

BILL 401 - [Section of Works]								
Ref	WBS	Description	Quant	Unit	Rate	Sum	£/m ² GIFA	% of Works Cost
		Document ID:	33358					
		Latest Revision:	1					
		Issue Date:	2023/10/02					
		Status:	S5					
		Purpose of Issue:	Initial Issue					
		Prepared by:	EM					
		Checked by:	EM					
		Approved by:	GSB					
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a		<u>Attributes / project information</u>						
a.1		Portfolio/Title/Client:						
a.1.1		Saltash Town Council						
a.2		Property Address:						
a.2.1		Saltash Library, Callington Road, Saltash, PL12 6DX						
a.2.2		BCIS Location Factor:	103					
a.3		Scope/Accommodation/Construction/Works:						
a.3.1		Refurbishment of the Saltash library building; completion of the contractor's design portion; all together with associated facilitating works, temporary works, external works, drainage and services; and all other necessary works						
a.3.2		BCIS Function Code:	762					
a.3.3		Primary number of stories:	2					
a.4		Access and site limitations:						

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a.4.1		<i>Access to the site is restricted with vehicular access directly from St Anne's Care Home car park; working space is unrestricted; adjoining buildings are a care home building, with the health centre and Saltash leisure centre opposite the building. and are anticipated to remain occupied throughout the period of works.</i>						
a.5		Pricing:						
a.5.1		<i>This bill has been prepared in accordance with RICS NRM Volumes 1 and 2 except where explicitly stated otherwise.</i>						
a.5.2		<i>The Contractor must include for all work shown or described or clearly apparent as necessary for the proper execution of the works; allowance to be made under the relevant headings; overall price is dominant.</i>						
a.5.3		<i>The Contractor must price each individual item in the schedule/bill. Where items are included or grouped they must be identified as such in the pricing column. Any unpriced items shall be deemed to be included.</i>						
a.6		Drawings/documents used:						
a.6.1		<i>33358_SAL_BPC_XX_00_DR_B_015_001 - Detailed Toilet Layout Plan-A3 (3).</i>						
a.6.2		<i>33358_SAL_BPC_XX_00_DR_B_015_002 - Detailed Reception Layout Plan-A3 (3).</i>						
a.6.3		<i>33358_SAL_BPC_XX_00_DR_B_021_001 - Existing Ground Floor Plan-A3.</i>						
a.6.4		<i>33358_SAL_BPC_XX_00_DR_B_021_002 - Existing First Floor Plan-A3.</i>						
a.6.5		<i>33358_SAL_BPC_XX_00_DR_B_040_001 - Demolition Ground Floor Plan-A3.</i>						
a.6.6		<i>33358_SAL_BPC_XX_00_DR_B_040_002 - Demolition First Floor Plan-A3.pdf</i>						
a.6.7		<i>33358_SAL_BPC_XX_00_DR_B_061_001 - Proposed Ground Floor Plan-A3 (1).pdf</i>						
a.6.8		<i>33358_SAL_BPC_XX_00_DR_B_061_002 - Proposed First Floor Plan-A3.pdf</i>						
a.6.9		<i>33358_SAL_BPC_XX_XX_DR_B_022_001 - Existing West Elevation-A3.pdf</i>						

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a.6.10		33358_SAL_BPC_XX_XX_DR_B_022_002 - Existing South Elevation-A3.pdf						
a.6.11		33358_SAL_BPC_XX_XX_DR_B_022_003 - Existing East Elevation-A3.pdf						
a.6.12		33358_SAL_BPC_XX_XX_DR_B_022_004 - Existing North Elevation-A3.pdf						
a.6.13		33358_SAL_BPC_XX_XX_DR_B_062_001 - Proposed West Elevation-A3.pdf						
a.6.14		33358_SAL_BPC_XX_XX_DR_B_062_002 - Proposed South Elevation-A3.pdf						
a.6.15		33358_SAL_BPC_XX_XX_DR_B_062_003 - Proposed East Elevation-A3.pdf						
a.6.16		33358_SAL_BPC_XX_XX_DR_B_062_004 - Proposed North Elevation-A3.pdf						
a.6.17		33358_SAL_BPC_XX_XX_DR_B_910_001 - Location _ Site Plan-A3.pdf						
a.6.18		SAL-BPC-XX-00-D-E-6001-S4-P01.pdf						
a.6.19		SAL-BPC-XX-00-DR-E-6201-S4-P01.pdf						
a.6.20		SAL-BPC-XX-00-DR-E-6301-S4-P01.pdf						
a.6.21		SAL-BPC-XX-00-DR-E-6701-S4-P01.pdf						
a.6.22		SAL-BPC-XX-XX-DR-E-6002-S4-P01.pdf						
a.6.23		SAL-BPC-XX-ZZ-D-M-5001-S4-P01.pdf						
a.6.24		SAL-BPC-XX-ZZ-DR-M-5201-S4-P01.pdf						
a.6.25		SAL-BPC-XX-ZZ-DR-M-5301-S4-P01.pdf						
a.6.26		SAL-BPC-XX-ZZ-DR-M-5601-S4-P01.pdf						
a.6.27		SAL-BPC-XX-ZZ-DR-M-5701-S4-P01.pdf						
a.7		Dates:						
a.7.1		Base Date:	4Q2023					
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)		388	Index			
a.7.3		Design / lead-in period		6	weeks			
a.7.4		Construction period; Contractor to confirm and provide a construction programme aligned to the preliminaries, construction phase plan and method statements		20	weeks			

