2011

- ① DRAIN BY SWIMMING POOL AND TO THE FRONT OF THE BOILER
 - A. DIG OUT PLANTS AND SET ASIDE FOR RE-PLANTING
 - EXCAVATE GOOD EARTH AND SPREAD AROUND FLOWER BED BY BACK OF THE UTILITY. DIG OUT BAD EARTH AND DUMP IN SKIP. BREAK OUT BRICK EDGING WITH A KANLO AND DUMP THE RUBBISH IN THE SKIP LAY A SUBBASE OF CONCRETE. COLLECT THE OLD SCABS FROM THE TOP Paddock. CUT THE SCABS TO FIT THE SPACE AND LAY ON A BED OF SHARP SAND + CEMENT CLEAR OFF CUTS INTO SKIP. POINT THE SCABS WITH CEMENT IN A BIRD'S BEAK PATTERN.
 - B. EXCAVATE EARTH AND LAY SCABS TO THE FRONT OF THE BOILER HOUSE. PREPARE AS ABOVE AND THROW THE DEBRIS IN THE SKIP

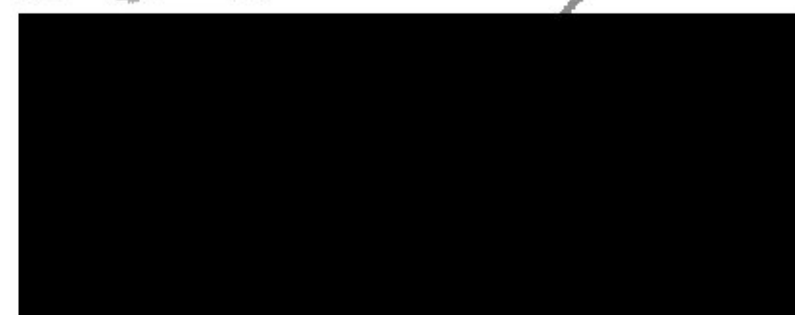
MATERIALS
LABOUR

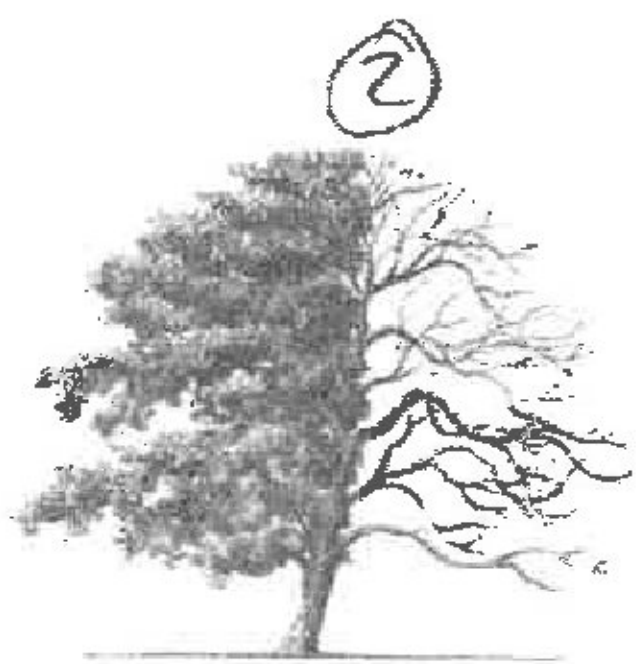
TOTAL



② UNDERPINNING FRONT OF UTILITY
PRICE AS GIVEN ON 9/2/11

MATERIALS + LABOUR



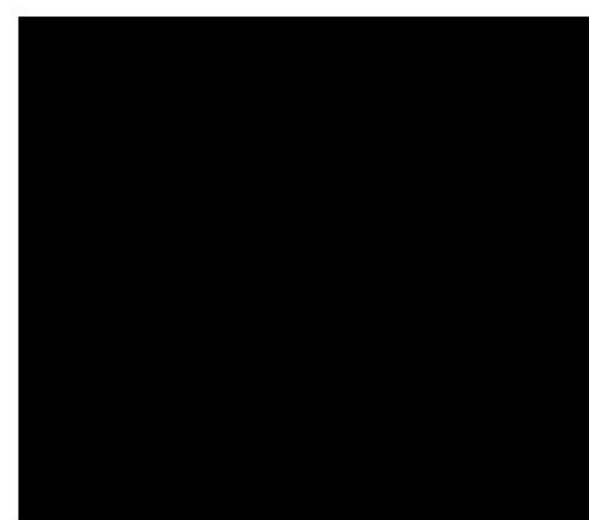


17/4/2011

③ WINDOWS IN THE UTILITY + BATHROOM

A. THE WINDOW ALLOWANCE FOR THE LINK IN THE ORIGINAL SPEC/PRICE WAS RE-SITED TO THE FRONT OF THE UTILITY. THE OLD ONE WAS TAKEN OUT AND SET ASIDE. BECAUSE THE NEW WINDOW WAS TO BE MADE A DIFFERENT SHAPE + SIZE THE WALLS INTERNALLY + EXTERNALLY HAD TO BE RE-SHAPED. STUDWORK + INSULATION HAD TO BE CUT IN AND