Graham Clarkson Associates
Schedule of Works
Braunstone Civic Centre - Internal Alterations
Dated: 09 July 2020

Ref	Description	Quantity	Units	Rate	Value
	DEMOLITIONS AND ALTERATIONS				
	KITCHEN BLOCK				
	Cutting openings in existing internal walls to the finished sizes given and for concrete lintels over, including needling, propping and supports; inserting lintels, wedging up to work over; making good jambs, removing needles and making good needle holes; making good plaster work both sides and extending to jambs	_			
	100 mm thick walls; approximate opening size:				
Α	910 x 2100 mm		item		
	550 mm thick walls; approximate opening size:				
В	910 x 2100 mm		item		
	Filling in door or window openings in existing internal walls with 100 mm blockwork; preparing for raising; cutting, toothing and bonding to old work both sides; wedging and flling up to work over	-			
	Opening size approximately:				
С	910 x 2100 mm  Filling in part window openings in existing external walls with 100 mm blockwork; preparing for raising; cutting, toothing and bonding to old work both sides; wedging and flling up to work over	-	item		
_	Facing brickwork externally; make good walls, ceiling and floors as required; vertical brick connection (Stafix starter set or similar approved):				
D	location 00-ew-09		item		
	Remove the following partitions  Facing brick or concrete block walls, including plasterwork where applicable:				
E	various thicknesses		item		
	Toilet partitions:				
F	generally		item		
	Remove the following woodwork items				
	Timber doors, together with frames, linings, architraves, ironmongery and the like:				
G	single doors of various sizes		item		

Collection:

Ref	Description	Quantity	Units	Rate	Value
	Folding partition wall, head track and gear, pelmet and jambs; make good walls, floor and ceiling as required:				
Α	complete		item		
	Furniture and fittings:				
В	cupboards, vanity units, etc and all other fixtures and fittings as required		item		
	Remove the following mechanical services and Iremove from site				
	Sanitary fittings and appliances, together with taps and trap:				
С	WC suite including service and waste pipes		item		
D	wash hand basin incuding service and waste pipes		item		
Е	urinals including service and waste pipes		item		
	Remove the following services and remove from site				
	Heating pipework, fittings and appliances				
F	complete		item		
	Electrical installations comprising main switch board, distribution boards, meters, light fittings, power outlets, exposed conduits and trunking, wiring and switches; disconnecting mains power supply and making safe:				
G	complete		item		
	CANTEEN BLOCK				
	Cutting openings in existing internal walls to the finished sizes given and for concrete lintels over, including needling, propping and supports; inserting lintels, wedging up to work over; making good jambs, removing needles and making good needle holes; making good plaster work both sides and extending to jambs	-			
	100 mm thick walls; approximate opening size:				
Н	910 x 2100 mm		item		
	300 mm thick walls; approximate opening size:				
1	910 x 2100 mm		item		

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Ref	Description	Quantity	Units	Rate	Value
	Filling in door or window openings in existing internal walls with 100 mm blockwork; preparing for raising; cutting, toothing and bonding to old work both sides; wedging and flling up to work over	-			
	Opening size approximately:				
Α	910 x 2100 mm		item		
	Filling in part window openings in existing external walls with 100 mm blockwork; preparing for raising; cutting, toothing and bonding to old work both sides; wedging and flling up to work over	-			
	Facing brickwork externally; make good walls, ceiling and floors as required; vertical brick connection (Stafix starter set or similar approved):				
В	location 00-ew-03		item		
С	location 00-ew-07		item		
	Remove the following partitions				
	Facing brick or concrete block walls, including plasterwork where applicable:				
D	various thicknesses		item		
	Toilet partitions:				
E	generally		item		
	Remove the following woodwork items				
	Timber doors, together with frames, linings, architraves, ironmongery and the like:				
F	single doors of various sizes		item		
	Timber windows together with frames, linings, ironmongery and the like: NB: sizes given are approximate				
G	casement windows: location 00-ew-01; 1350 mm wide x 580 mm high		item		
Н	casement windows: location 00-ew-02; 3930 mm wide x 580 mm high		item		
I	casement windows: location 00-ew-03; 2270 mm wide x 580 mm high		item		
J	casement windows: location 00-ew-04; 2830 mm wide x 580 mm high		item		