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a.8 a.8.1		Areas: GIFA (IPMS2)	379	m ²				
0		<u>Facilitating Works</u>				£16,970.00	£44.78	3.81%
0.1		The Contractor is to review the PCI issued by the Employer/Principal Designer and prepare detailed RAMS and Construction Phase Plan prior to carrying out any demolition work.	0		£0.00	£0.00	£0.00	0.00%
0.1.1		The Contractor is to include for undertaking a demolitions and alterations asbestos survey to HSG264. The survey must locate and identify all ACM before any physical work begins to the work areas including any services routes. It is recognised that this is destructive inspection and the contractor should allow for fitting protection/cover panels to survey areas not being permanently removed as part of these works. Due to the risk of asbestos disturbance, the area/s to be surveyed must be vacated, and certified 'fit for reoccupation' after the survey.	0		£0.00	£0.00	£0.00	0.00%
0.1.2		*Defined Provisional Sum* removal of any previously unidentified asbestos/contaminated material including certification upon completion of clearance works. Allow £1000 and reasonable programme allowance for removal.	1	Item	£1,000.00	£1,000.00	£2.64	0.22%
0.1.3		Contractor to read the demolition drawings in conjunction with the documents as a whole and to included for any demolition works not described below; all demolition work to be carried out in accordance with demolition stage plan to be prepared by the Principal Contractor.	0		£0.00	£0.00	£0.00	0.00%
0.2		<u>Generally</u>						

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0.2.1		Allow to clear work areas, relocate existing furniture, fittings, features, and equipment not already removed by the client (<i>de minimis</i>), transport and store off-site for the duration of the works (reinstatement taken elsewhere); remove associated redundant fixings; fill and prepare holes for redecoration (taken elsewhere).	1	Item	£0.00	£0.00	£0.00	0.00%	
0.2.2		Allow to carry out photographic schedule of condition of existing areas outside of the work area and to apply protective coverings throughout the area for the duration of the works; include for removal and making good on completion.	0		£0.00	£0.00	£0.00	0.00%	
0.2.3		The contractor is to carefully identify, trace & isolate all existing services prior to commencement. Demolition / removals will only be permitted once all services properly isolated, drained down, vented & capped to provide a safe working environment.	0		£0.00	£0.00	£0.00	0.00%	
0.2.4		Allow to remove and dispose of all existing floor coverings within the existing reception area and toilet area works; make good and prepare substrates to receive new floor finishes (listed separately)	22	m ²	£25.00	£550.00	£1.45	0.12%	
0.2.5		Existing 0/008 Reception Office & 0/009 Interview Room: Remove all partitions, doors, redundant fixtures, suspended ceilings and finishes etc within this area. Retain and make good existing concrete piers/columns. Remove redundant services. Allow to remove and dispose of existing reception counter & bulkheads. Carefully remove and set aside door existing access control mechanisms, CCTV Monitoring System and other building services elements to be reinstalled in new Reception Counter location. Refer to demolition plans and BSE drawings.	1	Item	£1,200.00	£1,200.00	£3.17	0.27%	
0.2.6		Existing 0/003 Staff Room, 0/004 WC & 0/005 Kitchen: · Disconnect and remove all sanitaryware and associated components, fixtures and boxings. Remove all kitchen cabinets, sink and associated components. Remove existing internal walls/partitions as indicated. Remove existing slatted ceiling system. Allow for the isolation and careful removal of the existing redundant services. Locall make good all finishes.	1	Item	£700.00	£700.00	£1.85	0.16%	

