

SECTION NO. 3 CONTRACT SUM ANALYSIS

CONSTRUCTION OF SIDE EXTENSION AND DOUBLE GARAGE AND REFURBISHMENT OF PROPERTY**Schedule of Works**

Item	Location/Description	Cost £
1	GENERAL	
1.1	The descriptions of the works included in the CSA summarise the works required for pricing purposes and are not a fully detailed specification of the works. This is contained in the attached drawings and notes and these should be read in conjunction with the CSA items and are deemed to form part of the item descriptions. The contractor should allow for all costs in complying with these clauses. Where any inconsistencies arise between the specification and drawings, the Contractor shall be deemed to have followed the specification.	
1.2	The contractor should also indicate any discrepancies and or additional works required, either evident from drawings or from his site visit, to complete the works. He should list all additional items and quantities he feels are required and extend the cost into the cost column and include this within his tender price submission.	
1.3	Notwithstanding the Contract, the Contractor shall draw to the attention of the C.A. any items of work indicated on the drawings that are not covered within the Specification/Schedule of Works at tender stage. The Contractor's tender and contract sum shall include for all works that may be reasonably inferred from either the tender drawings or Construction Notes, or both. Where any inconsistencies arise between the Notes and drawings, the Contractor shall be deemed to have allowed for the higher value alternative.	
1.4	The Contractor is to provide cost value engineering or substitute products as part of their tender return.	
1.5	Costs should be broken down as per the attached schedule below.	
2	ENABLING WORKS	
2.1	Locate positions of all incoming connections across the site to the following services: Mains Water Foul and Stormwater drains Electricity Gas BT	
2.2	Provide site hoarding/heras fencing to suit new scheme as necessary. Repair and maintain hoarding during building works and fully remove and dispose of debris on completion.	
2.3	Contractor to instruct R & D Asbestos survey. Allow cost to remove all ACMs as highlighted in report. To include for waste certificates to be provided on disposal and UKAS accredited firm to undertake air test on completion.	
2.4	Allow to strip building of all redundant fixtures and fittings. Inc kitchen units and worktops, bathroom and cloakroom white goods. Contractor to take care to preserve wall linings.	
2.5	Strip and remove all internal walls and partitions as shown on drawings. Cost to make allowance for making good and repairs. See drawing 431.105.	
2.6	Remove and discard from site all internal joinery inc, skirting boards, internal doors, frames, architraves.	
2.7	Strip and discard from site all floor finishes and tiled finishes.	
2.8	Remove and discard from site existing windows and external doors. Enlarge and block up openings as indicated on drawings for new windows and external doors. See drawings 431.105, 431.02, 431.103 & 431.104.	
2.9	Create new structural openings to adjoin side extension and double garage. As indicated on drawing 431.102.	
2.10	Carry out photographic survey of all areas of the property internal and external, prior to works commencing; provide electronic copy to Client and CA for record.	
To Collection		£0.00

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Item	Location/Description	Cost £
3	DRAINAGE	
3.1	Adjust and install all necessary drainage runs and connections for new bathrooms, WC's and kitchen into existing and new foul drainage and external underground drainage. Foul waste from first floor to run internally in boxed-in partitioning See drawings 431.104 & 431.102.	
3.2	Supply and install foul drainage as necessary to facilitate alterations and additions to the property. See drawing 431.102, including excavating trenches, disposal of surplus material, bed and surrounds to 150mm above crown of pipe. Amend and replace existing underground drainage as necessary to facilitate new bathrooms and kitchens. Make good external ground surfaces as per Landscape Design requirements.	
3.3	Allowance for all fittings, rest bends, gullies, etc for the complete installation of the drainage system set in and surrounded in concrete as necessary.	
3.4	All underground drainage to comply with BS8301. All drainage to Building Control approval and to be tested after laying and before covering. Test again after backfilling. Testing to be approved by Building Control.	
3.5	Pipes passing under driveways to be laid in C20 concrete. Drains passing beneath floor slabs or through walls are to be flexibly jointed and bridged using concrete lintels.	
3.6	UPVC inspection chambers to be used, installed as per manufacturers guidelines and subject to approval by Building Control. Lightweight galvanised covers and frames generally, with medium duty covers and frames where appropriate in driveways.	
3.7	Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.	
3.8	Remove and discard from site cast iron stack pipe and all connections on front elevation. Make good former service penetrations and block up redundant underground drainage.	
3.9	Supply and install ACO RainDrain down the length of the of the garage right hand elevation (vehicle door entrance side). Install as per manufactures guidance. Excavate and connect channel drain into rainwater drainage system. Make good surrounding external ground surfaces as per Landscape design.	
3.10	Flush/jet wash all drain installations on completion and provide confirmation of working order	
To Collection		£0.00
4	SIDE EXTENSION STRUCTURAL WORKS	
4.1	Foundations	
4.1.1	Supply and install new concrete strip foundations as per Structural Engineers design. See Appendix C.	
4.1.2	Supply and install new suspended concrete beam & block floor slab to Structural Engineer's design, with insulation and screed incorporating eclectic underfloor heating system. See drawing 431.106 and Appendix C. Install beam and block floor in GF kitchen, family room and utility room.	
4.1.3	Supply and install periscopic vents on side extension as per engineer's/manufacturer's design.	
4.1.4	Contractor to accurately measure levels of site and build up foundations and ground floor structure to ensure the floor level from the original section of the property continues through into the side extension at the same finished floor level with no slopes or step details.	
4.1.5	Complete foundations works following recommendations in Arboriculturist Report. See Appendix F.	
4.2	External Walls	
4.2.1	Supply and install masonry cavity walls with partial fill cavity wall insulation, black facing brickwork outer leaf lower level with white render above as shown on Drawing 431.106.	