LEADWORK ADDED TO THE NEW OPENING. PLASTERBOARD TO THE INSIDE AND OAK CLADDING TO THE OUTSIDE. PLASTER ENTIRE INTERNAL SIDE OF THE WALL AND ADD THREE FEET TO THE UNDERSIDE OF THE CLADDING. AN OAK SASH WAS MADE AND FITTED TO THE SUB-FRAME A DOUBLE GLAZED UNIT WAS FITTED TO THE SASH WITH GLAZING SILICONE.

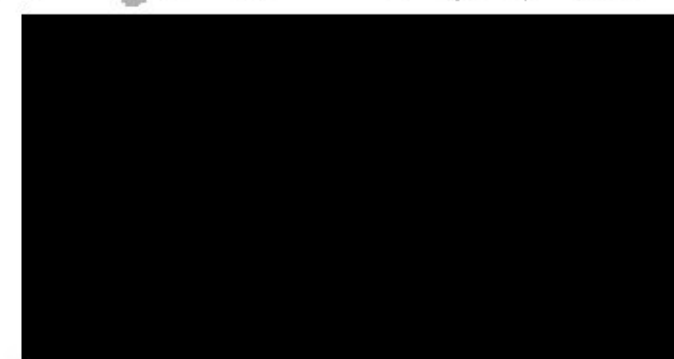
MATERIALS
LABOUR



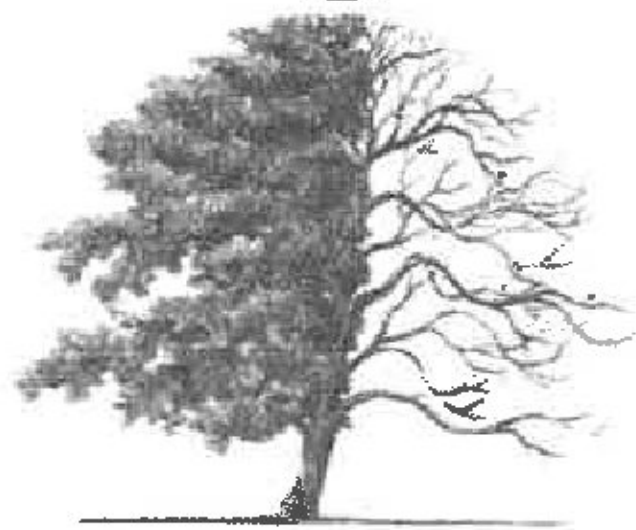
④ GUTTERING TO THE UTILITY AREA.

THERE WAS NO GUTTERING ON THE EXISTING UTILITY ROOM. THIS WAS LEADING TO WATER SPASHERS UP THE WALLS WHEN IT RAINED. THIS WOULD HAVE CAUSED DAMP PROBLEMS AND ROT SO AFTER DISCUSSION WE ADDED THE GUTTERING IN. THE BRACKETS ONLY COME IN GOLD COLOUR SO WE PAINTED THEM BLACK BEFORE FITTING, SAVING AWKWARD CUTTING IN WHEN DECORATING THE BRACKETS. THESE TYPES OF METAL BRACKETS ARE EXPENSIVE FOR OPEN RAFTERS.

MATERIALS
LABOUR



③



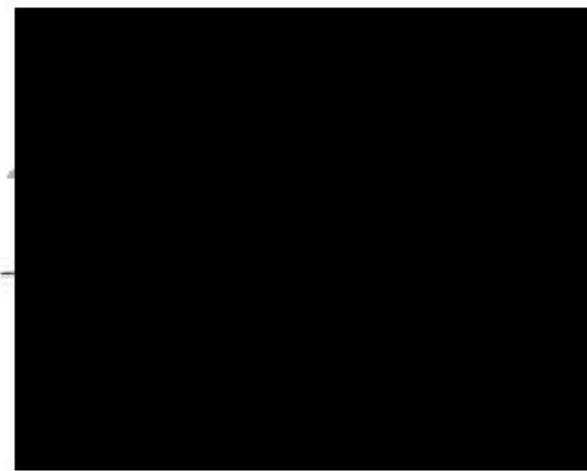
17/4/2011

⑤ BOILER HOUSE CUPBOARD

ON THE ORIGINAL SPEC THE BOILER HOUSE WAS TO BE A LEAN-TO DESIGN AGAINST THE UTILITY ROOM UTILISING THE DOOR FROM THE OLD BOILER HOUSE WHICH WOULD FORM THE FRONT. THE SPEC CHANGED WITH AN OUTSIDE BOILER TO SIT ON A CONCRETE SCAB (WHICH WAS FORMED AFTER DIGGING OUT A FOUNDATION).