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0.2.7		Carefully remove existing radiators, skirting convectors, and other heat emitters, and fixing brackets and close off any redundant associated heating pipework/fittings; remove all waste from site and dispose	1	Item	£900.00	£900.00	£2.37	0.20%	
0.2.8		Trace, isolate and remove any associated redundant services. Note: Any profits from the sale of scrap metal should be credited back to the final account (unless otherwise directed by the CA).	0		£0.00	£0.00	£0.00	0.00%	
0.2.9		Allow to remove existing aluminium framed curtain walling, windows and doors as indicated on existing elevations and demolition plans. Inspect wall openings/reveals and for damage/structural issues.	1	Item	£3,500.00	£3,500.00	£9.23	0.79%	
0.2.10		Carry out repairs to damaged/ spalled concrete soffit and building structure using a proprietary concrete repair system. Install vertical and horizontal DPC's and prepare openings generally to receive replacement aluminium systems	0		£0.00	£0.00	£0.00	0.00%	
0.2.11		Carefully remove existing internal door and frame between 0/002 Library and 0/003 Lobby to maximise width for wheelchair access. Make good wall reveals and floor finishes generally.	1	Item	£120.00	£120.00	£0.32	0.03%	
0.2.12		Allow to undertake all necessary fire stopping works to existing structures to ensure compartmentation is maintained.	1	Item	£6,000.00	£6,000.00	£15.83	1.35%	
0.2.13		Include for any temporary supports to existing structures and protection of existing features, finishes, retained services, etc internally and externally for the duration of the works.	0		£0.00	£0.00	£0.00	0.00%	
0.2.14		Include for making safe and any temporary diversions of existing services, and reinstatement upon completion, that is not explicitly included in the building services specification (see section 5 below).	1	Item	£3,000.00	£3,000.00	£7.92	0.67%	

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0.2.15		Allow to check critical dimensions on site and carefully open up existing structures to confirm existing construction details and verify the suitability for fixings and fixing positions etc. and provide records to the CA accordingly.	0		£0.00	£0.00	£0.00	0.00%	
1		<u>Substructures</u>				£13,500.00	£35.62	3.03%	
1.1		Substructures				£13,500.00	£35.62	3.03%	
1.1.1.8		Standard Foundations							
1.1.1.8.1		Adapt existing below ground drainage to serve new SVP and waste drainage connections within 0/004 Accessible/Visitors WC and 0/005 Staff WC (maintaining connection to existing first floor staff room kitchen).	1	Item	£12,000.00	£12,000.00	£31.66	2.70%	
1.1.1.8.2		Make good floor trenching and walls penetrations to match existing construction.	1	Item	£1,500.00	£1,500.00	£3.96	0.34%	
2		<u>Superstructure</u>				£202,279.00	£533.72	45.46%	
2.1		Frame				£0.00	£0.00	0.00%	
		<i>[none constructed]</i>							
2.2		Upper Floors				£0.00	£0.00	0.00%	
		<i>[none constructed]</i>							

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2.3		Roof <i>[none constructed]</i>				£0.00	£0.00	0.00%
2.4		Stairs and Ramps <i>[none constructed]</i>				£0.00	£0.00	0.00%
2.5		External Walls				£15,000.00	£39.58	3.37%
2.5.1		External enclosing walls above ground level						
2.5.1.1		Make good textured rendered wall finishes where damaged by replacing curtain walling, windows and doors.	1	PS	£15,000.00	£15,000.00	£39.58	3.37%
2.6		Windows and External Doors				£149,718.00	£395.03	33.65%
2.6.1		Allow to survey and schedule any remaining retained existing windows and doors (excluding automated main entrance and lobby doors). Ease, adjust, repair, and clean (both internally and externally incl cills) and external doors including raking out existing sealant. Reseal and re-point frames to the Conservation Officer's satisfaction.						
2.6.2		*Defined Provisional Sum* existing windows not specifically listed for removal and/or replacement will remain in situ, however the Contractor to include the sum of £1500 here for isolated repairs, ironmongery replacement etc to keep them in safe working order.			£1,500.00	£0.00	£0.00	0.00%

