

Claymore Design & Build Ltd

Winterbourne
Bonchurch Village Road
Ventnor, IOW, PO38 1RQ

email:

date: 24-May-16
ref: 160524 Spec 5e breakdown

SPECIFICATION & BUDGET for UNDERPIN & REPAIR - Design 5

A BRIEF		number, m or m ²
1	Design and implement shallow underpinning to put in place spread mass concrete footings along the spine wall and cross walls, front, centre and rear where settlement is continuing to slowly occur.	
2	The damages recorded in the walls and finishes in the upper storeys as set out in the Grant Wright Schedule of Condition reflect that movement and it is therefore considered prudent to extend the underpinning the full width of the property to minimise risk of future movement and further damage to the upper fabric.	
3	The party walls both sides are stable at this time and therefore assessed as not requiring underpinning.	
4	The amount of settlement that has occurred over time, maximised in the left rear corner of the family room has been significant, in excess of 200mm. This has meant the only access route into the kitchen/family room area is height restricted. It is therefore necessary to reduce the floor levels in those rooms by the minimum necessary to maintain habitable access.	
5	Take out kitchen, lower garden level floor and reinstall new kitchen in same location.	
6	Simultaneously take out and replace floor and lining walls of the front lobby and remove and replace stone step treads over all after installing new tanking and insulation, all to solve long term water penetration into the front lower lobby and replace defective utility feeds.	
7	Refurbish and upgrade rear garden level WC to incorporate new wet room type shower, WC, bidet and basin.	
B METHODOLOGY		number, m or m ²
1	The now identified sources of leakage are:	
2	i) Leakage through the paving, steps and landing from the roof above.	
3	ii) Ground water and general damp through walls and floor.	
	iii) Split lead mains water feed in front garden #43, now repaired and awaiting replacement.	

- 4 Works are now identified and final design has been completed. PW notices have been issued and latest drawing sent to PW surveyor. Design has changed and scope of works has decreased as there is now no lifting of hall slab.
- 5 Kitchen has been stripped out and depth and extent of replacement footings determined.
- 6 Items highlighted brown or green in the specification relate specifically to repair items set out in the Grant Wright Schedule of Condition dated Oct 2015.
- 7 Underpinning of the #44 house core has commenced under separate planning approval.

C SPECIFICATION & COSTS - OUTLINE		number, m or m²
--	--	---------------------------------------

- | | | |
|---|--|--|
| 1 | It is assumed for protection of all parties that a Schedule of Condition along the common wall with #43 and the front garden wall of #43 will be prepared on the #43 side. | |
| 2 | Insurances for works and underpinning are in place. | |
| 3 | Items included but altered in specification or cost are marked with a C+ or C-. Altered but no change in cost are marked A-No. | |
| 4 | Prices calculated net of VAT which is shown added in final columns. | |
| 5 | Works and pricing to be in accordance with drawings as follows: | |
| | 53031-1 Underpin Sequencing – Option 5a | |
| | 53031-2 Section Across Lower lobby at C-C | |
| | 53031-3 Existing Lobby Elevation & Section A-A | |
| | 53031-4 Existing Cross Section E-E | |
| | 53031-5 Longitudinal Survey Section B-B | |
| | 53032-1 Detail of Spine Walls Underpin at E-E | |
| | 53032-2 Proposed Tanking & Insulation Lobby – Section C-C | |
| | 53032-3 Proposed Front Wall Line – Section D-D | |
| | 53032-4 Proposed Centre Cross Underpins E-E | |
| | 53032-5 Proposed Rear Wall Line – Section F-F | |
| | 53033-1 Existing & Proposed Front Elevations – at C-C | |
| | 53033-2 Existing & Proposed Elevations & Roof | |

D Preliminaries for All Areas		number, m or m²
--------------------------------------	--	---------------------------------------

All other preliminary and associated project costs required.