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Item	Location/Description	Cost £
4.2.2	Supply and install wider bricks at base of external walls to form feature brickwork plinth. See Proposed Section B-B, Drawing 431.106.	
4.2.3	Complete works as per details shown on Drawing 431.106.	
4.2.4	Supply and install eternit fascia with secret fixings to be installed in strict accordance with manufacturer's guidance.	
4.3	First Floor	
4.3.1	Supply and install first floor joists. Joists to be 225x47 c24 timber joists @ 400mm centres as per Structural Engineer's details and as shown on Drawing 431.106.	
4.3.2	Contractor to accurately measure levels of site and foundations, ground floor, external walls and first floor joists and floor structure to ensure the floor level from the original section of the property continues through into the side extension at the same finished floor level with no slopes or step details.	
4.3.3	Supply and install 100mm of Rockwool Sound slab insulation between joists. Install as per manufacturer's recommendations.	
4.3.4	Supply and install 18mm of tongue and groove flooring to first floor in side extension. Floor boards should be suitable for electric underfloor heating system and vinyl plank floor finish. Adjust levels as necessary to ensure level finish with floor level in original property.	
4.4	Pitched Roof Structure	
4.4.1	Supply and install timber roof structure onto side extension as per Structural Engineer's design. See Appendix C and Drawing 431.002B and 431.106.	
4.4.2	Supply and install 150x47 C24 ceiling joists @400mm centres. Fix as per Structural Engineer's design. See Appendix C.	
4.4.3	Supply and install 150x47 C24 rafters @400mm c/c Double up rafters at sides of roof lights. Fix as per Structural Engineer's design. See Appendix C.	
4.4.4	Supply and install 175x47 C24 hip rafters. Fix as per Structural Engineer's design. See Appendix C.	
4.4.5	Supply and install 175x47 C24 Ridge Beam. Fix as per Structural Engineer's design. See Appendix C.	
4.4.6	Supply and install 100x100 (or 2No. 100x50) C24 timber post props to steels below.	
4.4.7	Supply and install Frame A and B. Fix as per Structural Engineer's design. See Appendix C.	
4.4.8	Supply and install detail RB7 & RB8. Fix as per Structural Engineer's design. See Appendix C.	
4.4.9	Contractor to include for any adjustments as necessary to tie the new roof structure into the main pitched roof of the property.	
4.4.10	Supply and install rigid board insulation between rafters in vaulted roof space. Leave ventilation gap. See Drawing 431.106.	
4.4.11	In the master bedroom, Contractor to construct a vaulted ceiling structure with rooflights beyond the dressing room. In the dressing room and en-suite, a standard ceiling structure will be utilised with plasterboard fixed at ceiling joist level. See Appendix I.	
To Collection		£0.00
5	DOUBLE GARAGE STRUCTURAL WORKS	
5.1	Foundations	
5.1.1	Supply and install new concrete strip foundations as per Structural Engineer's design. See Appendix C.	
5.1.2	Supply and install SOLID GROUND FLOOR SLAB TO GARAGE as per Structural Engineer's design. See Appendix C.	
5.1.3	Complete foundations works following recommendations in Arboriculturist Reports. See Appendix F.	

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Item	Location/Description	Cost £
5.1.4	Contractor to design, supply and install concrete steps to suitably facilitate access from the utility room down into the garage, due to change to levels.	
5.2	External Walls	
5.2.1	Supply and install masonry cavity walls with partial fill cavity wall insulation, black facing brickwork outer leaf lower level with white render above. Create vehicular, window and door openings. Complete as per Drawing 431.106.	
5.2.2	Supply and install wider bricks at base of external walls to form feature brickwork plinth as shown on Proposed Section B-B, Drawing 431.106.	
5.2.3	Complete works as per details shown on Drawing 431.106.	
5.2.4	Supply and install eternit fascia with secret fixings to be installed in strict accordance with manufacturer's guidance.	
5.2.5	Supply and install B5 lintel as shown in Structural Engineer's design above vehicular opening on double garage. Install as per Structural Engineer's design.	
5.3	Pitched Roof Structure	
5.3.1	Please note: This section is a contractor's design portion. The Contractor is to provide details of the proposed system, showing full compliance with Building Regulations and fixing details.	
5.3.2	Contractor to design, supply and install timber trusses to form garage roof structure.	
5.3.3	Supply and install timber items to form crown flat roof section of garage roof. Provide details of proposed design and fixings to CA.	
5.3.4	Supply and install rigid board insulation between rafters in vaulted roof space. Leave ventilation gap. See Drawing 431.106.	
To Collection		£0.00
6	CONVERSION OF EXISTING GARAGE	
6.1	Remove brickwork blocking up former doorway into existing garage. Adjust floor into garage as necessary or provide step detail to facilitate access into new study and gym.	
6.2	Supply and level floor accordingly ready to receive 1200 gauge polythene DPM, linked to DPC.	
6.3	Contractor to check proposed floor to ceiling height. If adequate height. Supply and install 90mm rigid board insulation.	
6.4	Supply and install 600 gauge polythene separation layer above insulation.	
6.5	Supply and install 75mm reinforced screed on top of insulation. Ready to receive floor finish.	
6.6	Supply and install dot and dab British Gypsum 12.5mm plasterboard to brickwork walls. Install as per manufacturer's instructions.	
6.7	Lift floorboards in Bedroom 4 and set aside. Supply and install Rockwool sound slab insulation 100mm thick between joists. Install as per manufacturer's recommendations. Reinstate original floor boards.	
To Collection		£0.00
7	INTERNAL ALTERATIONS	
7.1	Remove and construct internal wall partitions as per drawings 431.102 and 431.103. Complete works in in line with appointed Structural Engineer's design and calculations (Design to be provided). Supply and install new sub-dividing partitions to suit layouts and specifications as shown on drawings. Timber stud walls. Nominal thickness 100mm. 1no 12.5mm Sound Bloc plasterboard on both sides. 75mm insulation. Joints taped ready for plaster finish. Allow a Provisional Sum of £15,000.	£15,000.00

