

Schedule of Works - Section 1												
<p>N.B. Contractor to 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. The Contractor must price each individual item in the schedule. 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.</p>										Breakdown (Optional)		254
FUND	PHASE	NRM1 Ref	Description	Approximate Quantity (for information only)	Unit	Labour	Plant	Materials	S/C	Rate £/m ²	PHASE 1	
		0	Facilitating Works									
E		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.		incl					£ -	£0.00	
E		0.2	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 section C of the NBS specification and notes on drawings. The Contractor's attention is drawn to the requirement for Archaeological recording and Salvage in accordance with the Scheme prepared by SWARCH.		incl					£ -	£0.00	
			Generally									£0.00
E		0.2.1	Allow to clear work areas, relocate existing furniture, fittings, features, and equipment not already removed by the client (deminimis), transport and store off-site for the duration of the works (reinstatement taken elsewhere); remove associated redundant fixings; fill and prepare holes for redecoration .	1	Item	640		543	500	£ 1,683.00	£0.00	
E		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.	1	Item	2172		150		£ 2,322.00	£1,086.17	
E		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.	1	Item				1000	£ 1,000.00	£467.77	
E		0.2.4	Allow to remove and dispose of all existing floor coverings throughout; make good and prepare substrates to receive new floor finishes	1	Item	2715			250	£ 2,965.00	£1,386.94	
1&3		0.2.5	Allow to remove and dispose of all existing suspended ceilings as indicated; (new ceilings finishes taken elsewhere)	1	Item	3258			250	£ 3,508.00	£2,887.45	
1&3&4		0.2.7	Allow for the isolation and careful removal of the existing redundant Sanitaryware, IPS/boxings, Cubicles and Tea-bay fixtures and fittings and the like.	1	Item	1600			500	£ 2,100.00	£1,341.18	
1&2&3		0.2.8	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	1000			625	£ 1,625.00	£865.65	
E		0.2.9	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).	1	Item				1090	£ 1,090.00	£509.87	
E		0.2.10	Allow to undertake all necessary fire stopping works to existing structures to ensure compartmentation is maintained;	1	Item	1086		543		£ 1,629.00	£762.00	
			Outbuildings (ex.G19, G20 & G21)									£0.00
			Former Offices (ex.G15, G16 & G17) [N.B. over basement plant room]									£0.00
1		0.2.13	Carefully take down redundant superstructure to ground level generally leaving only those walls indicated on drawing 1655-401 at a height of 540mm above finished ground level; grubbing out redundant foundations; prepare remaining walls to receive new concrete/paving capping	1	Item	6400			1000	£ 7,400.00	£7,400.00	

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<u>Circulation (ex.G8)</u>										
1	0.2.33	Remove existing single external door and frames/linings etc; prepare opening to receive new external door (opposite handing) ; make good adjacent lime plaster finishes and prepare to receive decoration	1	Nr	80	50	25	£	155.00	£0.00
1	0.2.34	Remove existing single internal door and frames/linings etc to former store (G9); prepare opening to receive new door ; make good adjacent lime plaster finishes and prepare to receive decoration	1	Nr	80	50	25	£	155.00	£155.00
<u>Stores (ex.G9-G11)</u>										
1	0.2.35	Carefully take down redundant partitions; make good disturbed floors, adjacent lime plaster finishes and prepare to receive decoration	5	m	10	10	25	£	45.00	£0.00
1	0.2.36	Remove existing single internal door and frames/linings etc to former stores (within redundant partitions)	3	Nr	40		25	£	65.00	£225.00
