Appendix 1

DRAFT

Schedule of Works

Refurbishment of existing hub and toilets and construction of new toilet facilities

at

Community Hub, Lawns Car Park, and
Railway Car Park
Padstow
Cornwall

for

Padstow Town Council

July 2026

NOVA SURVEYORS

Call: 01271 233160
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7 Fore Street, Northam, Bideford, Devon EX39 1AW

Nova Surveyors Ltd Registered Company No: 11177102
Registered Address: 69 High Street, Bideford EX39 2AT

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SECTION 1

PRELIMINARIES AND GENERAL CONDITIONS

PROJECT PARTICULARS

A THE PROJECT:

Name:	Community Hub improvements, proposed toilet facilities Lawn Car Park and Railway toilet improvements
Nature:	Refurbishment of existing hub and toilets and construction of new toilet facilities
Location:	Community Hub and Railway Toilets, Padstow, Cornwall

B EMPLOYER:

Padstow Town Council
Old Station House
Station Road
Padstow
Cornwall
PL28 8DA

C CONTRACT ADMINISTRATOR: (hereinafter referred to as 'CA'):

Nova Surveyors Ltd - Shaun Watts FRICS
7 Fore Street
Northam
Bideford
Devon
EX39 1AW

D TENDER PROCESS

The documentation and Schedule of Works contained in the Tender are intended to convey the scope and broad content of the work and to facilitate accurate comparative tender analysis. The contractor is expected to visit site and ascertain the full extent of the works required whether specifically documented in the tender or not.

E FUNDING

Private

DRAWINGS

F THE TENDER DRAWINGS are:

Proposed site plan drawing number:

Existing site plan	26626.01
Proposed site plan	26626.04
Existing Ground Floor plan – railway toilets	26626.05
Existing East & West elevations – railway toilets	26626.06
Existing North elevation - railway toilets	26626.07
Existing South elevation – railway toilets	26626.08
Existing section A A – railway toilets	26626.09

To Collection

A THE CONTRACT DRAWINGS will be the same as the tender drawings.

B INSPECTION: Drawings and other documents relating to the Contract may be seen by appointment during normal office hours at the office of the CA.

THE SITE/EXISTING BUILDINGS

C THE SITE:

The sites are adjacent to public car parks, foo*paths and commercial properties that will remain in use at all times. There is an ability to provide a separate compound area at either of the location car locations, this can be provided at no cost.

D WORKING AREA:

The total working area will encompass the area of the public toilets and car park required to facilitate the works. A detailed method of phasing the works will need to be agreed to maintain access to the adjacent properties and the adjacent public car parks

E EXISTING BUILDINGS ON/ADJACENT TO THE SITE:

The adjacent car parks, footpaths and public buildings will remain in use at all times and care will need to be taken not to obstruct the public car park, footpaths or roads.

F DAMAGE TO ROADS, PAVEMENTS, WALLS, HEDGES ETC:

The Contractor shall be responsible to the Employer for any damage caused by him or his workmen, or by Sub-Contractors, to roads, paths, fences, walls, planted or grassed areas etc., during the execution of the Contract.

Any work of a repair or reinstatement nature to these roads and paths will be executed by the said Authority and the Contractor shall make his own arrangements therewith regarding such repair or reinstatement arising from the execution of the Works, and pay all charges in connection therewith.

A full schedule of condition and photographic record shall be prepared by the Contractor at his expense prior to commencement, one full copy of which shall be given to the C.A.

G UPHOLDING ETC OF PUBLIC PROPERTY:

The Contractor shall maintain and protect Public Property and the Property of the Water, Gas, Electricity and Telephone Authorities and similar undertakings, and shall make good, or pay for, all damage thereto consequent upon the execution of the Contract.

H EXISTING MAINS/SERVICES:

There are existing services on site and the Contractor shall allow for the provision of suitable building water and any power needed to execute the works.

A RISKS TO HEALTH AND SAFETY:

The nature and condition of the site and adjacent buildings cannot be fully and certainly ascertained. However the following risks are or may be present:

- Existing structures
- Public car parks and footpaths that are in constant use
- The presence of the adjacent buildings that are in use at all times that abut the access to the area of work

All works must be carried out in accordance with the Control of Asbestos at Work Regulations 2006, and relevant HSE Guidance Notes.

The Contractor shall allow here for all costs in connection with compliance with these provisions. The CDM Regulations do apply to this project.

The accuracy and sufficiency of this information is not guaranteed by the Employer or the CA and the Contractor must ascertain for himself any information he may require to ensure the safety of all persons and the Works.

B SOILS AND GROUND WATER INFORMATION:

None available

C SITE INVESTIGATION:

The Contractor shall carry out any site investigation he considers necessary. The Contractor shall visit the area, satisfy himself as to facilities for access on to the site and to the building, make his own arrangements regarding such access and make good anything disturbed thereby. He shall include in his tender for any expenses he may incur as a result of all conditions imposed in respect of the site access and working area.

D SITE VISIT may be made by prior appointment. Contractors should contact the Contract Administrator on 01271 233160.

DESCRIPTION OF THE WORK

E THE WORK:

The scope of the works is given here to facilitate the pricing by the Contractor of the preliminaries section of the works. No subsequent adjustment within the tender process will be allowed in respect of any failure by the Contractor to make due allowance for the preliminary facilities required to carry out the works detailed.

The works comprise the refurbishment of Railway car park public toilets, external refurbishment of the Core building and provision of new toilet facilities at Lawns Car Park.

F WORK BY OTHERS CONCURRENT WITH THE CONTRACT

There will be no building works carried out by others at the time of this contract.

SCHEDULE OF WORKS

A These Schedule of Works have not been measured in accordance with the Standard Method of Measurement of Building Works.

B The Contractor is required to show separately in the pricing of the Preliminaries Section fixed charges and time related charges.

C The quantities given in these Schedules of Work are for estimating purposes only and are not intended for use in ordering materials. The contractors attention is drawn to the preamble notes in each section.

A20 THE CONTRACT

720 MINOR BUILDING WORKS WITH CONTRACTORS DESIGN 2016: The form of contract will be the JCT Minor Building Works With Contractors Design 2016. Allow for the obligations, liabilities and services described therein against the headings below:

1st Recital
The Works comprise the refurbishment of existing hub and toilets and construction of new toilet facilities, Padstow, Cornwall.

2nd Recital
'Work Schedules'

3rd Recital
Delete "Contract Specification or "and" or provided a Schedule of Rates".

4th Recital
Construction Industry Scheme - applies

5th Recital
CDM Regulations – the CDM Regulations do apply

6th Recital
The Contract is not supported by a framework agreement

7th Recital
The Supplemental Provisions identified in the Contract Particulars apply

Article 3
"The Architect/Contract Administrator" is Shaun Watts of Nova Surveyors Ltd

Article 4
Delete – this does not apply

Article 7
Article 7 and Schedule 1 apply

THE APPENDIX TO THE CONTRACT WILL BE COMPLETED AS FOLLOWS:

4th Recital
Base date: July 2026

4th Recital & 4.2 Delete "is a contractor"

5th Recital
CDM Regulations - is notifiable

7th Recital & Schedule 3 – delete "applies"

Article 7 delete "do not apply"

1.1 CDM Planning Period – does apply

To Collection

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Clause 2.2
Date for Commencement of the Works:

- Work may proceed with the works at the end of October 2026

Clause 2.2
Date for Completion:

- 20 weeks following the date of possession

Clause 2.8
Liquidated damages

- £500 per week

Clause 2.10
Rectification periods:

- 12 months.

