

Preliminary Items				
Item	Description	Quant.	Unit	£
1.1	Allow for all site supervision, co-ordination and administration of the works, which shall include the work of all sub contractors, specialists howsoever appointed.	1	Item	
1.2	Allow for all labour costs.	1	Item	
1.3	Allow for all charges for small tools, plant and plant hire.	1	Item	
1.4	Allow for all necessary site security and protection from PCM until the Contract works are completed to an agreed standard and Completion Certificate is issued, to ensure safe access and egress of all work staff and invited personal only and protect from all trespass, damage or theft. Allow to include for all necessary fencing to perimeter and openings to site allow for all temporary boarding to open windows, doors, gates, perimeter etc. to secure the site. Allow for providing and removing all temporary boarding and making good. Allow for maintaining any agreed enclosure to restrict workmen/materials from encroachment on areas other than those designated for construction use by the Project Manager.	1	Item	
1.5	Allow for safe and secure storage of all materials on and off site in relation to repair/replacement works. Payment made against M.O.S become the property of the client/Ins Co but still under the safeguard of the Main Contractor.	1	Item	
1.8	Allow for complying and ensure that all subcontractors comply in all respects with: Health & Safety Work Act 1974; Management of Health & Safety at Work Regulations 1996; Construction (Design & Management) Regulations 2015; & The Construction (Health Safety & Welfare) Regulations 1996.	1	INFO	
1.7	Under CDM Regulations 2015 / 2015 the project in full will be notifiable to the HSE if the construction phase is longer than 30 days and/or involving more than 500 person days of construction work and/or have more than 20 workers working. The appointment of a Designer and the provision of a Construction Phase Plan will be required regardless of notification to the HSE. The demolition element of the works and reconstruction requires the appointment of a said Designer prior to demolition or construction commencing. The successful Contractor will under the terms of CDM become the Principal Contractor and will undertake their obligations accordingly. The responsibility of the appointment of the Designer is considered to be the Client, who in this case is the provider of funding to the project that being the Insurance Cover (Policy). CDM is required under Law and Costs to cover such on a project of this size must be adequate, that being the sum of £950.00 as represented by a Minimum cost recommended throughout the industry to provide such service. Proof of expenditure must be provided if requested by the Insurance Company or representatives.	1	Item	
1.8	Allow for liaising with the local Conservation Office through the works and particularly in agreeing works to chimney externally and timber internally.	1	Item	
1.9	Allow for Protection and Maintaining of all affected, public and private roads, footpaths, kerbs, and the clients own Driveways and Paths etc.	1	Item	
1.1	Allow for taking reasonable precautions to prevent workmen, including those employed by sub-contractors, from trespassing on adjoining property.	1	Item	
1.10	Allow for insurance of the works and before commencement submit documentary evidence that all required Insurances are in force, Public, Employers, Contractors, All Risks Liability cover, etc. and all premiums paid.	1	Item	
1.11	Allow for providing all required artificial lighting and power to carry out all works and maintain the site in a safe working condition, during all works and include allowance to pay all associated bills.	1	Item	
1.12	Allow for providing required water to carry out all works and include allowance to pay all associated bills.	1	Item	
1.13	Allow for providing required Heat to assist any drying or work operations as the Contractor see fit and include allowance to pay all associated bills.	1	Item	
1.14	Allow for all mechanically assisted drying operations as deemed fit by the Loss Adjuster, including providing equipment, fuel, attendance and Certification.	1	Prov	
1.15	Allow to remove all remaining loose water damaged parts of building, decorations, etc. and prepare for repair or renewal.	1	Item	
1.16	The Contractor will liaise with the client during the works operations and allow a reasonable time frame to give the client the opportunity to choose and approve all colour schemes, replacement parts in relation to; tile selection, choice of kitchen units, sanitary and fittings, lighting and decoration within the allocated Budget and on a like for like basis where practical and possible, but also subject to any form of Building Control or Regulation Approval all prior to commencement of specific works.	1	Item	
1.17	Allow for professionally cleaning the building inside and out where affected by either fire, water or building repairs or operations, removing stains and touching up decoration and leave the premises fit for occupation by the Client. All new and existing glass surfaces are to be thoroughly cleaned down and leathered off both internally and externally, notwithstanding those items specifically detailed within the SoW.	1	Item	
1.18	Provide rubbish skips or waste disposal, (Size and type to be suitable for requirements) load debris and remove from site as it accumulates during the contract. Allow for obtaining necessary skip permits from Local Authority and complying with their requirements and to make any payment direct. Ensure all Skips conform to permit requirements including lighting etc. No. of Skips:-..... Cost Per Skip:- £.....	1	Item	
1.19	The contractor at his own expense will rectify any damage caused as a result of their or their sub-contractors own actions outside the agreed construction boundary.	1	Item	
1.20	<u>Pricing of Schedules.</u> All items to be priced individually, including appropriate rate where required. <u>Any items not priced will be deemed to be included elsewhere in the Schedule.</u>	1	Item	