WITH THE ALLOWANCE OF THE SIDE WALLS TAKEN INTO CONSIDERATION AND THE ROOF DIRECTLY ABOVE THE BOILER, WE HAVE ALSO MADE THE CUPBOARD THE ENTIRE LENGTH OF THE UTILITY BUILDING. A NEW DOOR WAS MADE AND POSTS BUNK AND CONCRETED INTO THE GROUND TO CARRY THE APEX OF THE CONSTRUCTION. FRAMING WAS FIXED TO THE WALLS AND REMOVABLE SLATED SHELVES MADE FROM TANAISED TIMBER TO FIT INSIDE. A RE-CYCLE BIN MADE AND HUNG INSIDE WITH EVERYTHING PLANNED TO BE REMOVABLE FOR SERVICING THE BOILER AND INSPECTION CHAMBER BENEATH. HINGED LIDS WERE MADE FOR THE TOP. IRON MONGERY WAS SUPPLIED AND FITTED. LEADWORK WAS FIXED TO THE WALL

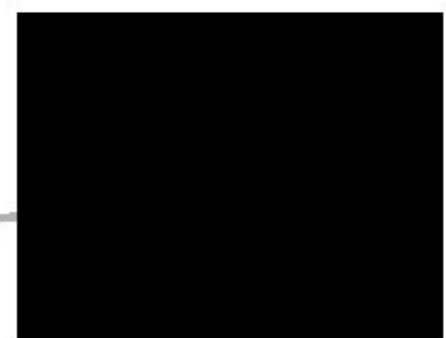
MATERIALS
LABOUR



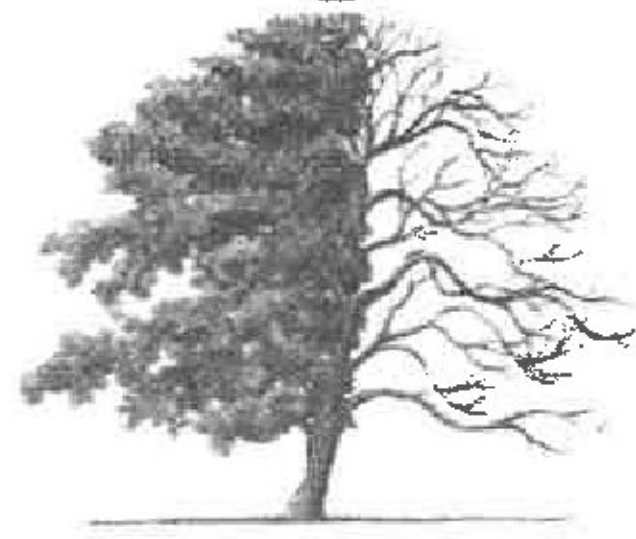
⑥ RISER ON INSPECTION CHAMBER

THE INSPECTION CHAMBER OUTSIDE THE UTILITY WAS BROKEN AND SITTING INCORRECTLY ON THE SURFACE, AFTER DISCUSSION WITH CHRIS WE REPAIRED AND RE-SET THE CHAMBER

MATERIALS
LABOUR



(4)



17/4/2011

⑦ FEATURE WINDOW INSIDE STUDY (OAK)

PUT IN EXTRA NOGGINS TO ROOF RAFTERS AND ALLOW A SPACE FOR THE WINDOW TO FIT IN.

COLLECT OAK FROM WEALEDON OAK AND TAKE TO THE WORKSHOP

CONSTRUCT FEATURE WINDOW INTO THE ANGLED SHAPE OF

THE ROOF. MORTICE + TENON ALL MULLIONS AND PANEL

TENONS TO MATCH. FIT GLAZING BEADS WITH RUBBER GASKETS

FOR THE ALLOWANCE OF FUTURE MOVEMENT.

ORDER AND COLLECT GLAZES FROM CHEESFIELD AND FIT

TO FRAME WITH SILICONE AND RUBBER BACKED OAK BEADS.

FIT THE FRAME INTO POSITION AND BEAD TO ALL SIDES.