- | | | |
|----|---|--------|
| 1 | Allow for transport & parking. | 1 |
| 2 | Allow for all staff amenity facilities and temp WC and wash facility rear yard. | C- 1 |
| 3 | Allow for insurance | C- 1 |
| 4 | Allow for all tools | 1 |
| 5 | Allow for all skips | C- 26 |
| 6 | Allow for all skip licences & bay suspensions | C- 100 |
| 7 | Allow for all temporary non specific supports, shores and scaffold towers. | C- 1 |
| 8 | Allow for general protection externally. | C- 1 |
| 9 | Allow for general movement of items and protection internally on floors, Ground, First & Second during finishes repair works. | C- 1 |
| 10 | Allow for temporary rear storage materials. | C- 1 |
| 11 | Allow for equipment hire. | C- 1 |

12	Provisional Sum to scaffold front otherwise if stripping and replacement of render to façade is required.		1
13	Building Regulation Plan & Inspection Fees (Estimated)		1

E Enabling Works

These are works carried out at start to clear and protect existing site, carry out investigative works and prepare site ready for the underpin works proper.

		number, m or m ²
1	Protect railings and build material deck on bin store.	C- 1
2	Carefully remove front kitchen window and set aside for reuse. Store carefully in rear yard and wrap in plastic Line window opening in 100x 50mm sawn with 18mm shuttering ply to cills and reveals to protect opening when used for materials access.	C- 1
3	Remove for storage elsewhere all doors, fittings and fixtures from porch, lower hall and cupboards and garden floor rear family room.	C- 1
4	Dismantle, remove AGA for refurbishment via kitchen window and re-instatement on completion of works. See also I-21.	1
5	Carefully remove granite worktops and splashbacks and store in house.	C- 1
6	Strip out kitchen units, shelves and light covers and remove from site, saving and storing bench, pinboards and other items upstairs in reception rooms. Cover and protect retained items. Dispose of unwanted appliances off site.	1
7	Cover and protect face of dumb waiter with old carpet and polythene, all taped. Install 2 x support timbers screwed to floor structure above.	C- 1
8	Screen and seal off main stairwell.	1
9	Protect stairs, handrail and historic timberwork with 12mm ply old carpet from family room and polythene sheet. All taped and sealed.	C- 1
10	Lift front paving, steps, landing stone, upper steps and side parapet coping stones, clean, number on backs and set aside in store, in pattern sequence, in rear yard on pallets face down and cover. Only 50% need lifting and replacing.	C- 1
11	Allow for opening up for investigations.	C+ 8
12	Survey, design, redesign, structural calculations, redesign, planning x 2, redesign, specification x 4 and budgeting x 3 + meetings GW eng Client: - hours = well over 320, 2015 = 80+, Xmas = 24+, Jan100 +, Feb 120hrs+ against charged 50	C+ 50
13	Allow for modifying existing security sensors and system for duration of works.	1
14	Allow for testing of render integrity to front façade off long ladder.	1

F Excavation & Underpinning

		number, m or m ²
1	Take up screed, break up r/c floor slab to floors of kitchen and rear family room and remove all mesh and 70% of rubble from site. Dig out and reduce levels of floors by 400mm and remove spoil from site.	C- 1
2	Carefully reduce levels alongside wall in family room prior to excavation of pins 1A, 2A, 2C, 3B, 4A, 4B, 5A, 5C, 6B & 8B and remove from site.	C- 10
3	Carefully reduce levels in stages alongside walls in kitchen prior to excavation of pins 2B, 3A, 3C, 4C, 5B, 5D, 6A, 7A, 7B & 8A and remove spoil from site.	C+ 10

4	Excavate by hand and remove spoil from site and install 20 pin underpinning as per sequenced drawing. Excavate each pin, cast in, Build up in masonry to above underside of DPM under kitchen floor adjacent, flood with slurry behind to support hall and WC floor, build up to underside sound brickwork of walls above leaving slot min 50mm and dry pack with 1:3 cement/ sharp sand well rammed home.	C-	20
4.1	Blocks & brick	C-	400
4.2	sharp sand/cement	C-	20
4.3	Slurry	C-	16
4.4	Concrete	C-	26
4.5	DPC		1
4.6	Drypack	C-	20
	Total primary pins		
7	CONTINGENCY ITEM - Allow contingency sum for ground variations (ie deeper underpinning required by Building Control)		8.00%
Sub Totals Primary Underpinning			

G Repace Porch inner walls, waterproof and insulate Steps, Porch & Drainage and Services		number, m or m²
---	--	-----------------------------------

Note drainage and services in this section are in connection with steps and lobby works.