1	0.2.37	Break out floor and install new drain run connecting to new chamber (taken above) and rest bend to receive SVP (serving new G008,G009&G010); making good floor and preparing to receive new floor coverings	1	Item	640	200	100	£	940.00	£195.00
<u>Resource Centre (ex.F3)</u>										
<u>Young Adult Room and Circulation (ex.F2-F4)</u>										
<u>First Floor Library (ex.F5)</u>										
<u>Stair and landing (ex.F1 & F6)</u>										
1	0.2.38	Allow to carefully remove the mural and store safely	1	Item	20	50	0	£	70.00	£0.00
1	0.2.39	Form opening in upper floor structure to receive new platform lift to lift manufacturers specifications; including structural trimming to SE satisfaction; [allow to protect void until lift is installed]	1	Item	640	1500	250	£	2,390.00	£70.00
<u>Staffroom and WC (ex.F7-F8)</u>										
<u>Circulation and Stores (ex.F9-F12)</u>										
<u>Roof</u>										
1	0.2.40	Allow to clear, clean and adjust existing rainwater goods	1	Item	2000	50	50	£	2,100.00	£0.00
1	0.2.41	*Provisional Quantity* [it is assumed that existing leadwork is in good order generally and only limited isolated repairs will be needed] repairs to leadwork valleys, flashings, soakers and the like all to the conservation officers satisfaction	50	m	25	15	5	£	45.00	£2,100.00
1	0.2.42	Provide new external vents for new WC extracts	1	nr	100	50	25	£	175.00	£525.00
1	0.2.43	Provide new SVP penetrations complete	3	nr	100	50	25	£	175.00	£0.00
<u>External Elevations</u>										
1	0.2.44	Inspect and clear, clean and adjust parapets, copings, flashings, upstands etc. to ensure watertightness	1	Item	1000			£	1,000.00	£0.00
E	0.3	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.	1	Item			5430	£	5,430.00	£1,000.00
1	0.5	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			500	£	500.00	£0.00
<u>£500.00</u>										
<u>£0.00</u>										

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E	0.6	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.	1	Item	800		£	800.00	£374.22	
E	0.7	<i>Other: [to be identified by the contractor...]</i>		Item			£	-	£0.00	
									£0.00	
									£0.00	
									£44,553.51	
	1	Substructure							£0.00	
		1.1							£0.00	
		1.1.1							£0.00	
1		1.1.1		standard trench-fill foundation to SE and Building Control satisfaction	16	m		120	£ 120.00	£1,920.00
1		1.1.2		provide radon sum and duct system; specialist design required for Building Control approval prior to ordering; warranty required upon completion (Contractor Designed Portion)	1	Item		1000	£ 1,000.00	£1,000.00
1		1.1.3		provide drain run below the ground floor slab with rest bend for SVP (serving G014)	1	Item		500	£ 500.00	£500.00
1		1.1.4		new lowest floor construction; ground bearing floor slab; radon membranes; insulated screed topping; (to achieve u-value 0.14) to Architects and SE satisfaction	36	m ²		110	£ 110.00	£3,960.00
		1.2		<i>Other: [to be identified by the contractor...]</i>		Item			£ -	£0.00
									£0.00	
									£7,380.00	
	2	Superstructures							£0.00	
		2.1		<u>Frame</u>					£0.00	
1		2.1.1		<i>*Provisional Quantity* additional fire protection to existing steel; encasing/boxing to achieve minimum 30mm protection; to Architect and Building Control satisfaction ; including certification upon completion</i>	80	m		30	£ 30.00	£2,400.00
1		2.1.2		Provide new isolated steel beams (203x133 UB30) circa 1600mm long on padstones to support new roof structure over G013 'side entrance'; fabrication drawings required for SE comment and Building Control approval prior to ordering; collateral warranty required upon completion (Contractor Designed Portion)	4	nr		296	£ 296.00	£1,184.00
1		2.1.3		<i>Note the Contractor's attention is drawn to the party wall notices</i> Steel framing (254x146 UB30 with 100x100x5 SHS columns) to support roof balustrade to breakout space over G014 and fire escape stair connection; galvanising; fabrication drawings required for SE comment and Building Control approval prior to ordering; collateral warranty required upon completion (Contractor Designed Portion)	1	t		2800	£ 2,800.00	£2,800.00
