3 Erskine Road, Primrose Hill, London NW3 3AJ

November 2011

FINAL ACCOUNT

Ref.	Item	Rana Ltd		Comments
C:	BUILDING WORKS			
	BOILDING TO THE			
1.1	Provisional Sums			
1.1.1	Contingency			
	CENERAL AND DEMOLITIONS		£0.00	
2.0	GENERAL AND DEMOLITIONS			
3.0	SITE PREPARATION			
3.1	Site Preparation/ Demolitions			
3.1.1	This has been completed and the contractor is to accept the site as is.			
3.1.2	The front elevation is to be scaffolded to allow replacement of windows,			
	works to mansard and repairs to main wall; and decorations.	_		
4.0	GROUND FLOOR			
4.1	R1.1 – Entrance Hall			
4.1.1	Remove wall linings and make good plaster for decorations where necessary			
4.1.2	(allow 50%). Form new gas meter cupboard adjacent to electrical cupboard, with access			
	door and ventilation to exterior.			
4.1.3	Make good electrical meter cupboard and fix mouldings and details to doors.			
4.1.4	Make good existing timber panelling and dado.			
4.1.5	Re-instate cornice to match along party wall junction.			
4.1.6	Make around door frame and door, particularly where old ironmongery and			
	fittings have been removed or renewed.			
4.2	R1.2 - Staircase			
4.2.1	Remove door at foot of stairs, including lining etc.; block up opening with studwork and 12.5mm plasterboard and skim both sides and mineral wool insulation between. Install skirting to match existing.			
4.2.2	Check treads and risers are securely fixed.			
5.0	FIRST FLOOR			
0.0	TIKOTTEGGIK			
5.1	R2.1 - Stair			
5.1.1	Check balustrade and handrail, repair and replace 3 No. balusters.			
5.1.2	Check treads and risers are securely fixed.			
5.2	R2.2 - Landing			
5.2.1	Check balustrade and handrail, repair and replace 6 No. balusters.			
5.2.2	Repair and make good timber wall panelling to wall to R2.4.			
5.2.3	Make good and prepare walls and ceiling for decorations.			
5.3	R2.3 - Reception Room			
5.3.1	STRUCTURAL WORK - Form new enlarged opening between this room and			
	R2.4 to Structural Engineer's detail. This will involve cutting a horizontal hollow steel section into floor joists, and			
	straps to joists with blockwork infill between joists built off partition below.			
	This section will then acts as a base for a steel 'goal post' frame to be formed			
	around new opening made up of steel channel uprights and RSJ cross beam over.			
5.3.2	WALLS - Remaining timber cladding to wall to be repaired and made good			
	and new timber lining to opening to be fixed to detail.			
	Repair and make good all plaster wall surfaces for decoration. Repair and make good existing skirtings for decoration. Allow for new			
	skirtings to match adjacent to new opening and under window boards.			
5.3.3	FLOOR - All floor boards to be lifted and cavity cleared. Supply and fix 15mm			
	Fireline board to top of ceiling below and to sides of rafters. Lay 150mm of mineral wool (45kg/m³) within the cavity	+		
	Fix resilient tape (Lafarge Raft 50) to top of existing joists then re-fix			Part allowance against new reclaime
	floorboards, replace where existing have been damaged.			floorboards.

ERPH - Contract Costs - Rana Ltd.xlsxContract Cost | | Nov | | FA

	Tender Analysis		2 of 8
Ref.	ltem	Rana Ltd	Comments
	Allow for acoustic felt layer to be installed.		
5.3.4	WINDOWS - The existing windows (W01 and W02) will be replaced by a		
	specialist contractor. Attendances for this are to be allowed for. Remove the existing angled linings and architraves to allow the windows to		
	be removed and the new units installed. Allow for fixing new linings and		
	architraves to match existing.		
5.3.5	The fixing of the lath and plaster ceiling is to be checked and condition		
	reported to the architect.		
	Make good existing cornice and prepare for decorations.		
