

Item	Description	Quantity	Unit	Rate	Amount	Percentage of Works Complete	Amount Due
BQ/34	Cladding Works						
	REMOVALS AS OPTION 2						
	Preambles Now includes extra over cost for scaffolding to courtyard areas which is inaccessible to MEWP's	1	Item	£ 153,960.00	£ 153,960.00	100%	£153,960.00
	Preliminaries Includes an additional 2 weeks for extra works	1	Item	£ 79,964.00	£ 79,964.00	100%	£79,964.00
	Strip out and dispose off site existing 4mm ACM Rainscreen Panels on and including the removal of vertical U fixing box-rails as framework for cladding secured to horizontal Aluminium U rail and trapezoidal cladding						
	A 4mm ACM cladding on and including U fixing rails: on 6th Floor - remove and dispose (Skips by Main Contractor)	449	m2	£ 58.00	£ 26,042.00	100%	£26,042.00
	B Ditto in Isolated cladding and fixing rails; in pillars between windows; second to fifth floor of North Elevation 300mm face returned each side of window; removed and disposed; refer drawing 06	20	m2	£ 58.00	£ 1,160.00	100%	£1,160.00
	C ditto in isolated cladding and fixing rails in pillars 1 to 6 on ground and first floor of North Elevation 300mm wide on face return each side to window; removed and disposed; refer drawing 05	28	m2	£ 58.00	£ 1,624.00	100%	£1,624.00
	D ditto in ceiling panels to recessed balconies	12	m2	£ 58.00	£ 696.00	100%	£696.00
	NOTE: Remove horizontal Aluminium U rail, Z supports and Trapezoidal sheet and take to skip	449	m2	£ 8.05	£ 3,614.45	100%	£3,614.45
	Strip out and DISPOSE FROM SITE existing 80mm tk rollbatt insulation within						
	E Insulation behind Cladding	449	m2	£ 3.45	£ 1,549.05	100%	£1,549.05
	F Insulation behind pillars between windows	20	m2	£ 3.45	£ 69.00	100%	£69.00
	G Insulation behind pillars 1 to 6	28	m2	£ 3.45	£ 96.60	100%	£96.60
	H Insulation to ceiling panels	12	m2	£ 3.45	£ 41.40	100%	£41.40
	Remove and take to skip existing powder coated aluminium flashings to jams and heads of windows and doors						
	J Remove and take to skips	333	m	£ 5.75	£ 1,914.75	100%	£1,914.75
	Carefully remove existing Aluminium L rail (item 15 on Drg) and store for re-use; fixed to ACM cladding/ and soffit						
	K 40 x 40 mm Aluminium angle iron; store for re-use	249	m	£ 5.75	£ 1,431.75	100%	£1,431.75
	Carefully remove existing powder coated Aluminium soffit to eaves level; store for re-use						
	A 300mm girth in stepped profile; stored for re-use	249	m	£ 5.75	£ 1,431.75	100%	£1,431.75
	Remove and place in skips powder coated Aluminium flashing to base of wall						
	B 450mm girth in stepped profile; stored for re-use	249	m	£ 5.75	£ 1,431.75	100%	£1,431.75
BQ/35	Carefully remove existing boiler flue cowls and cover trims etc; refix temporarily to allow heating to be used during currency of works, protect and insulate existing sleeves behind cladding when removed						
	C Boiler flues and cowls removed, temporarily refixed for later re-use	17	nr	£ 23.00	£ 391.00	100%	£391.00
	Carefully remove existing CCTV installation; store for re-use						
	D <u>Cameras, security lighting etc. including adapting existing system to remove elements from network whilst remaining active</u>	1	Item	£ 1,000.00	£ 1,000.00	100%	£1,000.00