		2.2		<u>Upper Floors</u>					£0.00	
1		2.2.1		Provide new timber floor infill to redundant lift void; acoustic insulation and fire stopping; including ceiling joists below [ceilings taken elsewhere]	2	m ²		100	£ 100.00	£200.00
		2.3		<u>Roof</u>					£0.00	
1		2.3.1		Pozi-joist roof structure to new extension over G014; plywood deck on timber firrings to falls; calculations required for SE comment and Building Control approval prior to ordering; collateral warranty required upon completion; (Contractor Designed Portion)	33	m ²		80	£ 80.00	£2,640.00
1		2.3.2		Timber roof structure to existing side entrance G013 at high level; including double-joists, blocking to steels, hangers etc.; plywood deck on timber firrings to falls	11	m ²		60	£ 60.00	£660.00
1		2.3.3		Timber roof structure to new extension G014 and existing side entrance G013 at low level; including double-joists, blocking to steels, hangers etc.; plywood deck on timber firrings to falls	7	m ²		60	£ 60.00	£420.00
1		2.3.4		GRP membrane on plywood deck; mechanically fixed insulation; (to achieve u-value 0.12); all in accordance with manufacturer's recommendations; collateral warranty required upon completion (Contractor Designed Portion)	51	m ²		90	£ 90.00	£4,590.00
1		2.3.5		e.o. Forming valley gutter	8	m		20	£ 20.00	£160.00
1		2.3.6		e.o. Rainwater outlet detail complete	3	nr		100	£ 100.00	£300.00

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1	2.3.7	e.o. abutment details; including Code 4 flashings cut into masonry	31 m	45	£	45.00	£1,395.00
1	2.3.8	PPC aluminium fascias and soffits; including timber grounds; fixings to Architect's satisfaction; collateral warranty required upon completion (Contractor Designed Portion)	12 m	25	£	25.00	£300.00
1	2.3.9	PPC aluminium rainwater hopper and downpipe; including swan-necks and shoes and all ancillaries; materials and workmanship warranty required upon completion (Contractor Designed Portion)	4 m	40	£	40.00	£160.00
							£0.00
	2.4	<u>Stairs</u>					£0.00
							£0.00
							£0.00
							£0.00
	2.5	<u>External Walls</u>					£0.00
1	2.5.1	Cavity blockwork; dense block outer leaf to receive timber cladding ; phenolic partial fill cavity insulation; AAC block inner leaf; two-coat lime plaster to internal face to receive decoration ; including forming openings for doors and windows, lintels, abutments and movement joints, internal and external angles, closing cavities at openings and head, dpcs, weep vents, wall plates, wind posts, joint reinforcement, and all ancillaries; (to achieve u-value 0.17)	34 m²	105	£	105.00	£3,570.00
1	2.5.2	Cavity blockwork infill to redundant openings; dense block outer leaf to receive timber cladding ; phenolic partial fill cavity insulation; AAC block inner leaf; two-coat lime plaster to internal face to receive decoration ; including ties to existing, dpcs, weep vents, and all ancillaries; (to achieve u-value 0.18)	3 m²	95	£	95.00	£285.00
1	2.5.3	Timber infill to redundant openings to outbuildings; OSB sheathing on studwork; PIR insulation; lime plasterboard internal facing taped and jointed to receive decoration ; (to achieve u-value #)	4 m²	90	£	90.00	£360.00
1	2.5.4	Cedar rainscreen cladding; on treated battens to any substrate; including all internal and extern corner pieces; bottom rail drip with insect mesh detail; system details, setting out, profile and colour samples to be provided for Architect and Client approval prior to ordering; collateral warranty required upon completion (Contractor Designed Portion)	47 m²	70	£	70.00	£3,290.00
