



**SCHEDULE OF WORKS &
CONTRACT SUM ANALYSIS**

For

Repair of Grade II Listed property further to fire

At

14 Church Lane, Shepton Mallet, BA4 5LE

For

Shepton Mallet United Charities

Date of Tender

By Evaluated Cost

CLAIM REFERENCE

9964633

Contractor

Farcroft Restoration

Ref	Item	Qty	Unit	Rate	Total
	<u>MAIN CONTRACTORS PRELIMINARIES</u>				
	<u>Management and Staff</u>				
	Construction manager	1	item		
	Site Supervisor / Working Foreman	1	item		
	Site Labourer/Plant Operative	1	item		
	Travel costs/Fuel/Vehicles	1	item		
	<u>Site Establishment</u>				
	Site offices	1	item		
	Secure stores	1	item		
	Cabin delivery/collection	1	item		
	Sanitary accommodation / Site toilets	1	item		
	WC delivery/collection	1	item		
	Directional signage/ Site Sign boards	1	item		
	<u>Temporary Services (Water, Electric, BT)</u>				
	Water charges	1	item		
	Electric charges	1	item		
	<u>Security</u>				
	Perimeter hoardings / Heras fencing	1	item		
	Access gates	1	item		

Ref	Item	Qty	Unit	Rate	Total
	<u>Safety and Environmental Protection</u>				
	Construction Phase H&S Plan	1	item		
	Personal protective equipment (PPE)	1	item		
	Fire points, extinguishers and alarms	1	item		
	Temporary protection, barriers, walkways etc.	1	item		
	<u>Control and Protection</u>				
	Protection of the works	1	item		
	Provision of samples (2 no.)	1	item		
	Temporary heating/cooling	1	item		
	<u>Mechanical Plant</u>				
	Cement mixer	1	item		
	Small tools and equipment	1	item		
	Fuel for site equipment	1	item		
	Plant delivery / collection	1	item		
	<u>Temporary Works</u>				
	Scaffolding (provision for sky light replacement)	1	item		
	Scaffold inspections and safety requirements during the works	1	item		
	Access equipment / mobile towers	1	item		
	Temporary lighting	1	item		
	Temporary works & protection	1	item		
	<u>Site Records</u>				
	Compilation of health and safety/O&M file	1	item		
	<u>Completion and post completion requirements</u>				
	Pre-completion inspections	1	item		
	<u>Cleaning</u>				
	Maintenance of site roads, paths and pavements	1	item		
	Rubbish Skips / Rubbish Disposal	1	item		
	Plasterboard Disposal	1	item		
	Final builders clean	1	item		
	<u>Fees and Charges</u>				
	Planning fees - Excluded	1	item		
	Building Regulations fees - Excluded	1	item		
	Building Warranty fees - Excluded	1	item		
	Statutory licences or charges - Excluded	1	item		
	<u>Insurance, Bonds, Guarantees and Warranties</u>				
	Contractors all risks insurance	1	item		
	Professional indemnity insurance	1	item		
	Collateral warranties - Excluded	1	item		
	TOTAL TO MAIN SUMMARY			£	-

<u>PREAMBLE TO WORKS SECTION</u>				
a	Where quantities are given in the description of an item they are for guidance only and must not be solely relied upon. The Contractor shall visit site and take such additional measurements as may be necessary to ascertain the full extent of the works. Whilst every effort has been made to accurately represent the works shown on the tender drawings these schedules are not necessarily measured in accordance with NRM2.	1	item	
b	Notwithstanding the written descriptions within this document, the Contractor shall fully examine the drawings and specifications and prices shall include for all work which is shown or that can be reasonably inferred from all of the Contract Documents read together.	1	item	
c	The rates and prices bid in the priced schedule shall, except insofar as it is otherwise provided under the Contract, include all Constructional Plant, labour, supervision, materials, erection, maintenance, insurance, profit, taxes, and duties, together with all general risks, liabilities, and obligations set out or implied in the Contract.	1	item	
d	The rates and prices given shall be deemed to include for all ancillary labours, accessories, components and all things necessary for the proper completion of the work item whether specifically detailed or not.	1	item	
e	A rate or price shall be entered against each item in the schedule, whether quantities are stated or not. The cost of Items against which the Contractor has failed to enter a rate or price shall be deemed to be covered by other rates and prices entered elsewhere in the schedule.	1	item	
f	No alteration shall be made to the text although the Contractor shall price here for any additional items shown on the drawings or identified in the specification which is not specifically itemised in this Section.	1	item	
g	Unless noted, as Provisional or Approximate , quantities will not be subject to remeasurement and are given to facilitate pricing only.	1	item	