5.3.6	FIXTURES & FITTINGS – Remove fireplace and hearth and make good for installation of new fireplace and hearth by others.		1
	Retain cupboards either side of chimney breast and allow for making good	-	·
	and installation of new ironmongery.		
5.4	R2.4 - Kitchen		
5.4.1	WALLS - Allow for removal of existing plaster to chimney breast and alcove		
	to left hand side and replaster to existing level		
	Repair and make good all plaster wall surfaces for decoration. Repair and make good existing skirtings for decoration. Allow for new		
	skirtings to match adjacent to fireplace wall.		
	Remaining wall to R2.3 to be made good and plastered. 12.5mm	-	
	plasterboard to be used where required.		
5.4.2	FLOOR - All floor boards to be lifted and cavity cleared. Supply and fix 15mm		
	Fireline board to top of ceiling below and to sides of rafters.		
	Lay 150mm of mineral wool (45kg/m³) within the cavity Fix resilient tape (Lafarge Raft 50) to top of existing joists then re-fix		J.
	floorboards, replace where existing have been damaged. Allow for 20% new		Part allowance against new reclaimed
	boards.		floorboards.
	Allow for acoustic felt layer to be installed.		
5.4.3	WINDOWS - The existing window/door (D04) will be replaced by a specialist		
	contractor. Attendances for this are to be allowed for.		
	Remove the existing linings and architraves to allow the window/door to be removed and the new units installed. Allow for fixing new linings and		
	architraves to match existing.		
5.4.4		-	
	CEILING - The existing timber board ceiling is to be retained and		
	overhauled. Remove cornice from inner parts of ceiling carefully to avoid		
	unnecessary damage. The fixing of the ceiling is to be checked and condition reported to the architect. Make good and prepare for decorations.		
	Make good existing cornice and replace where missing, and prepare for		
	decorations.		
5.4.5	DOORS - Remove existing door (D02), lining and architrave and fix new in		
	accordance with the door schedule and details.		
	D0 5 T 11 (10)		
5.5	R2.5 – Toilet/Cloakroom		
5.5.1	WALLS – Allow for removal of WC, WHB and boiler and all associated pipework		
	Repair and make good all plaster wall surfaces for decoration/tiling.	-	
	Remove existing skirtings. Allow for new skirtings to detail.		,
	Wall to R2.1 - Form new opening in wall as shown with pre-cast concrete		
	lintels over. Make good all surfaces affected.		
5.5.2	FLOOR - All floor boards to be lifted and cavity cleared. Supply and fix 15mm		
	Fireline board to top of ceiling below and to sides of rafters.		
	Lay 150mm of mineral wool (45kg/m³) within the cavity		
	Fix resilient tape (Lafarge Raft 50) to top of existing joists then fix new 19mm water-proof ply screwed to existing joists at 150mm centres.		Part allowance against new reclaimed
	Allow for DPM (Tilesafe) to be installed and lapped up wall 200mm.		floorboards.
5.5.3	WINDOWS - The existing window (W03) will be replaced by a specialist		
	contractor. Attendances for this are to be allowed for.		= 1
	Remove the existing linings to allow the window to be removed and the new		
	units installed. Allow for fixing new window board.		
	INTERNAL WINDOW to R2.1 –The window is to include fire-proof glazing and coloured glazing as detailed.		
5.5.4	CEILING - Remove existing ceiling and allow for new ceiling of 12.5mm		-
	plasterboard with skim coat.		
5.5.5	FIXTURES & FITTINGS – Allow for installation of WC and Wash Hand Basin,		*
	supplied by client. The new boiler and Megaflow hot water storage are to be		
	located adjacent to the vertical riser. Allow for all service connections to include isolation valves.		
	Construct boxing to vertical riser, boiler and megaflow to include all		
	necessary access hatches and doors to facilitate servicing and repair. See		
	Architect's drawing.		
5.6	R2.6 - Terrace		
5.6.1			
	Remove existing tiling and roof covering to complete area, including shed.		
	Allow for inspection of existing roof deck and report condition to Architect.		
