

Ref	Item	Draft FA			
		Qty	Unit	Rate	Total
	<p><u>1-24 Penton Place</u></p> <p>GENERALLY</p> <p>1 to 48 Peacock Street, constructed circa 1918, comprises 24 dwellings (7 L/holders) set over 4 storeys.</p> <p>A The construction of the block is brickwork external walls, concrete floors and roof slabs, an asphalted flat roof and timber single glazed windows.</p> <p>B The works in this section comprise the following:-</p> <p>Scaffolding and Hoists Works to roof structures and coverings Works to the structure and fabric of the building Timber care repairs and renewal FRA works including works to FED's Communal electrics Redecorations Testing and repairs to above ground drainage</p>				
GENERALLY				Carried to Summary	£ 0.00
	<p>SCAFFOLDING AND HOIST</p> <p>TEMPORARY WORKS:</p> <p>A Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Only where accessible (Prov Allowance)</p> <p>B Carefully take down satellite dish; extend cable and resite on scaffold; protect; remove and refix on striking scaffold; ensure accurate tuning and refixing. Only where accessible and interferes with hoist. (Prov Qty)</p> <p>FULL SCAFFOLD</p> <p>C Tubular materials all erected to form a tied independent access scaffold, erected in approximately 2.7m lifts, with fully boarded lifts, and clad once only with debris netting. Including double boarding and poly to base lift and protection fans to doorways only.</p> <p>D Tubular materials erected to form a temporary double guardrail.</p> <p>E Pavement license</p> <p>F 200kg Hoist</p> <p>SCAFFOLD SECURITY</p> <p>G Supply, install and dismantle hardwired alarm to scaffolding using 4no infra red beams, control panel, keypad and bell</p> <p>H Alarm monitoring</p>				
			Item		
			No	67.21	
			Item		35,373.00
			Item		851.00
			Item		1,621.00
			Item		
			Item		695.00
			Item		190.00

	<p>Note: Call out charges and emergency response included in risk</p> <p>Note: Scaffold does not include mesh fencing to first lift - Risk</p>				
SCAFFOLDING AND HOIST					Carried to Summary £ 38,730.00
	ROOF STRUCTURE AND COVERINGS				
	MAIN ROOF COVERING (Provisional Quantities)				
A	Cut out defective asphalt roof patch and renew with polymer modified asphalt to existing levels		Nr	74.56	0.00
B	Supply and fit Spartan tiles (where damaged) to asphalt covering inclusive all cutting, adhesive, patterns, etc.		m2	52.57	0.00
C	Application of solar reflective paint and primer (upto 350mm wide) to perimeter asphalt	146	m	9.00	1,314.00
	ROOF BEYOND PARAPET WALL (Provisional Quantities)				
	REPAIRS				
D	Cut out defective asphalt roof patch and renew with polymer modified asphalt to existing levels		Nr	74.56	0.00
E	Application of solar reflective paint and primer to exposed asphalt surfaces		m2	14.50	0.00
	RENEWAL				
F	Prepare existing roof covering, remove solar reflective paint, clear all outlets and rainwater pipes. Supply and install felt overlay roofing system, Gold-shield Quantum system 30 roof , cleaning existing surface, sacrificial layers, thermo adhesive system, edge trims termination bars, etc. and flat insulation boards to achieve minimum U-value of 0.25W/m2. Provide 30-year insurance backed guarantee upon completion				
G	Ditto above but with cut to falls insulation achieving minimum U-value 0.25 W/m2		Nr	3,910.14	0.00
H	SECOND FLOOR ROOF TERRACE OMITTED FROM CONTRACT				
	STAIRCASE ROOFS (Provisional Quantities)				
I	Cut out defective asphalt roof patch and renew with polymer modified asphalt to existing levels		Nr	74.56	0.00
J	Application of solar reflective paint and primer to exposed asphalt surfaces		m2	9.00	0.00
K	Repairs to felt coverings (Provisional Allowance)		Item		
	MISCELLANEOUS				
L	Installation of metal grills to parapet wall outlets	6	Nr	90.00	540.00
	RWG'S / STACKS				