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Item	Location/Description	Cost £
7.2	Re-frame existing roof structure as necessary to achieve proposed first floor layout. The alterations to Bedroom 2, 3 & 5 will require relocation of timber struts in the roof space. Instruct Structural Engineer to fully design a scheme for relocation of the struts to ensure full compliance with the Building Regulations. For tendering purposes allow a Provisional Sum of £5,000 for install of steel beams, timber wall plates and struts loading onto first floor load bearing walls to support roof where former struts were positioned.	£5,000.00
To Collection		£20,000.00
8	STRUCTURAL OPENINGS	
8.1	Contractor is to include costs for design of temporary works and propping arrangements required.	
8.2	Contractor to include all necessary costs for opening up left hand elevation external wall of the property to create opening into new two storey side extension. Include for all necessary wall starters, labour, adjustments and associated materials to adjoin the two structures. Create openings and supply and install Birtley MD90 or similar lintels to openings on GF and RB8 lintels as shown on 431.002. Install as per Structural Engineer's design.	
8.3	Supply and install Birtley Standard duty CB90 to altered window and door openings. Install as per Structural Engineer's design. Contractor to check and change size of lintels as necessary.	
8.4	Form structural openings in external walls to form door openings and adjust, relocate and enlarge window openings as shown on Drawings 431.002, 431.102, 431.106 & 431.103.	
8.5	Construct previous window and door openings in cavity masonry construction with lightweight block and brick cavity construction. Partial fill cavity with Celotex CW4000 insulation and ties. All masonry to be tied in where possible. As shown on Drawings 431.002, 431.102 & 431.103.	
8.6	Provide Thermabate insulated cavity closers to all new window and door openings.	
8.7	Provide Visqueen Zedex cavity gutter over lintels; install weep holes to lintels	
8.8	New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.	
To Collection		£0.00
9	ROOF COVERINGS	
9.1	Roof Structure	
9.1.1	Supply and install 2no. Velux windows in side extension roof structure as indicated on drawing 431.103. Install in strict accordance with manufacturer's detail. Double trimmers around openings. Install as Structural Engineer's design.	
9.1.2	In the main roof space. Alter and relay the existing mineral wool insulation across the ceiling joists to ensure a uniform layer. Remove any residents items and return to the resident for relocation. Remove and discard from site any debris or redundant items positioned within the roof space.	
9.1.3	Supply and install 2 layers of Rockwool Thermal Insulation 100mm thick to the entire roof space at ceiling joist level. Lay each layer in different directions.	
9.1.4	In the side extension and garage roof install insulation as shown on drawing 431.106.	
9.1.5	In the section of roof space in the side extension without a vaulted ceiling. Supply and install 3no. Layers of Rockwool Thermal Insulation 100mm thick to the entire roof space at ceiling joist level. Lay each layer in different directions.	
9.2	Roof Coverings - Side Extension, Garage and Main Property	
9.2.1	Provide high level access to entire roof and strip existing roof coverings and hip tiles on front pitches of roof and left pitch of main roof space on the original property and set aside on scaffold. Discard hip tiles.	

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Schedule of Works

Item	Location/Description	Cost £
9.2.2	Allow a Provisional Sum of £1,000 for replacements to damaged or rotten timber battens and replacement of torn or damaged sections of roofing felt.	£1,000.00
9.2.3	Supply and install existing tiles set on scaffold to side pitches of side extension. Fully clean down tiles to remove all moss and staining prior to install on roof structure.	
9.2.4	Re-cover the front pitches and left pitch of the main roof structure, front pitch of the side extension and garage roof with new clay tiles to match existing tiles.	
9.2.5	Supply and install new clay hip and ridge tiles bed in sand and cement on 4no hips on front elevation and ridge line to former main roof space.	
9.2.6	Contractor to allow for associated waterproof detailing on juncture of new side extension roof where it adjoins left pitch of original roof structure. Include for installation of Code 4 leadwork valleys in accordance with the Lead Sheet Association Guidance. The roofs are at different pitches therefore the contractor should allow for necessary detailing to ensure a waterproof juncture.	
9.2.7	Supply and install new tile vents and weatherproof collars to flues and SVPs	
9.2.8	Maintain a 50mm air gap above insulation to ventilate roof in side extension. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details.	
9.2.9	Supply and install IKO three layer high performance mineral felt torch on system to garage crown flat roof. Install as per manufacturer's recommendations.	
9.2.10	Supply and install Code 4 leadwork flashing/drip detail around perimeter of crown flat roof dressing down onto the roof tile covering. Install as per the Lead Sheet Association Guidance.	
9.3	Chimney	
9.3.1	Remove all moss growth and general staining with stiff brush and fungicidal solution.	
9.3.2	Have a small sample of mortar testing to confirm its composition. Provide results to CA. Utilise mortar composition when re-pointing any areas or block up service penetrations.	
9.3.3	Rake out pointing on chimney stack to a minimum 20mm. Re-point entire chimney stack with mortar mix determined from tested sample. Finish pointing with buckle handle style.	
9.4	Soffit and Fascia	
9.4.1	Replace all fascia and soffit boards with new black uPVC	
9.4.2	Install new black coloured aluminium rainwater goods to entire building. Eaves gutters and surface mounted RWP's in square profile black finish	
9.4.3	Allowance for all fittings, swan necks, fixings etc to RWP's	
To Collection		£1,000.00
10	EXTERNAL WALLS	
10.1	Chamfered Brickwork Plinth	
10.1.1	On the original external walls to the property, the contractor is to remove sections of brickwork in 1 metre sections and replace bricks with Smooth Blue engineering bricks of non-standard width to ensure a flush joint detail to the through coloured render installed across the remaining external walls. The brickwork plinth is to project a minimum of 3-5mm beyond the through coloured render.	
10.1.2	On the juncture between the brickwork plinth and render. Supply and install chamfered smooth blue engineering bricks. See drawing 431.106 showing the non-standard bricks and chamfered bricks next to the render. This detail is to be completed across the remainder of the property.	
10.2.3	<u>Option 1 - Do not carry figure in total column.</u> Supply and install sand and cement render to form plinth detail. Apply in a thickness greater than render across main wall sections. With break detail between to render surfaces to avoid water penetration up wall surface. Apply Dulux masonry paint system to plinth render. Colour to be confirmed. £.....	