Clause 4.3
Percentage of total value of work 95%

Clause 4.5
Percentage of total amount to be paid to the Contractor 97½%

Clause 4.8.1
Supply of documentation 3 months

Clause 4.11 and Schedule 2
Contribution, levy and tax changes "shall be deleted"

Clause 5.3.2
Insurance cover for any one occurrence or series of occurrences arising out of one event:

- £2,000,000

Clause 5.4
Insurance of the Works - alternative clauses:

- Alternative 5.4C applies – Employer to insure

Clause 5.4.1
Percentage to cover professional fees:

- 18%

Clause 7.2
Adjudication
The President or a Vice President of the Royal Institution of Chartered Surveyors.

Schedule 1
Appointer of Arbitrator:

- The President or a Vice President of the Chartered Institute of Arbitrators

EXECUTION:

- The Contract will be executed under Hand.

PRELIMINARIES AND GENERAL CONDITIONS

COLLECTION

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SECTION 2

PREAMBLES

EXPLANATORY NOTE

A10 In specific terms the notes on the contract drawings form the basis of the specification for the project. The clauses in this section of the document are inserted for the purpose of amplification and definition where not specifically dealt with on the drawings. Should divergence occur between the documentation the drawn information and accompanying notes shall prevail.

Specific attention is drawn to the fact that as part of the Funding agreement there is a strict requirement that the use of the following materials will not be allowed on th's project, this includes:

Galvanised nails
MDF board
Any upvc product or material

C10 DEMOLISHING STRUCTURES

05 SURVEY: Before starting work, carry out a survey and submit a report and method statement covering all relevant matters listed below and in Health and Safety Executive Guidance Note GS29/1 paragraph 32:
- Condition and demolition methods of the structure(s)
- Removal methods of any hazardous materials.
- Type and location of adjoining or surrounding premises which may be adversely affected by the Works.
- Identification and location of services.

15 BENCH MARKS: Report any bench marks and other survey information found. Do not remove or destroy unless instructed.

25 LOCATION OF SERVICES: Locate and mark the positions of services affected by the work. Arrange with the appropriate authorities for the location and marking of the positions of mains services.

30 DISCONNECTION OF SERVICES: Before starting demolition arrange with the appropriate authorities for the disconnection of services and removal of fittings and equipment.

32 DISCONNECTION OF DRAINS: Locate and disconnect all disused drain connections. Seal within the site to approval.

35 DRAINS IN USE: Protect drains and fittings still in use and keep free of debris at all times. Make good any damage arising from demolition work and leave clean and in working order at completion.

40 BYPASS CONNECTIONS: Provide as necessary to maintain continuity of services to occupied areas of the same and adjoining properties. Give adequate notice to occupiers if shutdown is necessary.

45 SERVICES WHICH ARE TO REMAIN: Notify the CA and service authority or owner of any damage. Make all arrangements for repair to the satisfaction of the CA and

service authority or owner. Bear any costs arising. This shall include for the disconnection of the electrics, making good of the electrics up to current standards and the reconnection of the electrics on the completion of the works.

50 WORKMANSHIP GENERALLY: Demolish structure(s) in accordance with BS 6187 and Health and Safety Executive Guidance Notes GS29/1, 2, 3 and 4.
Site staff responsible for supervision and control of the work are to be experienced in the assessment of the risks involved and in the methods of demolition to be used.

55 SITE HAZARDS:
- Prevent fire or explosion caused by gas or vapour.
- Reduce dust by periodically spraying with water.
- Take adequate precautions to protect site operatives and the general public from dangerous fumes and dust arising during the course of the Works.

65 STRUCTURE(S) TO BE RETAINED:
- Adequately protect parts of existing structure(s) which are to be kept in place.
- Cut away and strip out the minimum necessary.
- Prevent debris from overloading any part of the structure which is not to be demolished.

70 PARTLY DEMOLISHED STRUCTURE(S):
- Leave partly demolished structure(s) in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse.
- Prevent debris from overloading scaffolding platforms.
- Prevent access of unauthorised persons to partly demolished structure(s). Leave safe outside working hours.

71 DANGEROUS OPENINGS: Illuminate and protect as necessary.

76 ASBESTOS BASED MATERIALS: Report immediately any suspected asbestos based materials discovered. Avoid disturbing such materials and agree methods for safe removal.

90 OWNERSHIP: Components and materials arising from the demolition work are to become the property of the Contractor except where otherwise provided. Remove from site as work proceeds.

95 HARDCORE: Brick, stone and concrete rubble or other hard materials arising from demolition work may be reused as hardcore.

G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING

10 UNGRADED SOFTWOOD FOR STUD PARTITIONS:
- Free from decay, insect attack (except pinholes borers) and with no knots wider than half the width of the section.
Surface finish: sawn

12 WROT TIMBER FOR FRAMES:
- Quality of timber and fixing: To BS 1186:Part 3.

30 SELECTION AND USE OF TIMBER:
- Do not use timber members which are damaged, crushed or split beyond the limits permitted by their grading.
Ensure that notches and holes are not so positioned in relation to knots or other defects that the strength of members will be reduced.

- Use scarf joints, finger joints or splice plates.

35 PROCESSING TREATED TIMBER:
- Carry out as much cutting and machining as possible before treatment.
- Retreat all treated timber which is sawn along the length, thicknesses, planed or otherwise extensively processed.
- Treat timber surfaces exposed by minor cutting and drilling with two flood coats of a solution recommended for the purpose by main treatment solution manufacturer.

40 MOISTURE CONTENT of timber at time of erection to be not more than:
Under cover in generally unheated spaces: 24%
Under cover in generally heated spaces: 21%
Internal in continuously heated spaces: 19%

45 FRAMING ANCHORS:
- Fix anchors securely using not less than the number of nails recommended by the anchor manufacturer.
- Nails to be not less than 30 x 3.75 mm, stainless steel or sherardized square twist unless recommended otherwise.

50 ADDITIONAL SUPPORTS:
- Where not shown on drawings, position and fix additional studs, noggins or battens for appliances, fixtures, edges of sheets, etc., in accordance with manufacturers' recommendations.
- All additional studs, noggins or battens to be of adequate size and have the same treatment, if any, as adjacent timber supports.

55 INSTALLING TIMBERS GENERALLY:
- Position at equal centres not exceeding designed spacing and true to level.
- Install bowed joists with positive camber.
- Position end joists about 50 mm from masonry walls.

70 TRIMMING OPENINGS: When not specified otherwise, trimmers and trimming joists to be not less than 25 mm wider than general joists.

95 STRUTTING:
- Unless specified otherwise, securely fix strutting between joists as follows:
Joist spans of 2.5 to 4.5 m: One row at centre span.
Joist spans over 4.5 m: Two rows equally spaced.
- Unless specified otherwise strutting to be one of the following:
Herringbone strutting, at least 38 x 38 mm softwood and located clear of top and bottom edges.
Solid strutting, at least 38 mm thick softwood and at least three quarters of depth of joist.
- Outer joists to be blocked solidly to perimeter walls.

K20 TIMBER BOARD FLOORING/SHEATHING/LININGS/CASINGS

50 FIXING BOARDS:
- Keep boards dry and do not fix to timber supports which have a moisture content greater than 18%.
- Do not fix boards internally until the building is weathertight.
- Nail each board securely to each support to give flat, true surfaces free from undulations, lipping, splits and protruding fastenings.
- Allow for movement of timber when positioning boards and fastenings to prevent cupping, springing, excessive opening of joints or other defects.

- Heading joints to be tightly butted and positioned centrally over supports, not less than two board widths apart on any one support.
- Neatly punch all exposed nail heads below surface and plane off any proud edges.

M60 PAINTING/CLEAR FINISHING

30 PREPARATION GENERALLY:
- Comply with BS 8000:Part 12, Section 2 and additional requirements in this specification.
- When removing or partially removing coatings, use methods which will not damage the substrate or adjacent surfaces or adversely affect subsequent coatings.
- Materials used in preparation to be types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
- Apply oil based stoppers/fillers after priming. Apply water based stoppers/fillers before priming unless recommended otherwise by manufacturer. Patch prime water based stoppers/fillers when applied after priming.
- Ensure that doors and opening windows, etc., are 'eased' as necessary before coating. Prime any resulting bare areas.