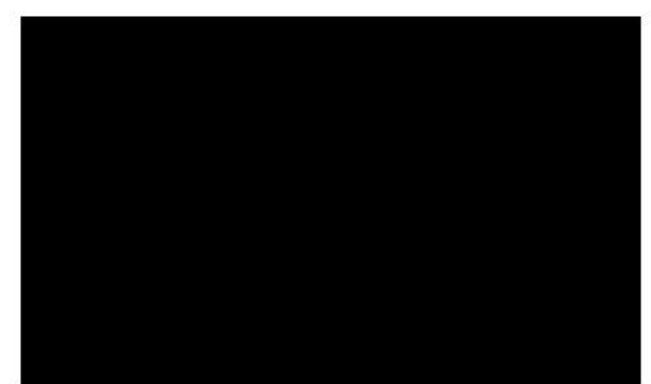
(AN ALLOWANCE OF £60.00 HAS BEEN MADE WITHIN THIS

PRICE FOR THE STUDWORK WHICH WAS PRICED IN THE ORIGINAL

ESTIMATE THAT THE WINDOW IS NOW IN PLACE OF)

MATERIALS

LABOUR



⑧ EXTRA PURLINS X 2 AND KING POST

2 NEW PURLINS WERE ADDED TO THE ROOF CONSTRUCTION

THESE WEREN'T FEATURED IN THE ORIGINAL SPEC (NOR WAS

THE BIG ONE!) AFTER THE ROOF WAS CONSTRUCTED, WE

HAD THE DIFFICULT JOB OF 'BIRDS MOUTH' JOINTING THESE

PURLINS INTO THE RAFTERS. STUDWORK HAD TO BE RE-ARRANGED

TO SUIT THE NEW POSITIONS AND SUPPORTS ADDED TO THE

UNDERSIDE OF THE PURLIN IN THE OFFICE/HALLWAY.

WE CUT IN THE BRACES FROM THE OLD PORCH FOR DECORATION

(NOT CHARGED FOR!) A JUST HANGER WAS SUPPLIED AND FITTED TO THE HALLWAY PURLIN INSIDE THE UTILITY WALL.

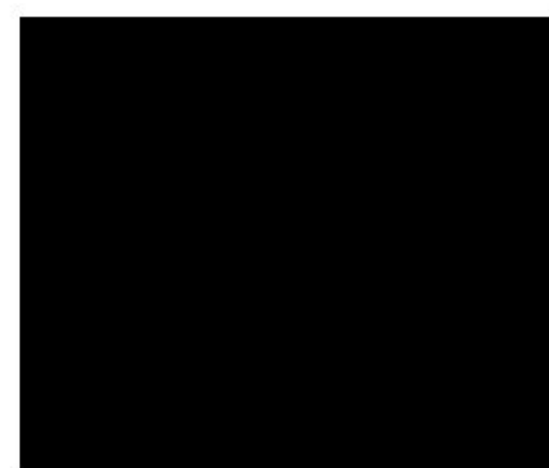


17/4/2011

8) CONT

THIS LEAD TO THE CEILING'S BEING BROKEN INTO TWO WHICH WE SPENT TIME CUTTING THE PLASTER BOARDS AND INSULATION INTO. THIS BREAKS THE CONTINUITY OF WORKS-TAKING MUCH LONGER. (THIS EXTRA TIME IN LABOUR WAS NOT BEEN CHARGED FOR.)
WE USED POSTS THAT WE FOUND IN THE GARDEN FOR THE LARGEST PURUN SUPPORTS, SO IN PLACE OF THE ONES ALLOWED FOR IN THE ORIGINAL ESTIMATE, WE ADDED TO THE NEW LARGER / LONGER PURUN. (AN SQUARE THERE)
LIMITED 6" CHAMBERS WERE ADDED TO THE PURUN. SUPPORTS WERE ERECTED.

