

Reading - Scope of Works

Enabling Works for Damp-Proofing Contractor

Item	Description	Quantity	Unit	Rate	Total
1.00	Strip out all old fixtures and fittings and remove all debris within the basement including vinyl flooring to stairwell	-	Item		
1.01	Remove all redundant electrical wiring and tidy up existing wiring which is just loose within the basement	-	Item		
1.02	Take down timber partition walling (as indicated on drawing)	9	m2		
1.03	Repair ceiling joists where appropriate	-	Pro Sum		£ 700.00
1.04	Provide a suitable connection point to the nearest drainage pipe for waste water from the sump pump	-	Item		
1.05	Supply and install fused spurs to operate the sump pump and alarm	2	No		
1.06	Provide power, lighting and clean water for Damp-Proofing Contractor	-	Item		
1.07	Supply and Install New fused spur for the fresh air ventilation system	1	No		

Staircase

Item	Description	Quantity	Unit	Rate	Total
2.00	Remove existing floor covering to staircase	1.5	m2		
2.01	Repair risers and treads as required	-	Pro Sum		£ 200.00
2.02	Repair Newel posts, stair strings and balustrades as required including	-	Pro Sum		£ 100.00
2.03	Install new floating tongue and groove flooring on top of tanking membrane	2	m2		
2.04	Install new vinyl floor covering to floating tongue and groove flooring with coved upstands	2	m2		
2.05	Install new wall system to existing walls with new cavity wall membrane	8	m2		
2.06	Tape and Joint Plasterboard the walls and ready for decoration	8	m2		
2.07	Decorate new plaster walls with paint tbc by client	8	m2		
2.08	Overboard ceiling if required	2	m2		
2.09	Renew existing lighting and emergency lighting to suit new wall system.	-	Item		
2.1	Install new FD30 Fire door and frame with appropriate ironmongery	1	No		
2.11	Install new architrave including decoration	10	m		

Main Basement Room

Item	Description	Quantity	Unit	Rate	Total
3.00	Check existing fire alarm system in basement and renew if required	-	Item		
3.01	Install new wall system to existing walls with new cavity wall membrane	49	m2		
3.02	Install new floating tongue and groove flooring on top of tanking membrane	24	m2		
3.03	Install new vinyl floor covering to floating tongue and groove flooring with coved upstands	24	m2		
3.04	Overboard ceiling if required	24	m2		
3.05	Tape and Joint Plasterboard the walls and ready for decoration	49	m2		

3.06	Decorate new plaster walls with paint tbc by client	49	m2
3.07	Install new LED lighting to main basement room on a sensor	4	No
3.08	Supply and Install New fresh air ventilation extractor and ducting to react 2nd floor external rear wall	1	Item
3.09	Install new double power socket	1	No

Service Room					
Item	Description	Quantity	Unit	Rate	Total
4.00	Install new wall system to existing walls with new cavity wall membrane	31	m2		
4.01	Install new floating tongue and groove flooring on top of tanking membrane	7	m2		
4.02	Install new vinyl floor covering to floating tongue and groove flooring with coved upstands	7	m2		
4.03	Overboard ceiling if required	7	m2		
4.04	Tape and Joint Plasterboard the walls and ready for decoration	31	m2		
4.05	Decorate new plaster walls with paint tbc by client	31	m2		
4.06	Install renew existing lighting and emergency lighting to service room	2	No		
4.07	Install new internal door, frame and architrave with appropriate ironmongery	1	No		
4.08	Install new latch to service cupboard double doors	1	No		
4.09	Renew existing double power socket	1	No		

Planning Conditional Works					
Item	Description	Quantity	Unit	Rate	Total
5.00	Salt Neutralizer Brush off the existing salts from the effected walls Thoroughly soak the affected masonry with clean tap water. Apply Salt Neutraliser directly onto the internal wall, using brush or roller, in areas showing salt contamination. Under most circumstances one coat or application is adequate. Where there is a heavy salting on old brickwork application can be used as a concentrate (container strength).	Approx	m2	11	
	Lime pointing Preparation of the wall The existing defective pointing must be raked out to a depth usually equal to twice the width of the joint, but not less than 20 mm. The back of the joint to be roughly square in profile. The use of a plugging chisel ensures that the stone or bricks aren’t forced apart. Brush off all loose material the joints to be dampened, with enough time left for the brick faces to dry to prevent smearing. The mortar should be as dry as it is practicable to point with.				
	Pointing masonry Start at the top of a wall to avoid raking out over finished work. Use a small tool or pointing spatula and force the mortar in from a hawk. Joints deeper than 20 mm will have a initial dubbing out as shrinkage could occur. Finish flush or rebate a little if the joints have widened with age				
5.01		Approx	m2	11	
5.02		Approx	m2	11	