	Provisionally allow for a new 18mm ply deck on new firring pieces laid to correct falls to existing outlet. Install new rainwater outlet in existing position,		2
	check condition of existing pipe below.		
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	Item	Rana Ltd	Comments
	Lay 25mm asphalt roofing to complete area with upstands and code 5 lead		
	flashings to all perimeters. Flashings to be taken up 150mm above deck		
	level.		
5.6.2	PERIMETER PARAPET WALL into Mews – East: Remove cane panels and		
	raise brick parapet wall to be 250mm above deck level. Install new metal		
	railings to be 1100mm above deck level.		
5.6.3	South & West Walls – Make good brickwork and re-point as necessary.		
5.6.4	Install new timber decking over complete terrace with treated SW timber		
	joists (150mm x 50mm) on packers or proprietary adjustable support legs.		
	Access hatch over gulley and three others to be formed.		
6.0	SECOND FLOOR		
0.0			
e 4	R3.1 - Stair		
6.1	Check balustrade and handrail, repair and replace 3 No. balusters.		
6.1.1			
6.1.2	Check treads and risers are securely fixed.	_	
6.1.3	Make good handrail where previously cut for partition.		
6.1.4	Make good existing door opening and install new door lining, stops and		
	architraves to match existing. Make good treads and risers within opening to		
	match existing profile.		
6.2	R3.2 - Landing		
6.2.1	Reinstate stair balustrade and handrail on stair flight up to R4.1; to match		
	existing. Make good balustrade at top of flight from R3.1 where partition		
	removed.		Y
6.2.2	Make good floor, walls and ceiling where partition removed.		
6.3	R3.3 - Front Reception Room		N .
6.3.1	STRUCTURAL WORK - Form new enlarged opening between this room and		
0.0.1	R3.4 to Structural Engineer's detail.		
	This will involve forming a steel 'goal post' frame to be formed around new		
	opening made up of steel channel uprights and RSJ cross beam over. This		
	is to line up with and connect to the vertical steel channels below.		
6.3.2	WALLS - Repair and make good all plaster wall surfaces for decoration.		
	Repair and make good existing skirtings for decoration. Allow for new		
	skirtings to match adjacent to new opening.		
6.3.3	FLOOR - All floor boards to be lifted and cavity cleared.		
	Lay 150mm of mineral wool (45kg/m³) within the cavity		
	Fix resilient tape (Lafarge Raft 50) to top of existing joists then re-fix		Part allowance against new reclaimed
	floorboards, replace where existing have been damaged.		loorboards?
	Allow for acoustic felt layer to be installed.		
6.3.4	WINDOWS - The existing windows (W04 and W05) will be replaced by a		
0.0.1	specialist contractor. Attendances for this are to be allowed for.		
	Remove the existing angled linings and architraves to allow the windows to		
	be removed and the new units installed. Allow for fixing new linings and		
	architraves to match existing.		
6.3.5	The fixing of the lath and plaster ceiling is to be checked and condition		
	The same of the same state of the same of		
	reported to the architect.		
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Ref.	Item	Rana Ltd	Comments
6.4.3	WINDOWS - The existing window (W06) will be replaced by a specialist contractor. Attendances for this are to be allowed for.		
	Remove the existing architraves to allow the window to be removed and the new units installed. Allow for fixing new architraves to match existing.		
6.4.4	CEILING – The existing ceiling is to be retained and overhauled. The section of ceiling adjacent to the opening to R3.3 is to be packed down to level with main ceiling by fixing plasterboard to appropriate thickness and finishing coat applied to complete ceiling. The fixing of the ceiling is to be checked and		
	condition reported to the architect. Make good and prepare for decorations. Fix new plaster cornice to complete area to match R3.3, to include section		
6.4.5	between existing wall and new stud wall. DOORS – Install new sliding doors (D06) in accordance with the door schedule and details.		
6.5	R3.5 – Bathroom		0
6.5.1	WALLS – Repair and make good all plaster wall surfaces for decoration/tilling.		
6.5.2	Remove existing skirtings. Allow for new skirtings to detail. FLOOR - All floor boards to be lifted and cavity cleared.		