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2.6.3		Quote to supply and install windows W01, W02, W03, e.t.c Dated 29/09/2023	1	Item	£149,718.00	£149,718.00	£395.03	33.65%
2.7		Internal Walls and Partitions				£11,305.00	£29.83	2.54%
2.7.1		Walls and partitions						
2.7.1.1		Stud partitions to 0/002B Reception Area, 125mm nominal overall thickness, internal partitions; one layers of 12.5mm plasterboard on 9mm ply full pattessing (both sides) with plaster skim to receive decoration (taken elsewhere); partial height to approx 2600mm (to line up with u/s of mezzanine) ; including forming openings, interfaces and all details (at heads, soles, abutments, internal and external angles, fair ends, etc.), Isowool 50mm acoustic insulation quilt and acoustic sealant to perimeter joints.	19	m ²	£105.00	£1,995.00	£5.26	0.45%
2.7.1.2	14.1.2	Stud partition wall to 0/002C Vending Area, 170mm nominal overall thickness (to match existing wall), one layers of 12.5mm plasterboard on 9mm ply full pattessing (both sides) with plaster skim to receive decoration (taken elsewhere); approx 1800mm long and partial height to approx 2100mm (to line up with entrance lobby door transom) ; including forming openings, interfaces and all details (at heads, soles, abutments, internal and external angles, fair ends, etc.), Isowool 50mm acoustic insulation quilt and acoustic sealant to perimeter joints.	7	m ²	£105.00	£735.00	£1.94	0.17%
2.7.1.3	14.12.1	Stud partitions to 0/004 & 0/005 Toilets, 125mm nominal overall thickness, internal partitions; one layers of 12.5mm moisture resistant plasterboard on 9mm WBP ply full pattessing (both sides) with plaster skim to receive decoration/ wall tiling (taken elsewhere); partial height to approx 2600mm (to line up with u/s of mezzanine) ; including forming openings, interfaces and all details (at heads, soles, abutments, internal and external angles, fair ends, etc).	19	m ²	£105.00	£1,995.00	£5.26	0.45%

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2.7.1.4	14.16.1	Wall linings to external walls within 0/004 & 0/005 Toilets, 12.5mm moisture resistant plasterboard on adhesive dabs to existing walls; plaster skim to receive decoration/wall tiling (taken elsewhere); including work to windows reveals, internal and external angles.	19	m²	£130.00	£2,470.00	£6.52	0.56%	
2.7.1.5	14.19.1	IPS to 0/004 Accessible WC; Venesta Frameduct IPS with HPL finish, with hinged access panels - colour TBC. To incorporate deeper section to incorporate accessible WC and grab rails with hinged shelf section.	1	nr	£1,500.00	£1,500.00	£3.96	0.34%	
2.7.1.6	13.1.1	Bulkhead to 0/004 Accessible WC, Form high level painted moisture resistant plasterboard bulkhead with skim finish above IPS unit to provide ventilation duct route from 0/005 to mechanical extract in external window W.08. To include proprietary maintenance access panel. To receive decoration (taken elsewhere).	4	m	£90.00	£360.00	£0.95	0.08%	
2.7.1.7	13.1.1	W.08 Window Infil - provide bespoke moisture resistant MDF infill panel to conceal window opening. Primed for decorative finish - both sides (taken elsewhere). To include s/s cups and screws and timber fixing batens within reveal. Removeable for fan maintenance access. Panel to incorporate proprietary ventilation grill to allow balancing of air temperature (solar gain).	1	Item	£750.00	£750.00	£1.98	0.17%	
2.7.1.8	13.1.1	IPS to 0/005 Staff WC; Full height Venesta Frameduct IPS with HPL finish, with hinged access panels - colour TBC. Pre-formed opening for ventilation ductwork.	1	nr	£1,500.00	£1,500.00	£3.96	0.34%	
2.8		Internal Doors				£26,256.00	£69.28	5.90%	
2.8.1	14.19.1	Provide new internal doorsets, frames, linings, architraves and the like, ironmongery, door furniture, etc. (clearly label and hand keys to CA. Suppliers fabrication details to be provided for Architect comment and Building Control approval prior to ordering. All ironmongery to match existing styles, finishes and colours and to be covered by manufacturer's 10 year guarantee. Ironmongery to meet the needs of BS8300. Door closers to EN 1154/1155 & 1634/1. Lock Cases to EN 12209. Collateral warranty required upon completion (Contractors Design Portion).	9	nr	£1,934.00	£17,406.00	£45.93	3.91%	

