

SALBOY

HARRINGTON SQUARE

VIABILITY - PARTY WALL ESTIMATE

| ITEM | CATEGORY | ITEM | QTY | UNIT | RATE | TOTAL |
|------|-------------------|---|-------|------|------------|--------------------------|
| | | <p>Drafting Award Documents: Legal preparation of awards that outline rights and responsibilities of each party Ensuring awards cover all aspects of work, including timelines and indemnities</p> <p>Review and Finalization of Awards: Legal checks to ensure compliance with regulations Ensuring all parties agree on terms before finalization</p> <p>Coordination with Surveyors: Liaising with surveyors to align legal documents with technical reports Addressing any discrepancies between legal and surveyor advice</p> | | | | Incl above Incl above |
| 3 | Construction Work | <p>A. Pre-Construction and Demolition</p> <p>Site Preparation:</p> <p>Clearing Adjacent Areas and Preparing Party Wall: Removing debris and securing the party wall area to prevent damage (2 operatives) Preparing adjacent areas for temporary works, such as scaffolding</p> <p>Setting Up Access and Safety Measures: Creating safe access routes for workers near the party wall Installing protective barriers between the construction site and adjacent properties Equipment hire</p> <p>Site Marking and Establishment of Boundaries: Marking the extent of works near the party wall and adjoining properties Clearly defining property boundaries to avoid encroachment</p> <p>Temporary Support and Protection:</p> <p>Installation of Temporary Shoring and Bracing: Erecting shoring to support the party wall during construction Installing temporary bracing to prevent movement of adjacent structures</p> <p>Protective Coverings for Adjacent Properties: Applying protective sheeting over adjacent walls, windows, and roofs Dust control measures to minimize impact on neighbors Proof screens; 50 mm x 75 mm softwood framing and 12 mm thick plywood covering to one side; single layer of polythene sheet to the other; clear away on completion</p> | | | | |
| | | | 16 | hrs | £ 60.00 | £ 960.00 |
| | | | 8 | hrs | £ 60.00 | £ 480.00 |
| | | | 4 | hrs | £ 60.00 | £ 240.00 |
| | | | 2 | hrs | £ 60.00 | £ 120.00 |
| | | | 10 | wks | £ 45.00 | £ 450.00 |
| | | | 2 | hrs | £ 60.00 | £ 120.00 |
| | | | 2 | hrs | £ 60.00 | £ 120.00 |
| | | | 11 | Nr | £ 1,513.09 | £ 16,643.96 |
| | | | | | £ - | Incl above |
| | | | 43.75 | Nr | £ 87.18 | £ 3,814.28 |

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| | | <p>Monitoring and Adjusting Supports: Regular inspections to ensure temporary supports are effective Adjusting supports as necessary to accommodate construction progress</p> | 10 | wks | £ 64.20 | £ 642.00 Incl above |
| | | <p><u>B. Structural Reinforcement</u></p> <p>Underpinning and Propping Adjacent Land/Foundations:</p> <p>Underpinning to Stabilize Party Wall Foundations: In stages not exceeding 1500 mm long from one side of existing wall and foundation, excavate preliminary trench by machine and underpinning pit by hand, partial backfill, partial disposal, earthwork support (open boarded), cutting away projecting foundations, prepare underside of existing, compact base of pit, plain in situ concrete 20.00 N/mm² (1:2:4), formwork, brickwork in cement mortar (1:3), pitch polymer damp-proof course, wedge and pin to underside of existing with slates. Commencing at 1.00 m below ground level with common bricks, depth of underpinning over 4000 mm.</p> <p>Propping and Monitoring Adjacent Structures: Installing hydraulic props to support neighboring buildings during construction Continuous monitoring for any movement or subsidence</p> | 48 | m2 | £ 1,391.00 | £ 66,768.00 |
| | | | 10 | wks | £ 1,561.13 | £ 15,611.30 |
| | | | 10 | wks | £ 60.00 | £ 600.00 |
| | | <p><u>C. Damp Proofing and Waterproofing</u></p> <p>Damp Proof Membranes Along Party Wall:</p> <p>Installation of Damp Proof Membranes: Applying membranes to the party wall to prevent moisture ingress Sealing overlaps and ensuring continuous protection</p> <p>Checking Membrane Integrity: Inspecting for gaps or weaknesses that could allow water penetration Repairing any detected issues before finalizing the installation</p> <p>Waterproofing Adjacent Structures:</p> <p>Applying Waterproof Coatings to Neighboring Properties: Using waterproof materials to protect adjacent walls and foundations Coordinating with neighbors to ensure minimal disruption</p> | 62.5 | m2 | £ 19.86 | £ 1,241.20 |
| | | | 62.5 | wks | £ 2.16 | £ 135.09 |
| | | | 10 | wks | £ 60.00 | £ 600.00 |
| | | | 1 | Items | £ 1,000.00 | £ 1,000.00 |
| | | | 62.5 | m2 | £ 11.98 | £ 749.00 |
| | | | 1 | Items | £ 1,000.00 | £ 1,000.00 |