Ref	Description	Quantity	Units	Rate	Value
Α	casement windows: location 00-ew-05; 2265 mm wide x 580 mm high		item		
В	casement windows: location 00-ew-06; 1350 mm wide x 580 mm high		item		
С	casement windows: location 00-ew-07; 1860 mm wide x 580 mm high		item		
	Remove the following finishings and remove from site				
	Wall finishes to all affected areas as follows:				
D	kitchen		item		
Е	corridor		item		
F	store		item		
G	female wc		item		
Н	disablerd wc		item		
1	male wc		item		
J	under stage storage 1		item		
K	under stage storage 2		item		
	Floor finishes including skirtings to all affected areas as follows:				
L	kitchen		item		
М	corridor		item		
N	store		item		
0	female wc		item		
Р	disablerd wc		item		
Q	male wc		item		
R	under stage storage 1		item		
S	under stage storage 2		item		
	Ceiling finishes complete to all affected areas as follows::				
Т	kitchen		item		
U	corridor		item		
V	store		item		
		I			

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Ref	Description	Quantity	Units	Rate	Value
А	female wc		item		
В	disablerd wc		item		
С	male wc		item		
D	under stage storage 1		item		
E	under stage storage 2		item		
	Remove the following mechanical services and Iremove from site				
	Sanitary fittings and appliances, together with taps and trap:				
F	WC suite including service and waste pipes		item		
G	wash hand basin incuding service and waste pipes		item		
Н	urinals including service and waste pipes		item		
	Remove the following services and remove from site				
	Heating pipework, fittings and appliances				
1	complete		item		
	Electrical installations comprising main switch board, distribution boards, meters, light fittings, power outlets, exposed conduits and trunking, wiring and switches; disconnecting mains power supply and making safe:				
J	complete		item		
	GENERALLY				
	Making good joinery and finishings				
	Disturbed by demolitioons and alterations:				
K	joinery items		item		
L	floor, wall and ceiling finishings		item		
	Any other works				
	Allow for:				
М	all other items necessary for the completion of this element of the works		item		

Ref	Description	Quantity	Units	Rate	Value
	Collection for Demolitions and Alterations				
	01/1				
	01/2				
	01/3 01/4				
	01/5				
	To Summary:				
	To Summary.				

### 02 - Windows and External Doors

Ref	Description	Quantity	Units	Rate	Value
	WINDOWS				
	Work to surrounds to openings				
	Closing cavities				
Α	jamb block		item		
В	insulated cavity closer		item		
	Damp proof courses:				
С	horizontal		item		
D	vertical		item		
Е	cavity trays		item		
	Lintels; Catnic Cougar				
F	to windows		item		
	Windows including ironmongery (see drawing 7570_ 04_012A)				
	Type 16:				
G	00-ew-01; complete		item		
	Type 17:				
Н	00-ew-02; complete		item		
	Type 18:				
I	00-ew-03; complete		item		
	Type 19:				
J	00-ew-04; complete		item		
	Type 20:				
K	00-ew-05; complete		item		
	Type 21:				
L	00-ew-06; complete		item		
	Type 22:				
М	00-ew-07; complete		item		
	Type 23:				
N	00-ew-08; complete		item		

### 02 - Windows and External Doors

Ref	Description	Quantity	Units	Rate	Value
	Type 24:				
Α	00-ew-09; complete		item		
	Type 25:				
В	00-ew-10 and 11; complete		item		
	Type 26:				
С	00-ew-12 and 13; complete		item		
	Bedding, pointing and acoustic seal				
	Surrounds to:				
D	windows		item		
	Any other works				
	Allow for:				
Е	all other items necessary for the completion of this element of the works		item		

To Collection:	
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Ref	Description	Quantity	Units	Rate	Value
	Collection for Windows and External Doors				
	02/1				
	02/2				
	To Summary:				