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2.8.2	13.1.1	- D.01; Internal single door paint grade certified solid core fire doorset. FD30S with single tall vision panels to match existing. Painted to match existing. Ironmongery to comprise: 1 1/2 PRS HI-LOAD HINGES TO SUIT DOOR UP TO 80KG 100 x 75 x 2.3mm 3 PRS INTUMESCENT PACK FOR HINGES 1 NO MORTICE SASHLOCK CASE 1 NO INTUMESCENT PACK FOR LOCK 1 SET LEVER HANDLES ON ROSES c/w BOLT THRO' FIXINGS 1 NO 5 CYLINDER & TURN, SUITED TO NEW MASTER KEY 2 NO ESCUTCHEON 1 NO DOOR CLOSER 2 NO KICKING PLATE 926 x 200mm (NOMINAL SIZE) 1 NO 76mm DIA. SIGN 'FIRE DOOR KEEP SHUT' 1 NO FINGER GUARD	1	nr	£2,750.00	£2,750.00	£7.26	0.62%
2.8.3	13.1.1	- D.03 710x2110 mm single paint grade solid core doorset; to Staff WC. Painted to match existing. Ironmongery to comprise: 1.5 PRS HI-LOAD HINGES TO SUIT DOOR UP TO 80KG 100 x 75 x 2.3mm 1 NO BATHROOM LOCK 1 SET 101 LEVER HANDLES ON ROSES c/w BOLT THRO' FIXINGS 1 NO IND/D INDICATOR & LARGE TURN 2 NO KP-926 KICKING PLATE 926 x 200mm (NOMINAL SIZE) 1 NO FG10 FINGER GUARD	1	nr	£2,250.00	£2,250.00	£5.94	0.51%

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2.8.4	13.1.1	- D.04 1010x2110 mm single accessible doorset; to Accessible/Multisex Visitors WC. Ironmongery to comprise: 1.5 PRS HI-LOAD HINGES TO SUIT DOOR UP TO 80KG 100 x 75 x 2.3mm 3 PRS INTUMESCENT PACK FOR HINGES 1 NO BATHROOM LOCK 1 NO INT-SL INTUMESCENT PACK FOR LOCK 1 SET LEVER HANDLES ON ROSES c/w BOLT THRO' FIXINGS 1 NO INDICATOR & LARGE TURN 2 NO KICKING PLATE 926 x 400mm (NOMINAL SIZE) 1 NO WHEELCHAIR ACCESSIBLER PICTOGRAM 1 NO FEMALE MALE PICTOGRAM 2 NO FINGER GUARD 1 NO DOOR CLOSER WITH GUIDE RAIL - FITTED HINGE SIDE 2 NO 76mm DIA. SIGN 'FIRE DOOR KEEP SHUT'	1	nr	£2,350.00	£2,350.00	£6.20	0.53%	
2.8.5	13.1.1	Survey, ease, repair and redecorate all remaining internal doors, frames, architraves, mouldings and the like (N.B. Historic elements heritage requirements)	1	Item	£1,500.00	£1,500.00	£3.96	0.34%	
3		Internal Finishes				£59,239.00	£156.30	13.31%	
3.1		Wall Finishes				£15,890.00	£41.93	3.57%	
3.1.1		Prepare and decorate new and existing plaster wall and ceiling surfaces surfaces generally with Dulux Trade - Diamond Matt paint finish to walls; preparation and application in accordance with manufacturers recommendations; colours to be confirmed.	584	m²	£20.00	£11,680.00	£30.82	2.63%	
3.1.2		Prepare and decorate new and previously painted timber doors, linings, architraves, skirtings, boxings and other similar joinery and isolated trims generally with Dulux Trade - Diamond Satinwood paint finish; preparation and application in accordance with manufacturers recommendations; colours to be confirmed.	70	m	£15.00	£1,050.00	£2.77	0.24%	