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Item	Location/Description	Cost £
10.3	Insulation	
10.3.1	Supply and install E.P.S. Beads retrospective cavity wall to original external elevation walls of the property. Apply CIGA EPS Bead insulation by registered CIGA installer to obtain 25 year insurance backed guarantee. Fill and re-point any drill holes with tested mortar mix prior to render application.	
10.4	Render	
10.4.1	Supply and install weberpral monocouche render to all external elevations and garage. Install as per manufactures instructions. See Appendix H. For tendering purposes assume colour of render to be Chalk, Silver Pearl or Pearl Grey.	
10.5	Timber Cladding	
10.5.1	Supply and install a Siberian Larch (A Grade/unsorted) timber cladding with shadow gap joint. Supply and install cladding on treated timber battens fixed to the masonry external walls. Fix cladding to battens with stainless steel screws nails or screws fit through the space on the board between the shadow gap and the tongue, allowing them to be hidden. Install cladding to sections of property as shown on Drawing 431.104.	
10.5.2	Obtain Larch cladding from Duffield Timber https://duffieldtimber.com/contact . Alternatively provide details of alternative system, along with samples for CA approval.	
10.5.3	Supply and apply UV protection coating to timber cladding as per manufacturer's recommendations.	
10.6	Gable End Cladding	
10.6.1	Supply and install Equitone (natural) cladding around gable perimeter of rear extension as shown on drawing 431.104. Install as per manufactures instructions. See Appendix G. Allow for necessary trim detailing and cutting cladding boards to ensure a suitable finish when applied next to the timber cladding and on the corner edges of the rear extension.	
10.7	Bird Boxes	
10.7.1	Supply and install 2no. Integral sparrow boxes. Instruct specialist advice from Crossman Associates to advise on position of bird boxes. See Appendix G.	
To Collection		£0.00
11	FRONT ENTRANCE PORCH	
	Please note: This section is a contractor's design portion. The Contractor is to provide details of the proposed system, showing full compliance with Building Regulations and fixing details.	
11.1	Design, supply and construct a oak framed front entrance porch as shown on drawing 431.104. Roof covering to consist of same new roof tile covering as applied to main pitched roof, on front pitch. Gable of porch to be clad with the same timber cladding which has been installed on the external walls. Soffit of entrance porch to be enclosed with white coloured composite board with LED lighting provided, LED lighting to be operated by internal switch. Oak posts to match colour of timber cladding utilised on the gable.	
To Collection		£0.00
12	WINDOWS AND EXTERNAL DOORS	
12.1	Windows	

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Item	Location/Description	Cost £
12.1.1	Supply and install Schuco (or similar approved manufacturer, provide details to CA for approval) polyester powder coated aluminium and double glazed windows across the property to window openings, with tilt and turn window handles. Provide trickle vents to all new window units. Test, ease and adjust all operable casements as necessary to ensure they are in full working order. Window installation to be completed by FENSA approved contractor. FENSA certification to be provided to CA prior to practical completion. Window colours to be dark grey. RAL colour to confirmed by CA. Samples of window colours to be provided by contractor.	
12.1.2	Windows to be double glazed with min. 16mm argon gap and soft coat low-E glass. Style of windows and opening lights as per attached drawings.	
12.1.3	Obscure glazing to be provided to bathrooms and front doors.	
12.1.4	Window Energy Rating to be Band C or better and to achieve U-value of 1.4 W/m ² K	
12.1.5	Window opening lights and doors to exceed 1/20th of room floor area for purge ventilation. Windows in all habitable rooms to have a means of escape window with an unobstructed openable area that is at least 0.33m ² and at least 450mm high and 450mm wide. Bottom of the openable area should not be more than 1100mm above the floor.	
12.1.6	Supply and install frosted film to bottom fixed window casements in master bedroom Apex window. To ensure compliance with Building Regulation sealed units set below 1100mm in height should have laminated glass sheets to ensure compliance with Building Regulations.	
12.1.7	Windows to comply with BS7950 or LPS1175 Issue 7 security rating (all windows)	
12.1.8	Supply and install perimeter edge internal silicone beading to provide a good cosmetic finish to the internal window surrounds.	
12.1.9	Supply and install new exterior grade silicone beading around the perimeters of each newly installed window. Colour to dark grey.	
12.1.10	Supply and install 25mm bullnosed MDF window boards with horns to all new windows as necessary	
12.2	Main Entrance Door Please note: This section is a contractor's design portion. The Contractor is to provide details of the proposed system, showing full compliance with Building Regulations and fixing details.	
12.2.1	Design, supply and install a Schuco (or similar approved manufacturer, provide details to CA for approval) oversized composite main entrance front with fixed glazed panels either side. Contractor to provide detailed design to CA for approval. See drawing 431.104 for overview design. Colour to be confirmed by client. Include for all framework, ironmongery, letter box and safety lock mechanism. Provide 2 sets of keys to CA on practical completion. Door installation to be completed by FENSA approved contractor. FENSA certification to be provided to CA prior to practical completion.	
12.2.2	Main entrance door to comply with PAS24-2007 or LPS1175 Issue 7 security rating (external doors)	
12.2.3	Supply and install new insulated vertical damp proof course to door opening, prior to door install.	
12.2.4	Supply and install perimeter edge internal silicone beading to provide a good cosmetic finish.	
12.2.5	Supply and install new exterior grade silicone beading around the perimeters of each newly installed door set. Colour to dark grey.	
12.3	Bi-folding Door Sets Please note: This section is a contractor's design portion. The Contractor is to provide details of the proposed system, showing full compliance with Building Regulations and fixing details.	