### 03 - Internal Walls and Partitions

Ref	Description	Quantity	Units	Rate	Value
	INTERNAL WALLS AND PARTITIONS				
	70 mm Gypframe 'C' stud wallboard partition; 12				
	mm patressing; 15 mm Gypsum wallboard both				
	sides; 25 mm Isover acoustic partition roll between studs				
	Walls:				
Α	124 mm total thickness		item		
В	extra; moisture resistant boards to damp areas		item		
	Toilet cubicles; Venesta				
С	Allow the Prime Cost sum of £23,000 for the				
	supply only of toilet cubicles, panelling and				
	sanitaryware; components delivered to site:	1	Sum	23,000.00	23,000.0
D	Allow for profit		%		
Е	Allow for general attendance		item		
	FIX ONLY THE FOLLOWING				
	Venesta; Cubicles, panelling and sanitaryware as per their quotation dated 27 May 2021:				
F	complete		item		
	END OF FIX ONLY THE FOLLOWING				
	Any other works				
	Allow for:				
G	all other items necessary for the completion of this element of the works		item		

**To Collection:** 23,000.00

### 04 - Internal Doors

Ref	Description	Quantity	Units	Rate	Value
	INTERNAL DOORS				
	Internal doors, frames or linings, architraves and ironmongery (see drawing 7570-04-011A)				
	Type 01; corridor:				
Α	00-id-01; complete		item		
	Type 03; under stage storage:				
В	00-id-03 and 04; complete		item		
	Type 04; corridor:				
С	00-id-05; complete		item		
	Type 05; changing places:				
D	00-id-06; complete		item		
	Type 06; female wc:				
Е	00-id-07; complete		item		
	Type 07; disabled wc:				
F	00-id-08; complete		item		
	Type 08; cupboard:				
G	00-id-09; complete		item		
	Type 09; male wc:				
Н	00-id-10; complete		item		
	Type 10; storage:				
I	00-id-11; complete		item		
	Type 11; cleaner's store:				
J	00-id-12; complete		item		
	Type 12; male wc (2):				
K	00-id-13; complete		item		
	Type 13; female wc (2):				
L	00-id-14; complete		item		
	Type 14; canteen and kitchen:				
М	00-id-02 and 15; complete		item		

To Col	llection:	

### 04 - Internal Doors

Ref	Description	Quantity	Units	Rate	Value
	Type 15; corridor:				
Α	00-id-16; complete		item		
	Any other works				
	Allow for:				
В	all other items necessary for the completion of this element of the works		item		

Ref	Description	Quantity	Units	Rate	Value
	Collection for Internal Doors				
	04/1				
	04/2				
	To Summary:				

### 05 - Wall Finishes

Ref	Description	Quantity	Units	Rate	Value
	WALL FINISHES				
	Gyproc Wallboard TENsum plasterboard; tapered edges, fixed with dabs to masonry, taped and finished flush; holes filled with joint filler				
	To walls:				
A	15 mm wallboard		item		
	British Gypsum Glasroc H Tilebacker board; tapered edges, joints filled, taped and finished flush; holes filled with joint filler; ready to receive decoration				
	To walls:				
В	12.5 mm wallboard		item		
	Altro Whiterock; extruded semi-rigid uPVC sheet				
	To walls:				
С	2.5 mm		item		
	Porcelain wall tiling				
	Solus Ceramics; Explore range:				
D	general areas		item		
	Edgings:				
E	Durosol aluminium		item		
	Board finish plaster				
	To walls:				
F	generally		item		
G	to reveals to openings		item		
	Toilet panelling; Venesta				
Н	NB: the Prime Cost for the supply of this item is included in Internal Walls and Partitions		Sum	Included	
	FIX ONLY THE FOLLOWING				
	V-epps SGL WC Panelling:				
I	complete		item		
	END OF FIX ONLY THE FOLLOWING				
	Any other works				

05 - Wall Finishes

Ref	Description	Quantity	Units	Rate	Value
	Allow for:				
Α	all other items necessary for the completion of this element of the works		item		

To Collection:	
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Ref	Description	Quantity	Units	Rate	Value
	Collection for Wall Finishes				
	05/1				
	05/2				
	To Summary:				