	Lay 150mm of mineral wool (45kg/m²) within the cavity Fix resilient tape (Lafarge Raft 50) to top of existing joists then fix new 19mm water-proof ply screwed to existing joists at 150mm centres.		Part allowance against new reclaimed
	Allow for DPM (Tilesafe) to be installed and lapped up wall 200mm.		floorboards?
6.5.3	WINDOWS – The existing window (W07) will be replaced by a specialist contractor. Attendances for this are to be allowed for. Remove the existing linings to allow the window to be removed and the new		
6.5.4	units installed. Allow for fixing new window board. CEILING – Remove existing ceiling and allow for new ceiling of 12.5mm		
300000.51	plasterboard with skim coat.		
5.5.5	FIXTURES & FITTINGS – Allow for installation of WC, Bath and Wash Hand Basin, supplied by client. Allow for all service connections to include isolation valves.		4
	Construct boxing to vertical riser to include all necessary access hatches and doors to facilitate servicing and repair. See Architect's drawing.		
			0
7.0	THIRD FLOOR		
7.1	R4.1 - Stair		
7.1.1	Check balustrade and handrail and repair.		
7.1.2	Allow for replastering of party wall and section of wall to R4.4 at landing level.		
7.2	R4.2 - Landing		1
7.2.1	Allow for replastering of party wall.		
.2.2	Make good floor, walls and ceiling for decorations.		n l
7.3	R4.3 - Master Bedroom		
7.3.1	WALLS - Repair and make good all plaster wall surfaces for decoration. The existing timber wall cladding to R4.4 is to be retained. Protect the		
	cladding during works and overhaul and prepare for decorations. Repair and make good existing skirtings for decoration.		
7.3.2	Remove the skirlings from the two party walls, not the chimney breast and install QuietPanel 27.5mm (Sound Service (Oxford) Ltd) in accordance with their instructions. Skim coat finish. Apply acoustic sealant to all perimeter		
.3.3	joints. Refix skirtings. FLOOR - All floor boards to be lifted and cavity cleared.		
	Lay 150mm of mineral wool (45kg/m³) within the cavity Fix resilient tape (Lafarge Raft 50) to top of existing joists then re-fix floorboards, replace where existing have been damaged.		
.3.4	Allow for acoustic felt layer to be installed. WINDOWS – The existing windows (W08 and W09) will be replaced by a specialist contractor. Attendances for this are to be allowed for.		
.3.5	Remove the existing architraves to allow the windows to be removed and the new units installed. Allow for fixing new architraves to match existing CEILING – Allow for making good and preparing surface for decorations.		-
	The fixing of the lath and plaster ceiling is to be checked, particularly as the finish is uneven, and condition reported to the architect.		
7.3.6	DOORS – Remove existing door (D08), lining and architrave and fix new in accordance with the door schedule and details. The existing timber wall panelling is to be carefully protected.		
7.4	R4.4 – Dressing Room		
.4.1	WALLS – Allow for removal of existing plaster to rear wall and return wall to chimney breast and replaster to existing level.		
	Similar Si Sadat and replacier to existing level.		

	Item	Rana Ltd	Comments
	Wall to staircase – Remove what remains of lining and fill cavity with mineral		
	wool insulation (45kg/m³). Fix 12.5mm plasterboard with skim coat.		
	Repair and make good all other plaster wall surfaces for decoration.		
	Repair and make good existing skirtings for decoration. Allow for new		
	skirtings to match where damage; allow 50%.		
7.4.2	FLOOR - All floor boards to be lifted and cavity cleared.		
	Lay 150mm of mineral wool (45kg/m³) within the cavity		
	floorboards, replace where existing have been damaged. Allow for 25% new boards.		art allowance against new reclaimed oorboards?
	Allow for acoustic felt layer to be installed		,
7.4.3	WINDOWS - The existing window (W10) will be replaced by a specialist contractor. Attendances for this are to be allowed for.		
	Remove the existing architraves to allow the window to be removed and the		
	new units installed. Allow for fixing new architraves to match existing.		