1	Replace drainage from front of main house façade to interceptor pit with flexible connections and seals. All bedded in min. 150mm concrete all round.	C-	1
2	Replace drainage branch and gully in lowered well outside lower porch door in front of main house façade to interceptor pit with flexible connections and seals. All bedded in min. 150mm concrete all round.		1
3	Lay 50mm foil faced Kingspan THERMOFLOOR to under slab in lobby.		1
4	Blind out floor with concrete and lay render coat as prep for tanking.	C-	1
5	Apply prep coat sealant primer and lay BITUTHENE tanking membrane to blinding turning up walls to just below step levels, minimum 100mm overlaps fully bonded, all in stages. Make sure protective paper is temporarily kept on top 300mm tanking membrane to protect top edge.	C+	1
6	Install in stages with foam, 50mm foil faced Kingspan THERMOFLOOR to protect tanked walls.	C+	1
7	Apply prep coat sealant primer and remove residual protective paper and turn wall tanking over roof edges and lay BITUTHENE tanking membrane to steps and landing/roof blinding turning up front wall to house 150mm, minimum 100mm overlaps fully bonded.		1
8	Lay 50mm foil faced Kingspan THERMOFLOOR to slope and landing over tanking.	C-	1
9	Rebuild top of inspection pit and relay stone steps and paving to upper entry steps, landing and gate area.	C-	1
10	Cut away to increase height of risers of steps down to porch lower door well. Reduce area in front of porch lower door and blind to form new lower well.		1
11	Rebuild and extend stone steps down from gate area with one new step around lower lobby door front well.	C-	1
12	Allow provisional sum for replacement and upgrading disturbed services to front of property		1
13	Prop up inner lobby roof and replace walls in stage basis keying in and drypacking over.	E	1

14	Allow for installation of 50/75mm and foamed additional insulation to lobby walls in stages.	E	1
15	Replace slab in lobby with blinding and 100mm r/c slab.	E	1
16	Allow for flashings on steps	E	1
17			0

H Rebuilding, Repairs			number, m or m²
1	Allow to inject DPM vertical and horizontal to front and spine walls.	C-	1
2	Lay well compacted hardcore minimum 50mm thick in family room and kitchen and blind over with minimum 50mm sand/cement.		1
3	Carefully by hand (bolster & club hammer) trim back any protruding footing tops along Party wall line adjacent #45 slightly and lay raked sand/cement blinding over footing steps.	C-	1
4	Clean down and level the lower inside faces of #45 party wall and front and rear walls and dub out with render.	C-	1
5	Paint on liquid two coat bitumen DPM on raked footings and lower inside wall faces 300mm high.	C-	1
6	Lay minimum 1200g polythene DPM (VISQEEEN or similar) to family room and kitchen. Ensure all joints are overlapped 150mm and taped and DPM turns up walls and is bonded to paint on DPM at wall bases.	C-	1
7	Lay 65mm foil faced Kingspan THERMOFLOOR in family room and kitchen over DPM cut angled to fit rake and foam edges.		1
8	Lay min 150mm structural concrete floor slab with 200mm wide upstand along #45 wall line with M12 rods both directions @ 400 c/s wired to A142 mesh sheets overlapped 200mm as per detail along #45 wall line to family room and kitchen.	C-	1
9	Lay minimum 50mm sand /cement screed over slab in family room.	C-	1
10	Lay minimum 50mm sand /cement screed over slab in kitchen.	C-	1
11	Lay minimum 50mm sand /cement/latex screed over slab in lower lobby only, not hall. Include for forming integral matwells with 20 x 40mm aluminium trim front and rear in screed. Lobby only.	C-	1
12	Allow to fix junction anti-cracking mesh galv eml to 2 wall return faces with #45, full height 300mm internally #44 wall and render.	C-	2
13	Allow to remove sections of render and cut out and stitch 4 x full height cracks in existing internal walls at garden floor level. Mesh faces over both sides with galv eml as per GW schedule pp13>17 + 2 additional found behind finishes.	C+	6
14	Allow to remove sections of render and cut out and stitch 2 x full height cracks in existing internal walls at ground floor level. Mesh faces over both sides with galv eml. As per GW schedule pp12	C+	2
15	Allow for limited repairs to rear façade cracks as per GW Schedule pp18.	C-	1
16	Allow for repairs and re-instatement of timber hall structures.	C-	1
17	Relay reclaimed stone paving to lower front yard area resetting at lower levels to falls to new lower drain. Allow for 20% replacement stone with matched reclaimed York paving.	C-	1

