

20:20 Building Leeds						
Scope of works	Quantity	Unit	Rate	Total	Final Valuation	
Remove existing cladding, carefully remove existing insulation, retain / store for refitting, remove secondary timber support and breather membrane. New Tyvek Firecub fire retardant breather membrane, aluminium helping hand brackets and rail system, refit existing fire retardent Rockwool slab insulation, supplement with new slab insulation to match existing, 9mm thick James Hardie 'V' plank cladding						
Walls, vertical	1	item	871,967.50	871,967.50	100%	871,967.50
Open state 1 hour fire rated vertical cavity fire barriers at abutment with window	1	item	59,229.64	59,229.64	100%	59,229.64
Perforated mill finish aluminium closure to head and jambs of openings	1	item	17,917.99	17,917.99	100%	17,917.99
Remove and replace cladding to Regent Street elevation	180	m2	75.00	13,500.00	100%	13,500.00
Remove and replace soffit to Skinner Lane elevation	140	m	65.00	9,100.00	100%	9,100.00
Remove and replace glazed spandrel panels	20	nr	150.00	3,000.00	100%	3,000.00
Opening up	1	item	£26,255.00	26,255.00	100%	26,255.00
Mechanical and electrical items	1	item	£30,000.00	30,000.00	100%	30,000.00
Remedial works to balconies (11 Nr)	1	item	included			-
Building Control & Planning	1	item	26,170.00	26,170.00	100%	26,170.00
Supervision and working drawings	1	item	105,694.88	105,694.88	100%	105,694.88
Welfare Unit	26	wks	50.00	1,300.00	100%	1,300.00
Skips	100	nr	260.00	26,000.00	100%	26,000.00
Access - Scaffold / MWEPs	1	item	202,000.00	202,000.00	100%	202,000.00
Fire consultant	1	item	29,450.00	29,450.00	100%	29,450.00
Insurance	1	item	6,000.00	6,000.00	100%	6,000.00
			deduct paid pre-contract	-£55,705.00	100%	- 55,705.00
			Sub Total	1,371,880.01	1,371,880.01	per contract
Provisional Sums						
Phase 1 validation works (opening up)	1	item	1,343.75	1,343.75	100%	1,343.75
Off site parking due to scaffolding	1	item	4,993.38	4,993.38	100%	4,993.38
Contingency	1	item	100,000.00	100,000.00	0%	-
Variations						
EAI 1						
Remove and replace cladding; design and build new replacement support structure to accept new cladding						
Erect independent temporary scaffold to full height [21m], double width [8nr boards]	1	item	24,187.50	24,187.50	100%	24,187.50
Carefully remove existing timber cladding, internally and externally	1	item	9,271.88	9,271.88	100%	9,271.88
Remove timber substructure supports to cladding;	1	item	9,271.88	9,271.88	100%	9,271.88
Structural design for new metal sub frame;	1	item	2,418.75	2,418.75	100%	2,418.75
Architectural design for new metal sub frame	1	item	1,343.75	1,343.75	100%	1,343.75
Erect mild steel support structure; connection to existing cold rolled structural steel beams	1	item	34,794.53	34,794.53	100%	34,794.53
Proprietary James Hardy cladding; specialist fixing around columns, beams; cladding to balcony elevations; forming window openings [18nr]; specialist fixings; bespoke flashings; trimming and the like	1	item	44,873.82	44,873.82	100%	44,873.82
			Agreed Final Account		1,504,379.24	126,162.10 per EAI 1