	2.5.5	Cedar rainscreen cladding; feature door and window surround banding (girth n.e.300mm); system details, setting out, profile and colour samples to be provided for Architect and Client approval prior to ordering; collateral warranty required upon completion (Contractor Designed Portion)					
1	2.5.5.1	to DG.07	9 m	100	£	100.00	£900.00
1	2.5.5.2	to DF.019	5 m	100	£	100.00	£500.00
							£0.00
	2.6	<u>Windows and External Doors:</u>					£0.00
	2.6.1	Allow to survey the existing windows and doors; ease, adjust, repair, redecorate and clean (both internally and externally) all remaining existing window units (incl cills) and external doors; sealing and re-pointing frames; all to the Conservation Officer's satisfaction					£0.00
1	2.6.1.1	WG.01	1 nr	50	£	50.00	£50.00
1	2.6.1.2	WG.02	1 nr	50	£	50.00	£50.00
1	2.6.1.3	WG.03	1 nr	50	£	50.00	£50.00
1	2.6.1.4	WG.04	1 nr	50	£	50.00	£50.00
1	2.6.1.5	WG.05	1 nr	50	£	50.00	£50.00
1	2.6.1.6	WG.06	1 nr	50	£	50.00	£50.00
1	2.6.1.7	WG.07	1 nr	50	£	50.00	£50.00
1	2.6.1.8	WG.08	1 nr	50	£	50.00	£50.00
1	2.6.1.9	WG.09	1 nr	50	£	50.00	£50.00
1	2.6.1.10	WG.10	1 nr	50	£	50.00	£50.00
1	2.6.1.11	WG.11	1 nr	50	£	50.00	£50.00
1	2.6.1.12	WG.12	1 nr	50	£	50.00	£50.00
1	2.6.1.13	WG.13	1 nr	50	£	50.00	£50.00
1	2.6.1.14	WG.14	1 nr	50	£	50.00	£50.00
							£0.00

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1	2.6.1.28	DG 00	1	nr	50	£	50.00	£50.00
1	2.6.1.29	DG 01	1	nr	50	£	50.00	£50.00
1	2.6.1.30	DG 04	1	nr	50	£	50.00	£50.00
1	2.6.1.31	DG 05	1	nr	50	£	50.00	£50.00
1	2.6.1.32	DG 07	1	nr	50	£	50.00	£50.00
1	2.6.1.33	DG 08	1	nr	50	£	50.00	£50.00
1	2.6.1.34	DG 21	1	nr	50	£	50.00	£50.00
1	2.6.1.35	DG 19	1	nr	50	£	50.00	£50.00
								£0.00
1	2.6.2	<i>*Undefined Provisional Sum* it is assumed that existing windows not specifically listed for removal and/or replacement will remain in situ and are in generally good order, however Contractor to include the sum of £5000 here for replacement works.</i>	1	PS	5000	£	5,000.00	£5,000.00
1	2.6.3	Provide privacy opaque glass to existing windows to WCs; WG007;	1	nr		£	-	£0.00
1	2.6.4	Provide new PPC Aluminium frames with double glazed windows (to achieve u-value 1.4 W/m²K); projecting cills; provide manufacturers fabrication drawings and schedules for Architect comment and Building Control approval prior to ordering; collateral warranty required upon completion (Contractor Designed Portion)						
1	2.6.4.1	- WG04; 3770x725	1	nr	1600	£	1,600.00	£1,600.00
1	2.6.4.2	- WG05; 2300x725	1	nr	1000	£	1,000.00	£1,000.00
								£0.00
	2.6.5	Provide new PPC Aluminium frames with timber double-glazed doors (to achieve u-value 1.8W/m²K); thresholds; provide manufacturers fabrication drawings and schedules for Architect comment and Building Control approval prior to ordering; collateral warranty required upon completion (Contractor Designed Portion)						£0.00
1	2.6.5.1	- DG004; single door	1	nr	1250	£	1,250.00	£1,250.00
1	2.6.5.2	- DG005; single door	1	nr	1250	£	1,250.00	£1,250.00
1	2.6.5.3	- DG006; single door	1	nr	1250	£	1,250.00	£1,250.00
1	2.6.5.4	- DG007; double doors; including 2080x600 fanlight over	1	nr	3250	£	3,250.00	£3,250.00
1	2.6.5.5	- DG008; single door	1	nr	1250	£	1,250.00	£1,250.00
								£0.00
								£0.00
	2.7	<u>Internal Walls</u>						
1	2.7.1	Blockwork partition 100mm; minimum mass 120kg/m²; two-coat lime plaster both sides to receive decoration ; taken full height including raking heads; including working to coursing, forming openings with lintels, bed joint reinforcement, interfaces and all details (at deflection heads, soles, abutments, internal and external angles, starter channels, etc.); fire stopping; acoustic sealant to perimeters;	23	m²	40	£	40.00	£920.00