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3.1.3		Wall tiling to 0/004 Accessible/Visitors WC and 0/005 Staff WC; Johnsons - Prismatics 200x200mm tiles with mapei anti-mould grout - colour TBC, with stainless steel square edge tile trim	79	m²	£40.00	£3,160.00	£8.34	0.71%
3.2		Floor Finishes				£29,065.00	£76.69	6.53%
3.2.1		Library Space 0/002, 0/002B Reception, 0/002C Vending, 0/002D Welcome Desk, 0/003 Lobby, 0/006 Workshop; Provide new Interface carpet - range & colour TBC; including latex levelling screed and underlay; (Contractor to provide samples for Client colour selection prior to order).	330	m²	£76.00	£25,080.00	£66.17	5.64%
3.2.2		Non Slip Vinyl to Library Activity Space 0/002A; Forbo - Marmoleum Concrete (colour TBC) including latex levelling screed and underlay; (Contractor to provide samples for Client colour selection prior to order). Gradus rubber transition strips to adjacent carpet with no sharp mitres or screw heads as this will be used for children's floor based activities.	21	m²	£55.00	£1,155.00	£3.05	0.26%
3.2.3		Non Slip Vinyl to 0/004 Accessible/Visitors WC and 0/005 Staff WC; Altro - Suprema vinyl floor finish (colour TBC) including latex levelling screed and underlay; (Contractor to provide samples for Client colour selection prior to order). Altro coved vinyl skirting and transition profile to wall tiling.	6	m²	£55.00	£330.00	£0.87	0.07%
3.2.4		Provide new entrance matting to 0/001 Entrance Lobby; Gradus Mat-in-a-Box 5000 (colour TBC) barrier matting in to existing mat well including latex levelling screed; (Contractor to provide samples for Client colour selection prior to order)	1	Item	£2,500.00	£2,500.00	£6.60	0.56%
3.2.5		Provide new entrance matting to 0/003 Rear Lobby; Gradus Mat-in-a-Box 5000 (colour TBC) barrier matting with new matwell , approx size 1200 x 900mm (TBC) including latex levelling screed; (Contractor to provide samples for Client colour selection prior to order).	1	Item	£2,500.00	£2,500.00	£6.60	0.56%

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3.2.6		Install with all dividing / transition strips / nosings / trims and the like; including curved work; (Contractor to provide samples for Client colour selection prior to placing orders)	0	Incl	£0.00	£0.00	£0.00	0.00%	
3.2.7		0/003 Lobby; Provide new softwood skirtings to lobby side of toilet partitions; to match existing profiles; prepared and painted to match existing.	15	m	£30.00	£450.00	£1.19	0.10%	
3.3		Ceiling Finishes				£11,334.00	£29.91	2.55%	
3.3.1		Allow for new 15mm British Gypsum Gyproc board where existing slatted ceiling removed to 0/003C Lobby, 0/004 Accessible/Visitors WC and 0/005 Staff WC to maintain fire compartmentation of floor.	17	m ²	£60.00	£1,020.00	£2.69	0.23%	
3.3.2		Provide new suspended ceiling to 0/004 Accessible/Visitors WC and 0/005 Staff WC; moisture resistant hygienic mineral/stonewool tiles suitable for use in areas of high humidity ; depth of suspension varies; including all ancillaries, trims, patressing to receive lighting and other fittings, etc.	7	m ²	£62.00	£434.00	£1.15	0.10%	
3.3.3		Provide new suspended ceiling to 0/004 Accessible/Visitors WC and 0/005 Staff WC; mineral/stonewool tiles; depth of suspension varies; including all ancillaries, trims, patressing to receive lighting and other fittings, etc.	7	m ²	£75.00	£525.00	£1.39	0.12%	
3.3.4		Allow to make good existing retained plastered ceilings generally prepare for redecoration.	355	m ²	£5.00	£1,775.00	£4.68	0.40%	
3.3.5		Prepare and decorate new and existing plaster ceiling surfaces generally with Dulux Trade - Diamond Matt paint finish to walls; preparation and application in accordance with manufacturers recommendations; colours to be confirmed.	379	m ²	£20.00	£7,580.00	£20.00	1.70%	
4		Fittings, Furnishings and Equipment				£0.00	£0.00	0.00%	

