4.0 MEASURED WORK / PRICING DOCUMENT

## MOAT COURT

## BRANKSOME WOOD ROAD BOURNEMOUTH

## BH4 9LA

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Item** | **Description** | **Quant** | **Unit** | **Rate** | **Total** |
|  | Moat Court – Aster Housing |  |  |  |  |
|  | GENERAL NOTES: |  |  |  |  |
|  | Measurement: Works are briefly described; it is the responsibility of the contractor to conduct a site inspection prior to submitting this priced document as part of their bonafide tender. No claims will be accepted in connection with the descriptions as these are deemed to include all work/materials which can be reasonably foreseen or anticipated regarding the trade and location described for the incorporation of the items. |  |  |  |  |
|  |  |  |  |  |  |
|  | Quantities & descriptions have **not** been prepared in accordance with the Standard Method of Measurement; the quantities included are indicative and are included as a basis for assessing unit rates |  |  |  |  |
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|  | Main Contractor is to undertake design responsibility for the works and is to ensure that all works are in accordance with the Building Regulations and is therefore required to liaise with Building Control throughout the pre and post contract construction phase. |  |  |  |  |
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|  | Main Contractor is to ensure that materials are installed in accordance with the manufacturer's recommendations and the cost included accordingly |  |  |  |  |
|  |  |  |  |  |  |
|  | All dimensions are to be checked by the Contractor prior to construction, any discrepancies on the drawings, pricing document or any other tender document must be notified to the CA by the tenderer prior to the submission of their bonafide tender. |  |  |  |  |
|  |  |  |  |  |  |
|  | NOTE: All tenderers MUST ensure that this priced schedule of work, the priced preliminaries document and the form of tender are returned by the stated deadline |  |  |  |  |
|  | It is anticipated this contract will be executed under the JCT Intermediate Contract 2016 (ICD 2016) |  |  |  |  |
| A | Preliminaries Cost – 16-week project; refer to preliminaries document; ensure priced preliminaries breakdown accompanies your tender submission | 16 | wks |  |  |
|  |  |  |  |  |  |
| B | Scaffolding to the perimeter of the building; ensure that 3 separate platforms are incorporated into the scaffold design for access to windows (bottom and halfway) and eaves for roof and gutter access | 16 | wks |  |  |
| C  D | e/o for scaffold alarm linked to contractors on call mobile number  Contractor to include for all making good to grass, landscaping, hardstanding etc damaged during the work  To Summary | 1  1 | Item  Item |  |  |
|  | **Roof Work** |  |  |  |  |
|  | IKO bitumen flat roof system, as per the manufacturer’s specification document contained in Appendix B. New roofing system to be installed fully in accordance with the specification document and as per the manufacturer’s strict written guidelines and recommendations.  Following the completion of the works, the contractor is to provide a copy of the IKO 25-year system warranty on completion of the works. |  |  |  |  |
| A | Install new flat roof system to residential properties, in accordance with manufacturers recommendations including 18mm weather poof plywood overlayed on existing woodwool deck | 480 | M2 |  |  |
|  |  |  |  |  |  |
| B | e/o remove and dispose of old roof covering away from site in a licenced waste facility | 480 | M2 |  |  |
|  |  |  |  |  |  |
| C | e/o remove woodwool deck (Provisional) | 480 | M2 |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| D | Install new flat roof system to car park roof in accordance with manufacturers recommendations, including new 18mm weatherproof plywood deck | 150 | M2 |  |  |
|  |  |  |  |  |  |
| E | e/o remove and dispose of old roof covering and woodwool deck, away from site in a licenced waste facility | 150 | M2 |  |  |
|  |  |  |  |  |  |
| F | e/o alteration to roof detail, falls and flashings at window junctions 1m to 1.5m | 10 | Nr |  |  |
|  |  |  |  |  |  |
| G | Alteration to existing parapet walls associated with the increased height of the roof deck to ensure a minimum 150mm flashing | 130 | M |  |  |
|  |  |  |  |  |  |
| H | e/o new flashing detail to parapet | 130 | M |  |  |
|  |  |  |  |  |  |
| I | Install flashing to low level garage roof, cutting into joint of existing brick work minimum 20mm and repointing | 41 | M |  |  |
|  |  |  |  |  |  |