M	Cleaning and Testing of all accessible RWG's / Stacks		Item		650.00
N	Repairs to skirting	1	m	37.96	18.98
O	Repairs to fillet	4	m	13.69	47.92
ROOF STRUCTURE AND COVERINGS					
Carried to Summary					£ 2,570.90
WORKS TO STRUCTURE AND FABRIC OF THE BUILDING					
<u>Brickwork Repairs (Provisional Quantities)</u>					
Cut out defective facing bricks and build in new half brick thick facing bricks, jointed and pointed to match existing:					
A	Patches over 1.00m2		m2	67.21	0.00
B	Patches not exceeding 1.00m2		m2	67.21	0.00
C	Single header		Nr	5.17	0.00
D	Single stretcher		Nr	7.76	0.00
Rake out joints of brickwork and repoint to match existing:					
E	Areas over 1.00m2		m2	18.10	0.00
F	Areas not exceeding 1.00m2		m2	18.10	0.00
G	Repoint coping joints	5	Nr	10.00	50.00
<u>Stonework Repairs (Provsional Quantities)</u>					
Notes:					
Stone work assumed to be bath stone with window cills assumed to be york stone. Rear cills are unpainted and are assumed to be sand and cement (either coated or cast)			Note		
Detailed surveys including hammer test are required to stonework cills, window heads, stonework entrances and the like on erection of scaffold			Note		
Cracked and window cills and heads to be repaired with Thor helical bar, crack filled with Thor flexi grout (WHO60)			Note		
Sand and cement cills to be refaced, where required in similar mix with SBR			Note		
H	Provisional allowance for repairs following detailed surveys on erection of scaffolding. Allowance per staircase		Nr	1,000.00	0.00
<u>Render Repairs (Provisional Quantities)</u>					
I	Cracks in render - cut out crack and fill with WHO60		lm	22.00	0.00
J	Repairs upto 300mm x 300mm x 20mm		Nr	16.00	0.00

K	Flaunching to chimney stacks - treat existing render by wire brushing and coating with sharp sand, fine sand, cement and SBR. (Provisional Allowance)		Item		
V	Stone and Brickwork (Please see Penton PI Brickwork)		Item		19,329.00
WORKS TO STRUCTURE AND FABRIC OF THE BUILDING					
Carried to Summary					£ 19,379.00
WINDOWS AND DOORS					
To fully repair, overhaul, draft proof & redecorate the existing windows and doors to various street properties within the Pullens Estate.					
Provisional Allowances (Breakdowns on File):-					
A	Penton Place 1-8		Item		39,049.33
B	Penton Place 9-16		Item		40,984.27
C	Penton Place 17-24		Item		42,105.25
D	Extra over 1-24 Penton Place for renewal of casement windows - Provisional Allowance Window Variations Generally		Item		85,723.68
E	Less internal strip and decorations to windows		Item		-11,525.87
WINDOWS AND DOORS					
Carried to Summary					£ 196,336.66
FRA WORKS INCLUDING FED's					
FRONT ENTRANCE DOORS					
A	Carefully remove security gate/grille from existing door and/or frame and either hand to Resident for their own disposal or obtain written authorisation from Resident and dispose of security gate/grille.		Nr	22.40	0.00
B	Allow for removal from site of all debris arising from the works.		Nr	8.50	0.00