I Services		number, m or m²
1 Allow to safety off services in hall and divert pipework and electrics.		1
2 Disconnect existing gas supply from AGA and cap off.		1
3 Disconnect all wet services from kitchen area and remove fittings to store safely.		1
4 Remove existing rads from family room and hall and dispose of. Drain down, cut back and cap off pipe runs.		1
5 Allow for re-instatement of plumbing and heating after underpinning in lobby, hall, to rear WC, family room & kitchen.	C-	1
6 Re run new gas supplies to AGA and connect.		1
7 Supply and install new wastes and connections from kitchen sink, hall based washing machine & condenser dryer	C-	1
8 Supply and reinstate water supplies H & C to kitchen, CW to fridge and CW feed to washing machine.	C-	1
9 Supply and install CW tap to front yard.		1
10 Disconnect all small power from kitchen area and set aside any appliances, cover and store safely.	C-	1
11 Allow to supply and install small power to kitchen after underpinning.		8
12 Allow for re-instatement of small power after underpinning to lower hall, rear WC and family room.	C-	3
13 Install new small power to lobby with 2 x double sockets.		2
14 Install new lighting to hall, with three way switching.		2
15 Install new lighting to lobby with two way switching. 1 fitting.	C-	1
16 Install new shallow downlights to family room with two way switching.		8
17 Install new shallow downlights to kitchen with one way switching.		8
18 Allow for rewiring and re-installing security sensors to lobby area and door (Provisional Sum).		1
19 Allow for new external light and switch to lobby door.		1

J Woodwork, Joinery & Fixtures		number, m or m²
1 Remove temporary protection, refurbish and re-instate, the front, set aside window to kitchen, complete with new 25mm mdf bullnosed cill and new hardware.		1
2 Supply and install new opening hardwood window to porch including new strip cill and all hardware.	C-	1
3 Supply and install new opening hardwood door and frame to porch including all hardware and 5 lever deadlock.		1
4 Supply and install new door lining between porch and inner hall restoring and replacing set aside existing door complete with new hardware.		1
5 Reinstall boot shelving, coat rails and hooks in Outer lobby under steps.		1
6 Supply and install new door lining between hall and family room restoring and replacing set aside existing door complete with new hardware.		1
7 Rebuild duct to main soil stack in corner of inner hall complete with insulation and inspection access panel.	C-	1
8 Rebuild secondary ductwork for wastes from WM & dryer.	C-	1
9 Rebuild heavy weight shelving approx 450mm deep to inner hall.		2