### 06 - Floor Finishes

Ref	Description	Quantity	Units	Rate	Value
	FLOOR FINISHES				
	Cement and sand (1:3) screeded finish with fibre reinforcing additive to concrete				
	To floors:				
Α	generally		item		
	Polyflor Homogenous XL PU vinyl; fixed to prepared level cement and sand base with adhesive; butt jointed to	_			
	Floors over 300 mm wide:				
В	2.0 mm; colour Pumice		item		
	Polyflor Homogenous Palettone PUR vinyl; fixed to prepared level cement and sand base with adhesive; butt jointed to	-			
	Floors over 300 mm wide:				
С	2.0 mm; colour Lunar Landscape		item		
	Polyflor Safety Quattro PUR vinyl; fixed to prepared level cement and sand base with adhesive; butt jointed to	_			
	Floors over 300 mm wide:				
D	2.0 mm; colour Coastal Flint		item		
	Polyflor Apex vinyl; fixed to prepared level cement and sand base with adhesive; butt jointed to				
	Floors over 300 mm wide:				
Е	2.5 mm; colour Breccia		item		
	Contract, carpet tiles, to match existing; bonding with adhesive				
	Plain coloured carpeting to:				
F	floors		item		
	Coved skirting				
	Gradus SO 100 skirting:				
G	100 mm; colour Snowdrift		item		
	Floor finish_				
	Accessories:				

### 06 - Floor Finishes

Ref	Description	Quantity	Units	Rate	Value
Α	aluminium threshold strips		item		
	Standard mouldings in mdf				
	Skirting; rounded edge:				
В	19 x 100 mm		item		
	Any other works				
	Allow for:				
С	all other items necessary for the completion of this element of the works		item		

To Collection:	
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Ref	Description	Quantity	Units	Rate	Value
	Collection for Floor Finishes				
	06/1				
	06/2				
	To Summary:				

## 07 - Ceiling Finishes

Ref	Description	Quantity	Units	Rate	Value
	CEILING FINISHES  Gypsum plasterboard; tapered edges, fixed to suitable drops; joints filled, taped and finished flush; holes filled with joint filler	_			
	To ceilings:				
Α	12.5 mm wallboard: over 300 mm wide		item		
	Gypsum waterproof plasterboard; tapered edges, fixed to suitable drops; joints filled, taped and finished flush; holes filled with joint filler				
	To ceilings:				
В	12.5 mm wallboard: over 300 mm wide		item		
	Sektor Spintone Perforated 60 minutes fire resistance; Trugrid 24 grid system; fixed in accordance with manufacturer's instructions; all boards 600 x 600 mm; square edged tiles				
	To ceilings:				
С	generally		item		
	Any other works				
	Allow for:				
D	all other items necessary for the completion of this element of the works		item		

To Col	llection:	

# 08 - Painting and Decorating

Ref	Description	Quantity	Units	Rate	Value
	PAINTING AND DECORATING				
	Prepare existing surfaces where applicable; one mist and two full coats vinyl silk emulsion paint,				
	colour as finishes schedule Rev G				
	Walls over 300 mm wide:				
A	fair face blockwork		item		
В	plastered		item		
	Ceilings:				
С	plasterboard		item		
	Prepare; one coat wood primer, two undercoats and one coat gloss finish	_			
	Woodwork; general surfaces:				
D	over 300 mm wide		item		
E	not exceeding 300 mm girth		item		
	Any other works				
	Allow for:				
F	all other items necessary for the completion of this element of the works		item		

To Col	llection:	

# 09 - Fittings and Furnishings

Ref	Description	Quantity	Units	Rate	Value
	FITTINGS AND FURNISHINGS				
	Kitchen units and fittings				
Α	Allow the Provisional Sum of £13,500 for the supply and installation of kitchen units and fittings	1	sum	13,500.00	13,500.00
	Kitchen aqppliances				
	Supply and install/place in position all appliances (see drawings 7570_10_01 and 02)				
В	complete		item		
	Sanitaryware; Venesta				
С	NB: the Prime Cost for the supply of this item is included in Internal Walls and Partitions		Sum	Included	
	FIX ONLY THE FOLLOWING				
	Sanitaryware as specified in Venesta quotation dfated 27 May 2021:				
D	complete		item		
	Changing Places; Innova				
Е	Allow the Prime Cost sum of £20,000 for the supply and installation of full changing places package		Sum	20,000.00	
F	Allow for profit		%		
G	Allow for general attendance		item		
	General Fixtures, Fittings and Ironmongery including signage (see Finishes Schedule)				
	Supply and fit:				
Н	all general fixtures, fittings and ironmongery including signage as shown on the finishes schedule and door schedules (7570-04-011 andf 012)		item		