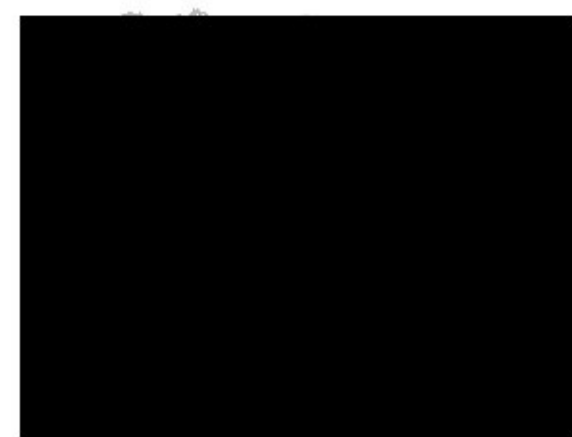
MATERIALS
LABOUR

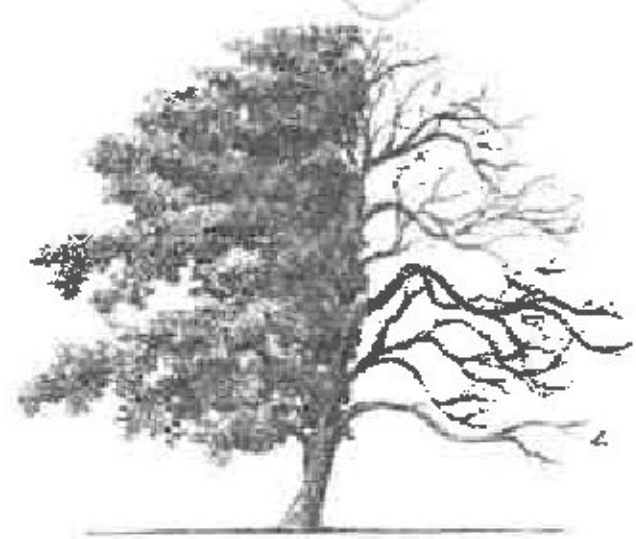


9) CUT IN WINDOWS TO EXISTING DOORS

WE TOOK THE DOORS FROM THE EXISTING UTILITY ROOM AND BACK ENTRANCE AND FORMED A REBASE BY CUTTING THE EXISTING BUTT AND BEAD PANELS OUT
WE MADE SOME GLAZING BEADS IN ORT AND FITTING RUBBER GASKETS FOR FUTURE MOVEMENT. WHEN FINISHED, WE RE-FIT THE DOORS. WE COLLECTED AND THEN FITTED 1 DOUBLE GLAZED 'K' GLASS D.G. UNIT TO THE REBASES AND FINISHED ON THE GASKET BEADS.

MATERIALS
LABOUR





⑩ BOXING IN PIPES IN THE UTILITY AND ACCESS TO STOP COCK.
 WE BOXED IN PIPES @ SANDRA'S REQUEST UNDER THE FRONT WINDOW FRONT WINDOW. AFTER FIXING BATTERS TO THE WALLS AND FLOOR WE FORMED ACCESS PANELS BOTH IN THE CUPBOARD AND ON THE FIN OF BOXING IN THAT RUNS TO THE MAPLE CUPBOARDS FOR FUTURE MAINTENANCE PURPOSES. WE USED WDF PLY AS ITS A HIGH HUMIDITY AREA.

MAT + LABOUR £ 60.00

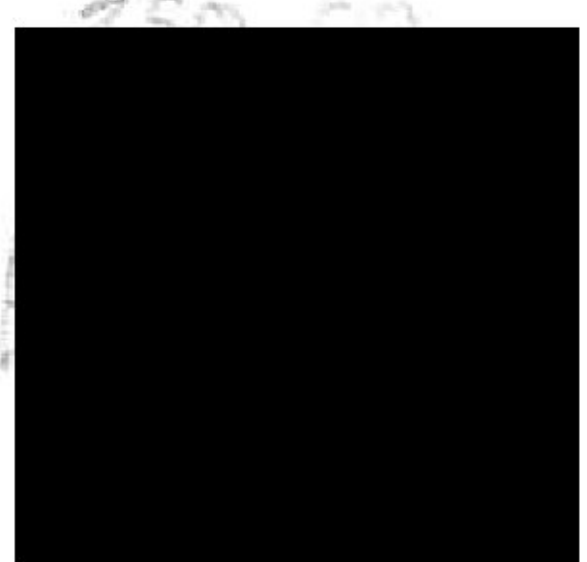
⑪ CUPBOARDS IN UTILITY + PANEL TO END OF BASE UNITS.
 WE CONSTRUCTED A CUPBOARD OVER THE CONSUMER UNIT USING WDF TO FORM THE SIDE AND TOP. WE CAREFULLY SCRIBED TO THE EXISTING WALLS AND BEAMS AND FIXED THE SIDE PANEL WITH BATTERS AND ANGLE BRACKETS. WE FORMED A CORNICE IN OAK AND SCRIBED INTO THE BEAMS. WE MADE AN INDEPENDENT FRAME IN OAK AND FIXED IT TO THE WIDE CARCASS.

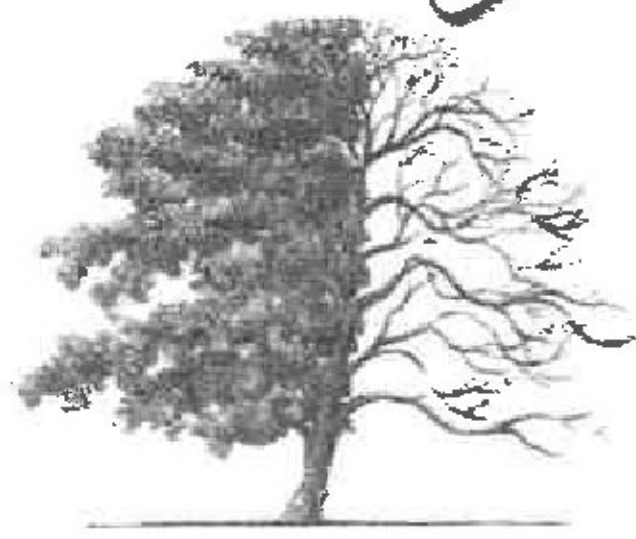
INSIDE WE PREPARED OAK BATTERS TO CARRY THE SHELVES, WE FIXED THEM TO THE PLYBOARD WALLS AND LEVELLED THEM THROUGH.

