



Elevation Refurbishment and New Roof

SCHEDULE OF RATES

Date: 25 March 2015

REF	DESCRIPTION	CONTRACTOR NAME:-				COST OF COMPLETED WORKS	
		QUANTITY	UNIT	RATE	£ COST	% COMPLETE	COST INCURRED
1	Allow within your individual costs for carrying out the works in accordance with the preliminaries. See appended schedule. All costs associated with preliminaries are to be included in the individual item costs	X	X	X	#VALUE!	0	#VALUE!
	ROOF WORKS						
2	Allow for installing any harness points necessary for the roofing contractor to safely access the entire roof area.	X	X	X	#VALUE!	0	#VALUE!
3	Provide any safe access required to allow the chimneys to be repointed. Allow for removal upon completion and for repairing any damage caused to the existing structure such as holes formed for ties to the existing masonry	X	X	X	#VALUE!	0	#VALUE!
4	Allow for removing the old external air-con units, external bracketry and external pipework from the front wall and for discarding them appropriately. Include for removing the old pipework to points inside the building and allow for repairing any holes in the building from the pipework and also for filling any old fixing holes	X	X	X	#VALUE!	0	#VALUE!
5	Remove any redundant plant, equipment, cabling, brackets, etc., and discard. Make good affected areas	X	X	X	#VALUE!	0	#VALUE!
6	Allow for carefully removing all slates, ridge tiles, flashings, sarking felt/mortar, timber battens, felted areas etc to the entire roof. Set aside all reusable slates and ridge tiles and discard all other items from site.	X	X	X	#VALUE!	0	#VALUE!
7	Allow for installing 100mm thick insulation between the existing rafters to the entire roof. Ensure a 50mm minimum ventilation gap is achieved between the insulation and new membrane. Insulation thickness to be reduced as required to achieve required gap.	X	X	X	#VALUE!	0	#VALUE!
8	Allow for a new breathable membrane to be installed.	X	X	X	#VALUE!	0	#VALUE!
9	Allow for new pre-treated timber battens .	X	X	X	#VALUE!	0	#VALUE!
10	Allow for re-slatting the roof using the materials set aside. Ensure all existing slates are positioned on the front, side and rear elevation facing the roads and any new slates to be installed on the inward facing elevation of the roof or below parapet walls to reduce the visual impact they will have on the Grade I listed building. Install all salvaged ridge tiles and replace any broken tiles with new to match the existing as close as possible.	X	X	X	#VALUE!	0	#VALUE!
11	Allow for new roof vents to be installed. 2 per roof elevation	X	X	X	#VALUE!	0	#VALUE!
12	Allow for new code 5 lead flashings to be installed to all chimneys, valleys, windows/roof lights and vent pipes penetrating through the roof.	X	X	X	#VALUE!	0	#VALUE!
13	Roofing contractor to provide a 10 year guarantee on the area of the roof against future leaks / drips. Guarantee to include all labour, material, access, etc.	X	X	X	#VALUE!	0	#VALUE!
14	Rake out existing old mortar from the chimneys and repoint using colour of mortar to match existing and using mortar class (iii)	X	X	X	#VALUE!	0	#VALUE!
15	Allow for repairing the damage to the collar of the cowl and to the soaker below, to ensure the cowl does not leak or drip	X	X	X	#VALUE!	0	#VALUE!
16	Allow for filling all the cracks to all the copings with a colourless polysulphide sealant. Include for raking out the joints and cleaning them all thoroughly in advance of injecting the new sealants.	X	X	X	#VALUE!	0	#VALUE!
17	Allow for replacing the entire length of felted gutter to the front elevation (item 11 on DWG 2356-002). Allow a PC sum to replace the boards below the felt should they have perished. Lay new high performance SBS elastomeric felt, ensuring all required falls to the gully are achieved and the felt is left water tight particularly along the balustrade face.	X	X	X	#VALUE!	0	#VALUE!
18	Clear and clean all gutters of debris and dirt, and discard from site.	X	X	X	#VALUE!	0	#VALUE!
19	Test the existing fireplace in the fourth floor office to determine if a real fire can be installed	X	X	X	#VALUE!	0	#VALUE!
20	Provide a quotation for a new flue and cowl if the results of the test prove them to be required	X	X	X	#VALUE!	0	#VALUE!
21	Once the dampness has been solved and it has dried out thoroughly, allow for returning to the building and redecorating the affected areas. Allow for redecoration of entire affected walls and entire affected ceilings in the same materials as existing	X	X	X	#VALUE!	0	#VALUE!