10	Supply and fix 25mm WBP risers and treads with hwd nosing at entry to family room. All set in screed.	C-	0
11	Allow for supply and installation of replacement black slate hearth to family room and clean up base of fireplace.		1
12	Allow Provisional Sum to repair and make good displaced timber mouldings, skirtings, door surrounds, panelling and shutters where cracked and moved on ground, first and second floors.		1
13	Supply and install new skirtings, trims and architraves to lobby, inner hall, family room and parts of kitchen.	C-	100
14	Allow for repairs and insert supports to base of existing dumb waiter in corner of kitchen.	C-	1
15	Supply and install new kitchen. Allow PC sum supply units, sink, mixer tap, wastes and undercounter lighting £10,000.	C-	1
16	Supply and install new appliances. Wall oven & microwave, Allow PC sum supply £750		1
17	Supply and install new 2 door fridge freezer. Allow PC sum supply £900		1
18	Allow for refurbishment of AGA, reassembly and re-commissioning in place.		1
19	Allow to take away, modify existing granite worktops and splashbacks and re-polish and refix.		1
20	Allow provisional sum for replacement and additional stone worktops and splashbacks to match existing and fix.		1
21	Supply and install new shelves in side chimney breast reveal in kitchen.		1
22	Refurbish and re-install pinboards to either side of kitchen arch.		1
23	Supply and install new painted hardwood doors in hardwood frame to front bin area.		2
			0

K Finishes			number, m or m²
1	Thinsulate, board and plaster ceiling of new porch.	A-No	4
2	Render inside of new porch and entry to hall, family room and kitchen walls where render removed.	C-	30
3	Allow for plaster finishes to walls and ceiling of lobby, walls of lower hall, family room and kitchen. Include for inserting shallow plaster panels between ceiling joists in 50% of kitchen and family room ceilings.	C-	90
4	Allow for reinstatement of sections of rendering to front façade near front door and lower front façade only.		10
5	Allow for redecoration to front externals rendered façade. Includes for cutting out render cracks and filling and making good in lieu of stripping and replacement of render as set out in K4.		80
6	Allow for preparation and decoration of skirtings, trims and internal woodwork to lobby, lower hall, family room, kitchen & rear lobby.		1
7	Allow for preparation and re-decoration of walls and ceilings to lobby, lower hall, family room & rear lobby.		1
8	Allow for preparation and re-decoration of walls and ceilings to kitchen.		1
9	Supply and lay carpet to family room on good quality underlay. Allow for PC sum £35/m ² .		20
10	Supply and lay vinyl flooring to kitchen. AMTICO or similar to approval. Allow PC sum £1400 supply and fix nominated supplier.		1

11	Supply and lay vinyl flooring to front lobby and hall. AMTICO or similar to approval. Allow PC sum £1500 supply and fix nominated supplier.	C-	1
12	Allow to redress and repair decorative brickwork to rear chimneybreast in family room.		1
13	Take off all protections and remove from site and clean area thoroughly.		1
14	Supply and lay replacement carpet to entry hall on good quality underlay. Allow for PC sum £35/m ² .		1

15	Allow Provisional Sum for stripping off rendering to front façade after testing for integrity and only if required - front door side extension 10m ² , main front façade 48m ² and front reveals 10m ² . Total 68m ² as per GW schedule pp19.		68
16	Allow for Garden Floor Provisional Contingency Sum £1300 for currently non-identified C-repairs for hidden items (lintels etc), loose wall & ceiling plaster, damaged wood finishes & ceiling structures.	C-	1
17	Allow for Ground Floor Provisional Contingency Sum £2400 for currently non-identified repairs for hidden items (lintels etc), loose wall & ceiling plaster, covings, loose or displaced fire surrounds, damaged wood fixtures and mouldings.	C-	1
18	Allow for First Floor Provisional Contingency Sum £2000 for currently non-identified repairs for hidden items (lintels etc), loose wall & ceiling plaster, covings, loose or displaced fire surrounds, damaged wood fixtures and mouldings.	C-	1
19	Allow for Second Floor Provisional Contingency Sum £1600 for currently non-identified C-repairs for hidden items (lintels etc), loose wall & ceiling plaster, covings, loose or displaced fire surrounds, damaged wood fixtures and mouldings.	C-	1