| J | e/o Remove existing flashing | 41 | M |  |  |
|  |  |  |  |  |  |
| K | Install new edge detail to low level garage roof | 41 | M |  |  |
|  |  |  |  |  |  |
| L | e/o Remove existing flashing | 41 | M |  |  |
|  |  |  |  |  |  |
| M | Identify relocate and fix existing cables, including all associated containment | 1 | Item |  |  |
|  |  |  |  |  |  |
| N | Install new rooflights to manufacturers recommendations | 2 | Nr |  |  |
|  | **Roof work – Continued** |  |  |  |  |
| O | e/o carefully remove existing roof lights, ensure all water tightness is maintained, dispose off site | 2 | Nr |  |  |
|  |  |  |  |  |  |
| P | Alteration and upgrade to all internal running water outlets | 10 | Nr |  |  |
| Q | Alteration and upgrade to soil end vent pipe penetrations associated with increased roof height, including appropriate collars and weather proofing in line with manufacturers recommendations | 5 | Nr |  |  |
|  |  |  |  |  |  |
| R | e/o removal of redundant soil and vent pipe penetrations | 5 | Nr |  |  |
|  |  |  |  |  |  |
| S | Install new gulley outlets and covers | 10 | Nr |  |  |
|  |  |  |  |  |  |
| T | Roof drainage as appropriate to new roof detail and falls | 1 | Item |  |  |
|  |  |  |  |  |  |
| U | e/o infilling existing channels | 1 | Item |  |  |
|  |  |  |  |  |  |
| V | Roof level drainage chute including openings through parapet wall as detailed in Appendix B and detailed on drawings k1 | 7 | Nr |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  | Roof Handrail |  |  |  |  |
|  | Install KeeGuard or similar approved to comply with BS 13700: 2021 roof guard rail to high level roof areas. |  |  |  |  |
|  |  |  |  |  |  |
| W | Guard rail | 130 | M |  |  |
|  |  |  |  |  |  |
| X | e/o gate access | 1 | Nr |  |  |
|  |  |  |  |  |  |
| Y | Install Heightsafe or similar approved fixed access ladder including, low level lock out | 1 | Nr |  |  |
|  |  |  |  |  |  |
| Z | Install Heightsafe or similar approved fixed access ladder between roof levels to the rear | 1 | Nr |  |  |
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|  | To Summary |  |  |  |  |
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|  | ELEVATIONS  REPOINTING REPAIRS  Carefully rake out existing mortar joints to a depth of 20mm, using chisels and an angle grinder ensuring not to damage the edges of the existing brick work.  Rake out and repoint any defective mortar joints and replace with a waterproof sand and cement mortar mix, to match the existing, leaving sound and neatly pointed on completion.  Allowance to be included for 3 sample areas for approval of mortar mix |  |  |  |  |
| A | Pointing as above areas up to 0.5m2 | 15 | Nr |  |  |
|  |  |  |  |  |  |
| B | Pointing as above areas 0.5m2 to 1m2 | 4 | Nr |  |  |
|  |  |  |  |  |  |
| C | Pointing as above areas over 1.0m2 | 4 | Nr |  |  |
|  |  |  |  |  |  |
| D | Cut out defective brickwork build in new brickwork and pointing to match existing (Provisional) | 20 | Nr |  |  |
|  |  |  |  |  |  |
|  | Carefully remove and replace Spandrel (or similar) cladding panels with a cladding material / system to comply with BS 8414, replacement system to match existing in terms of profile and colour. System to include strip back to existing substructure, framing, insulation, fire barriers, fire curb façade membrane, insect screen and all associated fixing and jointing  Include lead time for materials to be manged within the contract programme, measurement and manufacture |  |  |  |  |
|  |  |  |  |  |  |
| E | Cladding panels 0.9m x 0.5m (approximate) | 17 | Nr |  |  |
|  |  |  |  |  |  |
| F | Cladding panels 0.9m x 0.8m (approximate) | 2 | Nr |  |  |
|  |  |  |  |  |  |
| G | Cladding panels 1.5m x 0.5m (approximate) | 24 | Nr |  |  |
|  |  |  |  |  |  |
| H | Cladding panels 1.5m x 0.8m (approximate) | 1 | Nr |  |  |
|  |  |  |  |  |  |
|  | Carefully rake out mastic to cladding panels, re seal using an external fire grade weatherproofing silicone sealant suitable for use on porous and non-porous substrates. Colour to be white to match existing. |  |  |  |  |
| I | Mastic seal (Provisional subject to new cladding system) | 152 | M |  |  |
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|  | To Summary |  |  |  |  |
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|  | **CAVITY WALL INSULATION** |  |  |  |  |
|  | Remove existing cavity insulation and associated debris, install Carbon bonded Bead system as per Dyson specification |  |  |  |  |
|  |  |  |  |  |  |
| A | Remove and replace cavity insulation | 1 | Item |  |  |