1	2.7.2	Blockwork partition 100mm; minimum mass 120kg/m²; two-coat lime plaster one side to receive decoration ; thermal laminated lime plasterboard one side with lime plaster skim to receive decoration ; (to achieve u-value 0.20W/m²K); taken full height including raking heads; including working to coursing, forming openings with lintels, bed joint reinforcement, interfaces and all details (at deflection heads, soles, abutments, internal and external angled, starter channels, etc.); fire stopping; acoustic sealant to perimeters;	15	m²	240	£	240.00	£3,600.00
1	2.7.3	Stud partitions; 124mm, FR60, 53Rw dB, internal partitions; two layers of lime plasterboard both sides with lime plaster skim to receive decoration ; taken full height; including forming openings, interfaces and all details (at heads, soles, abutments, internal and external angles, fair ends, etc.), acoustic installation and fire stopping; acoustic sealant to perimeter joints and joint reinforcement	18	m	240	£	240.00	£2,640.64
1	2.7.4	lime plasterboard on adhesive dabs to existing walls; lime plaster skim to receive decoration ; including work to reveals of doors and windows, internal and external angles	8	m	60	£	60.00	£480.00
1	2.7.5	IPS to WCs;	3	nr	750	£	750.00	£2,250.00
								£0.00
								£0.00
	2.8	<u>Internal Doors</u>						£0.00

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	2.8.1	Provide new FD30 internal doorsets, frames, linings, architraves and the like, ironmongery, door furniture, etc. (clearly label and hand keys to CA.); all as per door schedule, ironmongery schedule, and details; suppliers fabrication details to be provided for Architect comment and Building Control approval prior to ordering; collateral warranty required upon completion (Contractors Design Portion)							£0.00
1	2.8.1.2	- single door; fully glazed 'display case' door	1	nr	dg017	1200	£	1,200.00	£1,200.00
1	2.8.1.3	- single door; self-closer; 'WC'	1	nr	dg011	750	£	750.00	£750.00
1	2.8.1.5	- cleaners cupboard sliding doors	1	nr	dg016	950	£	950.00	£950.00
1	2.8.1.6	- single door; plantroom door; 'No Unauthorised Access'	1	nr	dg009	1000	£	1,000.00	£1,000.00
									£0.00
1	2.8.2	Survey, ease, repair and redecorate all remaining internal door framed, architraves, mouldings and the like	1	Item		100	£	100.00	£100.00
E	2.9	<i>Other: [to be identified by the contractor...]</i>		Item			£	-	£0.00
									£0.00
									£55,704.64
	3	Finishes							£0.00
									£0.00
	3.1	<u>Wall Finishes</u>							£0.00
1	3.1.2	Prepare and decorate new and existing lime plaster surfaces to walls (including all areas with opposing faces n.e. 300mm); ICI products in accordance with manufacturers recommendations; colours to be confirmed	184	m²	2.5	5	£	7.50	£1,380.00
E	3.1.4	Prepare and decorate all new and existing previously painted timber surfaces generally (irrespective of girth); ICI products in accordance with manufacturers recommendations; colours to be confirmed	1	Item	3258	543	£	3,801.00	£1,778.00
									£0.00
									£0.00
									£0.00
E	3.2	<u>Floor Finishes</u>							£0.00
	3.2.1	Provide new carpet; including latex levelling screed and underlay; (Contractor to provide samples for Client colour selection prior to order)	442	m²	7.5	25	£	32.50	£6,719.54
1	3.2.2	Provide new Safety Vinyl; including latex levelling screed and underlay; (Contractor to provide samples for Client colour selection prior to order)	60	m²	7.5	30	£	37.50	£2,250.00
1	3.2.3	Provide new entrance matting; including latex levelling screed; (Contractor to provide samples for Client colour selection prior to order)	10	m²	7.5	90	£	97.50	£975.00
1	3.2.4	Provide new floor paint; to plantroom; (Contractor to provide samples for Client colour selection prior to order)	5	m²	7.5	10	£	17.50	£87.50
E	3.2.5	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)	1	Item	200	543	£	743.00	£347.55
									£0.00
									£0.00