FRONT ELEVATION							
22	Allow to remove the 3No. doors and frames leading to the vaulted areas under the road and to the side. Discard from site and replace with new pre-treated timber frames and doors to match the existing. Include for all ironmongery and finishing to match to the existing colour.	X	X	X	#VALUE!	0	#VALUE!
23	Allow to chase out all cracks to the lower level render and make good. Ensurse new render is feathered into existing leaving new and old surface smooth.	X	X	X	#VALUE!	0	#VALUE!
24	Allow for replacing the slate benching to the lefthand side of the elevation. Make good to the surface ensuring it matches the existing profile.	X	X	X	#VALUE!	0	#VALUE!
25	Allow to prepare all low level rendered walls prior to painting with 2No. layers exterior grade paint to match the existing colour. Paint to be specified prior to use for the approval of the Local Authorities.	X	X	X	#VALUE!	0	#VALUE!
26	Allow for carefully taking the front door of its hinges. Strip existing paint from door back to bare timber and carry out splice repairs to the lower section of the door as required. All new timber to be pre-treated and to match the existing profile like-for-like. Prepare door with primer, undercoat and 2No layers of high gloss exterior grade paint to the clients and Local Authority approval. Include for preparing the timber door frame as per the door.	X	X	X	#VALUE!	0	#VALUE!
27	Allow for a non-aggressive cleaning of the entire front elevation including for brickwork, windows, sills, brick lintels, balustrade etc. Ensure surfaces are left free of debris, flaking paint, moss growth/vegetation etc.	X	X	X	#VALUE!	0	#VALUE!
28	Allow to fill in any old scaffold holes present in the brickwork and include for any created from the installation of the currrent scaffolding. Class (iii) mortar to match the existing colour.	X	X	X	#VALUE!	0	#VALUE!
29	Allow for 1sqm of patch pointing. Rake out existing old mortar from the joints, minimum 25mm depth to be achieved and repoint using class(iii) mortar, colour to match the existing.	X	X	X	#VALUE!	0	#VALUE!
30	Allow to chase out the vertical cracks to the concrete band and make good to the surface to match the existing. Prepare surface and paint band to match the existing on completion of repairs.	X	X	X	#VALUE!	0	#VALUE!
31	Allow to carry out repairs to any surface with a crack present to the high level balustrade. Repairs to be carried out as per the detail on DWG 2356-005.	X	X	X	#VALUE!	0	#VALUE!
32	Ensure the high level balustrade is free from flaking paint and any debris before applying two layers of exterior grade paint to match the existing colour.	X	X	X	#VALUE!	0	#VALUE!
33	Existing sash windows to be overhauled including for removal of the existing sash beading surround and replacing with new to match existing, replace all putty with new, renew cracked, damage, missing and wartime glass, renew all sash cords in nylon, adjust sash balances and repair pulley wheels etc, renew all defective or damaged timber members to match existing, remove all existing ironmongery and make good, point all around the frames externally with mastic or sand and cement as appropriate. Allow for stripping all timber surfaces, internal and external, back to bare timber. Prepare surfaces, splicing in new pre-treated timber as required, and paint to match the existing. Allow for fixing all new ironmongery, ease and adjust sashes to leave in working order.	X	X	X	#VALUE!	0	#VALUE!
SIDE ELEVATION							
34	Allow to prepare and clean window heads and sills where staining has occurred. Non-aggressive cleaning to be carried out to restore the surface. Allow for prearing surface ready to be painted to match the existing colour should cleaning not remove the stains.	X	X	X	#VALUE!	0	#VALUE!
35	Allow to inspect all hopper heads to the elevaation and remove any debris/vegetation present.	X	X	X	#VALUE!	0	#VALUE!
REAR ELEVATION							
36	Allow for a non-aggressive cleaning of the entire rear elevation including for brickwork, windows, sills, brick lintels, etc. Ensure surfaces are left free of debris, flaking paint, moss growth/vegetation etc.	X	X	X	#VALUE!	0	#VALUE!
37	Allow for carrying out brickwork repairs to the cracks identified on DWG 2356-004 and in accordance with details on DWG 2356-005		X	X	#VALUE!	0	#VALUE!
38	Allow to shot blast the railing, to the low level windows, back to bare metal. Prepare surface and paint with Hammerite smooth black metal paint or similar approved product.	X	X	X	#VALUE!	0	#VALUE!
39	Existing sash windows to be overhauled including for removal of the existing sash beading surround and replacing with new to match existing, replace all putty with new, renew cracked, damage, missing and wartime glass, renew all sash cords in nylon, adjust sash balances and repair pulley wheels etc, renew all defective or damaged timber members to match existing, remove all existing ironmongery and make good, point all around the frames externally with mastic or sand and cement as appropriate. Allow for stripping all timber surfaces, internal and external, back to bare timber. Prepare surfaces, splicing in new pre-treated timber as required, and paint to match the existing. Allow for fixing all new ironmongery, ease and adjust sashes to leave in working order.	X	X	X	#VALUE!	0	#VALUE!

40	Allow to prepare joints to high level coping stones and fill in with mortar, colour to match existing.	X	X	X	#VALUE!	0	#VALUE!
41	Allow for providing a permanent fall arrest system to enable the entire roof to be accessed safely.						
	<i>COLUMN SUB TOTALS</i>						-
TOTAL BUDGET COST FOR WORKS						£	- plus VAT
TOTAL COST OF WORK COMPLETED (FOR INVOICING PURPOSES)						£	- plus VAT