h	This schedule is the property of Sedgwick Building Consultancy Division, and is intended for use in conjunction with an Approved Contractor. If the schedule is used by a Contractor outside the appointment of Cunningham Lindsey Surveying Services the schedule must be regarded as being for general guidance only. It is essential customers obtain suitable professional advice in relation to the schedule, statutory requirements, and the competence of the chosen contractor before proceeding with the repairs. Although every care is taken to ensure that all information in this schedule is accurate and up to date, Cunningham Lindsey will not be held liable for, or accept any responsibility for costs incurred as a result of errors or omissions in respect of any part of the schedule whether it relates to a statutory matter, building item or any other content.'	1 item		
i	The items in the Schedule of Works are deemed to include all operations necessary to complete the works in accordance with the Tender Documentation whether specifically itemised or not. The Contractor shall include for any repair or reinstatement works required as a result of his chosen method of working	1 item		
j	All items in this schedule are to be priced separately, Failure to do so may result in the tender being declined.	1 item		
k	This document is to remain in Excel format. The Contractor is to complete the yellow cells only. All other cells are locked. If the Contractor requires clarification of any item they are to contact the Surveyor as detailed on page 1 of this document. If the Contractor wishes to qualify any item they should do so is a covering letter detailing the qualification, reasons and assumptions made.	1 item		
l	Any variation, extra work or omissions must be agreed in writing prior to execution with the Contract Administrator. Should the contractor carry out extra work without written confirmation from the Contract Administrator no claim for additional costs will be accepted under this contract.	1 item		
m	The Contractors attention is drawn to the Prelims, Materials and Workmanship document which is included as part of the schedule.	1 item		
n	Where provisional and prime cost sums are included in this schedule they will be regarded as being subject to omission from the final account and being replaced therein by the pre agreed ascertained costs of the work involved. Should the contractor carry out any work in relation to prime cost or provisional sums without written confirmation no claim for additional costs will be accepted under this contract	1 item		
	The precise measurements of the sizes required, for ordering and scheduling will be the responsibility of the Contractor.	1 item		

o	<p>The Contract Administrator will attend site and prepare a snagging list for completion of the works. These works are to be completed within 2 weeks of the meeting or at a date to be agreed with the Contract Administrator. The Contract Administrator will then attend a final meeting to ensure the snagging items have been completed. If further visits are required by the contract administrator to ensure any snagging from this original list has been completed the contractor will be required to re-imburse reasonable costs for time and disbursements incurred by the Contract Administrator.</p>	1 item	
p	<p>The contractor shall give not less 48 hours notice of his intention to commence works to all interested parties including the employer and all adjoining owners where appropriate.</p>	1 item	
q	<p>Any portion of the works which have been executed in an un-workmanlike manner with improper materials or otherwise not in accordance with the specification/contract will be exposed/taken down/removed or undone entirely at the contractor's cost.</p>	1 item	
TOTAL TO MAIN SUMMARY			£ <input type="text"/>

Ref	Item	Qty	Unit	Rate	Total
1.0	<u>DEMOLITIONS & ALTERATIONS</u>				
	<u>Asbestos</u>				
	Asbestos Survey - EXCLUDED	1	item		-
	Removal of Asbestos containing materials - EXCLUDED	1	item		-
	<u>Temporary Works</u>				
	Temporary protection / screens	1	item		-
	<u>Demolition of Structures</u>				
	Site clearance; generally	1	item		-
	<u>Removal of individual components; retained</u>				
	Removing existing doors; setaside or reuse (GF)	5	nr		-
	Removing existing doors; setaside or reuse (FF)	2	nr		-
	Removing existing external door; set aside for reuse	1	nr		-
	<u>Removal of individual components; disposal</u>				
	Removing existing internal door and lining	1	nr		-
	Removing existing partitions; 100 studwork; Bathroom	2	m ²		-
	Removing existing UPVC secondary glazing units to windows	2	no.		-
	Removing existing T&G floor (Bathroom/A/C)	6	m ²		-
	Removing existing loft Insulation	21	m ²		-
	<u>Removing existing finishes; disposal</u>				
	Removing existing floor finishes; Vinyl (kitchen)	3	m ²		-
	Removing existing floor finishes; Vinyl (Hall)	3	m ²		-
	Removing existing wall finishes; plasterboard (Bathroom/AC)	3	m ²		-
	Removing existing wall finishes; render (bathroom)	6	m ²		-
	Removing existing ceiling finishes; plasterboard (Bathroom/Landing)	7	m ²		-
	Removing existing glazing to roof light	1	Item		-
	<u>Removing existing services; disposal</u>				
	Electrical installations	1	item		-
	Plumbing installations (heating; complete - Boiler/5 Rads/ Pipework)	1	item		-
	Plumbing installations (Sanitary Items; complete - WC/Sink Unit/Shower & Screen)	1	item		-
	<u>Removal of smoke debris and mould</u>				
	Allow full clean down of smoke debris to all surfaces left ready for decoration; Complete; per room	7	nr		-
	Allow full clean down and treatment of mould to all surfaces left ready for decoration; Complete; per room	7	nr		-
	To Summary				-
2.0	<u>UPPER FLOORS</u>				
	<u>Structure</u>				
	C16 softwood; Joists; 50 x 200mm; repair (bathroom) - PROVISIONAL	6	m		-