40 STEEL SURFACES: In addition to general manual preparation and at an appropriate stage remove residual rust with suitable chemical treatment, applying primer as soon as it has cured.

50 POINTING TO FRAMES:
- Remove defective sealant pointing.
- Thoroughly clean the joint recess, remove all dust and seal joint surfaces as recommended by sealant manufacturer.
- Check that depth of joint is approximately half its width, and adjust using recommended backing strip if necessary.
- Repoint neatly using mastic gun

70 EXTERNAL DOORS: New solid core heavy duty aluminium external doorsets with level thresholds.

90 COMPLETION: Ensure that opening lights and other moving parts move freely. Remove all masking tape and temporary coverings.

SECTION 2 - PREAMBLES

SUMMARY

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SECTION 3 - CORY TOILET WORKS

PREAMBLE TO WORKS SECTION

a	Where quantities are given in the description of an item they are for guidance only and must not be solely relied upon. The Contractor shall visit site and take such additional measurements as may be necessary to ascertain the full extent of the works. Whilst every effort has been made to accurately represent the works shown on the contract drawings these schedules are not necessarily measured in accordance with SMM7.	1	item	
b	Notwithstanding the written descriptions within this document, the Contractor shall fully examine the drawings and specifications and prices shall include for all work which is shown or that can be reasonably inferred from all of the Contract Documents read together.	1	item	
c	The rates and prices bid in the priced schedule shall, except insofar as it is otherwise provided under the Contract, include all Constructional Plant, labour, supervision, materials, erection, maintenance, insurance, profit, taxes, and duties, together with all general risks, liabilities, and obligations set out or implied in the Contract.	1	item	
d	The rates and prices given shall be deemed to include for all ancillary labours, accessories, components and all things necessary for the proper completion of the work item whether specifically detailed or not.	1	item	
e	A rate or price shall be entered against each item in the schedule, whether quantities are stated or not. The cost of items against which the Contractor has failed to enter a rate or price shall be deemed to be covered by other rates and prices entered elsewhere in the schedule.	1	item	
f	No alteration shall be made to the text although the Contractor shall price here for any additional items shown on the drawings or identified in the specification which is not specifically itemised in this Section.	1	item	
g	Unless noted, as **Provisional or Approximate**, quantities will not be subject to remeasurement and are given to facilitate pricing only.	1	item	
	To Collection			

	DEMOLITIONS & ALTERATIONS			
a	Notwithstanding the requirements of the Standard Method of Measurement rates for this section of the works shall include for:-			
	Visiting site; ascertaining extent of works; carrying out works internally, in occupied buildings			
	Carefully demolishing, removing or altering the existing structure in all trades and clearing away			
	Temporary props, shores, or other such temporary measures as are necessary			
	Bonding new sections of work to existing using appropriate methods and products			
	Obtaining materials to match those existing where required to the reasonable satisfaction of the Architect			
	Making good, making out, piecing out, pinning up; repairing, reinstating or restoring elements of the existing structure affected by the structural alteration works			
	Plaster making good in existing walls where alterations carried out, openings formed or infilled			
	Formwork or the like			
	Protecting the work in this section	1	item	
	To Collection			

	Family Room				
	Allow to alter the existing family room tap from battery to electric; allow to replace the tap and provide new electric connection: test and leave in working order				
a	remove existing tap arrangement	1	item		
b	provide new electric supply to tap	1	item		
c	supply and fit new tap	1	item		
d	electric test certificate on completion	1	item		
	Toilets				
	Allow to improve the access to the boiler and toilet cisterns for ongoing maintenance				
e	Labour allow 32 hours trained trade operative	1	item		
f	Materials - allow £750.00	1	item	750.00	
g	Plant - allow £250.00	1	item	250.00	
h	OH&P associated with these works (%)		%		
	To Collection				

DEMOILITION AND ALTERATIONS

COLLECTION

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To Summary

CORY TOILET WORKS

SUMMARY

PREAMBLE TO WORKS SECTION

DEMOLITIONS AND ALTERATIONS

TOTAL

SECTION 4

PREAMBLE TO WORKS SECTION

a	Where quantities are given in the description of an item they are for guidance only and must not be solely relied upon. The Contractor shall visit site and take such additional measurements as may be necessary to ascertain the full extent of the works. Whilst every effort has been made to accurately represent the works shown on the contract drawings these schedules are not necessarily measured in accordance with SMM7.	1	item		
b	Notwithstanding the written descriptions within this document, the Contractor shall fully examine the drawings and specifications and prices shall include for all work which is shown or that can be reasonably interred from all of the Contract Documents read together.	1	item		
c	The rates and prices bid in the priced schedule shall, except insofar as it is otherwise provided under the Contract, include all Constructional Plant, labor, supervision, materials, erection, maintenance, insurance, profit, taxes, and duties, together with all general risks, liabilities, and obligations set out or implied in the Contract.	1	item		
d	The rates and prices given shall be deemed to include for all ancillary labours, accessories, components and all things necessary for the proper completion of the work item whether specifically detailed or not	1	item		
e	A rate or price shall be entered against each item in the schedule, whether quantities are stated or not. The cost of items against which the Contractor has failed to enter a rate or price shall be deemed to be covered by other rates and prices entered elsewhere in the schedule.	1	item		
f	No alteration shall be made to the text although the Contractor shall price here for any additional items shown on the drawings or identified in the specification which is not specifically itemised in this Section.	1	item		
g	Unless noted, as **Provisional or Approximate**, quantities will not be subject to remeasurement and are given to facilitate pricing only.	1	item		

	SUBSTRUCTURES				
a	Notwithstanding the requirements of the Standard Method of Measurement rates for this section of the works shall include for:-				
	Excavations grouped together in all depth classifications				
	Excavating and constructing foundations internally or externally				
	Cutting through existing floors or hard pavings on the surface of the ground by mechanical means to minimise damage				
	Excavating by hand or mechanical means as appropriate				
	All necessary working space allowances				
	Temporary stockpiling, double handling, wheeling and loading				
	Excavating trenches around existing services				
	Earthwork support in all measurement classifications				
	Keeping excavations free from storm or surface water				
	Concrete or reinforced concrete in any depth classifications				
	Placing concrete by hand or mechanical means as necessary				
	Working in and around existing buildings in all trades				
	Protecting existing live drainage and services in the vicinity of the excavations				
	Temporary protection in all trades				
	Watching lighting or other temporary facility				
	Compliance in full with the substructure specification and notes on the contract drawings	1	Item		
	To Collection				

	SUBSTRUCTURES				
	EXCAVATING AND FILLING				
	Excavating				
	To reduce levels: not exceeding 1.00 maximum depth				
a	generally	22	m³		
	Trenches: width exceeding 300; commencing at reduced level				
b	1.00 maximum depth	9	m³		
	Breaking out existing materials				
	Extra over any type of excavation irrespective of depth				
c	rock; **Provisional**	1	m³		
	Earthwork support: generally to facilitate the works				
	To faces of excavation				
d	1.00 maximum depth; distance between opposing faces not exceeding 2.00m	1	item		
	Disposal				
e	Surface water	1	item		
f	Ground water	1	item		
g	Excavated material; off site	31	m³		
	Filling to excavations or to make up levels				
	Selected excavated material: not exceeding 250 average thick; depositing in layers 75 maximum thickness; compacting				
h	backfilling around foundations	3	m³		
	Surface treatments				
	Compacting				
i	surfaces of ground; trimming to levels	24	m²		
j	bottoms of trench excavation	12	m²		
	Applying herbicides				
k	surfaces of ground; trimming to levels	8	m²		