BILL 401 - [Section of Works]								
Ref	WBS	Description	Quant	Unit	Rate	Sum	£/m ² GIFA	% of Works Cost
4.1		Fittings, Furnishings and Equipment <i>[To be provided by the client]</i>				£0.00	£0.00	0.00%
5		Services				£69,631.00	£183.72	15.65%
5.1		Sanitary Installations				£7,400.00	£19.53	1.66%
5.1.1		Supply and install new Armitage Shanks/Ideal Standard sanitaryware and brassware, boxing's/pipe containment; low water use / flow rates; together with all other sanitary appliances in accordance with manufacturers' recommendations.	1	Item	£3,200.00	£3,200.00	£8.44	0.72%
5.1.2		Armitage Shanks Edit R Aquablade wall hung toilet and soft close seat with Septa Pro M1 chrome flush plate and Prosys 820mm concealed cistern, including frame and all accessories;	1	Incl	£0.00	£0.00	£0.00	0.00%
5.1.3		Armitage Shanks Edit S 1 tap hole wall hung rectangular handrinse basin 450mm; incl chrome mixer taps and waste and all accessories;	1	Incl	£0.00	£0.00	£0.00	0.00%
5.1.4		Armitage Shanks Wall Mounted Doc M Pack (variant TBC) comprising Contour 21 wall mounted left hand corner pack, rimless WC pan and support brackets, wash hand basin, water saving dual flush Conceala cistern, contrasting grab rails, luxury back support, hinged support rail with toilet roll holder, contrasting antibacterial soft close seat with retaining buffers, copper tails on TMV3 mixer tap.	1	Item	£4,200.00	£4,200.00	£11.08	0.94%
5.2		Services Equipment				£15,000.00	£39.58	3.37%

BILL 401 - [Section of Works]								
Ref	WBS	Description	Quant	Unit	Rate	Sum	£/m ² GIFA	% of Works Cost
5.2.1		Services equipment (connections for catering equipment)	1	Item	£15,000.00	£15,000.00	£39.58	3.37%
5.3		Disposal Installations				£384.00	£1.01	0.09%
5.3.1		Disposal installations (above ground drainage)	4	nr	£96.00	£384.00	£1.01	0.09%
5.4		Water Installations				£1,854.00	£4.89	0.42%
5.4.1		Water installations (hot and cold)	6	nr	£309.00	£1,854.00	£4.89	0.42%
5.5		Heat Source				£0.00	£0.00	0.00%
5.5.1		<i>[none constructed]</i>			£0.00	£0.00	£0.00	0.00%
5.6		Space Heating and Air Conditioning				£3,300.00	£8.71	0.74%
5.6.1		LTHW radiators	50	m ²	£66.00	£3,300.00	£8.71	0.74%
5.7		Ventilation				£300.00	£0.79	0.07%
5.7.1		Local WC extract	2	nr	£150.00	£300.00	£0.79	0.07%
5.8		Electrical Installations				£12,000.00	£31.66	2.70%

BILL 401 - [Section of Works]									
Ref	WBS	Description	Quant	Unit	Rate	Sum	£/m ² GIFA	% of Works Cost	
5.8.1		<i>Assume existing electrical infrastructure is adequate allow to supply and install new to ? and make good generally.</i>	80	m ²	£150.00	£12,000.00	£31.66	2.70%	
5.9		Fuel Installations				£0.00	£0.00	0.00%	
5.9.1		<i>[none constructed]</i>			£0.00	£0.00	£0.00	0.00%	
5.10		Lift and Conveyor Installations				£0.00	£0.00	0.00%	
5.10.1		<i>[N/A]</i>			£0.00	£0.00	£0.00	0.00%	
5.11		Fire and Lightning Protection				£3,790.00	£10.00	0.85%	
5.11.1		Fire and lightning protection	379	m ²	£10.00	£3,790.00	£10.00	0.85%	
5.12		Communication, Security and Control Systems				£12,128.00	£32.00	2.73%	
5.12.1		Communication, security and acces control	379	m ²	£32.00	£12,128.00	£32.00	2.73%	
5.13		Specialist Installations				£0.00	£0.00	0.00%	
5.13.1		<i>[none constructed]</i>			£0.00	£0.00	£0.00	0.00%	
5.14		Builder's Work In Connection With Services				£13,475.00	£35.55	3.03%	

BILL 401 - [Section of Works]								
Ref	WBS	Description	Quant	Unit	Rate	Sum	£/m ² GIFA	% of Works Cost
5.14.1		library book control system (incl RFID scanners)	1	Item	£4,000.00	£4,000.00	£10.55	0.90%
5.14.2		BWIC (including sub-contract design, testing and commissioning, and seasonal commissioning and 12 month maintenance services)	379	m ²	£25.00	£9,475.00	£25.00	2.13%
6		Prefabricated Buildings and Building Units				£0.00	£0.00	0.00%
6.1		Prefabricated Buildings and Building Units [N/A]				£0.00	£0.00	0.00%
7		Work to Existing Buildings				£0.00	£0.00	0.00%
7.1		Minor Demolition Works and Alteration Works [N/A]				£0.00	£0.00	0.00%
7.2		Repairs to Existing Services [N/A]				£0.00	£0.00	0.00%
7.3		Damp-proof Courses/Fungus and Beetle Eradication [N/A]				£0.00	£0.00	0.00%