USING THE SPARE DOORS TO THE OLD CABINETS, WE TOOK OFF THE OLD FURNITURE AND CUT IN THE DOORS FOR THE SHELVES.

A SOLID OAK DOOR WAS MADE TO SUIT THE REST OF THE DOORS TO THE EXTENSION AND THIS WAS FITTED TO THE FRAME HINGES AND A LATCH WERE FITTED WHICH WERE SUPPLIED BY YOURSelves. WE FITTED A PANEL IN WDF TO THE BASE UNITS.

MATERIALS 250.00
 LABOUR





(12) BATTENS/JOISTS TO EXTENSION.
 WE SUPPLIED BATTENS/JOISTS TO FIX THE NEW FLOOR ACROSS THE EXTENSION. WE ALSO SUPPLIED A O.P.M TO HOLD BACK SOME OF THE DAMPNESS THE COMES OUT OF THE CONCRETE OVER THE COMING MONTHS. WITHOUT THIS, THE FLOOR WOULD 'CUP' AND 'BUCKLE', TAKING INTO ACCOUNT THE LABOUR CHARGED IN THE ORIGINAL ESTIMATE FOR THIS AREA, WE HAVE SIMPLY CHARGED FOR MATERIALS - JOISTS, FIXES AND O.P.M - IT WAS ASSUMED IN THE ESTIMATE WE WOULD BE TILING AND ALL MATERIALS FOR THIS JOB WERE TO BE SUPPLIED BY YOURSELVES

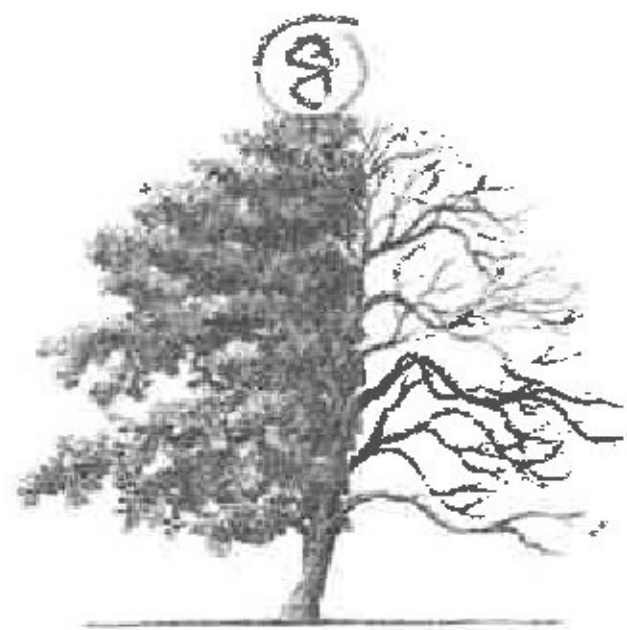
MATERIALS



(13) CUT IN NEW WORKTOPS TO THE UTILIM.
 THE ORIGINAL ESTIMATE INCLUDED RE-FITTING THE ORIGINAL WORKTOPS THAT HAD BEEN PREVIOUSLY SCRIBED IN/FITTED + CUT. WE WERE SIMPLY GOING TO CUT THESE DOWN TO SUIT THE NEW ARRANGEMENT.
 WE HAD TO SCRIBE/CUT NEW WORKTOPS IN OAK, CUT IN THE SINK AND SUPPLY + FIT BATTENS TO THE BACK TO CARRY THE HEAVIER LOAD WHICH CAME WITH THE OAK WORKTOPS. TO FINISH, WE COATED TWO COATS OF OSMO OIL ON SEPARATE DAYS ON BOTH THE TOP AND UNDERSIDE OF THE SURFACES. THESE TOPS ARE HEAVY AND IT TAKES TWO MEN TO GET THEM IN.

MATERIALS
LABOUR





⑧ STRIPPING OLD ROOF TILES FROM THE FRONT OF THE UTILITY.

AFTER TALKING WITH CHRIS, WE WENT AHEAD WITH STRIPPING THE EXISTING TILES FROM THE FRONT OF THE UTILITY AND DE-NAILED THE EXISTING BATTENS, BECAUSE OF THE MOSS GROWTH AND THE DIFFERENCE IN COLOUR BETWEEN THE OLD AND NEW TILES, EVERYONE AGREED THE ROOF WOULD LOOK MUCH BETTER AS YOU APPROACHED THE EXTENSION^{FROM} DOWN THE DRIVE - SO WE FITTED NEW ONES TO THE FRONT. WE LIFTED THE 'HOGS BACKS' TO WHERE WE COULD AND LIFTED THEM ON SAND + CEMENT TO MATCH THE NEW. WE RE-FIXED THE OLD TILES USING 40mm CLOUT NAILS.