**To Collection:** 13,500.00

### 10 - Services

Ref	Description	Quantity	Units	Rate	Value
	SERVICES				
	NB: The following forms part of the Contractor Designed Portion of this Contract.				
	Allow for design and installation of the following items:				
	Mechanical Installations				
	All as shown on drawing 7570_04_001 rev H				
Α	complete, including to kitchen equipment and appliances		Item		
	Electrical Installations				
	All as shown on drawing 7570_04_010 rev D				
В	complete, including to kitchen equipment and appliances		Item		
	Rainwater Harvesting Installations				
	All as shown on drawing 7570_04_015				
С	complete		Item		
	Builder's work in connection with services				
	Allow for all builder's work in connection with services:				
D	mechanical installations complete		Item		
Е	electrical installations complete		Item		
F	rainwater harvestiing installation complete		item		
	Any other works				
	Allow for:				
G	all other items necessary for the completion of this element of the works		item		

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## 11 - Drainage

Ref	Description	Quantity	Units	Rate	Value
	DRAINAGE				
	NB: The following forms part of the Contractor Designed Portion of this Contract.				
	Allow for design and installation of the following items:				
	<u>Drainage</u>				
	Foul and storm water drainage installations all as shown on drawing 7570_04_001 rev H				
A	complete		Item		
	Any other works				
	Allow for:				
В	all other items necessary for the completion of this element of the works		item		

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## 12 - Preliminaries and Contingencies

Ref	Description	Quantity	Units	Rate	Value
	PRELIMINARIES AND CONTINGENCIES				
	PRELIMINARIES				
	The contractor is to add here for all Preliminary Cost items including but not exclusively the following list				
	Management and staff				
	Management staff				
А	Allow for management staff to practical completion		item		
	Site accommodation				
	Storage of materials				
В	Allow for providing storage facilities for materials		item		
	Services and facilities				
	Telephone and administration				
С	Allow for telephone calls		item		
	Site signage				
D	Allow for erection, maintenance and removing on completion all site signage:		item		
	Safety, health and welfare				
E	Allow for complying with safety, health and welfare regulations		item		
	Cleaning				
F	Allow for general site cleaning during the works		item		
G	Allow for full contract cleaning at completion of the works		item		
	Protection of the works in all sections				
н	Allow for general protection of the work		item		
	Small plant and tools				
I	Allow for providing general small plant and tools		item		
	Rubbish disposal				
J	Allow for disposal of general site rubbish		item		
	Insurance				
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# 12 - Preliminaries and Contingencies

	Description	Quantity	Units	Rate	Value
	Insurance for the works				
Α	Allow for providing and maintaining all insurances required by the contract		item		
	Any other works				
	Allow for:				
В	all other items necessary for the completion of this element of the works		item		
	Allow for Preliminaries:				
С	complete		item		
	CONTINGENCIES				
	Allow for contingencies:				
D	Provisional Sum	1	sum	5,000.00	5,000.00
	Profit and overheads				
	Allow for profit and overheads:				
E	complete		item		

**To Collection:** 5,000.00

Ref	Description	Quantity	Units	Rate	Value
	Collection for Preliminaries and Contingencies				
	12/1				
	12/2				5,000.00
	To Summary:				5,000.00

## **Summary**

Ref	Description	Quantity	Units	Rate	Value
01	Demolitions and Alterations				
02	Windows and External Doors				
03	Internal Walls and Partitions				23,000.00
04 05	Internal Doors Wall Finishes				
06	Floor Finishes				
07	Ceiling Finishes				
08	Painting and Decorating				
09	Fittings and Furnishings				13,500.00
10	Services				
11	Drainage				
12	Preliminaries and Contingencies				5,000.00
	Total:				41,500.00

Ref	Description	Quantity	Units	Rate	Value
	01/1/A				
	01/1/B				
	01/1/C				
	01/1/D				
	01/1/E				
	01/1/F				
	01/1/G				
	01/2/A				
	01/2/B				
	01/2/C				
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Ref	Description	Quantity	Units	Rate	Value
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	01/5/J				
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Ref	Description	Quantity	Units	Rate	Value
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	05/2/A				
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Ref	Description	Quantity	Units	Rate	Value
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