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Item	Location/Description	Cost £
12.3.1	Design, supply and install an 4no. Schuco (or similar approved manufacturer, provide details to CA for approval) polyester powder coated aluminium and double glazed bi-folding door sets. Contractor to provide detailed design to CA for approval. See drawing 431.104 for overview design. Colour to be confirmed by client. Include for all framework, ironmongery and safety lock mechanism. Provide 2 sets of keys to CA on practical completion. Door installation to be completed by FENSA approved contractor. FENSA certification to be provided to CA prior to practical completion.	
12.3.2	Doors to comply with PAS24-2007 or LPS1175 Issue 7 security rating (external doors)	
12.3.3	Supply and install new insulated vertical damp proof course to door openings, prior to door install.	
12.3.4	Supply and install perimeter edge internal silicone beading to provide a good cosmetic finish.	
12.3.5	Supply and install new exterior grade silicone beading around the perimeters of each newly installed door set. Colour to dark grey.	
12.4	Gym External Door Set	
12.4.1	Design, supply and install an Schuco (or similar approved manufacturer, provide details to CA for approval) polyester powder coated aluminium double glazed double door set. Contractor to provide detailed design to CA for approval. See drawing 431.104 for overview design. Colour to be confirmed by client. Include for all framework, ironmongery and safety lock mechanism. Provide 2 sets of keys to CA on practical completion. Door installation to be completed by FENSA approved contractor. FENSA certification to be provided to CA prior to practical completion.	
12.4.2	Doors to comply with PAS24-2007 or LPS1175 Issue 7 security rating (external doors)	
12.4.3	Supply and install new insulated vertical damp proof course to door openings, prior to door install.	
12.4.4	Supply and install perimeter edge internal silicone beading to provide a good cosmetic finish.	
12.4.5	Supply and install new exterior grade silicone beading around the perimeters of each newly installed door set. Colour to dark grey.	
12.5	Garage External Door	
12.5.1	Supply and Install new rear external door Schuco (or similar approved manufacturer, provide details to CA for approval). The door is to have a small double glazed infill panel to the top half with frosted glass effect (External door shown on drawings is incorrect style). Door to be the same colour as other doors and windows across the property. Include framework, ironmongery, safety lock mechanism.	
12.5.2	Doors to comply with PAS24-2007 or LPS1175 Issue 7 security rating (external doors)	
12.5.3	Supply and install new insulated vertical damp proof course to door openings, prior to door install.	
12.5.4	Supply and install perimeter edge internal silicone beading to provide a good cosmetic finish.	
12.5.5	Supply and install new exterior grade silicone beading around the perimeters of each newly installed door set. Colour to dark grey.	
12.6	Garage Vehicular Door	
12.6.1	Supply and install electronically operated aluminium grey coloured roller shutter door. RAL colour to match windows and doors across property. Door to have internal push button adjacent to utility room entrance door. Door also to be operable by push button key fob, provide 3no. key fobs prior to practical completion. Fit door with automatic sensors to stop door operation if objects are in position when door is closing.	
12.6.2	Contractor to maintain the access system for 12 months following practical completion. Following this a service agreement should be organised for the client for continued maintenance and repairs to the system.	

To Collection**£0.00**

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Item	Location/Description	Cost £
13	INTERNAL DOORS & JOINERY	
13.1	Supply and install new internal doors to all rooms. See Internal Finishes for doors to be installed. Supply and install associated frames, architraves and ironmongery. Include for foaming around frames, and necessary adjustment to doors to ensure in full working order.	
13.2	Supply and install associated ironmongery. See Finishes Schedule; Hinges to be polished steel.	
13.3	Supply and install FD30 Flush White Fire Door to door opening between utility room and garage. Install as per manufactures instructions. Include for foaming around frames, and necessary adjustment to door to ensure in full working order.	
13.4	FD30 door to be installed with 30 min fire rated frame sets and certification to be provided on completion of installation. Self-closer and intumescent strips to be included	
13.5	Supply and install new square grooved MDF skirting boards throughout the property, screw-fix and glue to wall surface. Make good screw fixings ready for decoration.	
13.6	Design, supply and install built-in wardrobes to Master Bedroom, Bedroom 2 and Bedroom 3. See drawing 431.103 for indicative sizes and positions of wardrobes in Master Bedroom and Bedroom 2. For Bedroom 3 install wardrobes along new partition wall (from door to former left hand elevation external wall). Wardrobes to be plain white, timber construction. Internal shelves and rails to be confirmed on site.	
13.7	Supply and install the below ironmongery: Master bedroom wardrobe ironmongery - gold effect handles. Bedroom 2 wardrobe ironmongery - brushed silver handles Bedroom 2 wardrobe ironmongery - brushed silver handles	
13.8	Contractor to allow a provisional sum of £500.00 for the supply and install of wall mounted shelving in Bedroom 5 to form feature wall. Design to be confirmed with CA once works have commenced on site.	£500.00
To Collection		£500.00
14	WALL FINISHES	
14.1	Supply and install dot and dab British Gypsum 12.5mm plasterboard to new walls throughout property inc garage. Install as per manufacturer's instructions.	
14.2	Allow for 3-5mm plaster skim to all new and existing plaster / board surfaces. Cost to allow for all preparation to existing surfaces and removal of existing wallpaper / coatings	
14.3	Supply and install wall tiles as specified in Finishing Schedule. Include for all labour, grout and finishes details and stainless steel trim pieces around windows and wall corners. Where a painted finish has been specified in bathrooms or en-suites in the finishes schedule only include for full height tiling around bath units or shower and splashbacks. For remaining bathrooms and en-suites inc for tiling to all wall surfaces.	
14.4	Supply and install PVC white coloured shower panels to 1.5 metres in height around dog washing shower tray. Secure to walls with adhesive. Include for necessary edge beading and silicone around all edges to form watertight seal.	
To Collection		£0.00
15	FLOOR FINISHES	
15.1	Allow to replace any damaged floorboards. Allow for replacement of 5m2.	
15.2	Supply and install latex floor compound throughout all internal rooms excluding the staircase. Fill gaps in floorboards with suitable compound to allow latex compound to be installed.	
15.3	Supply and install FF.1 in Finishes Schedule to all internal rooms excluding, bathrooms and staircase. Include for all associated labour and materials Inc. silicone. Floor covering to be laid uniform across the Ground and First floor. No threshold bars are to be positioned in door openings.	
15.4	Supply and install FF.2 to stairs, include for thick high quality underlay and associated carpet grippers and threshold strips. See Appendix D.	