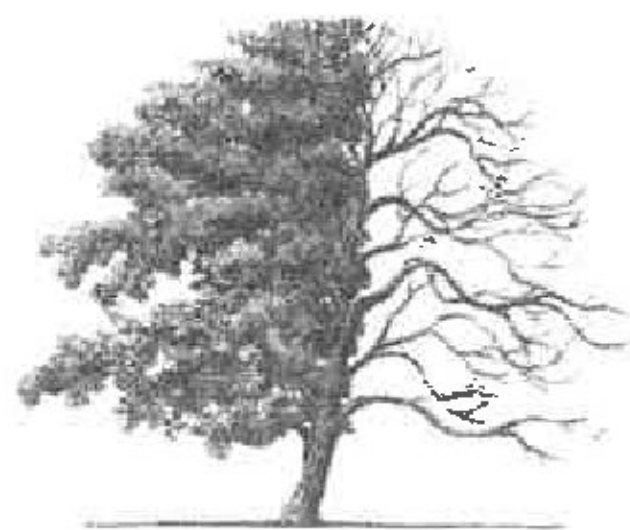
ALI JET WASHED THE BONNETS AND OLD TILES TO GET RID OF THE BULK OF THE MOSS

MATERIALS
LABOUR

⑨ LEAKING MAINS WATER PIPE

DUE TO THE CHANGE IN DESIGN OF THE EXTENSION, THE EXISTING OUTSIDE TAP HAD TO BE RE-ROUTED AND RE-SIT. WHEN WE DUG THE PIPE OUT, WE FOUND THE JOINT TO THE STOP-COCK WAS BROKEN AND HAD BEEN LEAKING FOR A LONG TIME. WE REPLACED THE STOPCOCK AND HAD TO BUY THE NECESSARY FITTINGS TO RE-ROUTE THE PIPE TO ITS CURRENT POSITION.

MATERIALS
LABOUR



16) LEVELLING STUDWORK AND PLASTERING BEHIND CABINETS.

WHEN ESTIMATING FOR THE WORKS IN THE UTILITY, WE DIDN'T RE-USE WHEN WE TOOK DOWN THE PLASTERBOARDS TO THE WALL WITH THE WINDOW IN THE SHOWER ROOM, THAT IT WOULD BE CONSTRUCTED OUT OF BISCUIT BOXES AND ALL SORTS OF ODDS + SODS. IN ORDER TO BE ABLE TO FIT THE SHOWER SCREEN AND MAKE THE TILING LOOK NICE AND LEVEL WE HAD TO LEVEL THESE WALLS USING SCRIBES LENGTHS OF STUDWORK, THE SCRIBES WERE AS MUCH AS 60mm TAPERS FROM TOP TO BOTTOM (NONE OF WHICH WERE THE SAME). THE BRICKWORK POINTS AT THE BOTTOM WAS ALSO BOWED WHICH IN TURN WOULD TAKE TIME TO COVER WITHIN THE STUDWORK FRAME.

WHEN TAKING DOWN THE CABINETS WE FOUND THE CABINETS HAD BEEN PUT UP FIRST AND THEN PLASTERED AROUND. THIS OF COURSE LEFT PATCHES OF BARE PLASTERBOARD. WE PLASTERED THE ENTIRE WALLS AS THERE WERE MANY HEAVY RIDGES THAT WOULD ALWAYS BE APPARENT WITH JUST PATCHING IN.

MATERIALS
LABOUR



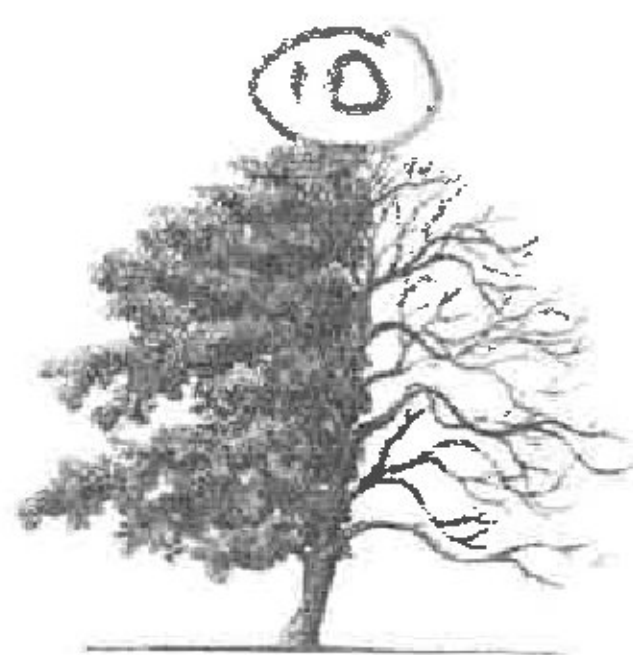
17) METAL WINDOW.

THE METAL WINDOW INSIDE THE SHOWER ROOM WAS TO BE FITTED BY OTHERS.