E	3.2.6	Provide new softwood skirtings to Kitchen and WC's; retain existing where possible and allow to decorate; (Contractor to provide samples for Client profile selection prior to order); prepared and painted to match existing; (Contractor to provide samples for Client colour selection prior to order)	241	m	6.25	10	£	16.25	£1,831.91
1	3.2.7	Provide new coved skirting to vinyl flooring;	69	m	2.5	8	£	10.50	£724.50
									£0.00
									£0.00
	3.3	<u>Ceiling Finishes</u>							£0.00
1&3	3.3.1	Provide new MF suspended ceiling; depth of suspension varies; including all ancillaries, trims, patressing to receive lighting and other fittings, etc.; in accordance with section K of the NBS specification; as indicated on reflected ceiling plan	223	m²		40	£	40.00	£7,186.43
1	3.3.2	Provide new MF suspended ceiling; moisture resistant hygienic; depth of suspension varies; including all ancillaries, trims, patressing to receive lighting and other fittings, etc.; in accordance with section K of the NBS specification; as indicated on reflected ceiling plan	60	m²		40	£	40.00	£2,400.00
E	3.3.4	prepare and decorate ceilings generally;	489	m²	3.75	4	£	7.75	£1,771.65

									£0.00
E	3.4	Other: [to be identified by the contractor...]	Item			£	-		£0.00
									£0.00
									£0.00
									£0.00
									£27,452.09
	4	Fittings							£0.00
	4.1	Fittings [Group 1 - Contractor supply and fit]							£0.00
	4.2	Fixtures [Group 2 - Client supply, Contractor fit]							£0.00
	4.3	Equipment [Group 3 - Client supply and install]							£0.00
E	4.4	Other: [to be identified by the contractor...]	Item			£	-		£0.00
									£0.00
									£0.00
	5	Services							£0.00
	5.1	Sanitary Appliances							£0.00
	5.1.1	Supply and install new sanitaryware and boxings/pipe containment; together with all other sanitary appliances in accordance with manufacturers' recommendations and section N of the NBS specification.							£0.00
E	5.1.1.1	- WC pan with concealed cistern, including frame and all accessories;	3	nr	100		500	£	600.00
E	5.1.1.2	- Acc WC pan with close couples cistern and all accessories;	2	nr	100		600	£	700.00
E	5.1.1.3	- hand wash basin; incl taps and waste and all accessories;	3	nr	100		350	£	450.00
1	5.1.1.6	- cleaners sink; incl taps and waste and all accessories;	1	nr	100		450	£	550.00
1	5.1.1.7	- Doc M Pack	2	nr	100		250	£	350.00
E	5.1.1.8	- hand driers		nr	50		450	£	200.00
1	5.1.1.9	- connection of kitchen sinks and whitegoods	1	Item	500			£	500.00
									£0.00
									£0.00
									£0.00
E	5.2	SUMMARY TO BE CARRIED FORM BUILDING SERVICES SPECIFICATION: Services equipment (e.g. connections to catering equipment)	1	nr			£ 1,000.00	£	1,000.00
E	5.3	Disposal installations (above ground drainage)	10	nr			£ 250.00	£	250.00
E	5.4	Water installations (hot and cold)	517	m²			£ 10.00	£	10.00
1	5.5	Heat source (plantroom installations)	11	Kw			£ 4,000.00	£	4,000.00
E	5.6	Space heating							£0.00
E	5.6.1	- LTHW high level radiant panels	117	m²			£ 60.00	£	60.00
E	5.6.2	- LTHW radiators	266	m²			£ 45.00	£	45.00
E	5.6.3	- LTHW LST radiators	8	m²			£ 50.00	£	50.00
E	5.6.4	- overdoor heaters	4	nr			£ 150.00	£	150.00
E	5.7	Ventilation							£0.00
E	5.7.1	- local WC extract	4	nr			£ 300.00	£	300.00
E	5.8	Electrical installations (small power and lighting)	517	m²			£ 100.00	£	100.00
1	5.10	Lift (platform lift; including three-phase supply and data point for service line)	1	Item			£ 25,000.00	£	25,000.00
E	5.11	Fire and lightning protection							£0.00
E	5.11.1	- assume no sprinklers required							£0.00
E	5.11.2	new lightning conductors and earthing rods to specialist design (Contractor Designed Portion)	1	Item			£ 3,000.00	£	3,000.00
									£1,403.31

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E	5.12	Communication, security and control							£0.00