To Collection

	EXCAVATING AND FILLING (Cont'd)		
	IN-SITU CONCRETE		
	Insitu concrete: BS 8110 grade C20		
	Foundations		
a	generally	9	m^3
	Filling to hollow walls		
b	generally	1	m^3
	FORMWORK FOR IN-SITU CONCRETE		
	Formwork		
	Steps in foundations		
c	plain vertical; n.e. 450 high; generally	12	m
	Dense concrete blockwork: 440 x 215, 7 N/mm² compressive strength; in gauged mortar		
	Walls below dpc level		
d	100 thick	7	lm
e	215 thick	10	m^2
	Facing brickwork: 215 x 65 x 102.5mm; in gauged mortar; Ibstock or similar Staffordshire blue engineering bricks; weather struck pointing as work proceeds		
	Walls below dpc level		
f	102.5 thick	7	m^2

To Collection

	ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK WALLING		
	Proprietary through wall ventilator; to suit wall thickness		
a	215 thick	4	no
	Hylood high performance damp proof courses; building into masonry as the works proceed		
b	damp proof courses; n.e. 225 wide	7	m²
c	forming trays; over 225 wide	10	m²
	PRECAST CONCRETE SILLS/LINTELS/COPINGS		
	Prestressed concrete lintels; Stressline Ltd		
	Lintels; building in		
d	65 x 140 x 900 long	5	no
	Allow for construction of ground bearing concrete slab laid on compacted hardcore; concrete to be minimum 200 thick; concrete to be provided with power float finish with floor laid to fall towards internall floor gulley		
e	concrete; 200 thick power float finish	16	m²
f	hardcore; avearge 300 thick compacted 150 layers	16	m³
	Kingspan Kooltherm K3 flooring grade insulation		
g	75 thick; horizontal	16	m²
h	25 thick; 75 high; vertical	26	m
	FLEXIBLE SHEET TANKING/DAMP PROOFING		
	Visqueen damp proof membrane; 1200 gauge; installation in accordance with manufacturers instructions		
	Membranes; Horizontal		
i	over 300	16	m²
	Membranes; vertical		
j	not exceeding 300 high	8	m²
	Proprietary collars or the like; sealing		
k	collars for 100mm pipes	6	no

To Collection

SUBSTRUCTURES

COLLECTION

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To Summary

	ROOFS				
a	Rates for this section of the works shall include for -				
	Temporary protection of roof and ceiling below during the works				
	Temporary protection for working at heights				
	Adaitional packing timbers or materials required to achieve a uniform roof plane upon completion				
	All additional roofing components to complete the installation whether specifically detailed or not				
	All rainwater components, ancillary materials, fixings or fittings required to complete the installation whether specifically detailed or not				
	All cutting, angles intersections or sundry labours whether specifically detailed or not				
	Work at abutments or openings; holes and penetrations				
	Working at heights above floor level as shown on the general arrangement drawings				
	Testing the installation upon completion				
	Protecting the works in this section	1	item		
			To Collection		

	CARPENTRY/TIMBER FRAMING/FIRST FIX'NG				
	Contractor Desined Portion				
	Trussed rafters and ancillary components: Contractor designed element by specialist supplier: pressure treated softwood				
a	Mono pitch roof to front elevation: Complete	1	item		
	Trussed Roof components: to complete the installation in accordance with manufacturers design requirements				
b	Wind Bracing	1	item		
c	Gable Ladders	1	item		
d	Metal connectors and truss clips	1	item		
e	Metal restraint straps	1	item		
	End of Contractor Designed Portion				
	Treated sawn softwood: C16 grade: FSC certified				
	Wallplates				
f	50 x 100; bedding in mortar; mechanical fixings	9	m		
	Sundry roof members				
g	25 x 50; eaves supports	18	m		
h	50 x 100	30	m		
i	50 x 50; ceiling supports to perimeters	26	m		
	Metalwork				
	Galvanised steel restraint straps: bent end; 30 x 5; screw fixing using 5.5 dia 63 long screws to timber				
j	1200 long	8	no		
	UPVC profiles and components: Eurocell; colour - white				
	Fascia and Barge Board				
k	400 wide	18	m		
	Verge Board				
l	200 wide	18	m		
	Hollow Soffit Board				
m	150 wide	18	m		
	Proprietary universal over fascia ventilator				
n	25mm	18	m		
	To Collection				

	Roof Coverings				
	Grey metal profiled metal roofing sheets with metal lining sheet with 225mm of insulation sandwiched between the two metal sheet; fixed with proprietary fixings to roof timbers; allow for all ancillaries and capping boards				
	Roof coverings to new pitched roofs				
a	over 300	22	m²		
	Faves				
b	proprietary eaves carrier	5	m		
	Dry Ridge capping board; to match roof finish				
c	Dry metal ridge capping	5	m		
	Holes for pipes standards or the like				
d	for pipes ne 200 diameter: generally	1	no		
	SUNDRY INSULATION/PROOFING WORK/FIRE STOPS				
	Kingspan Insulation: 120 thick laid between rafters: 80 thickness laid alternate direction to the underside of the rafters				
e	overall 200 thick	21	m²		
	RAINWATER PIPEWORK/GUTTERS				
	Eurocell Roofline UPVC rainwater goods: White colour				
	Gutters: half round: standard fascia brackets				
f	114mm	5	m		
g	Stop ends	2	no		
h	Running Outlets	1	no		
	Rainwater Pipes; standard support brackets				
i	68mm diameter	3	m		
j	Shoes	1	no		
k	Offset bends, 112 degrees	2	no		
			To Collection		

ROOFS

COLLECTION

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To Summary

	EXTERNAL WALLS				
	Notwithstanding the requirements of the Standard Method of Measurement rates for this section of the works shall include for:-				
a	All special blocks, quoins, lintels, cills or the like, cutting and sundry labours in connection with new masonry construction				
	Closing cavities; dpc's and detailing				
	All cutting and fitting of timbers, membranes and other components required for the timber framed elements				
	All stainless steel components and beads in connection with external rendering				
	Brick vents and weep holes				
	All detailing at ends or abutments				
	Protecting new windows during the works				
	Work in general areas or narrow widths				
	Preparing backgrounds prior to application of new finishings				
	Protecting adjacent landscaped garden or paving areas				
	Protecting open top gullies adjacent to the works				
	Protecting the works in this section	1	item		
			To Collection		

	EXTERNAL WALLS				
	BRICK/BLOCK WALLING				
	OPTION 1 Dense concrete fairfaced blockwork; 440 x 215, 7 N/mm² compressive strength; in gauged mortar				
	Walls; external skin of solid wall				
a	215 thick	46	m²		
b	100 thick internal walls	18	m²		
	OPTION 2 Dense concrete blockwork; 440 x 215, 7 N/mm² compressive strength; in gauged mortar				
	Walls; external skin of solid wal				
a	215 thick	46	m²		
b	100 thick internal walls	18	m²		
	Staffordshire blue engineering brick plinth; pointing as work proceeds; in cement, lime sand mortar (1:1:6)				
	Walls; plinth from top of concrete				
c	100 thick	7	m²		
	ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK WALLING				
	Tying internal to external walls; Ancon stainless 100 wide mesh; 450 centres vertically				
d	100 wide	5	m		
	Movement joints in blockwork; stainless steel Ancon type PPS ties; one end debonded; building in at 450 vertical centres				
e	Movement joints; complete	9	m		
	Proprietery cavity wall lintels; Catnic or similar				
	Lintels; Ref CCS/102; building in				
f	1350 long	3	no		
	PLASTERED/RENDERED/ROUGHCAST COATINGS; PROVISIONAL				
	OPTION 2 Only Cement, lime and sand render (1:1:6), two coat work; 18 thick; floated finish				
	Walls				
g	over 300 wide	46	m²		
	Narrow widths around openings				
h	not exceeding 300 wide	15	m		