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CONSTRUCTION OF SIDE EXTENSION AND DOUBLE GARAGE AND REFURBISHMENT OF PROPERTY**Schedule of Works**

Item	Location/Description	Cost £
15.5	Supply and install FF.3 to master bedroom en-suite. Include for all associated labour and materials Inc. grout, threshold bars etc. See Appendix D.	
15.6	Supply and install FF.5 to first floor main bathroom, Bedroom 4 - unsuited and GF WC. Include for all associated labour and materials Inc. grout, threshold bars etc. See Appendix D.	
To Collection		£0.00
16	CEILING FINISHES	
16.1	Supply and install new 12.5mm plasterboard ceiling in side extension, double garage and to areas where internal layouts have been altered.	
16.2	Skim coat plaster to all ceilings; including all necessary angle and stop beads. Leave ready for decoration.	
To Collection		£0.00
17	DECORATIONS	
17.1	Decorate all internal joinery with Dulux white coloured paint system. Install as per manufacturer's instructions. With satin finish to all joinery. including but not limited to doors, door frames/linings/skirtings/architraves/window boards/shelving etc.	
17.2	Decorate walls as per finishes schedule. Install as per manufacturer's recommendations. Supply and apply 1no. Base coat and 2no. Coats of top coat as per finishes schedule.	
17.3	Supply and apply wallpaper finishes to feature walls as listed in Finishes Schedule. Include for all materials and adhesive to complete the works.	
17.4	Supply and install all wall tiles as listed in Finishes Schedule. Where paint finishes are listed in Bathrooms. Tiles are to be applied around shower units and baths and splashback to wash basins.	
17.5	Decorate all ceilings in 1 no. base coat and 2 no. coats of Dulux Ultra White. Install as per manufacturer's instructions.	
To Collection		£0.00
18	STAIRCASE	
Please note: This section is a contractor's design portion. The Contractor is to provide details of the proposed system, showing full compliance with Building Regulations and fixing details.		
18.1	Supply and install a new balustrade to the existing staircase. Balustrade to consist of 10mm laminated glass panels set between timber frame and handrail. Square timber newel posts set at turns in staircase. Provide design to CA for approval. Balustrade must be fully complaint with Building Regs approved Document K. Contractor to illustrate structural calculations showing compliance.	
To Collection		£0.00
19	BATHROOMS & CLOAKROOMS	
19.1	Contractor to include for adaptations and partitioning and pattressing to install wall mounted white goods are necessary. See Internal Finishes.	
19.2	All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.	

CONSTRUCTION OF SIDE EXTENSION AND DOUBLE GARAGE AND REFURBISHMENT OF PROPERTY

Schedule of Works

Item	Location/Description	Cost £
19.3	Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used) Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe Bath/shower - 3m for 40mm pipe 4m for 50mm pipe WC - 6m for 100mm pipe for single WC	
19.4	All branch pipes to connect to 110mm dia. UPVC soil and vent pipe terminating min 900mm above any openings within 3m OR to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Provide a long radius bend at foot of SVP.	
19.5	Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate. SVPs to be encased with 2 layers of 12.5mm plasterboard with void filled with acoustic mineral wool insulation for sound insulation.	
19.6	Ground Floor WC	
19.6.1	Supply and install white goods as per Finishes Schedule. Include for all necessary connections, water feeds, drainage, assembly and fittings. Supply and fit tiling board to floors ready to receive tile finish.	
19.6.2	Where the sanitaryware is wall mounted the contractor is to include designing and erecting timber studwork partitoning, suitable wet room plasterboard, plaster skim layers and tiling the wall surface as necessary to hide foul drainage and water feeds.	
19.7	Master WC	
19.7.1	Supply and install white goods as per Finishes Schedule. Include for all necessary connections, water feeds, drainage, chasing pipework into walls, assembly and fittings. Supply and fit tiling board to floors ready to receive tile finish.	
19.7.2	Where the sanitaryware is wall mounted the contractor is to include designing and erecting timber studwork partitoning, suitable wet room plasterboard, plaster skim layers and tiling the wall surface as necessary to hide foul drainage and water feeds.	
19.7.3	Supply and install wet room former/shower tray to double shower units. To create a shower unit floor which is not raised. Continue floor tiles in bathroom through into double shower unit.	
19.7.4	Contractor to include for all grout, adhesive, drainage connections and doubling up of joists to install shower tray.	
19.7.5	Supply and install shower screen as per finishing schedule. Install two screens one at each end of shower with opening in the centre for occupants to enter shower unit.	
19.7.6	SW.6 Vanity unit specified in Finishes Schedule is a bespoke design. Contractor to source and install unit with larger extended worktop sections to the side of the basin to fit bathroom.	
19.7.7	Supply and install wall mounted vanity unit storage cupboard under basin worktop. Unit to be sourced by client. Include for labour to fit wall mounted vanity unit and assembly of unit.	£500.00
19.8	Main WC	
19.8.1	Supply and install white goods as per Finishes Schedule. Include for all necessary connections, water feeds, drainage, chasing pipework into walls, assembly and fittings. Supply and fit tiling board to floors ready to receive tile finish.	
19.8.2	Where the sanitaryware is wall mounted the contractor is to include designing and erecting timber studwork partitoning, suitable wet room plasterboard, plaster skim layers and tiling the wall surface as necessary to hide foul drainage and water feeds.	
19.9	Bed 4 Ensuite	
19.9.1	Supply and install white goods as per Finishes Schedule. Include for all necessary connections, water feeds, drainage, chasing pipework into walls, assembly and fittings. Supply and fit tiling board to floors ready to receive tile finish.	

