

Somerset Independence Plus SCHEDULE OF WORKS

28, Goodymoor Avenue, Wells: Enlarge Existing Extension

Client contact; Mrs Alison Wheatley: Mobile [REDACTED]

No.	Description	Cost
	Form Access	
1	Remove fence panel to rear fence, grub out bushes and undergrowth and form temporary access to rear garden from footpath at rear of house	
	Demolition:	
2	Carefully remove all equipment to rear room including hoist, and set aside in suitable location.	
3	Supply and fix secure temporary screen over the existing doors into the shower room and rear corridor. No screws fitted from the outside and sealed to minimise draughts and weather ingress.	
4	Isolate, disconnect all electrical and any other services to rear extension.	
5	Demolish and cart away part of the rear extension (roof complete, rear wall and left flank wall) Grub out existing foundations and cart all away from site.	
6	Allow to divert existing RWP with 2 No. pipe bends to suit new extension.	
	Foundations.	
7	Cut and genny external area prior to commencement of external works to locate and identify services.	
8	Excavate foundations min 600mm wide. Depth to be determined by soil conditions. Exact details to be confirmed by Building Control upon commencement of works. Include here for any shoring of the trenches and sufficient labour due to this risks associated with deep excavations.	
9	Supply and install 100mm thick Dufaylite clayboard to the inner face of the foundations. Stop clayboard 500mm from the bottom of the foundation.	
10	Minimum thickness of concrete to be 225 mm. Concrete mixes to be to Grade GEN 3 to BS 8500-2. Final depth to be determined on site with Local Building Control Surveyor dependent upon ground conditions.	
	Substructure walls	
11	External leaf of wall to be 100mm red facing brickwork, frost resistant to DPC, 100mm cavity, filled with lean mix concrete and inner skin of 100mm 7N/mm ² dense concrete blocks. Bucket handle finish to the joints, 1:3 cement:sand (class 1) mix, natural yellow.	
12	DPC (Zedex CPT DPC or similar approved) to be installed as shown on drawing. Any joints to be taped with 50mm double sided tape, minimum 300mm laps.	
	Ground Supported Concrete Floor. (Floors to provide a U-value of 0.18 W/m²k)	
13	Excavate as required and construct the new floor structure consisting of:	
14	50mm sand blinding	
15	150mm GEN 3 Concrete slab. (150mm thick for flood resilience)	
16	400mm (1200 gauge) DPM (providing Radon protection to upstand up all existing walls by 150mm and lap DPC where new wall is constructed.	
17	90mm Kingspan Thermafloor TF70butt jointed and taped	
18	22mm moisture resistant flooring grade chipboard floating floor T&G to all edges, joints to be staggered and glued.	
19	New floor to finish level with existing house floor.	
	Superstructure walls (to provide a u-value of 0.18 w/m²k)	
20	External leaf of wall to be rendered blockwork (to match existing as closely as possible) outer leaf, 1:1:6 cement:lime:sand mix, n. Insulation in cavity to be 90mm Kooltherm K106 (or equal approved). 100mm clear cavity. 100mm 3.5N/mm ² aerated concrete block inner leaf - Thermalite shield or equal approved. Stainless steel cavity ties to be at 450mm vertical centres, 750mm horizontal centres and vertically every course of blocks to reveals at openings. Insulation retaining clips on ties to hold the insulation against the inner leaf.	
	DPC and cavity tray (both Zedex CPT DPC or similar approved) to be installed as shown on drawings. Proprietary red plastic weep vents to be installed at 1.0m centres. Any joints to be taped with 50mm double sided tape, minimum 300mm laps.	
21	Cavities to be kept clean and clear of mortar droppings, also to be closed at head of walls with 9mm cementitious board (Supalux or similar).	
22	Reveals around openings to be closed using insulated cavity closers (Dacatie TF1000 or similar), to prevent cold bridging.	
23	Lintels over openings to be Catnic CG90/100 (or similar) with min 150mm bearing at ends.	
24	Where new walls abut existing, these to be tied to the existing walls using stainless steel Furfix wall starters and vertical DPC.	
25	Roof (to provide a u value of 0.15 W/m²k)	
26	47 x 200 C16 preservative treated s/w joists at 600 centres. Joists hung on proprietary hook over type galvanised joist hangers or built in and wrapped in DPC. Joists not to be placed on a wall plate to allow for future upper storeys. Joists to be fixed by either skew nail or proprietary clips.	
	Supply and fix 47 x 150 solid noggins mid span and to perimeter to accommodate plasterboard edges and future hoist fixings. Noggins to be fixed to joists on galvanised face fixed 'jiffy' joist hangers	
42	Provide 30 x 5.0 galvanised restraint straps at 2m centres screw fixed to joists and wall where joists run parallel to walls. 1500mm o/a length, bent at 150mm. To span across min three joists.	
43	47mm wide s/w preservative treated firrings at 400 centres to form 1:80 fall, fixed on top of the joists.	
44	18mm WBP spruce faced constructional ply to BS5268 pt 2 to form roof deck, screw fixed to firrings. All panels must be fastened firmly to the supporting timber with flat head annular ringed corrosion resistant shank nails or countersunk head traditional wood screws (in predrilled holes), 3.0 - 3.35mm in diameter and minimum 62.5mm long. Fixings should be spaced at 150mm centres along panel perimeters and at 300mm centres along intermediate supports. Fixings must be at least 10mm from the edge of the panel.	
45	Supply and fix 1000g polythene vapour control layer (VCL). The VCL should be loose-laid immediately prior to installation of the Celotex Crown-Bond board and detailed at edges and abutments. The VCL should be sealed and taped to the top surface of the board.	
46	Insulate over the ply with Thermaroof TR27 double layered 80mm + 90mm thick, fixed mechanically in accordance with the manufacturers recommendations.	
47	Overlay the insulation with 18mm tongue & grooved (4 edges) OSB3 to BS5268 pt 2 to form roof deck, screw fixed to firrings, joints supported by joists, fixed through the insulation using Ancon Super-8 (or similar) 170mm long corrosion resistant helical fixings with heads, min 16 fasteners per board and with min 38mm fixing into the structure below.	
48	Supply and lay GRP or Firestone RubberCover EPDM membrane single layer roof covering fixed strictly in accordance with the manufacturer's recommendations generally and around all penetrations, corners, edges and abutments.	
49	Supply and fix 12.5mm foil backed vapour check plasterboard with skim finish to underside of joists, fixed with plasterboard screws at 150mm centres, taped joints.	
50	25mm thick square edged white Upvc fascia board and 9mm white upvc soffits. Framing to be formed using preservative treated s/w.	
51	White 112mm half round plastic guttering and white 68mm diameter down pipe for rainwater removal to connect into gully.	