Ref	Item	Qty	Unit	Rate	Total
	<u>Flooring</u>				
	S/W T&G; 18mm thick (Bathroom/A/C)	6	m ²		-
	<u>Insulation</u>				
	Mineral fibre accoustic insulation; 100 thick	6	m ²		-
	To Summary				-
3.0	<u>ROOFS</u>				
	<u>ROOF STRUCTURE</u>				
	Knauf Loft Roll insulation; overall 300 thick	21	m ²		-
	To Summary				-
4.0	<u>WINDOWS & EXTERNAL DOORS</u>				
	<u>Purpose made UPVC sliding secondary glazing</u>				
	1500 x 1400mm Approx.	1	nr		-
	1400 x 1400mm Approx.	1	nr		-
	<u>External door</u>				
	Ease and adjust and rehang	1	nr		-
	<u>Rooflights</u>				
	Reglazing of existing roof light to match existing; 600x300 mm Approx.	1	nr		-
	<u>Existing Windows</u>				
	Ease adjust and ensure working order	6	nr		-
	Allow replacement of existing single glass pane; 300 x 300mm Approx. -	4	nr		-
	PROVISIONAL				
	To Summary				-
5.0	<u>INTERNAL WALLS</u>				
	<u>Studwork; Composite walls or partitions</u>				
	47 x 89mm; 400 centres; complete (A/C)	2	m ²		-
	To Summary				-
6.0	<u>INTERNAL DOORS</u>				
	<u>Previously removed Existing doors</u>				
	Ease adjust and Rehang	7	nr		-
	<u>New Internal Doors</u>				
	New internal doors (PC for supply £100.00); A/C	1	nr		-
	Door lining sets; softwood; inc stops; A/C	1	nr		-
	Softwood architraves; 18 x 50; bullnosed - A/C	5	m		-
	<u>Ironmongery</u>				
	Hinges (PC for supply £5.00 per pair)	1	pr		-
	Lever furniture sets (PC for supply £25.00 per set)	1	nr		-
	Mortice latch (PC for supply £10.00 each)	1	nr		-
	To Summary				-

Ref	Item	Qty	Unit	Rate	Total
7.0	<u>FLOOR, WALL & CEILING FINISHES</u>				
	<u>FLOOR FINISHES</u>				
	vinyl floor finishes (kitchen)	3	m ²		-
	vinyl floor finishes (Hall)	3	m ²		-
	vinyl floor finishes (Bathroom)	6	m ²		-
	Softwood skirtings; 150mm; moulded	10	m		-
	<u>WALL FINISHES</u>				
	<u>Lime Plaster; three coat work</u>				
	Dubbing out existing walls; over 300 wide; premixed; well haired course Non Hydraulic Lime putty plaster suitable for base coat (Cornish Lime CLM28 or similar)	6	m ²		-
	Walls; over 300 wide; premixed; well haired, course Non Hydraulic Lime putty plaster suitable for base coat (Cornish Lime CLM28 or similar)	6	m ²		-
	Walls; over 300 wide; premixed; fine Non Hydraulic Lime putty plaster suitable for finish coat (Cornish Lime CLM28 or similar)	6	m		-
	12.5mm Gyproc wallboard; screw fixing - A/C <i>To internal studwork partitions</i>	4	m ²		-
	Skim plaster finish; 2 coat work; to new walls	4	m ²		-
	Skim angle bead	2	m		-
	Ceramic Wall tiling; (PC for supply £40.00/m ²)	6	m ²		-
	<u>CEILING FINISHES</u>				
	<u>Lath and Plaster</u>				
	Sawn Larch Lath; fixed to underside joists; left ready for plaster finish with stainless steel fixings, 6mm spacing	10	m ²		-
	Ceiling; to laths; premixed; well haired course Non Hydraulic Lime putty plaster suitable for base coat (Cornish Lime CLM28 or similar), applied to laths with good keys.	10	m ²		-
	Ceiling; premixed well haired, course Non Hydraulic Lime putty plaster suitable for base coat (Cornish Lime CLM28 or similar)	10	m ²		-
	Ceiling; premixed; fine Non Hydraulic Lime putty plaster suitable for finish coat (Cornish Lime CLM28 or similar)	10	m ²		-
	Blue grit bonding sealer; to existing ceilings - PROVISIONAL	4	m ²		-
	Skim plaster finish; 2 coat work; to existing ceilings - PROVISIONAL	4	m ²		-
	To Summary				-
8.0	<u>DECORATIONS</u>				
	<u>Emulsion Painting; 1 mist and 2 full coats; Dulux</u>				
	to walls; Colours	374	m ²		-
	to ceilings; White	175	m ²		-
	<u>Priming; 1 undercoat and 1 gloss coat; Dulux</u>				
	to skirtings	147	m		-
	to architraves	80	m		-
	to door linings	40	m		-
	to internal doors; complete	8	nr		-
	to external doors; complete	1	nr		-