CONSTRUCTION OF SIDE EXTENSION AND DOUBLE GARAGE AND REFURBISHMENT OF PROPERTY**Schedule of Works**

Item	Location/Description	Cost £
19.9.2	Where the sanitaryware is wall mounted the contractor is to include designing and erecting timber studwork partitioning, suitable wet room plasterboard, plaster skim layers and tiling the wall surface as necessary to hide foul drainage and water feeds.	
19.10	Garage	
19.10.1	Supply and install oversized PVCu shower tray with low level wall mounted flexi hose shower head to form dog wash area. Include for water feed and drainage connections, PVCu plinth and trim details to install shower tray. Include for all necessary connections, water feeds, drainage, chasing pipework into walls, assembly and fittings.	
To Collection		£500.00
20	KITCHEN	
20.1	Supply and install Howdens kitchen units and worktop as specified in Finishes Schedule. Install in position shown in drawings in Kitchen and Utility Room. Contractor to allow for new drainage runs, connections etc.	
20.2	Design, supply and install central island housing units and built-in ovens and hob.	
20.3	Design, supply and install dining table fixed into kitchen island.	
20.4	Provide 3D design of kitchen and itemised breakdown of units prior to works on site for CA approval.	
20.5	Provide and run silicone seals around the sink, worktops and perimeters etc where necessary.	
20.6	Supply and install kitchen appliances as per finishes Schedule. Exact location to be confirmed by CA.	
20.7	Include for pattressing to the ceiling as necessary to install extraction hood above island. Supply and install extraction ducting through ground floor ceiling out onto left hand elevation through PVCu white coloured extract vent. Include for all necessary electrical feeds, fittings and connections.	
To Collection		£0.00
21	MECHANICAL AND ELECTRICAL INSTALLATIONS	
21.1	Electrical	
21.1.2	Strip out the existing electrical installation, including wiring, fittings and fuse boards and discard from site.	
21.1.3	Renew the electrical installation with power, light, fittings, consumer units, and full re-wire to property etc., All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.	
21.1.4	Electrical sockets, BT/Data and TV/FM points are to be installed min. 450mm above FFL and light switched and Consumer Units to be installed max. 1200mm above FFL in accordance with Section 8 of Part M Building Regulations.	
21.1.5	Supply and install new aluminium housed distribution board suitable for property leaving 3-4 spare circuits for later additions if required.	
21.1.6	All works to be undertaken by a NICEIC qualified or equally qualified electrician and all works to be electrically certified upon completion. The certificate is to be sent to the CA before practical completion.	
21.1.7	Contractor to allow for 1no. Light switch in each room, positioned next to entrance door. Light switch type specified in Finishes Schedule. Allow 2 light switches in kitchen and family room. Allow for supply and install of external light switch in rear family room.	
21.1.8	Allow for supply and install of 4 new double plug sockets in each bedroom. Position to be agreed. See Finishes Schedule for face plate style.	

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CONSTRUCTION OF SIDE EXTENSION AND DOUBLE GARAGE AND REFURBISHMENT OF PROPERTY**Schedule of Works**

Item	Location/Description	Cost £
21.1.9	Allow for supply and install of 10 new double plug sockets in kitchen/lounge. Position to be agreed. See Finishes Schedule for face plate style.	
21.1.10	Allow for supply and install of 4 new double plug sockets in snug, dining room, gym, study, and utility room. Position to be agreed. See Finishes Schedule for face plate style.	
21.1.11	Allow for supply and install of 4 new double plug sockets in garage. Position to be agreed. See Finishes Schedule for face plate style.	
21.1.12	Allow for supply and install of 2 new double plug sockets in hallway and first floor landing. Position to be agreed. See Finishes Schedule for face plate style.	
21.2	Lighting	
21.2.1	Supply and install new light pendant fittings and electrical feeds as specified in finishes schedule.	
21.2.2	Supply and install LED spotlights in GF and 1st floor hallway and kitchen and family room. Install spotlights at suitable centres to ensure sufficient lighting levels throughout the rooms.	
21.2.3	Contractor to allow for electrical feeds to 4no. feature pendants above kitchen island. Pendant fittings to be confirmed.	
21.2.4	Contractor to allow for electrical feed to feature pendant fitting in GF entrance hallway. Pendant fittings to be confirmed.	
21.2.5	Contractor to allow for electrical feed to feature pendant fitting in Master Bedroom. Pendant fittings to be confirmed.	
21.3	CCTV & Intruder Alarm System	
21.3.1	Supply and install BASCOM Wireless 4-dome system Pro. Install 1no camera on each elevation mounted to the soffit board. Include for all fixings, electrical feeds etc and storing central hub in Utility room.	
21.4	Network Cabling	
21.4.1	Supply and install CAT 8 cabling and TV aerial connection point to the following rooms: Family Room, Dining Room, Snug, Gym, Study, all bedrooms. Position of inlet sockets to be confirmed.	
21.5	Fire Alarms	
21.5.1	Supply and install Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 3m of bedrooms and 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.	
21.6	External Lighting	
21.6.1	Supply and install external lighting on all elevations. For tendering purposes supply and install Konstsmide Antares Outdoor Wall Light - Black with downward facing LED light (as recommended in Bat Survey Report). Allow for installation of 8no. Lights on front and rear elevation and 6no. lights on both side elevations. Allow for lights to be positioned at ground floor level as shown in Appendix I. Exact position to be agreed on site. Contractor to include for all connections and service runs, light switch for external lighting to be positioned adjacent to main entrance front door.	
21.6.2	External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. lamp efficacy greater than 45 lumens per circuit-watt; fitted with manual controls and automatic day light cut-off sensors so that lights switch off when daylight is sufficient.	
21.7	Heating System	