52	Cut two courses of bricks where existing rear wall of the house abuts the flat roof, set aside bricks for re-use. Supply and install Cavity trays of Yeovil remedial cavity tray to form tray within the existing assumed 100mm cavity. Supply and fix code 4 lead flashing to ruck into the new tray and dress down 150mm onto the new roof. Seal with lead mastic and apply patination oil.	
53	Existing Section of Right Flank wall	
54	Supply and fix preservative treated s/w battens to the existing masonry wall in the new shower room and passageway. Supply and fix 25mm Kooltherm insulation with 12.5mm foil backed plasterboard, staggered joints, screw fixed at 150mm centres, taped and filled joints all in accordance with manufacturer's recommendations. Apply 3mm Thistle skim finish.	
	Remaining Section of Rear Wall	
55	Supply and fix preservative treated s/w battens to the exposed existing masonry wall in the Bedroom. Supply and fix 12.5mm foil backed plasterboard, staggered joints, screw fixed at 150mm centres, taped and filled joints all in accordance with manufacturer's recommendations. Apply 3mm Thistle skim finish.	
	Windows & External doors (to provide u-value of 1.4 W/m²k)	
56	Measure, supply and fix new white upvc, double glazed windows on friction hinges with espagnolette locking and configuration as shown. Kitemarked Safety glass. Windows to be fitted with chrome plated locking handles.	
	Window 1 - 1800 x 1050, window to provide min 8000m ² trickle ventilation. Cill 840mm from FFL	
57	Door 1 (to Lobby) - Supply and install new uPVC external, white, 2XG door and frame with clear double glazing (Kitemarked Safety glass), opening in, RHH viewed from outside, espagnolette locking, new euro profile cylinder, mobility type threshold. Minimum clear opening to be 850mm. Chrome effect lever handles with bolt through fixings.	
	Door 2 (to bedroom) Supply and fix 1190 wide french style doors and frame to provide min 8000m ² trickle ventilation) as indicated with clear double glazing (Kitemarked Safety glass) opening out espagnolette locking, new euro profile cylinder, mobility type threshold	
	Window 2 Kitchen window: reduce opening size to match existing Supply and Fix 900 x 1160 window to provide 8000m ² trickle ventilation. Cill at existing level.	
58	Supply and fix 25mm thick bullnosed MR MDF windowboards	
	Internal Partition	
59	Form 1530 section of internal partition with provision for pocket door installation to lobby using 47 x 63 C16 regularised preservative treated s/w CLS studs at 400ccs. Clad with 12.5mm plasterboard to the both sides. Infill with an absorbent layer of Knauf 50mm earthwool flexible slab (or equal approved) held in position to prevent slumping.	
60	Supply & fix MDF or s/w skirting to match existing profile (for pricing purposes, assume pencil round and splayed profile 19 x 120), screw fixed to new walls (except the shower room)	
	Internal doors	
62	Pocket door Supply and hang new 838 x 1981 x 35mm thick 4 panel, woodgrain effect, hollowcore paint grade internal door on Eclipse pocket sliding door set complete with hook lock with 144S chrome effect handles and thumbturn/coin release. C	
	Widen door to Kitchen: Prop opening and instal new cavity wall lintel (min bearing 150 either side) Install new 900 wide 4 panel, woodgrain effect, hollowcore paint grade internal door on Henderson Sliding door gear complete with pelmet and all fittings including locks 4 panel, woodgrain effect, hollowcore paint grade internal door on	
	Electrical	
63	A Qualified Electrician to check that the existing consumer unit will be adequate for the addition of the proposed lighting and power supply. Allow here for auxiliary garage type consumer unit to be supplied and fitted and connected to the existing to service the extension.	
64	Supply and install 1 No. TV socket to the bedroom.	