Ref	Item	Qty	Unit	Rate	Total
	to window cills	7	m		-
	to glazed windows	15	m ²		-
	to hand rails	5	m		-
	<u>Masonry Painting: BEEK system</u> <u>1 mist and 2 full coats; to lime plaster</u>				
	to smooth plaster walls and ceiling	13	m ²		-
	To Summary				-
9.0	<u>FIXTURES & FITTINGS</u>				
	A/C shelving	1	nr		-
	<u>Sanitaryware - Supply Only</u>				
	Close coupled WC (PC for supply £200.00)		nr		-
	Wash Basin & taps unit to match existing (PC for supply £350.00)		nr		-
	Shower tray & enclosure (PC for supply £950.00)		nr		-
	Thermostatic Shower (PC for supply £350.00)		nr		-
	To Summary				-
10.0	<u>SERVICES INSTALLATIONS</u>				
	<u>Electrical Installations - Contractor Designed</u>				
	All Electrical Installations (P.C Sum £3500)				
	<u>Plumbing & Heating Installations - Contractor Designed</u>				
	Domestic hot and cold water services	1	item		-
	Gas fired condensing boiler and flue	1	item		-
	Heating pipework radiators (7) and distribution	1	item		-
	Installation of sanitaryware		item		-
	Above ground waste, soil & disposal drainage	1	item		-
	Insulation to ducts and pipes	1	item		-
	Testing & Commissioning	1	item		-
	Operation and maintenance manuals; inc as built drawings	1	item		-
	<u>Builders works</u>				
	Chasing for services or the like	1	item		-
	Boxings for services pipes or the like	1	item		-
	To Summary				-

<u>PROVISIONAL SUMS, DAYWORKS & CONTINGENCIES</u>					
<u>PROVISIONAL SUMS</u>					
<u>Include the following sums for defined works</u>					
a		1	item	0.00	0.00
<u>Payments to statutory service providers</u>					
j	Statutory Services Payments	1	item	2,500.00	2,500.00
<u>Main contractors overheads and profit</u>					
k	Include here for main contractors overheads and profit on the nett provisional sum expenditure of:		%	2,500.00	0.00
<u>CONTINGENCY</u>					
<u>Include the following sums for undefined works</u>					
l	Employers Contingencies	1	item	5,000.00	5,000.00
To Collection					7,500.00

<u>DAYWORKS</u>			
Dayworks shall be in accordance with Option 'B' of the 'Definition of the Prime Cost of Dayworks Carried Out under a Building Contract' published by the RICS, current at the base date. The Constructor shall insert below his all-inclusive rates including allowances for incidental costs, overheads and profit.			
<u>Labour</u>			
a	General Operative	20 hr	-
b	Tradesman / Craft Operative	20 hr	-
c	Electrical Operative	10 hr	-
d	Plumbing & Heating Operative	10 hr	-
<u>Materials & Goods</u>			
e	Provide the prime cost of materials and goods as defined	1 item	500.00
f	<u>ADD</u> percentage for incidental costs, overheads and profit	%	-
<u>Plant</u>			
Plant and equipment costs shall be in accordance with the 'Schedule of Basic Plant Charges' published by the RICS, current at the base date.			
g	Provide the provisional sum of £500.00 for plant as defined.	1 item	500.00
h	<u>ADD</u> for incidental costs, overheads and profit	%	-
To Collection			1,000.00

<u>PROVISIONAL SUMS, DAYWORKS & CONTINGENCIES</u>			
<u>COLLECTION</u>			
Page 1			7,500.00
Page 2			1,000.00
TOTAL TO MAIN SUMMARY			£ 8,500.00

<u>14 Church Lane, Shepton Mallet, BA4 5LE</u>		
<u>MAIN SUMMARY</u>		
PRELIMINARIES		0.00
PREAMBLE TO WORKS SECTION		0.00
WORKS SUMMARY		0.00
PROVISIONAL SUMS, DAYWORKS AND CONTINGENCIES		8,500.00
TOTAL TO FORM OF TENDER (Excluding VAT)		£ 8,500.00