CONSTRUCTION OF SIDE EXTENSION AND DOUBLE GARAGE AND REFURBISHMENT OF PROPERTY

Schedule of Works

Item	Location/Description	Cost £
Please note: This section is a contractor's design portion. The Contractor is to provide details of the proposed system, showing full compliance with Building Regulations and fixing details.		
21.7.1	Strip out former heating system and radiators and gas feeds to the property. Retain copper pipework feeds to radiators in original section of house if in suitable condition. Remove all gas fittings and seal off gas supply as no longer in use.	
21.7.2	Design, supply and install new air source heating system to serve entire property. Original section of property to be heated by water fed radiators. New side extension to be heated by electric underfloor heating throughout. Allow for supply and install of wall mounted controls of underfloor electric heating in each room of the side extension. Position to be agreed with CA.	
21.7.3	Include for all necessary equipment, labour and fittings i.e. air source heat pump, hot water cylinder, and back-up electric boiler, copper pipes etc and electrical feeds.	
21.7.4	Supply and install water fed radiators throughout original section of property, in position agreed with CA. Ensure radiators are suitably sized to sufficiently heat the rooms. For tendering assume Faro White Single Flat Panel horizontal radiators or similar style.	
21.7.5	Supply and install bathroom radiators as specified in Finishes Schedule. Utilise stainless steel pipework on exposed sections of pipework.	
21.7.6	Allow for all builder's work in connection with installations	
To Collection		£0.00
22	EXTERNAL LANDSCAPING	
22.1	Refurbish external areas (front, sides and rear garden) as shown in Landscaping design. Include for installing of all planted areas as per Landscape Design instructions.	
22.2	Supply and install rear patio area as shown on Landscape Design. Remove existing concrete paving slabs ready to receive new tiles. Enlarge patio as shown on Landscape design. Enlarged patio to be at same level as existing patio. Include for raising ground level to ensure level patio surface to rear of the property. Contractor to construct foundations in line with good practice, include for 150mm excavation, use a concrete mix of 6 parts all in one ballast with 1 part cement to build up height of patio. Lay the paving slabs on a full mortar bed, which should support the whole slab. Use a mortar mix of 6 parts sharp sand to 1 part cement. Allow a fall of 1 in 60 across entire patio. Provide step detail around perimeter of patio to give access down onto rear lawn Cover step in paving slabs.	
22.3	Allow a PC Sum of £50 per m2 for the supply of grey coloured porcelain paving slabs.	
22.4	Include for all necessary labour, grout and edge finishes to install patio paving slabs.	
22.5	Contractor to break-up existing tarmacadam surface and discard from site. Relay driveway with a loose gravel surface. Include for necessary sublayers of, hardcore, softcore and sand blinding and weed membrane.	
22.6	Supply and install footpaths as shown on Landscape design. Assume gravel footpath surfaces for tendering purposes. Include for suitable build-up when forming gravel footpaths.	
22.7	Supply and install raised timber decking section as shown on landscape design.	
22.8	Front Boundary Wall and Electronic Gates	
Please note: This section is a contractor's design portion. The Contractor is to provide details of the proposed system, showing full compliance with Building Regulations and fixing details.		
22.8.1	Design, supply and install concrete strip foundations footings for front boundary brickwork	
22.8.2	Design, supply and install reinforced concrete pad foundations for brickwork piers to hang front entrance vehicular gates.	
22.8.3	Supply and install 1.2metre high clay based brickwork solid wall. Brickwork to be laid in 3 metre sections between brickwork piers set at 5m spacing with black powder coating aluminium railing set above brickwork wall in-between brickwork piers. Top of brickwork piers and railing to be 1.8m from ground level.	

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Schedule of Works

Item	Location/Description	Cost £
22.8.4	Supply and install 1.2metre high clay based brickwork solid wall laid in english garden wall bond. Brickwork to be set between brickwork piers set at 5m spacing with black powder coated aluminium railing set above brickwork wall in-between brickwork piers. Top of brickwork pier and steel railing to be 1.8metres in height from ground level.	
22.8.5	Excavate trench from main dwelling and supply and install reinforced electric cable to provide power to electronically operated vehicle gates and LED lighting. Backfill trench and apply ground treatment as per landscape design.	
22.8.6	Supply and install vehicular entrance gates. Gate width to suit existing opening. Gates to be powder coated aluminium rail gates with square design. Split driveway gates opening into the site.	
22.8.7	Supply and install LED downlighting to front face of brickwork piers, on which gates are hung.	
22.8.8	Supply and install entrance key coded pin pad to operate the gates. And separate remote control key fobs to operate the gates. Provide 3no. Fobs to CA.	
22.8.9	Supply and install decorative concrete coping stones to brickwork piers along boundary wall.	
22.8.10	Supply and screw fix to front boundary gate brickwork pier house number in black powder coated aluminium numbers.	
22.8.11	Contractor to maintain the access system for 12 months following practical completion. Following this a service agreement should be organised for the client for continued maintenance and repairs to the system.	

To Collection

£0.00

23 COMPLETION

23.1	Operating and instruction Home User Manuals shall be provided in accordance with the Health and Safety Plan requirements
23.2	Clean down all surfaces to the areas disturbed by the works and remove all debris from site.
23.3	Clear all guttering and downpipes in the working area of debris and general dirt and clear all blockages to leave in fully functional order.
23.4	Clean glass to all windows adjacent to where works have taken place and leave sparkling.
23.5	Take down scaffolding and remove from site.
23.6	Remove all skips, tarpaulins and other builders equipment etc. Leave the entire site, including the site compound area, as it was upon commencement of the works. The Contractor will be responsible for making good any damage caused to the entire satisfaction of the Contract Administrator.

To Collection

£0.00

COLLECTION

General	
Enabling Works	£0.00
Drainage	£0.00
Side Extension Structural Works	£0.00
Double Garage Structural Works	£0.00
Conversion of Existing Garage	£0.00
Internal Alterations	£20,000.00
Structural Openings	£0.00
Roof Coverings	£1,000.00
External Walls	£0.00
Front Entrance Porch	£0.00
Windows and External Doors	£0.00
Internal Doors and Joinery	£500.00
Wall Finishes	£0.00
Floor Finishes	£0.00

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Item	Location/Description	Cost £
	Ceiling Finishes	£0.00
	Decorations	£0.00
	Staircase	£0.00
	Bathrooms & Cloakrooms	£500.00
	Kitchen	£0.00
	Mechanical and Electrical Installations	£0.00
	External Landscaping	£0.00
	Completion	£0.00
Total carried forward to General Summary		£22,000.00