1.21	<p>Site Visit. All contractors tendering for the works must visit the site and satisfy themselves as to the full extent of the works and means of access, storage etc. No claim whatsoever will be allowed for failing to appreciate the scope of work required.</p>	1	Item	
1.22	<p>Protection. From PCM and During reinstatement up to Sign off in accordance with good site management practice, allow for adequate protection to all Remaining & New surfaces, fittings, fixtures and for supplying and constructing, removal and making good of all hoardings, dust proof screens, sealing off, dust sheets etc. as often as is needed to protect areas where minimal damage has occurred. Specialist protection must be applied to all New Floor Coverings & Remaining floor coverings which are to be retained in-situ such as Laminate, hardwood, carpet and all uncovered and remaining T & G flooring, Chipboard floorings etc. to prevent dirt, dust, damage, plaster adhesion, paint spillage etc. via the use of specialist products such as Hippo or Protec Floor Protection or the like. Special attend to be paid to protection of the kitchen units and work tops and any exposed timbers.</p>	1	Item	
1.23	<p>Cleanliness. Keep the site reasonably clean and tidy at all times, do not allow build up of Food Waste, Food Wrapping, Used Drink Containers etc. Contractors rubbish and debris must not be allowed to accumulate so as to cause obstruction, health risk or fire hazard. Floor voids, Loft spaces, Cavity areas must Not be allowed to fill with debris and the like.</p>	1	Item	
1.24	<p>Workmanship and Materials. All operatives engaged on the works must be fully skilled, experienced and certified for the type and quality of work to be undertaken. All materials are to be of a quality for their respective types and fit for purpose, they are to be fixed in accordance with good building practice and where appropriate, in accordance with manufacturer's recommendations. All works are to meet with all relevant and current Building Regulations and all contractors are to allow to include for all such Regulations. All Materials are to be correct and fit for purpose.</p>	1	Item	
1.25	<p>Nuisance Generally. Prevent dust, smoke, fumes, spillage and other harmful activities. Comply with all reasonable requests from the public and adjoining owners/occupiers in relation to the effect of the working environment.</p>	1	Item	
1.26	<p>Building Control The Main Contractor must allow for notifying all relevant parties including, Local Building Control, Building Regulations, Listed Building Conformity and for complying with their requirements. It is the Main Contractors responsibility to notify Gatesley Vinden of all such notifications, (<i>Building control Notification must be in writing at time of first notification</i>). <i>Jain Salkeld (IS)</i> must also be Notified of all Building Control site visits. Notification must be in writing, either email or post and give adequate time to enable IS to attend any arranged inspections as necessary. Ribbles Valley Conservation officer - Adrian Dowd 01200 425111</p>	1	Item	
1.27	<p>Furniture. Allow for removal of furniture as required and storage in appropriate climate controlled facility, notably the furniture on the landing, bedroom 1 and living room. Appropriate insurance to be provided for items while stored</p>			
Total = £				0.00