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| | | <p>Ensuring Proper Drainage to Avoid Water Damage: Installing drainage systems to redirect water away from both the party wall and adjacent buildings Regular maintenance checks to ensure systems remain effective</p> | 17.5 | m | £ 180.34 | £ 3,155.91 |
| | | <p>D. Damage Mitigation and Repair</p> <p>Vibration Monitoring During Construction:</p> <p>Installing Vibration Sensors on Party Wall and Adjoining Properties: Placing sensors to monitor vibrations during excavation and construction</p> <ul style="list-style-type: none"> • Design, supply, installation, commissioning, calibration, testing, operation, cleaning, maintenance, decommissioning and removal of monitoring infrastructure. • Manual monitoring of any relevant survey target points proposed. • Analysis, interpretation, factual reporting and reporting of interpretation. • All the monitoring data to be held in a single web access database. • Liaison with the Client, Contractor and other interested parties will be required as necessary. • Submission of documentation. • Liaison with the Construction Manager and/or relevant asset owners as required to gain agreement for the installation of target points and monitoring equipment (method statements, risk assessments, fixing details etc). • Produce Factual Background Monitoring Reports, Factual Monitoring Reports and Final Monitoring Reports. • These activities are to take place in line with the construction programme. | 1 | Item | £ 5,000.00 | £ 5,000.00 |
| | | <p>Repairs to Adjoining Properties Caused by Construction:</p> <p>Addressing Cracks and Settlement Issues: Repairing cracks in walls, ceilings, and foundations caused by nearby construction Ensuring repairs match the original condition of the property</p> <p>Restoration of External Facades: Repointing brickwork and repairing render on adjacent buildings Repainting or restoring external surfaces affected by the works</p> <p>Window and Door Realignment: Adjusting frames and fittings that may have shifted due to construction activities</p> | 60 | wks | £ 385.20 | £ 23,112.00 |
| | | <p>Addressing Cracks and Settlement Issues: Repairing cracks in walls, ceilings, and foundations caused by nearby construction Ensuring repairs match the original condition of the property</p> | 20 | m2 | £ 58.21 | £ 1,164.16 |
| | | <p>Restoration of External Facades: Repointing brickwork and repairing render on adjacent buildings Repainting or restoring external surfaces affected by the works</p> | 50 | m2 | £ 50.09 | £ 2,504.34 |
| | | <p>Window and Door Realignment: Adjusting frames and fittings that may have shifted due to construction activities</p> | 1 | Item | £ 2,000.00 | £ 2,000.00 |

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| | | E. Structural Integrations | | | | |
| | | Seamless Jointing Between New and Existing Structures: | | | | |
| | | Creating Expansion Joints at the Party Wall Interface: Installing expansion joints where new work meets the existing party wall Fire-resisting horizontal expansion joints; filling with joint filler; fixed with high temperature slip adhesive; between party wall and new construction | 150 | m | £ 41.93 | £ 6,290.00 |
| | | Sealing and Waterproofing Joints: Applying waterproof seals to prevent water ingress through joints Inspecting joints for long-term durability | 150 | m | £ 9.27 | £ 1,389.93 |
| | | | 1 | Item | £ 2,000.00 | £ 2,000.00 |
| | | Testing and Ongoing Maintenance: Regularly checking joints for wear and tear Replacing or repairing joints as necessary | 1 | Item | £ 3,000.00 | £ 3,000.00 |
| | | | 1 | Item | £ 2,000.00 | £ 2,000.00 |
| | | F. Load-Bearing Enhancements | | | | |
| | | Lateral Bracing for Party Wall Stability: | | | | |
| | | Installing Bracing to Support Party Wall During Construction: Adding steel or timber braces to prevent lateral movement of the wall Ensuring bracing systems do not interfere with adjacent buildings | 20 | Nr | £ 1,574.83 | £ 31,496.52 Incl above |
| | | Monitoring and Adjusting Braces: Regularly checking the effectiveness of bracing systems Making adjustments based on site conditions | 1 | Item | £ 2,000.00 | £ 2,000.00 Incl above |
| | | G. Special Considerations for Adjacent Structures | | | | |
| | | Vibration Control Measures During Demolition and Construction: | | | | |
| | | Installing Anti-Vibration Systems: Placing anti-vibration pads and supports to minimize impact on adjacent buildings Calibrating systems to meet specific site conditions | 120 | m2 | £ 93.09 | £ 11,170.80 Incl above |
| | | Load Transfer Systems for Shared Structures: | | | | |

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|------|------------|--|
| | | Designing Systems to Transfer Loads Away from Party Wall: Creating load transfer mechanisms to prevent excessive stress on the party wall Ensuring systems are integrated |
| 4 | Misc costs | <u>Permit fees and approvals</u> |

| QTY | UNIT | RATE | TOTAL |
|-----|------|------------|--------------|
| 25 | m | £ 117.25 | £ 2,931.27 |
| 1 | Item | £ 5,000.00 | £ 5,000.00 |
| | | | £ 246,509.74 |