E	5.12.1	- data structured cabling and outlets	100	nr		£ 140.00	£	140.00	£6,548.80
1	5.12.2	- access controls per door	5	nr		£ 650.00	£	650.00	£3,250.00
E	5.12.3	- intruder alarm system	517	m²		£ 10.00	£	10.00	£2,418.38
E	5.12.4	- L2A fire alarm system (including detectors in accessible voids)	517	m²		£ 20.00	£	20.00	£4,836.76
E	5.12.5	- BMS	1	Item		£ 2,500.00	£	2,500.00	£1,169.43
E	5.13	Specialist installations							£0.00
1	5.13.1	- library book control system (incl RFID scanners)	1	Item		£ 4,000.00	£	4,000.00	£4,000.00
E	5.14	BWIC (including sub-contract design, testing and commissioning, and seasonal commissioning and 12 month maintenance services)	1	Item		£ 16,580.80	£	16,580.80	£7,756.03
									£0.00
									£142,532.18
6 Pre-fabricated Units									
E	6.1	not used							£0.00
									£0.00
									£0.00
7 Works to Existing Buildings									
E	7.1	Contractor to include here for any minor demolition and alteration works not taken above: [contractor to identify...]		Item			£	-	£0.00
E	7.5	Allow to clean all existing surfaces inside and out, including all accessible ducts and voids to a standard suitable for immediate reoccupation upon practical completion without further cleaning.	1	Item	2715	543	£	3,258.00	£0.00
									£1,524.00
									£0.00
									£1,524.00
Sub-Total for Building Functions									£279,146.42
8 External Works									
	8.1	<u>Site preparation</u>							£0.00
1	8.1.1	Further to section 0.2. above, allow to generally clear the site	1	Item		1000	£	1,000.00	£1,000.00
	8.2	<u>Roads, paths, pavings and surfacings</u>							£0.00
	8.3	<u>Soft landscaping</u>							£0.00
4	8.4	<u>Fencing, railings and walls</u>							£0.00
	8.5	<u>External fixtures</u>							£0.00
	8.6	<u>External drainage</u>							£0.00
	8.7	<u>External services</u>							£0.00
	8.8	<u>Ancillary buildings</u>							£0.00
									£0.00
									£0.00
Building Works Total									£280,146.42
9	Main Contractor's Preliminaries								
									Fixed Time Related Attendance
									Carried form priced Preliminaries

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9.1	Employer's Requirements							
	A10	24	weeks					
	A11	24	weeks					
	A12	24	weeks					
	A13	24	weeks					
	A20	24	weeks					
	A21	24	weeks					
	A30	24	weeks					
	A31	24	weeks					
	A32	24	weeks					
	A33	24	weeks					
	A34	24	weeks					
	A35	24	weeks					
	A36	24	weeks					
	A37	24	weeks					
9.2	Main Contractors Cost Items							
	A40	24	weeks	3000				£57,000.00
	A41	24	weeks	4000	500			£9,500.00
	A42	24	weeks	500				£9,500.00
	A43	24	weeks					£0.00
	A44	24	weeks	500				£9,500.00
	A50	1	Item					
	A51	1	Item					
	A52	1	Item					
	A53	1	Item					
	Provisional Work Items							
	A54	1	Item					
	A55	1	Item					
	A56	1	Item					
	<u>Schedule of Dayworks Rates:</u>							
	Labour - foreman	100	hrs				£	-
	Labour - general building operative (skilled)	100	hrs				£	-
	Labour - general building operative (unskilled)	100	hrs				£	-
	Labour - electrical operative	100	hrs				£	-
	Labour - heating and plumbing operative	100	hrs				£	-
	Labour - ventilation operative	100	hrs				£	-
	Labour - CIJC Skill Rate 3	100	hrs				£	-
	Labour - CIJC Skill Rate 4	100	hrs				£	-
	Contractor to confirm % OH&P to be applied to net dayworks/variations : _____%	8	%					
								£85,500.00
10	Main Contractor's Overheads and Profit							
10.1	Overheads	£	647,536	@			3%	£10,969.40
10.2	Profits	£	666,962	@			4%	£14,625.86
								£25,595.26
	TOTAL CARRIED TO FORM OF TENDER (Excluding VAT)							£391,241.68
15	VAT							
15.1	value subject to standard rate (currently 20%)	£	693,641	@			20%	£78,248.34
15.2	value subject to reduced rate (currently 5%)			@			5%	

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15.3	value subject to zero rate.	@	0%	
				£78,248.34
TOTAL (incl VAT)				£469,490.02