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|  | **EXTERNAL DECORATION** |  |  |  |  |
|  |  |  |  |  |  |
| B | Decoration to all external painted surfaces in accordance with Dulux paint specification appendix I | 1 | Item |  |  |
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|  | To Summary |  |  |  |  |
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|  | **EXTERNAL DRAINAGE** |  |  |  |  |
|  | ABOVE GROUND DRAINAGE |  |  |  |  |
|  | Above ground drainage to chute locations as detailed on IKO specification in Appendix B, drawing K1 |  |  |  |  |
|  |  |  |  |  |  |
| A | Rainwater Hopper and mesh cover | 7 | Nr |  |  |
|  |  |  |  |  |  |
| B | Black round UPVC rainwater pipe with fixing clips at 1m centres, with mastic joints | 63 | M |  |  |
|  |  |  |  |  |  |
| C | Water test | 1 | Item |  |  |
|  |  |  |  |  |  |
|  | BELOW GROUND DRAINAGE |  |  |  |  |
|  | Below ground drainage excavation, 600mm to 900mm deep, disposing of excess excavated material and retain as required back filling; back fill with pea gravel 300mm surround; reinstate surface finish to match existing |  |  |  |  |
|  |  |  |  |  |  |
| D | Excavate for new drainage (Provisional) 3m run | 21 | M |  |  |
|  |  |  |  |  |  |
|  | Below ground drainage, Hepworth or similar approved, 110mm vitrified clay drainage products, with UPVC junction collar to falls |  |  |  |  |
|  |  |  |  |  |  |
| E | Pipe runs including junction collar (Provisional) 3m run | 21 | M |  |  |
|  |  |  |  |  |  |
| F | Rainwater Gully | 7 | Nr |  |  |
|  |  |  |  |  |  |
| G | e/o Connecting to existing system | 7 | Nr |  |  |
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| H | Undertake all drainage repairs outlined in the Solum Surveying Drainage report – Appendix E | 1 | Item |  |  |
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|  | **INTERNALLY** |  |  |  |  |
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|  | INTERNAL DRAINAGE |  |  |  |  |
|  | Undertake specialist inspection / survey, to be undertaken by an approved specialist supplier, Polypipe or similar approved |  |  |  |  |
|  |  |  |  |  |  |
| A | Cleaning and de – scaling of internal pipe runs | 1 | Item |  |  |
|  |  |  |  |  |  |
| B | Replacement of existing pipe runs with Polypipe UPVC system or similar approved (Provisional) | 1 | Item |  |  |
|  |  |  |  |  |  |
| C | e/o for rodding point to cast iron stack (Provisional) | 15 | Nr |  |  |
|  |  |  |  |  |  |
| D | e/o for rodding point to bathrooms (Provisional) | 15 | Nr |  |  |
|  |  |  |  |  |  |
|  | EXTRACTOR FANS |  |  |  |  |
|  |  |  |  |  |  |
|  | Xpelair 92970AW LVCV 4S Silent; including all builders work and making good |  |  |  |  |
|  |  |  |  |  |  |
| E | Extractor fan to Kitchen and Bathrooms (Provisional 5 properties) including grilles | 10 | Nr |  |  |
|  |  |  |  |  |  |
| F | e/o Hard ducting | 10 | Nr |  |  |
|  |  |  |  |  |  |
|  | INTERNAL DECORATION |  |  |  |  |
|  |  |  |  |  |  |
|  | Internal decoration to communal areas and staircases, in accordance with Crown paints specification Appendix F, BS476 |  |  |  |  |
|  |  |  |  |  |  |
| G | Painting to communal areas and staircases | 1 | Item |  |  |
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|  | MISCELLENEOUS ITEMS |  |  |  |  |
|  | The section is included for the Contractor to include any works outlined in the specification and contract proposals not included in the measured work section |  |  |  |  |
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|  | **PROVISIONAL SUMS** |  |  |  |  |
|  |  |  |  |  |  |
| A | Building control | 1 | Item | £1,500 |  |
|  |  |  |  |  |  |
| B | Asbestos removal | 1 | Item | £2,500 |  |
|  |  |  |  |  |  |
| C | Roof repairs | 1 | Item | £1,000 |  |
|  |  |  |  |  |  |
| D | Cladding repairs | 1 | Item | £1,200 |  |
|  |  |  |  |  |  |
| E | Internal drainage | 1 | Item | £500 |  |
|  |  |  |  |  |  |
| F | Structural Engineer | 1 | Item | £1,500 |  |
|  |  |  |  |  |  |
| G | Contingency | 1 | Item | £15,000 |  |
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|  | To Summary |  |  |  |  |
|  | **SUMMARY**  PRELIMINARIES |  |  |  |  |
|  |  |  |  |  |  |
|  | SCAFFOLD |  |  |  |  |
|  | ROOF WORK |  |  |  |  |
|  |  |  |  |  |  |
|  | ELEVATIONS |  |  |  |  |
|  |  |  |  |  |  |
|  | CAVITY WALL INSULATION |  |  |  |  |
|  |  |  |  |  |  |
|  | DRAINAGE |  |  |  |  |
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|  | INTERNAL WORK |  |  |  |  |
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|  | PROVISIONAL SUMS |  |  |  |  |
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