Service Installation				
Item	Description	Quant.	Unit	£
2.1	Public Authorities. Allow for work in connection with Public Authorities (electricity, water and BT). No inclusion for Utility Connections, Excavations, pipe/cabling up to the Meters to be included. Utility costs to be applied for direct providing evidence and quotations where possible and, plus any additional Building attendance, Maximum Allowance +15% of Utility direct costs.	1	Info	
2.2	Electrical Installation. Allow for full test of electrical system, identifying any damage caused by the loft fire or extinguishing water and provide a fully detailed report confirming the scope of any fire/water related repairs, areas of deficiency in the existing installation that are unrelated to the fire and provide recommendations and costs for remedial works. Ensure recommendations and costs clearly labeled as "fire related" or "other defect" stating what the defect is.	1	No.	
2.3	Electrical Installation. Provisional Sum to carry out repairs detailed in Test and Report. Not to be expended without formal quotation and CA approval. An allowance of 15% for Main Contractor overheads and profit. If using Sub-Contract supplier will be allowed.	1	Prov	2,000.00
2.4	Mechanical Installation. The Main Contractor must provide a detailed report on Current Condition and the requirement of the boiler and any heating installation (oil fired). Report to provide detailed costings for remedial works. An allowance of 15% for Main Contractor overheads and profit. If using Sub-Contract supplier will be allowed.	1	No.	
2.5	Mechanical Installation. Provisional Sum to carry out repairs detailed in the test report. Not to be expended without provision of full quote for the works and approval from CA. An allowance of 15% for Main Contractor overheads and profit if using Sub-Contract supplier will be allowed.	1	Prov	1,000.00
2.6	Contingency. Allowance for general contingency - £2000. Not to be expended without Contract Administrator approval.	1	Prov Sum	2,000.00
2.7	Allow for supplying and fixing smoke detectors to comply with current Building Regulations.	1	Item	
2.8	Allow for taking out, checking, renewal or repair of the TV aerials, booster controls, wiring and sockets to restore as previously existing. (Where disturbed)	1	Item	
2.9	Allow for provision of Welfare facilities for the duration of the works - to provide hot and cold running water, suitable toilet facility and rest area. To include for delivery, collection and emptying/refilling as required through out the works.	1	Item	
Total = £				5,000.00

MEASURED WORK						
Living Room						
Item	Description		Quant.	Unit	Rate	£
3.1	Log Burner / Fire grate	Allow to refurbish existing fire grate either in situ or remove and refl. Allow also for installation of new flue liner to chimney to be carried out by HETAS engineer	1.00	Item		0.00
3.2	Chimney breast	Allow provisional sum for hacking off plaster from the front of the chimney breast to expose the underlying structure. To allow further drying prior to replastering in a two coat lime plaster system. Works not to be carried out with out instruction from Project Manager	1.00	Prov Sum	£500.00	500.00
3.3	Stone Floor	Provisional Sum - Allow for removal and replacement of upto 10sqm of stone flooring. Scope to be determined when Rainbow reports considered. Works not to be carried out with out instruction from Project Manager	1.00	Prov Sum	£2,000.00	2,000.00
3.4	Stain Block	Prepare, supply and apply two full coats Stainblock product - Zinsser Bullseye 1-2-3 or similar product to all water stained areas.	5.00	m2		0.00
3.5	Emulsion Ceiling	Prepare, supply and apply two full coats breathable emulsion to existing ceiling.	25.00	m2		0.00
3.6	Emulsion Walls	Prepare, supply and apply one mist coat to new plaster and two full coats emulsion to all walls.	49.00	m2		0.00
3.7	Preparing Surfaces	Include for preparing new and existing wall/ceiling surfaces, sanding down and filling prior to decorating.	1.00	Item		0.00
3.8	Fitted cupboards either side of fire place	Allow provisional sum for restoration works to smoke damage as per specialist report - Scope and cost to be agreed before commencing any works.	1.00	Prov Sum	£500.00	500.00
3.9	Painted woodwork -	Allow for one coat of undercoat and two coats of gloss or eggshell paint as confirmed by Client	1.00	Item		
3.10	Natural or stained wood work	Provisional Sum - Allow for treatment of timbers as per recommendations contained within attached specialist report and as agreed with Conservation Officer.	1.00	Prov Sum	£1,000.00	1,000.00
TOTAL =						4,000.00
Kitchen						
Item	Description		Quant.	Unit	Rate	£
4.1	Emulsion Ceiling	Prepare, supply and apply two full coats breathable emulsion to existing ceiling.	11.00	m2		0.00
4.2	Emulsion Walls	Prepare, supply and apply two full coats breathable emulsion to all walls	28.00	m2		0.00
4.3	Preparing Surfaces	Include for preparing new and existing wall/ceiling surfaces, sanding down and filling prior to decorating.	1.00	Item		0.00
4.4	Wood work	Provisional Sum - Allow for treatment of timbers as per recommendations contained within attached specialist report and as agreed with Conservation Officer.	1.00	Item	£750.00	750.00
TOTAL =						750.00