	Stainless steel: Expamet; fixing to masonry			
	Bead; for 18mm render			
i	external angle	12	m	
j	stop bead	3	m	
k	bellmouth stop	13	m	
	To Collection			
	CARPENTRY/TIMBER FRAMING/FIRST FIXING			
	Treated sawn softwood; plugging and screw fixing to blockwork			
	Grounds or battens			
a	25 x 50; to support timber cladding	75	m	
	To Collection			

EXTERNAL WALLS

COLLECTION

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To Summary

	WINDOWS AND EXTERNAL DOORS				
a	Notwithstanding the requirement of the Standard Method of Measurement rates for this section of the works shall include for:-				
	Visiting site, measuring openings; verifying sizes				
	One coat factory applied primer at works				
	Spot priming factory primed units to receive decorations				
	Fixing windows in accordance with the manufacturers instructions within openings in masonry or timber construction				
	Integrating the windows into the structure, fitting ancillary strips, seals, moulds or other ancillaries to complete the instruction and achieve the air tightness standards indicated in the Architects Specification				
	Fasing all new doors, oiling all ironmongery on completion				
	Adjusting door heights to suit new or existing floor levels				
	Dummy frames, temporary doors or windows to maintain security and weather integrity				
	Frames and composite frames complete with glazing units; adjustable trickle vents; weather stripping, mastic pointing or the like to complete the installation				
	Fixing ironmongery to new softwood or hardwood doors and frames				
	Protecting adjacent finishings internally and stone, concrete or slate cills externally				
	Protecting the works in this section	1	item		
			To Collection		

	WINDOWS AND EXTERNAL DOORS				
	Purpose made high performance solid core aluminium door units: doros to be provided with three locking devices one to top, middle and bottom of the door; all doors to be provided with five lever lock and handles: magnetic door locks to the WC's fixing into new openings with stainless steel fixings site measuring; mastic pointing internally and externally				
	Dark Grey Colour - ten year guarantee				
	Insulated flush panelled doorsets				
a	950 x 2100	3	no		
	SUNDRY INSULATION/PROOFING WORK/FIRE STOPS				
	Damp proof courses; Hyload or similar				
	Surrounds to door openings				
b	not exceeding 225 wide; horizontal or vertical	15	m		
	To Collection				

WINDOWS AND EXTERNAL DOORS

COLLECTION

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To Summary

	FLOOR WALL & CEILING FINISHES				
a	Notwithstanding the requirements of the Standard Method of Measurement rates for this section of the works shall include for:				
	Removing existing finishings completely where indicated and making good or making out beds or backings to receive new finishings				
	All temporary works necessary to ensure that backings are sufficiently dry to receive finishings in due time				
	All narrow widths; and ancillaries whether specifically detailed or not				
	All necessary levelling compounds, dubbing out or additional materials to ensure true and even line and level is achieved				
	All ancillary stainless steel beads, trims, edgings , skirtings, division strips; ends angles and components or the like to complete the installation				
	All necessary formwork, grounds, stops, screeding rails or the like				
	All cutting, fitting around obstructions or sundry associated labours				
	Dishing and finishing around floor grilles or the like				
	Isolated patching, repairs and making good or making out subsequent to removal of existing fittings, equipment or finishings				
	Protecting the works in this section	1	item		
			To Collection		

	FLOOR WALL AND CEILING FINISHES			
	Floor Finishes			
	CEMENT/SAND SCREEDS/TOPPING			
	Sand and cement screed (1:4); surface trowelled smooth			
	Floors			
a	75 thick; at ground floor level	13	m²	
	Supply and fit new non slip grey tiles ; all necessary adhesives and fixings; allow for provision of tiled skirtings to all wall abutments; provide light grey grout to all joints; provision of new stainless steel floor gulleys			
b	toilets and service area	13	m²	
c	tiled skirtings	26	lm	
	SKIRTINGS/SUNDRY ITEMS			
	Wrot softwood			
	Skirtings; plugging and screwing			
d	22 x 150; bullnosed	9	m	
	Wall Finishes			
	Supply and fit new stone grey brick tiles; 150 x 75 x 7 mm; allow for all necessary adhesives grout and trims			
	Walls			
e	to toilets	40	m²	
f	to service area	24	m²	
	Ceiling Finishes			
	CARPENTRY/TIMBER FRAMING/FIRST FIXING			
	Sawn softwood; grade C16			
	Sundry supports			
g	50 x 50; APPROXIMATE	20	m	
	PLASTERBOARD DRY LINING/CEILINGS			
	Plaster thistle board finish; 5 thick; surface trowelled smooth; 1 layers of Gyproc wallboard 15 thick; fixing with plasterboard screws; acoustic sealant to all perimeters			
	Ceilings; Horizontal			
h	over 300 wide	15	m²	
	Plywood; exterior WBP grade; screw fixing to timber			
i	9mm thick; fitting to underside of rafters	3	m²	

To Collection

FLOOR WALL AND CEILING FINISHES

COLLECTION

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To Summary

	INTERNAL WALLS			
a	Rates for this section of the works shall include for:			
	Wedging and pinning new walls tight to underside of floor constructions			
	Gauged timber where identified			
	Ancillary timbers to support plasterboard or e ectrical fittings			
	Fixing to timber, masonry or concrete			
	Additional members at abutments, change of direction or surrounds to openings			
	Protecting the work in this section	1	item	
	BRICK/BLOCK WALLING			
	Medium density blockwork 1500kg/m³; 440 x 215, 7 N/mm² compressive strength; fairfaced blocks; in gauged mortar			
	Internal Walls			
b	100 thick	18	m²	
	To Collection			

INTERNAL WALLS

COLLECTION

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To Summary

	FITTINGS AND EQUIPMENT		
a	Rates for this section of the works shall include for :-		
	Connecting to new or existing supplies: provision of additional fittings as necessary to complete the installations		
	The provision of softwood battens, supports, framework, fixings, brackets, knobs, furniture, ironmongery or fittings		
	Installing fittings or equipment in full accordance with manufacturers instructions where applicable		
	Forming holes, access panels or the like		
	Testing upon completion	1	item
	SANITARY APPLIANCES/FITTINGS		
	Sanitary fittings; Armitage Shanks or equal approved		
	Close coupled WC unit with concealed cistern		
b	Fixing in position; pan connector; fixing seat to wc; silicone pointing	1	no
c	DOC M pack: fixing in position; pan connector; fixing all elements; silicone pointing	1	no
	Wash basin		
d	fixing in position ; trap with 75mm seal; pair of basin pillar taps; silicone pointing	2	no
e	fixing in position on wall brackets; trap with 75mm seal; pair of basin pillar taps; silicone pointing	2	no
	Urinal		
f	fixing in position; trap with 75mm seal; silicon pointing	1	no
	Privacy screen		
g	Privacy screen; plugging and screwing; 1750w x 1900h; silicone pointing	1	no
	Sanitary fittings; Chromium plated		
h	Toilet roll holder; surface mounted	2	no
i	Towel rail; surface mounted	2	no
	Mirrors; 6mm float glass; silvered backing; polished edges; fixing using chrome finish dome headed mirror screws		
j	400 x 600	2	no