C	Manufacture, supply and install new solid timber (not chipboard or fibreboard) door within retained softwood frame 30x80mm min section size and above, armour clad with 1.6mm thick steel zintec folded frame armour, fixed at 150mm centres with 50mm x 4mm screws and pop riveted at 200mm centres, frame armour colour white. Allow to patch as necessary and refix as necessary existing door frame prior to armour installation. Door to be hardwood lipped on all 4 sides, hung on 1.5 pairs of 100mm steel butts with 2 no. hinge security bolts and incorporating as a minimum a concealed door closer, letter plate, inner flap and security cowl, 180 degrees spyhole, numerals to suit address, door security chain, weather board and pair of 150mm brass bolts, door to be secured by mul-T-lock system type ML240. Door and frame to be fully decorated to any standard BS RAL colour (Resident/Client choice). Certified to PAS 23 and 24 standard.		Nr	683.60	0.00
D	Extra over door and frame for storey height frame incorporating fixed glass fanlight, max glass height 400mm, frame internally glazed with 11.5mm anti-bandit security glass, beading cupped and screwed, all fully decorated.		Nr	84.00	0.00
E	Extra over security standard enhanced door for uprating to FD30S standard certified to BS476 Pt 22 or BS/EN1634-1, inclusive upgrading/replacement of any ironmongery and glazing (use of laminated and fire rated security glazing), provision of intumescent strips, door closer (perko powermatic 85R6) and glazing systems section size increases and the like.		Nr	104.00	0.00
V1	Door Surveys	24	Nr	50.00	1,200.00
V2	Works to FED's	10	Nr	750.00	7,500.00
	Repairs	12	Nr	1,131.37	13,576.44
	Renewal				
F	COMMUNAL DOORS Renewal of FD60 electrical intake door and frame complete		Nr	1,404.50	0.00
G	STAIRCASE VENTILATION Installation of louvred door and frame complete to head of staircase		Nr	1,861.28	0.00
H	MISCELLANEOUS FRA ITEMS Renewal of meter cupboard covers (Prov Allowance)	24	Nr	200.00	4,800.00
I	Provisional Allowance for firestopping generally		Nr	1,000.00	0.00
J	Scrape back loose and flakey paint - Prov Allowance		Item		
K	Signage - Prov Allowance		Item		
FRA WORKS INCLUDING FED's				Carried to Summary	£ 27,076.44
	LANDLORDS ELECTRICS Omitted as per Clients instruction				
LANDLORDS ELECTRICS				Carried to Summary	£ 0.00

REDECORATIONS					
Preparation of existing surfaces and application of 2 coats Masonry paint to previously painted surfaces (Excluding stairwells):					
A	Plinths	Item			
B	Diamond band	Item		217.80	
C	Ornate heads	Item		1,683.00	
D	Cills	Item		325.60	
E	Pilaster	Item		125.40	
F	Metalwork	Item		161.70	
G	Roof render	Item			
H	Lightwell cills	Item		198.00	
I	Lightwell walls	Item			
J	Red render	Item			
K	Extra over for stripping back pillasters	m2	7.50	0.00	
L	Extra over for stripping back ornate heads	m2	26.00	0.00	
Note: Window decorations are included within window repairs					
REDECORATIONS				Carried to Summary	£ 2,711.50
RISK PROVISIONAL SUMS					

A	Asbestos Removal (Roof Area)		Item		
B	Repairs to accessible RWG's		Item		
C	Renewal of 2nd floor terrace doors		Item		
C	Additional brickwork repairs		Item		
D	Additional Scaffold security including call out and emergency response charges in connection with scaffold alarms		Item		
E	Temporary Lighting to rear scaffold		Item		
F	Additional works identified during works phase		Item		
	VARIATIONS				
V1	Works to staircase doors		Item		1,185.00
V2	Fit D handles to roof garden doors	3	Nr	30.00	90.00
RISK PROVISIONAL SUMS					
Carried to Summary					£ 1,275.00
1-24 Penton Place					
<u>SUMMARY</u>					
	GENERALLY		Page	1	0.00
	SCAFFOLDING AND HOIST			2	38,730.00
	ROOF STRUCTURE AND COVERINGS			3	2,570.90
	WORKS TO STRUCTURE AND FABRIC OF THE BUILDING			4	19,379.00
	WINDOWS AND DOORS			5	196,336.66
	FRA WORKS INCLUDING FED's			6	27,076.44
	LANDLORDS ELECTRICS			7	0.00
	REDECORATIONS			8	2,711.50
	RISK PROVISIONAL SUMS			9	1,275.00
1-24 Penton Place					
Carried to Section Summary					£ 288,079.50