7.4.4	CEILING - The existing ceiling is to be retained and overhauled. Make good		
	where have been removed and prepare for decorations.		
7.4.5	DOORS - Remove existing door (D09), lining and architrave and fix new in		
	accordance with the door schedule and details.	-	
7 5	D4.5. Pathroom		
7.5	R4.5 - Bathroom WALLS - Repair and make good all plaster wall surfaces for		
7.5.1	decoration/tiling.		
	Remove existing skirtings. Allow for new skirtings to detail		
7.5.2	FLOOR - All floor boards to be lifted and cavity cleared.		
2	Lay 150mm of mineral wool (45kg/m³) within the cavity		
	Fix resilient tape (Lafarge Raft 50) to top of existing joists then fix new 19mm		Part allowance against new reclaimed
	water-proof ply screwed to existing joists at 150mm centres.		oorboards?
	Allow for DPM (Tilesafe) to be installed and lapped up wall 200mm.		
7.5.3	WINDOWS - The existing window (W11) will be replaced by a specialist		
7.0.0	contractor. Attendances for this are to be allowed for.		
	Remove the existing linings to allow the window to be removed and the new		
	units installed. Allow for fixing new window board.		
7.5.4	CEILING - Remove existing ceiling and allow for new ceiling of 12.5mm		
	plasterboard with skim coat. FIXTURES & FITTINGS – Allow for installation of WC, Shower and Wash		
7.5.5	Hand Basin, supplied by client. Allow for all service connections to include		
	isolation valves.		
	Construct boxing to vertical riser to include all necessary access hatches and		
	doors to facilitate servicing and repair. See Architect's drawing.		
8.0	FOURTH FLOOR		
8.1	R5.1 - Stair		
	10.1 - Otali	1	
8.1.1	Check balustrade and handrail and repair. Instal new newel posts to match	1	
	Check balustrade and handrail and repair. Instal new newel posts to match flights on lower levels.		
8.1.2	Check balustrade and handrail and repair. Instal new newel posts to match		
8.1.2	Check balustrade and handrail and repair. Instal new newel posts to match flights on lower levels. Allow for replastering of party wall at landing level.		
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8.4 RS.4 & RS.5 8.4.1 Vortex with his ins are are currently being revised with a planning application for the clarithous hower to be bedged. 7.2 Provisionally allow for the works abouth of drawing ERFH (10) 50 where a batheron and open are are currently being RFH (10) 50 where a batheron and open are are currently either and open are an expenditured. The new the state of the sta		Tender Finalysis			6 of 8
Morras within this area are currently being revised with a panning application for an extendant on the bethinch or lower to be logged.	Ref.	Item	Rana Ltd	Comments	
Morras within this area are currently being revised with a panning application for an extendant on the bethinch or lower to be logged.	8.4	P5 4 & P5 5		-	
8.4.2 Povisionally ablive for the vertical school of disability of the protein plant of the pla					
Provisionally allow for the works shown of drawing ERPH (0) 05 where a bethroom and open area are created within an extended structure. The new the structure of the structure o				1	
bothhoom and open area are or created within an existenced structure. The new structure is to be finited framed with a new flat of over and 2 No skylights, and the structure of	8.4.2	Description all the state of th			
structure is to be timber farmed with a now flat roof over and 2 No. skylights. The label is to be complished in the current standard. The walks are to be be be insulation-backed plastrocard and skim oast, cuter lining to be 25mm reader or and on building page or 18mm ply feating sowwest to suburyors. 8.4.3 WINDOVINS — The new vincion (VIST) to be insulated by supposition of control or the standard constant. All plants on the control of the standard constant. All plants of the standard constant of the standard constants of the standard constants of the standard constants. All plants of the standard constants of the standard report condition of Architect. Provisionarily allow for a new farm plant configure or standard plants and constants of the standard constants of the st		hathroom and onen area are created within an extended structure. The next			
The labric is to be compliant with the current standards. The walls are to be 100 to 6 standards with high performance insulation between the sings to 100 t		structure is to be timber framed with a new flat roof over and 2 No. skylights			
be insulation-backed plasterboard and skim cost, outer lining by be 26mm remoter or into hubding page covered to subvivorit. 8.4.3 Mean process of the contraction of c		The fabric is to be compliant with the current standards. The walls are to be			