Pantry						
Item	Description		Quant.	Unit	Rate	£
5.1	Emulsion Ceiling	Prepare, supply and apply two full coats emulsion to existing ceiling and coving (where present).	6.50	m2		0.00
5.2	Emulsion Walls	Prepare, supply and apply two full coats emulsion to all walls, including feature wall where present	23.00	m2		0.00
5.3	Preparing Surfaces	Include for preparing new and existing wall/ceiling surfaces, sanding down and filling prior to decorating.	1.00	Item		0.00
5.4	Wood work	Provisional Sum - Allow for treatment of timbers as per recommendations contained within attached specialist report and as agreed with Conservation Officer.	1.00	Item	£500.00	500.00
			TOTAL =			500.00
Dining Room						
Item	Description		Quant.	Unit	Rate	£
6.1	Emulsion Ceiling	Prepare, supply and apply two full coats emulsion to existing ceiling and coving (where present).	12.00	m2		0.00
6.2	Emulsion Walls	Prepare, supply and apply two full coats emulsion to all walls, including feature wall where present	31.50	m2		0.00
6.3	Preparing Surfaces	Include for preparing new and existing wall/ceiling surfaces, sanding down and filling prior to decorating.	1.00	Item		0.00
6.4	Wood work	Provisional Sum - Allow for treatment of timbers as per recommendations contained within attached specialist report and as agreed with Conservation Officer.	1.00	Prov Sum		750.00
			TOTAL =			750.00

Stair and landing						
Item	Description		Quant.	Unit	Rate	£
7.1	Stain Block	Prepare, supply and apply two full coats Steinblock product - Zinsser Bullseye 1-2-3 or similar product to all water stained areas.	5.00	m2		0.00
7.2	Emulsion Ceiling	Prepare, supply and apply two full coats breathable emulsion to existing ceiling.	9.00	m2		0.00
7.3	Emulsion Walls	Prepare, supply and apply one mist coat to new plaster and two full coats emulsion to all walls.	31.00	m2		0.00
7.4	Preparing Surfaces	Include for preparing new and existing wall/ceiling surfaces, sanding down and filling prior to decorating.	1.00	Item		0.00
7.5	Painted woodwork -	Allow for one coat of undercoat and two coats of gloss or eggshell paint as confirmed by Client	1.00	Item		0.00
7.6	Natural or stained wood work	Provisional Sum - Allow for treatment of timbers as per recommendations contained within attached specialist report and as agreed with Conservation Officer.	1.00	Prov Sum	£1,000.00	1,000.00
7.7	Plaster wall	Allow provisional sum for hacking off plaster where damaged by the fire to expose the underlying structure. To allow further drying prior to replastering in a two coat lime plaster system. Works not to be carried out with out instruction from Project Manager	1.00	Prov Sum	£500.00	500.00
TOTAL =						1,500.00

Bathroom						
Item	Description		Quant.	Unit	Rate	£
8.1	Ceiling	Provisional Sum - Allow to remove and dispose of plaster ceiling on raking pitch, exposing underlying lath or rafters. If laths present retain. For lathed ceiling install lime based plaster. If previously plasterboard allow for apply and fit one layer of 12.5mm plasterboard, with drywall screws to softwood ceiling joists, scrim and fill joints and apply 3mm skim coat trowelled smooth including all necessary trims, beads and angles.	1.00	Prov Sum		0.00
8.2	Walls	To window reveals allow to hack off plaster to expose the underlying structure. To allow further drying prior to replastering in a two coat lime plaster system.	1.00	Item		0.00
8.3	Flooring -	Allow for removal and replacing hardwood floorboards to match existing. Supply cost £120/sm. Allow for finishing with 3 coats wood oil/stain	11.00	m2		0.00
8.4	Preperation works	Allow to remove and refit bathroom suite and radiator.	1.00	Item		0.00
8.5	Stain Block	Prepare, supply and apply two full coats Stainblock product - Zinsser Bulseye 1-2-3 or similar product to all water stained areas.	5.00	Item		0.00
8.6	Emulsion Ceiling	Prepare, supply and apply two full coats breathable emulsion to existing ceiling.	11.00	m2		0.00
8.7	Emulsion Walls	Prepare, supply and apply one mist coat to new plaster and two full coats emulsion to all walls.	33.00	m2		0.00
8.8	Preparing Surfaces	Include for preparing new and existing wall/ceiling surfaces, sanding down and filling prior to decorating.	1.00	Item		0.00
			TOTAL =			0.00