BILL 401 - [Section of Works]								
Ref	WBS	Description	Quant	Unit	Rate	Sum	£/m ² GIFA	% of Works Cost
7.4		Facade Retention [N/A]				£0.00	£0.00	0.00%
7.5		Cleaning Existing Surfaces [N/A]				£0.00	£0.00	0.00%
7.6		Renovation Works [N/A]				£0.00	£0.00	0.00%
8		External Works				£0.00	£0.00	0.00%
8.1		Site Preparation Works [N/A]				£0.00	£0.00	0.00%
8.2		Roads, Paths, Pavings and Surfacing [N/A]				£0.00	£0.00	0.00%
8.3		Soft Landscaping, Planting and Irrigation Systems [N/A]				£0.00	£0.00	0.00%

BILL 401 - [Section of Works]								
Ref	WBS	Description	Quant	Unit	Rate	Sum	£/m² GIFA	% of Works Cost
8.4		Fencing, Railings and Walls [N/A]				£0.00	£0.00	0.00%
8.5		External Fixtures [N/A]				£0.00	£0.00	0.00%
8.6		External Drainage [N/A]				£0.00	£0.00	0.00%
8.7		External Services [N/A]				£0.00	£0.00	0.00%
8.8		Minor Building Works and Ancillary Building [N/A]				£0.00	£0.00	0.00%
		SUB-TOTAL: Building Works				£361,619.00	£954.14	81.27%

BILL 401 - [Section of Works]								
Ref	WBS	Description	Quant	Unit	Rate	Sum	£/m ² GIFA	% of Works Cost
<u>9</u>		<u>Main contractor's preliminaries: The cost of main contractor's preliminaries as a percentage of the total cost of the building works.</u>	£211,901.00		18%	£38,142.18	£100.64	8.57%
<u>10</u>		<u>Main contractor's overheads and profit: as a percentage of the total cost of the building work and preliminaries</u>	£250,043.18		8%	£20,003.45	£52.78	4.50%
SUB-TOTAL: Works Costs						£419,764.63	£1,107.56	94.34%
<u>11</u>		<u>Project/design team fees</u>						
11.1		*Excluded* as forming part of wider appointments						
<u>12</u>		<u>Other development/project costs</u>						
12.1		*Excluded* as unknown						
SUB-TOTAL: Base Costs						£419,764.63	£1,107.56	94.34%
<u>13</u>		<u>Risks</u>						
13.1		Design development risks; allowance for pre-construction design matters not foreseen in the above and/or delays in the design process.	£419,764.63		3%	£12,592.94	£33.23	2.83%
13.2		Construction risks; allowance for matters arising on site, and/or delays in the construction process, and/or health and safety events	£419,764.63		2%	£8,395.29	£22.15	1.89%

BILL 401 - [Section of Works]								
Ref	WBS	Description	Quant	Unit	Rate	Sum	£/m ² GIFA	% of Works Cost
13.3		Employer risk; allowance for variations as work proceeds, and/or changes in funding requirements, and/or change in statutory requirements, and/or environmental events and the like	£419,764.63		1%	£4,197.65	£11.08	0.94%
14		<u>Inflation</u>						
14.1		Tender inflation; *Excluded* as procurement and tendering strategy and programme unknown. This forecast cannot accurately predict the impact of future national or international political events, crises or local market forces particular to this project.						
14.2		Construction inflation; *Excluded* as assume fixed-price tender						
TOTAL (excluding VAT)						£444,950.51	£1,174.01	100.00%
15		<u>VAT</u>						
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£444,950.51		20%	£88,990.10	£234.80	20.00%
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00	£0.00	0.00%
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00	£0.00	0.00%



BILL 401 - [Section of Works]

Ref	WBS	Description	Quant	Unit	Rate	Sum	£/m ² GIFA	% of Works Cost
		TOTAL (including VAT)				£533,940.61	£1,408.81	120.00%