To collection

	CARPENTRY/TIMBER FRAMING/FIRST FIXING				
	Sawn softwood: grade C16; FSC certified				
	Individual supports: **All Provisional**				
a	50 x 50 (boxings)	15	m		
	Plywood; WBP grade				
	Backboards; or the like				
b	18 thick; over 300 wide	1	m²		
	SVP and WC boxings				
c	12 thick; over 300 wide	3	m²		
	VENTILATION				
	Allow to remove original extractor fans, allow to make good any damage, allow to replace the fans with new extractor fans, allow for fans to ensure adequate air changes are provied to prevent stale air and smells being trapped in the rooms				
a	Toilet areas	1	item		
	HOIST				
	Allow for supply and installation of H track ceiling mounted hoist allow to securely fix to the ceiling and for all controls; allow to test and comission hoist; essentialaids H track and hoist or simialr approved				
e	Toilet area - one toilet only	1	item		
	Drinking Fountain - External				
	Allow for supply and installation of 316 grade stainless steel wall mounted drinking fountain with PIR hands-free operation; suitable for external installation. Allow for mains water connection and waste drainage. Maestro model F1771 or similar approved.				
f	External as indicated on plan	1	item		

To Collection

FITTINGS & EQUIPMENT

COLLECTION

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To Summary

	DECORATIONS			
a	Rates for this section of the works shall include for:-			
	All preparation of new or existing surfaces			
	Work to glazed or panelled surfaces of all size classification			
	Multi colours			
	Protection of existing or adjacent features			
	All narrow widths, isolated surfaces and height classifications			
	Working internally or externally at all height classifications			
	Protecting the works in this section	1	item	
	PAINTING/CLEAR FINISHING INTERNALLY			
	Painting new plastered surfaces; preparing; one mist and two full coats: Dulux Matt emulsion			
	Ceilings White			
b	over 300 girth (1-2)	15	m²	
c	isolated surfaces ne 300 girth; generally	15	m	
	PAINTING/CLEAR FINISHING EXTERNALLY			
	External masonry painting: Dulux smooth Weathershield: one mist and two full coats			
	New rendered surfaces			
d	over 300 girth	24	m²	
e	not exceeding 300 girth;	5	m	
	To Collection			

DECORATIONS

COLLECTION

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To Summary

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	SERVICE INSTALLATIONS				
	Electrical installation				
	Contractor designed element				
a	Notwithstanding the applicable sections of the standard method of measurement, rates for this section of the works shall include the following.				
	Electrical work being executed by an approved NICEIC or similar approvedcontractor				
	Alterations or adaptations to the incoming supply				
	Design and installation of a new electrical installation to achieve a fully working system in compliance with current IEE Regulations				
	Electrical services as required and specified in the Mechanical performance specification				
	Making good in all trades following the new installation				
	All equipment, fittings, outlets or the like to complete the installation				
	Fittings to be Crabtree, MK or other equal and approved				
	All necessary wiring in conduit in plastered walls				
	Attendance and liaison with the electricity supply provider: provision of necessary certification upon completion				
	Appropriate labelling systems				
	Operating instructions and manuals for equipment				
	Provision of samples for approval prior to installation				
	Testing upon completion	1	Item		

	Electrical installations				
	Electrical installation: all works required to complete the new installation				
	Electrical specification				
	Mains incoming supplies and distribution boards				
	Small power installations				
	Lighting and luminaires installation				
	Mechanical services wiring and connections				
	Testing & Commissioning				
	Operation and maintenance manuals; provision of as built drawings				
	Complete installation per property				
a	New toilet block	1	item		
	Mechanical installations				
	Preamble Note				
b	Rates for this section of the works shall include for :				
	Carrying out a full appraisal of the design requirements to ascertain the heating, hot water, soil and waste requirements to attain the required operating facilities for the functional use				
	Providing a fully working system upon completion				
	Compliance with the relevant sections of the Employers Requirements Specifications sections				
	Heating work being carried out by a registered Gas Safe contractor				
	Alterations or adaptations to incoming supplies and/or providing new supplies as required				
	All pipework valves fittings installation and supports				
	All equipment, boilers, tanks, manifolds and underfloor apparatus				
	All soil waste and overflow pipework				
	All control systems				
	Appropriate labelling systems				
	Testing upon completion	1	item		
			To Collection		

	Mechanical services: all works required to complete the installation				
	Mechanical specification				
	Incoming mains water services				
	Domestic hot and cold water services				
	Above Ground disposal drainage				
	Extract Ventilation Systems				
	Insulation to Ducts and Pipes				
	Mechanical Commissioning				
	Testing & Commissioning				
	Operation and maintenance manuals; provision of as built drawings				
	Complete installation per property				
a	New toilet block		1	item	
	BUILDERS WORKS				
	Builders work in connection with mechanical and electrical and disposal services				
	Cutting away for and making good after electrical services and mechanical services installations generally				
b	generally; including making good as necessary		1	item	

To Collection

SERVICE INSTALLATIONS

COLLECTION

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To Summary

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	EXTERNAL WORKS				
	GROUNDWORKS				
	EXCAVATING AND FILLING				
	Filling to make up levels				
	Granular materials; obtained off site; DTp 1 sub base not exceeding 250 average thickness; depositing in layers 75 maximum thickness; compacting				
a	to exs'ting car park area; average 250 thick	8	m^3		
	Geotextile membranes; Terram or similar				
b	to areas; generally	8	m^2		
	PAVINGS/PLANTING/FENCING				
	COATED MACADAM/ASPHALT ROADS/PAVINGS				
	Bitumen macadam, BS4987; 50 binder course of 20 dense base course macadam (clause 6.5); 20 mastic asphalt wearing course, 6 nominal size aggregate; sealing grit				
c	to existing car park area	20	m^2		
	Abutments to existing surfacing				
d	cutting existing tarmac surfaces; bonding; to current standard detail and specification	1	item		
	White Thermoplastic tarmac road markings				
e	Parking bay demarkation lines	40	m		

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EXTERNAL WORKS

COLLECTION

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To Summary

	DRAINAGE & EXTERNAL SERVICES		
a	Rates for this section of the works shall include for -		
	All excavation, removal, breaking up obstructions, disposal from site as required; earthwork support		
	Working internally or externally		
	Bedding surrounding and backfilling with material appropriate to depth and location		
	Pipework; fittings; connections to existing		
	Reinstating soft or hard landscape areas disturbed upon completion		
	Maintaining flow of existing drains		
	Protecting the works in this section	1 item	
	DRAINAGE		
	Excavating trenches; backfilling with selected excavated material depositing in layers 150 max thickness to 300 above crown of pipe and 300 maximum thickness over; compacting; disposal of surplus excavated material		
	For pipes not exceeding 200 nominal size		
b	average depth 500-750	10 m	
c	average depth 1000-1250	10 m	
	Disposal		
d	Ground and Surface water	1 item	
	Broken stone or gravel; BS 882 table 1; 10 single size aggregate		
	Beds and surrounds		
e	450 x 550 thick to 100 nominal size pipe	20 m	
	Plain in-situ concrete; BS 5328, mix C20P		
	Beds and surrounds		
f	450 x 550 thick to 100 nominal size pipe; Provisional	20 m	
	UPVC pipework; Hepworth or similar		
	Pipes; 100 nominal size; including jointing couplings		
g	laid in trenches	20 m	
h	set vertically	3 m	
i	rest bends	3 no	
	To collection		

	Accessories: Hepworth or similar		
	Connections to above ground drainage: adapters		
a	connection to yard gullies	1	no
b	connection to rainwater pipes	1	no
c	150mm rodding point	2	no
	MANHOLES		
	Inspection chambers - Hepworth: composite items		
	450 diameter: chamber PPIC: cover and frame - ductile iron: cutting chamber to correct height on site: setting preformed chamber base on and surrounding chamber with concrete (GEN1) 150 thick		
d	depth to invert 500 - 750mm	1	no
e	depth to invert 1000 - 1250mm	2	no
	Yardgullies with built in silt traps: ductile iron steel grating: connected to new drains and bedded in concrete		
f	450 diameter x 900 depth: complete	1	no
	SERVICES - ALL PROVISIONAL		
	Excavating trenches: backfilling with selected excavated material depositing in layers 150 max thickness		
	For electrical cable or duct - 1		
g	not exceeding 200 nominal size: 250 to 500 average depth	20	m
	For water service - 1		
h	not exceeding 200 nominal size: 500 to 750 average depth	20	m
	Building sand		
	Beds		
i	300 x 50	40	m
	Cold water pipework: medium density polyethylene tubing		
	Pipes: 20 nominal size		
j	laying in trenches	20	m
k	connection to existing stop cock	1	no
	Twinwall underground plastic duct system		
	Pipes: 100 nominal size		
l	laying in trenches	40	m
m	bends	4	no