65	Supply and install 6 No. spotlights to the bedroom, 4 No. IP44 rated spotlights to the shower room with switch on the hallway side of the wall to the shower room. Switches to bedroom lights to be located as indicated on the drawings.	
66	Supply and install mains powered smoke and heat alarm to BS5446-2:2003. Alarms to have a backup battery power supply.	
67	The lighting to be energy efficient type of greater than 45 lumens per circuit watt and be provided at a rate of not less than 75%.	
68	Bedroom to have 5 No. new 13 amp switched double socket outlets. Sockets to be no lower than 450mm from FFL.	
69	Switch required for bedroom lights on the drawings. Switches to be no higher than 1200mm from FFL.	
70	Supply and 1 No. IP66 rated 5amp unswitched fused spur	
71	Supply and install 1 No. 5 Amp fixed fused spur at ceiling level on the wall within the bedroom for hoist. Position to be defined by Hoist installers	
	Plumbing & heating	
72	Extend the existing heating system to account for larger size. 600mm high double panel P+ type 21 radiators to be fitted with TRV's.	
73	All hot/cold pipe work to be adequately insulated.	
74	As the heating system is being extended, please check that the system has a min SEDBUK rating of 86%, full 24/7 time switching with boiler interlocks and TRV's. Allow here for inspection of the existing boiler to confirm that it can accommodate the additional capacity required.	
75	Insulate new water supply pipework in unheated areas.	
76	Reconnect the heating system. Drain and refill the system with appropriate additives leaving in full working order.	
	Fixtures and fittings	
77	Ceilings to be finished in one mist coat white matt emulsion. Top coats by client.	
78	All new wall finishes to have one mist coat magnolia matt emulsion. Top coats by client.	
	External works	
79	Cut away concrete 100mm to the perimeter of the extension. Form gravel french drain to soakaway surface water against the face of the extension.	
80	Re-instate concrete disturbed by the works. Allow to reduce levels, 1 150mm thick layer well compacted 803 type 1 and 100mm concrete.	
81	Modular ramping by Occupational Therapist outside of these works.	
	Sub total	
	VAT & Prelims	
82	Preliminaries, overheads, profit, general costs and costs arising from principle designers CDM risk assessment are deemed included within the costs for the above items. In the case of an error, omission or discrepancies in the documents becoming apparent to the Principle Contractor, the Contractor is to notify the Principle Designer - Technical Officer Somerset Independence Plus immediately and prior to tendering.	
83	It is the Principle Contractors responsibility to determine and separate the V.A.T. costs as appropriate in the section below for the attached works.	
84	Value of standard rate works at 20% Vat..... £ suggested Bedroom by floor area	
85	Value of zero rate work£ suggested All wetroom only works. Wetroom by floor area	
86	If you do not fill in this section, no claim will be accepted on any future application for payment of VAT.	
87	An Eligibility Declaration will be provided completed by the client	
88	Preambles	

89	Extension of Time/Liquidated Damages £ NIL per week or part thereof.	
90	Practical Completion/Defects Period 12 months	
91	Single Payment / Stage Payments	
92	Period of Interim Certificates1monthly or as agreed as work progresses.	
93	Period for honoring certificates31 days	
94	Percentage of certified value retained ...0%.....	
95	Liquidated and ascertained damages.....£0 per wk....	
96	LAW –the law of England is to be the law of the Contract. The contract will be SIP standard form of contract	
	TOTAL	
	N.B. All electrical works to comply with BS 7671 electrical regulations and the Building regulations (Part P) (Electrical Safety). A Domestic Electrical Certificate to be issued on completion –original to be handed to client.	