Item	Description	Quantity	Unit	Rate	Amount	Percentage of Works Complete	Amount Due
BQ/35	Cladding Works as described in Option 1 Wintech Report						
	Remove existing fire barriers; dispose off site (Provisional)						
	E Horizontal at Eaves level	249	m	£ 5.75	£ 1,431.75	100%	£1,431.75
	F Vertically; apartment abutments	30	m	£ 5.75	£ 172.50	100%	£172.50
	Carefully remove existing louvre vent grill; retain sleeve in position; store for re-use						
	G Wall mounted louvre vent grill; fixed to ACM panels	14	nr	£ 57.50	£ 805.00	100%	£805.00
	Carefully remove existing external wall mounted light fitting, disconnect and make safe power supply; store for re-use						
	H Wall mounted light fitting; fixed to ACM panels	6	nr	£ 150.00	£ 900.00	100%	£900.00
	NEW WORKS						
	Supply & Install new vertical support structure with cement particle board and EPDM seals to perimeters. Inclusive of 200mm thick RWA45 insulation between CP Board and rear of dry linings	449	m2	£ 160.30	£ 71,974.70	90%	£64,777.23
BQ/36	Supply and install 50mm Rockwool Rainscreen Duo Slab insulation TO ALLOW FOR VENTILATED AIR GAP						
	J External wall insulation over 300mm girth	449	m2	£ 45.38	£ 20,375.62	90%	£18,338.06
	Insulation behind pillars between windows	20	m2	£ 45.38	£ 907.60	100%	£907.60
	Insulation behind pillars 1 to 6	28	m2	£ 45.38	£ 1,270.64	100%	£1,270.64
	Insulation to ceiling panels	12	m2	£ 45.38	£ 544.56	90%	£490.10
	A Extra over last for fitting into recesses in trapezoidal wall sheeting; 175 wide x 50 thick at 350c/c vertically	449	m2	£ -	£ -		
	Genius 5251 structural top hat and Z rails; vertically; centres ranging from 400mm to 600mm generally depending on location; all as approved by manufacturer; to suit panel size						
	Supply and install breather membrane to Rainscreen system	449	M2	£ 6.90	£ 3,098.10	78%	£2,416.52
	B Vertical Tophat rails supplied by Genius Fascades Refer clause H92 Rainscreen Cladding	449	m2	£ 55.43	£ 24,888.07	78%	£19,412.69
	3mm Aluminium prime tray panel by Genius Fascades; reference clause H92 Rainscreen Cladding						
	C Cladding; secret fixed to top hat vertical rails with and including large format Genius Fascades clips and low profile rivets supplied by Genius Fascades	449	m2	£ 306.82	£ 137,762.18	72%	£99,188.77
	Cladding to pillars between windows	20	m2	£ 306.82	£ 6,136.40	100%	£6,136.40
	Cladding to pillars 1 to 6	28	m2	£ 306.82	£ 8,590.96	100%	£8,590.96
	Cladding to ceiling panels	12	m2	£ 306.82	£ 3,681.84	71%	£2,614.11
	Fix new Aluminium L rail (item 15 on drawing) fixed to Genius Fascade and Soffit						
	D 40 x 40mm Aluminium Angle iron; existing reused	249	m	£ 25.13	£ 6,257.37	71%	£4,442.73
Page 2						£288,797.29	£231,895.06

Item	Description	Quantity	Unit	Rate	Amount	Percentage of Works Complete	Amount Due
BQ/36	Cladding Works as described in Option 1 Wintech Report						