SANDRA ASKED US TO FIT IT AND WHEN FITTED IT, WHICH WE DID

LABOUR





18) Bi-Fold Doors

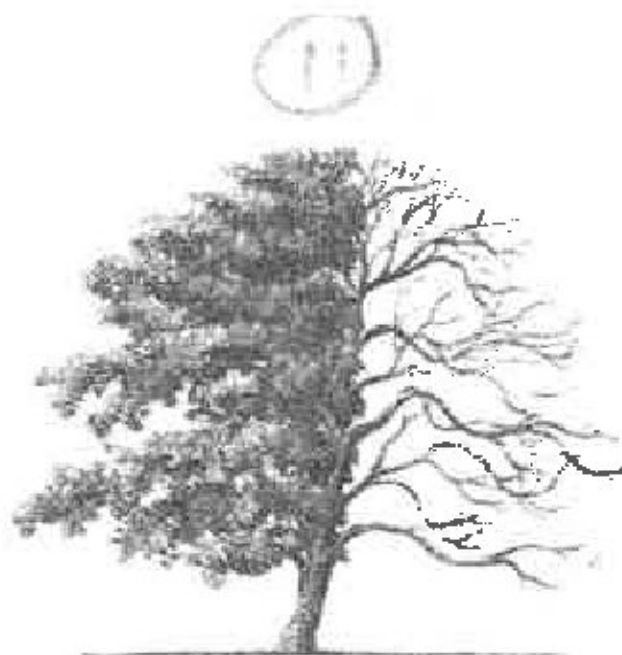
THE ORIGINAL SPEC ASKED US TO CUT THE HOLE OUT FOR THE NEW BI-FOLD DOORS. WE'D ALSO ALLOWED FOR MAKING GOOD THE REVEALS IN PLASTERWORK AND TOOTHING IN THE BRICKWORK TO THE OUTSIDE.

THE COMPANY SUPPLYING THE DOORS WOULD FIT THEM AND WE ASSUMED WOULD 'BUTTON UP' THE JOB BY FINISHING THE SURROUNDS. THIS WAS NOT DONE AND WAS SIMPLY LEFT TO US TO FINISH WITH AS WE RECALLED WAS PART OF THEIR JOB IN LEAVING THEIR CUSTOMERS IN A HABITABLE STATE.

INSIDE - WE FITTED NEW FLOOR JOISTING TO AROUND THE DOORS, ADDED PPC TO THE UNDERSIDE, TOOK OUT FLOORING (OAK) WHICH HAD TO BE REPLACED, LAID NEW OAK FLOORING TO THE DOORS AND SEALED WITH TWO COATS OF RESIN. THE SKIRTING RE-FIT WAS PART OF OUR ORIGINAL ESTIMATE.

OUTSIDE - WE FITTED OAK SCRIBES TO THE GAPS LEFT BETWEEN THE OAK CLADDING AND THE NEW DOORS. WE ALSO HID THE TELECOM CABLE AS BEST WE COULD.

MATERIALS	30.00
LABOUR	180.00
	<hr/>
	210.00



- 19) MOULDING TO EXISTING BEAMS IN THE UTILITY,
IN ORDER TO MATCH THE NEW EXTENSION TIMBERS
AND THE MAIN HOUSE TIMBERS. SANDRA ASKED US
TO ROUTE NEW G³ CHAMFERS INTO THE EXISTING
PURLIN IN THE UTILITY WHICH WE DO

LABOUR

- 20) TILING TO THE UTILITY ROOM

AFTER FITTING THE NEW WORK TOPS WE WERE ASKED
TO TILE AROUND THE SPLASHBACK AREA. WE DID THIS
AND GROUTED THE TILES TO FINISH. I HAD TO SUPPLY
SOME ADHESIVE AS THERE WAS NOT ENOUGH

MATERIAL
LABOUR

- 21) MOSAIC TILING

IN MY ORIGINAL ESTIMATE I SAID THAT MOSAIC TILING,
(BEING MORE TIME CONSUMING) WOULD BE CHARGED AS
EXTRA IF YOU CHOSE TO HAVE THEM, TOGETHER WITH
THE BLACK GROUTING WHICH HAD TO BE CAREFULLY
TAPED OFF

LABOUR

- 22) OAK COLLAR TIES

ALONG WITH THE GAZE PURLINS, OAK COLLAR TIES HAD
TO BE ADDED TO THE ROOF DESIGN TO MEET BUILDING
REGS. THESE WERE JOINED TO THE MAIN RAFTERS
AND BOLTED TOGETHER

LABOUR
MATERIALS



EXTRAS CONT...

(23) WINDOW BOARD TO DINING ROOM

TAKE OFF EXISTING WINDOW BOARD + SUPPLY + FIT
NEW THICKER BOARD IN OAK

MATERIALS

LABOUR