8.43 WINDOWS — The new windows (W14) and oos (CIS) to be installed by separatellat contributor. Alterdances for this are to be allowed for. 8.5 P.S. 6 — Terrace 8.5.1 Remove existing imple and root covering to correlate server. 8.6.2 Remove existing imple and root covering to correlate server. 8.6.3 Remove existing imple and root covering to correlate server. 8.6.4 Remove existing imple and root covering to correlate server. 8.6.5 Remove existing imple and root covering to correlate server. 8.6.6 Remove existing imple and root covering to correlate server. 8.6.7 Remove existing imple below. 8.6.8 Remove contributor of installing pipe below. 8.6.8 Remove selected in the selected server. 8.6.9 Remove selected server. 8.6.9 Remove selected server. 8.6.9 Remove selected server. 8.6.1 Lay promerade little sover a spiral selected		150 x 50 studwork with high performance insulation between; inner lining to			
8.4.3 WINDOWS — The new vinction (Vi14) and door (C)15) to be installed by sepecialist corrector. Alternatives from the set to be allowed for the set to be allowed fo		render on emilion building paper on 19mm ply facing serviced to studyerk			
aspecialist contractor. Attendances for this are to be allowed for. 8. R. S. G. Terrace 8. S. I Remove existing tiling and roof covering to complete area. An experimental of ordising proof seeks and report condition to Architect. Covered the proof or design glob and ordising proof seeks and report condition of covering to complete area. All covered the condition of coloring proof seeks and report condition to existing position, check condition of existing property and the condition of existing property of the condition of existing	8.4.3	WINDOWS – The new window (W14) and door (D15) to be installed by			
8.5.1 Service existing tiling and roof covering to compete areas. Allow for inspection of existing prod deck and report condition to Architect. Provisionally allow for a new 1 farm ply deck on new furring pieces laid to correct falls to existing outlet in least large variances condition of existing play below. Bernard of existing predict to party valids and prepare for decorations. Bernard of existing predict to party valids and prepare for decorations. Bernard of existing play below.		sspecialist contractor. Attendances for this are to be allowed for.			
8.5.1 Service existing tiling and roof covering to compete areas. Allow for inspection of existing prod deck and report condition to Architect. Provisionally allow for a new 1 farm ply deck on new furring pieces laid to correct falls to existing outlet in least large variances condition of existing play below. Bernard of existing predict to party valids and prepare for decorations. Bernard of existing predict to party valids and prepare for decorations. Bernard of existing play below.				0	
Allow for inspection of existing roof dock and report condition to Architect Provisionally allow for a new firming pieces to meet writing pieces also to correct fault to existing coulet. Install new retiring pieces also to correct fault to existing position, where condition of existing per below. See with writing the condition of existing per below. See with writing the condition of existing position, where the condition of existing position, where the condition of existing position. Lay promemade tills over seasonable, type to be agreed. 8.5.2. Makes good existing render to party walls and prepare for decorations. 9.0 EXTERIOR 9.1 Front Elevation 9.1.1 Remove paint from shucco around front door and make good. Projecting comice over to be reformed to fight hand side and new lead flashing over. 9.1.2 First Floor balloony – Remove paint from beloony floor and steel support branches, repair and decoration. Builtardies—strip paint and redecorate. 9.1.3 Include shucco window dressings. First paint and redecorate. 9.1.4 Window mouldings and cilis – Generally make good and prepare for decorations. 9.1.5 Corrice and Paraset – Make good cracking to right hand side and payment of the conditions. 9.1.6 Corrice and Paraset – Make good cracking to right hand side and carry out general approximately smith supports to the conditions. 9.1.6 Corrice and Paraset – Make good cracking to right hand side and carry out general repairs, clean down and prepare for decorations. Referess and overland leafs to top of corrico. Names of Roof – Overhaud lated mansard and fixings and overlaps of tiles. Check lead flashings are clipped and flood and repair and existing part of the conditions. 9.2 Rear Elevation 9.2 Rear Elevation 9.3 Switzings and copings to all upstand walls and make good or flashings are clipped and flood and repair as notecosary. 10.1 Doors 10.2 JOINERY 10.3 Switzings and floor of the payment of the conditions of the payment of the conditions of the payment of the conditions of the payment of the condit					