Bedroom 1 - Front right						
Item	Description		Quant.	Unit	Rate	£
9.1	Walls	To stained and damaged plaster in corner with wall to landing. Allow to hack off plaster to expose the underlying structure. Allow for repairs to underlying wall prior to replastering in a two coat lime plaster system.	5.00	m2		0.00
9.2	Flooring -	Allow for specialist cleaning and refinishing soot stained floor and remaining area with 3 coats oil/stain.	5.00	m2		0.00
9.3	Flooring -	Provisional Sum - Allow for removal and replacing hardwood floorboards where fire damaged to match existing. Supply cost £120/sqm.	5.00	item		0.00
9.4	Stain Block	Prepare, supply and apply two full coats Stainblock product - Zinsser Bullseye 1-2-3 or similar product to all water stained areas.	5.00	item		0.00
9.5	Emulsion Ceiling	Prepare, supply and apply two full coats breathable emulsion to existing ceiling.	16.00	m2		0.00
9.6	Emulsion Walls	Prepare, supply and apply one mist coat to new plaster and two full coats emulsion to all walls.	38.00	m2		0.00
9.7	Prepering Surfaces	Include for preparing new and existing wall/ceiling surfaces, sanding down and filling prior to decorating.	1.00	Item		0.00
9.8	Painted woodwork -	Allow for one coat of undercoat and two coats of gloss or eggshell paint as confirmed by Client	1.00	Item		0.00
9.9	Natural or stained wood work (excluding floor)	Provisional Sum - Allow for treatment of timbers as per recommendations contained within attached specialist report and as agreed with Conservation Officer.	1.00	Prov Sum	£500.00	500.00
			TOTAL =			500.00
Bedroom 2 - Front left						
Item	Description		Quant.	Unit	Rate	£
10.1	Emulsion Ceiling	Prepare, supply and apply two full coats breathable emulsion to existing ceiling.	17.06	m2		0.00
10.2	Emulsion Walls	Prepare, supply and apply one mist coat to new plaster and two full coats emulsion to all walls.	37.52	m2		0.00
10.3	Prepering Surfaces	Include for preparing new and existing wall/ceiling surfaces, sanding down and filling prior to decorating.	1.00	Item		0.00
10.4	Painted woodwork -	Allow for one coat of undercoat and two coats of gloss or eggshell paint as confirmed by Client	1.00	Item		0.00
10.5	Natural or stained wood work (excluding floor)	Provisional Sum - Allow for treatment of timbers as per recommendations contained within attached specialist report and as agreed with Conservation Officer.	1.00	Prov Sum	£500.00	500.00
			TOTAL =			500.00

Roof and Chimney						
Item	Description		Quant.	Unit	Rate	£
10.1	Scaffold -	Scaffold for safe access and working platform to roof & chimney to right hand side. Allow for delivery and removal of all scaffold including erection/dismantling at agreed times and as necessary, include for maintaining (Tags) in a safe condition all necessary scaffolding for the works as detailed within the Schedule of Works. (Scaffold to include internal support and safety netting for the duration of roof works to prevent / protect against falls into the building). Include below as appropriate or required). Period in Weeks: Weekly Hire Rate: £ Maintain/Inspection Cost incl Tags: Daily & Weekly: Weekly Cost: £ Total Scaffold Cost (add to cost column) £ Additional Weekly Rate (do not include in end column) : Weekly Cost: £	1.00	Item		0.00
	Chimney - Right-hand side, seat of fire	Remove existing damaged chimney pots and allow Conservation office to inspect. Allow for replacement of two chimney pots with reclaimed or new pots to similar style as approved by Conservation officer	1.00	Item		0.00
	Chimney - Right-hand side, seat of fire	Carefully take down the chimney to one full stone below the ridge and roof line disposing of existing lead flashings and soakers, retain existing stones and clean ready for rebuilding. Rebuild chimney with appropriate lime mortar ready to receive flue lining and chimney pots.	1.00	Item		0.00
	Roof - Rear pitch.	Allow to remove existing roof covering (Marley modern concrete roof tiles), timber battens and roofing felt to the rear pitch disposing waste appropriately. Include for removing and refitting two Velux windows including soakers and fittings. Allow to remove and rebed the ridge tiles during works. Supply and install a breathable roofing membrane, battens and replacement concrete tiles. Allow all necessary works to protect adjoining roof from damage and form joint. WORKS SUBJECT TO APPROVAL BY CONSERVATION OFFICER. ANY ALTERATION TO THE SPECIFICATION TO BE AGREED AND REPRICED AS REQUIRED.	1.00	Item		0.00
			TOTAL =			0.00

Return to Top Of Scope		MAIN SUMMARY	
Notes / comments / non-insurance work			
Detail Lead in Time in Weeks (1 Week = 5 Working Days)	Maximum 4 Wks		
Detail Contract Period in Weeks (1 Week = 5 Working Days)	12 Wks	PRELIMINARY ITEMS	
		SERVICE INSTALLATION	
		MEASURED WORK	
		NETT COST	
		ADD 20% VALUE ADDED TAX	
		TOTAL COST	

Schedule Version 2.0 3-3-22 Tender version