	Fix new Aluminium L rail 9item 15 on drawing) fixed to Genius Fascade and Soffit								
E	300mm stepped profile; existing reuse	249	m	£	43.41	£	10,809.09	68%	£7,350.18
	Fix new powder coated aluminium flashings to jams and heads of windows and doors								
	Window and door flashings	333	m	£	28.88	£	9,617.04	60%	£5,770.22
	Install new powder coated Aluminium soffit to eaves level;								
	300mm girth in stepped profile;	249	m	£	46.45	£	11,566.05	60%	£6,939.63
	Take from store and refix existing louvre vent grill;								
F	Wall mounted louvre vent grill cut and fixed to Genius panels	14	nr	£	57.50	£	805.00	50%	£402.50
	Take from store and reinstall light fitting								
G	Wall mounted light fitting fixed to cladding panels	6	nr	£	150.00	£	900.00	50%	£450.00
	Take from store and refix boiler flues								
H	Boiler flues including testing etc.	17	nr	£	340.00	£	5,780.00	50%	£2,890.00
BQ/37	Take from Store and refix CCTV installation								
A	Cameras etc	1	Item	£	2,450.00	£	2,450.00	50%	£1,225.00
C	Siderise Horizontal cavity barrier RH50 (C/S) all as previous B of Q and in accordance with spec clause 440X	249	m	£	41.15	£	10,246.35	73%	£7,479.84
D	SideriseVertical cavity barrier RH50 (C/S) all as previous B of Q and in accordance with spec clause 440X	30	m	£	41.15	£	1,234.50	73%	£901.19
E	Fire seal certified fire mastic seal to steel beams at abutment of vertical and horizontal fire barriers	10	nr	£	10.93	£	109.30	73%	£79.79
F	Fire Seal; Intumescent collars to vent / srvice duct sleeve protruding through	20	nr	£	26.22	£	524.40	73%	£382.81
	SITE WORKS								
G	Clean tarmadam road, concrete footpaths and car parking areas following completion of works	1	Item	£	1,500.00	£	1,500.00		£0.00
BQ/38									
	Make good all grassed/lawn areas around the building following completion of the works & removal of welfare facilities								
A	Allow for all costs associated with this	1	Item	£	500.00	£	500.00		£0.00
BQ/39	The Contractor shall comply with all enactments, regulations, and working rules relating to the safety, health and welfare of workpeople and other persons authorised to be on the site.								
A	allow for all costs associated with this requirement	1	Item	£	3,500.00	£	3,500.00	100%	£3,500.00
Page 3								£59,541.73	£37,371.16

Item	Description	Quantity	Unit	Rate	Amount	Percentage of Works Complete	Amount Due
BQ/40	The site shall be kept tidy and clean at all times and P.P.E. shall be provided for the use of all visitors.						
	B allow for all costs associated with this requirement	1	Item	£ 1,000.00	£ 1,000.00	100%	£1,000.00
	Contractor shall ensure that no damage beyond fair wear and tear is caused to public or private roads and footpaths by site traffic and that they shall be kept clean.						
	C allow for all costs associated with this requirement	1	Item	£ 500.00	£ 500.00	100%	£500.00
	The appointed main contractor shall accept the role of principal contractor under CDM 2015 or the most recent update and shall provide for complying with all requirements of same appointment.						
	D allow for all costs associated with this requirement	1	Item	£ 5,500.00	£ 5,500.00	100%	£5,500.00
	Reconnect, test and commission all services disconnected to facilitate the works. All relevant certification of re-commissioned services to be provided by the Contractor to the Engineer.						
	A allow for all costs associated with this requirement	1	Item	£ 2,000.00	£ 2,000.00	50%	£1,000.00
	A full clean of the property to be carried out prior to hand over. The property must be handed back in immaculate condition.						
	B allow for all costs associated with this requirement	1	Item	£ 1,500.00	£ 1,500.00		£0.00
	Handover the property to the owner						
	C allow for all costs associated with this requirement	1	Item	£ 500.00	£ 500.00		£0.00
	Furnish all detail required for hand-over / completion file to PD						
	D allow for all costs associated with this requirement	1	Item	£ 2,800.00	£ 2,800.00		£0.00
	Design and Co-Lateral Warranty		Sum		£ 9,500.00	95%	£9,025.00
	Architect - Condensation Analysis		Sum		£ 10,000.00	100%	£10,000.00
Page 4					£33,300.00	£27,025.00	
Item	Description	Quantity	Unit	Rate	Amount		Amount Due
					£276,417.50		£276,417.50

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