	South Western Electricity Board equipment: fixing only			
	Underground ductwork; alkathene			
a	38 nominal size	30	m	

To Collection

COLLECTION

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To Summary

NEW LAWNS TOILET BLOCK

MAIN SUMMARY

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PREAMBLE TO WORKS SECTION	
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TOTAL	

SECTION 5

PREAMBLE TO WORKS SECTION

a	Where quantities are given in the description of an item they are for guidance only and must not be solely relied upon. The Contractor shall visit site and take such additional measurements as may be necessary to ascertain the full extent of the works. Whilst every effort has been made to accurately represent the works shown on the contract drawings these schedules are not necessarily measured in accordance with SMM7.	1	item
b	Notwithstanding the written descriptions within this document, the Contractor shall fully examine the drawings and specifications and prices shall include for all work which is shown or that can be reasonably inferred from all of the Contract Documents read together.	1	item
c	The rates and prices bid in the priced schedule shall, except insofar as it is otherwise provided under the Contract, include all Constructional Plant, labor, supervision, materials, erection, maintenance, insurance, profit, taxes, and duties, together with all general risks, liabilities, and obligations set out or implied in the Contract.	1	item
d	The rates and prices given shall be deemed to include for all ancillary labours, accessories, components and all things necessary for the proper completion of the work item whether specifically detailed or not.	1	item
e	A rate or price shall be entered against each item in the schedule, whether quantities are stated or not. The cost of items against which the Contractor has failed to enter a rate or price shall be deemed to be covered by other rates and prices entered elsewhere in the schedule.	1	item
f	No alteration shall be made to the text although the Contractor shall price here for any additional items shown on the drawings or identified in the specification which is not specifically itemised in this Section.	1	item
g	Unless noted, as **Provisional or Approximate**, quantities will not be subject to remeasurement and are given to facilitate pricing only.	1	item

	DEMOLITIONS & ALTERATIONS			
a	Notwithstanding the requirements of the Standard Method of Measurement rates for this section of the works shall include for:-			
	Visiting site; ascertaining extent of works; carrying out works internally, in occupied buildings			
	Carefully demolishing, removing or altering the existing structure in all trades and clearing away			
	Temporary props, shores, or other such temporary measures as are necessary			
	Bonding new sections of work to existing using appropriate methods and products			
	Obtaining materials to match those existing where required to the reasonable satisfaction of the Architect			
	Making good, making out, piecing out, pinning up; repairing, reinstating or restoring elements of the existing structure affected by the structural alteration works			
	Plaster making good in existing walls where alterations carried out, openings formed or infilled			
	Formwork or the like			
	Protecting the work in this section	1	item	
	To Collection			

	DEMOLITIONS AND ALTERATIONS				
	MENS WC				
a	Allow to remove and dispose off site of all white wet wall and ancillary fixings from the walls; all to be left ready to recive new wall tile finish	1	item		
b	Allow to carefully remove and dispose off site of the urinals, traps and associated pipework and fixings	1	item		
c	Allow to remove and dispose off site of the toilet cubicle screens and doors: allow to make good any damage to the floor tiles	1	item		
	Mens WC Allow to carefully remove and set aside for reuse the				
d	wash hand basins and associated joinery	4	no		
e	back to wall WC's	2	no		
f	hand driers	2	no		
g	mirrors and ancillary signs	1	item		
	Allow to supply and fix new 100mm concrete block walls, to form the WC cubicles; allow to tie new walls into existing and allow for all necessary ancillary fixings				
h	100 mm concrete block work	7	m^2		
i	PROV SUM additional reinforcement of concrete floor	1	item	1,000.00	
j	Furfix wall starter fixed to existing walls - stainless steel	15	lm		
k	100 mm wide concrete lintels over cubicle doors	2	no		
	Ladies WC Allow to carefully remove and set aside for reuse the				
l	wash hand basins and associated joinery	5	no		
m	back to wall WC's	6	no		
n	hand driers	2	no		
o	mirrors and ancillary signs	1	item		
p	Allow to remove and dispose off site of all white wet wall and ancillary fixings from the walls; all to be left ready to recive new wall tile finish	1	item		
	Ladies and Mens WC Allow to carefully fix back in place the retained sanitary appliances and fixings				
q	wash hand basins and associated joinery	9	no		
r	back to wall WC's	8	no		
s	hand driers	4	no		
t	mirrors and ancillary signs	1	item		
	To Collection				

	Disabled and Family Changing Toilets		
	Allow to carefully remove and set aside for reuse the		
a	Doc M pack and associated fixings	2	no
b	changing table	2	no
	Allow to carefully fix back in place the retained sanitary appliances and fixings		
c	Doc M pack and associated fixings	2	no
d	changing table	2	no
	Allow to carefully remove the existing floor coverings and dispose off site; all to be left ready to receive new tiled floor finishes		
e	existing floor coverings	9	m^2

To Collection

DEMOLITIONS AND ALTERATIONS

COLLECTION

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To Summary

	INTERNAL DOORS				
a	Rates for this section of the works shall include for				
	Visiting site; measuring openings; verifying sizes and fixing				
	Easing all new doors, oiling all ironmongery upon completion				
	Adjusting door heights to suit new floor levels or coverings				
	Temporary doors to maintain security and fire integrity				
	Fixing ironmongery to softwood or hardwood doors and frames				
	Protection of door facings during decoration works				
	Protection of adjacent finishes during removal and reinstatement of doors and frames				
	Local making good of surfaces and finishings disturbed by the works in this section				
	Protecting the work in this section	1	item		
	TIMBER DOORS/SHUTTERS/HATCHES				
	Internal softwood doors: Jeld Wen Linea or similar panel FD30; hanging into softwood frames or linings				
	Single doors: FD30 rated				
b	838 x 1981 x 44	2	no		
	UNFRAMED ISOLATED TRIMS/SKIRTINGS/SUNDRY ITEMS				
	Wrot softwood				
	Door linings				
c	32 x 135; plugging and screwing	10	m		
	Door stop				
d	12 x 30	10	m		
	Architrave				
e	19 x 69; bullnosed	20	m		
	IRONMONGERY				
	Chrome Effect Ironmongery; to new timber doors or linings				
f	100mm ball bearing hinges	3	or		
g	Straight handle lever furniture set	2	no		
h	bathroom lock set	2	no		
i	door stop, wall mounted	2	no		
	To Collection				

INTERNAL DOORS

CO.LECTION

Page 6

to Summary

	FLOOR WALL & CEILING FINISHES				
a	Notwithstanding the requirements of the Standard Method of Measurement rates for this section of the works shall include for:-				
	Removing existing finishings completely where indicated and making good or making out beds or backings to receive new finishings				
	All temporary works necessary to ensure that backings are sufficiently dry to receive finishings in due time				
	All narrow widths; and ancillaries whether specifically detailed or not				
	All necessary levelling compounds, dubbing out or additional materials to ensure true and even line and level is achieved				
	All ancillary stainless steel beads, trims, edgings , skirtings, division strips; ends angles and components or the like to complete the installation				
	All necessary formwork, grounds, stops, screeding rails or the like				
	All cutting, fitting around obstructions or sundry associated labours				
	Dishing and finishing around floor grilles or the like				
	Isolated patching, repairs and making good or making out subsequent to removal of existing fittings, equipment or finishings				
	Protecting the works in this section		1	Item	
		To Collection			