20	Fill and repair cracks in walls and ceilings in first to second floor stairs and landings as per GW schedule pp7.		1
21	Allow for 40m ² reskim plastering to first and second floor stairwell walls and landings.		40
22	Prepare and redecorate walls and ceilings in first to second floor stairs and landings.		3
23	Allow Provisional Sum £1540 for repairs, realignment, rehangng and redecoration of internal doors and hardware generally.		1
24	Allow Provisional Sum £1500 to make good and redecorate/touch up specialist decorative pine combing and knotting to woodwork and panelling in reception, dining room and entry hall.	C-	1
25	Allow Provisional Sum £240 to lift carpet, fix displaced, out of true and loose flooring in reception room as per GW schedule pp11.	C-	1
26	Allow to cut out fill and tape cracks to garden floor and ground floor stairwell walls and ceilings. Allow for 16m ² replacement loose plaster as per GW schedule pp12.		1
27	Take down ceiling plaster and reboard , tape and skim ceiling of first floor rear study as per GW schedule pp6.		18
28	Allow for stabilisation and crack repair to existing cornices in rear study first floor as per GW schedule pp6.		1
29	Redecorate ceilings and cornice to first floor rear study.		1
30	Fill and repair cracks in existing cornices and walls and ceilings front bedroom and ensuite first floor as per GW schedule pp4-5.		1
31	Allow to redecorate existing cornices and walls and ceilings front bedroom and ensuite first floor.		2

32	In dining room fix layer of 9mm plasterboard, screwed through existing loose lath and plaster ceiling with s/s 30mm dia plate washers and 75mm screws into ceiling joists to stabilise ceiling surface, tape joints and skim. Galv metal edge bead to perimeter inside line of cornice and 45° plaster edge rake to finish. As per GW schedule pp8.	20
33	Allow for stabilisation and specialist crack repair to existing historic cornices in reception, dining room and entry hall as per GW schedule pp8>12	1
34	Allow to cut out fill and tape cracks to dining, reception and entry hall walls. Allow for 10m ² replacement loose wall plaster as per GW schedule pp8>12.	1
35	Allow for 40m ² reskim plastering to ground floor.	4
36	Redecorate ceilings and walls to ground floor entry hall, dining room and reception room.	3

L Rear Showerroom/ WC		number, m or m²
	Allow for refurbishment and upgrade of rear lower WC to form wet room with shower & bidet.	NR 0
1	Take out cupboard and rework entrance to rear WC. Hang new door with new hardware.	1
2	Strip out fittings and tile and make good walls ready to receive tiling after alterations and service chases.	C- 1
3	Open up floor, remove slab and screed and prepare to realign services and make good after. Cut chases in walls for repositioned plumbing and wastes.	C+ 1
4	Alter wiring and lighting including switch position, fan circuit, add power supply to towell rail with switched spur.	C- 1
5	Allow to alter and replumb services and wastes for basin, WC, bidet & shower in new locations.	1
6	Allow to alter existing radiator pipework on heating system and replumb in new location under window.	1
7	Allow for supply and installation of new wall mounted towell rail 900H x 500W, dual fuel.	1
8	Allow for supply and installation of new flush full width wet room shower tray, waste and screen.	1
9	Allow for supply and install surface mounted shower mixer.	1
10	Allow for supply and installation of new basin, basin mixer and chrome waste, hanging basin cabinet, WC & close coupled cistern, & bidet including tapset and waste. PC sum supply items £650	1
11	Replaster ceiling to shower / WC.	3
12	Retile floor, allow PC sum £50m ² supply tile and £12m ² adhesive.	3
13	Retile walls, allow PC sum £40m ² supply tile and £12m ² adhesive.	14
14	Supply and install decorative trim tiles in band to walls and around mirror. Allow PC sum supply £10 per strip.	10
15	Decoration woodwork, door, frame and window.	1
16	Decoration to upper walls and ceiling in satin emulsion.	1

SUMMARY COSTS FOR WORKS

No % contingency has been added here as specific contingency sums have been included within the specification sub-sections.

0.00%