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10.5 Ironmongery 10.5.1 Allow a provisional figure for the supply and fix of all necessary ironmongery to all windows and doors throughout the building. Allow for the use of traditional polished brass ironmongery, to include all necessary hinges, escutcheons and locks as necessary. 11.0 SERVICES 11.1 General 11.1.1 The Contractor is to allow for all testing and commissioning of all service installations in accordance with the relevant rules and regulations of the appropriate governing bodies. 11.2 Central Heating/Plumbing 11.2.1 The Contractor is to design and supply a complete new system within the property. 11.2.2 The size of the radiators within each room and further radiators required are to be agreed with the Architect prior to any work being carried out on site. The radiators are to be traditional cast from style units to suit modern installations. 11.2.3 The complete system is to be controlled by the use of thermostatic radiator valves and these are to be fitted to all new radiators. 11.2.4 All pipework serving sanitary appliances are to have isolation valves fitted adjacent to the appliance and are to be easily accessible. The Contractor is to allow for all necessary insulation to pipework and is also to include for all accessories needed to complete the installation and leave it in a fully operable condition. The contractor is to allow for the connection of all fittings, appliances, and sanitary ware and is to include all necessary overflows and other statutory requirements within his price. 11.2.5 accordingly. The contractor is to provide a guarantee for the installation and all items of new equipment. 11.2.6 The Contractor is to ensure that all valves and stop cocks are clearly labelled. A maintenance manual or guidance documentation must be prepared as required under Part B of this Specification.	Comments
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11.2.7 Sanitaryware – to be provided by Client	
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11.3 Electrical Installation	
	,
11.3.1 Supply and fix a new electrical installation through out in accordance with the	
requirements of the drawing. This is to include all items of equipment and light fittings where specified. Where not specified, the light fittings will be	
supplied by the employer but allowance is to be made by the Contractor for	
the installation and fixing of all lights and other accessories as stated on the	
Schedule.	
Provisionally allow for	
☐ 6 No 2 gang switched socket outlets per room	
□ central light and 2 No. wall lights and switches per room.	
☐ Bathrooms to have central light/ 4 No. downlighters and mirror light and	
also shaver socket.	8
☐ 1 No. 2 gang switched socket outlets for each landing.	
☐ 2 No. 2 gang switched socket outlets and 2 wall lights for entrance hall	
11.3.2 A new distribution board is to be provided at the ground floor. All protection	
devices required under the current edition of the IEE Regulations are to be	
provided.	
11.3.3 Install new Cat 6 Network cabling throughout the house. The layout is yet to be agreed with the client. Allow a provisional sum for this item to include	
cables, plates, accessories and builders work.	
11.3.4 All internal cabling for the telephone and aerial points is to be carried out by	
the Electrical Sub-Contractor to the requirements of British Telecom and the	
aerial system.	
The installation is to be tested and commissioned in accordance with the	
current IEE Regulations and the relevant certificate issued.	
11.3.6 A Maintenance Manual/Guidance Notes regarding the installation is to be	
prepared by the Sub-Contractor.	
	N .
11.5 Ventilation	
11.5.1	
11.5.1 Supply and fix extract fans in each Bathroom and Toilet. All necessary	
Supply and fix extract fans in each Bathroom and Toilet. All necessary ductwork is to be included together with terminals and all necessary	
11.5.1 Supply and fix extract fans in each Bathroom and Toilet. All necessary	

Ref.	Item	Rana Ltd	Comments
11.6	Duningge (Alasta Current)		
11.6.1	Drainage (Above Ground) Existing S&VP to be re-used, modified at fourth floor level to take new		
11.0.1	bathroom.		
11.6.2	Allow for the connection of all appliances		
11.7	Drainage (Rainwater Goods)		
11.7.1	Provide new rainwater pipework at fourth floor level so that new extension can be completed.		
	can be completed.		
)
12.0	FINISHES		
12.1	Decorations		
All painti	ng and decorations are to be carried out in accordance with Section 6.0 of the Pre	a	
2.1.1	Internal Plastered Surfaces		
	All internal plastered surfaces are to be prepared and painted with mist coat		
	of vinyl emulsion only.		
2.1.2	Internal Joinery		
	Internal doors, frames, architraves, skirtings and other joinery, together with		
	all internal timberwork, are to be primed undercoated and top coated.		
2.2	Tiling		
2.2.1	Allow for the fixing of floor tiles to all bathrooms (to be laid to fall). Client to		-
2.2.2	provide tiles. Allow for all adhesives, grout and other accessories. Allow for the fixing of wall tiles to all bathrooms and for wash basin wall in the		,
2.2.2	Toilet Client to provide tiles. Allow for all adhesives, grout and other		
	accessories.		
2.2.3	Allow for trace heating mat to I No. bathroom		
13.0	ADDITIONAL ITEMS		
3.01	Fourth Floor Flat roof - Quotation Q20110630-01		
3.02	Terrace above bathroom - Quotation Q20110630-01 Intruder Alarm - Quotation Q20110612-02		
3.04	Entryphone System - Quotation Q20110612-02		
3.05	Repairs to First Floor Terrace		
3.06	Repair rear wall to terrace inc. coping stones, render & decoration		Further information/breakdown required.
3.07	Build shed on First floor terrace		Puttier information/breakdown required.
3.08	Install lining for two chimneys		Further information/breakdown required.
3.09	New Door and Frame for Balcony		
3.10	New Door frame to Front door		
3.11	New locks and letterbox to front door		
3.12	Apply fire-proof lining to 6No. Doors @ £120 per door.		Building Regulation requirement.
3.13	Supply and install 5No. smoke detectors as requested by BCO, @ £125 each.		Desiration Description and the second
3.14	Render & paint balcony at Third floor		Building Regulation requirement.
3.15	New railings to top floor terrace and balcony		Further information/breakdown required.
3.16			Units not correct and require remedial work to
	Units for Study		be carried out.
3.17 3.18	Build wardrobe to fourth floor bedroom and decorate.		Further information/breakdown required.
3.18	Locks for First and fourth floor doors to terraces.		
0.10	Supply and install temporary Kitchen to second floor.		Breakdown required.
	ALL ADDITIONAL ITEMS SUBJECT TO FINAL AGREEMENT		-
			>
	Total		
	VAT at 20%		
	TOTAL		

REVISED
A 15 November 2011

Ref.	Item	Rana Ltd	Comments
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11.6.1	Existing S&VP to be re-used, modified at fourth floor level to take new bathroom.		
11.6.2	Allow for the connection of all appliances		
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11.7.1	Provide new rainwater pipework at fourth floor level so that new extension		
	can be completed.		
			X
12.0	FINISHES		
12.1	Decorations Continue		
	ng and decorations are to be carried out in accordance with Section 6.0 of the Pre	-	
12.1.1	Internal Plastered Surfaces		
	All internal plastered surfaces are to be prepared and painted with mist coat of vinyl emulsion only.		
12.1.2	Internal Joinery		
	Internal doors, frames, architraves, skirtings and other joinery, together with		
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	ALL ADDITIONAL ITEMS SUBJECT TO FINAL AGREEMENT		
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	VAT at 20%		
	TOTAL		
	VAT		
	TOTAL		
	The second of the second secon		
	Timber floor: Additional cost for reclaimed timber. Further costs to follow and be agreed & credit for lost boards.		See Complete Cost Report
	Reclaimed doors		See Complete Cost Report
	Also Sanitary Ware costs to be reconciled		

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