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	FLOOR WALL AND CEILING FINISHES			
	Floor Finishes			
	CEMENT/SAND SCREEDS/TOPPING			
	Floor Tiling Supply and fit new non-slip grey tiles to existing floor; allow for making good existing floor; all necessary adhesives and fixings; allow for provision of tiled skirtings to all wall abutments; provide light grey grout to all joints; provision of new stainless steel floor gulleys			
	Family Room and Disabled Toilets			
a	100 x 100 floor tiles	9	m²	
b	100 high skirtings (inc. corners)	15	lm	
c	stainless steel floor gulleys	2	no	
	Mens Toilets			
d	100 x 100 floor tiles repairs around new cubicle walls	4	m²	
e	100 high skirtings (inc. corners) - around new cubicle walls	10	lm	
	Wall Finishes			
	Wall Tiling - assume up to 2.50m high Supply and fit new stone grey brick tiles; 150 x 75 x 7 mm; allow for making good all existing wall surfaces; all necessary adhesives, grout and trims			
f	Disabled and Family Changing Toilets	37	m²	
g	Mens Toilets	52	m²	
h	Ladies Toilets	52	m²	
	To Collection			

FLOOR WALL AND CEILING FINISHES

COLLECTION

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To Summary

	FITTINGS AND EQUIPMENT				
a	Rates for this section of the works shall include for :-				
	Connecting to new or existing supplies; provision of additional fittings as necessary to complete the installations				
	The provision of softwood battens, supports, framework, fixings, brackets, knobs, furniture, ironmongery or fittings				
	Installing fittings or equipment in full accordance with manufacturers instructions where applicable				
	Forming holes, access panels or the like				
	Testing upon completion	1	item		
	SANITARY APPLIANCES/FITTINGS				
	Sanitary fittings; Armitage Shanks or equal approved				
	Stainless steel urinal trough				
b	Fixing in position; waste connector and pipes; fixing to wall; silicone pointing; 3.00m long	1	no		
	CARPENTRY/TIMBER FRAMING/FIRST FIXING				
	Sawn softwood; grade C16; FSC certified				
	Individual supports; **All Provisional**				
c	50 x 50 (pipe boxings)	10	m		
	Plywood; WBP grade				
	Urinal boxings				
d	12 thick; over 300 wide	2	m²		
	Sanitary fittings; Chromium plated; **All Provisional**				
e	Toilet roll holder; surface mounted	4	no		
f	Towel rail; surface mounted	2	no		
	Mirrors; 6mm float glass; silvered backing, polished edges; fixing using chrome finish dome headed mirror screws				
g	400 x 600	8	no		
	VENTILATION				
	Allow to remove original extractor fans, allow to make good any damage, allow to replace the fans with new extractor fans, allow for fans to ensure adequate air changes are provied to prevent stale air and smells being trapped in the rooms				
h	Ladies and Mens WC	1	item		
i	Disabled and Family Changing rooms	1	item		

To Collection

FITTINGS & EQUIPMENT

COLLECTION

Page 11

To Summary

	DECORATIONS			
a	Rates for this section of the works shall include for:-			
	All preparation of new or existing surfaces			
	Work to glazed or panelled surfaces of all size classification			
	Multi colours			
	Protection of existing or adjacent features			
	All narrow widths, isolated surfaces and height classifications			
	Working internally or externally at all height classifications			
	Protecting the works in this section	1	item	
	PAINTING/CLEAR FINISHING INTERNALLY			
	Painting existing plastered surfaces; preparing; one mist and two full coats; Dulux Matt emulsion - anti-fungicidal paint			
	Ceilings - White			
a	over 300 girth	98	m^2	
b	isolated surfaces ne 300 girth; generally	54	m	
	Walls - White - at high level above 2.50m			
c	over 300 girth	48	m^2	
d	isolated surfaces ne 300 girth; generally	74	m	
	Allow for provision of new polysulphide mastic seal			
e	sanitary ware; white - 9mm bead	45	lm	
f	wall and tile junctions; grey - 9mm bead	110	lm	
	To Collection			

DECORATIONS

COLLLCTION

Page 13

To Summary

70

RAILWAY CAR PARK TOILET BLOCK

MAIN SUMMARY

PRELIMINARIES

PREAMBLE TO WORKS SECTION

DEMOLITIONS AND ALETRATIONS

INTERNAL DOORS

FLOOR WALL AND CEILING FINISHES

FITTINGS

DECORATIONS

TOTAL

SECTION 6

PREAMBLE TO WORKS SECTION

a	Where quantities are given in the description of an item they are for guidance only and must not be solely relied upon. The Contractor shall visit site and take such additional measurements as may be necessary to ascertain the full extent of the works. Whilst every effort has been made to accurately represent the works shown on the contract drawings these schedules are not necessarily measured in accordance with SMM7.	1	item	
b	Notwithstanding the written descriptions within this document, the Contractor shall fully examine the drawings and specifications and prices shall include for all work which is shown or that can be reasonably inferred from all of the Contract Documents read together.	1	item	
c	The rates and prices bid in the priced schedule shall, except insofar as it is otherwise provided under the Contract, include all Constructional Plant, labor, supervision, materials, erection, maintenance, insurance, profit, taxes, and duties, together with all general risks, liabilities, and obligations set out or implied in the Contract.	1	item	
d	The rates and prices given shall be deemed to include for all ancillary labours, accessories, components and all things necessary for the proper completion of the work item whether specifically detailed or not.	1	item	
e	A rate or price shall be entered against each item in the schedule, whether quantities are stated or not. The cost of items against which the Contractor has failed to enter a rate or price shall be deemed to be covered by other rates and prices entered elsewhere in the schedule.	1	item	
f	No alteration shall be made to the text although the Contractor shall price here for any additional items shown on the drawings or identified in the specification which is not specifically itemised in this Section.	1	item	
g	Unless noted, as **Provisional or Approximate**, quantities will not be subject to remeasurement and are given to facilitate pricing only.	1	item	

	ROOFS			
a	Rates for this section of the works shall include for -			
	Temporary protection of roof and ceiling below during the works			
	Temporary protection for working at heights			
	Additional packing timbers or materials required to achieve a uniform roof plane upon completion			
	All additional roofing components to complete the installation whether specifically detailed or not			
	All rainwater components, ancillary materials, fixings or fittings required to complete the installation whether specifically detailed or not			
	All cutting, angles intersections or sundry labours whether specifically detailed or not			
	Work at abutments or openings: holes and penetrations			
	Working at heights above floor level as shown on the general arrangement drawings			
	Testing the installation upon completion			
	Protecting the works in this section	1	item	

	CARPENTRY/TIMBER FRAMING/FIRST FIXING			
	Contractor Desined Portion			
	Allow to provide a new metal profiled sheet roofing system in place of the current metal roof system, the new roof is to be suitable for the marine environment and come with a twenty five year guarantee in favour of the Client.			
	Grey metal profiled metal roofing sheets with metal lining sheet with 225mm of insulation sandwiched between the two metal sheet; fixed with proprietary fixings to roof timbers; allow for all ancillaries and capping boards			
	Roof coverings to new pitched roofs			
a	over 300	196	m²	
	Eaves			
b	proprietary eaves carrier	43	m	
	Dry Ridge capping board; to match roof finish			
c	Dry metal ridge capping	21	m	
	Holes for pipes standards or the like			
d	for pipes ne 200 diameter; generally	5	no	
	End of Contractor Designed Portion			
	Treated sawn softwood; C16 grade; FSC certified			
	Sundry roof members			
e	25 x 50; eaves supports	18	m	
f	50 x 100	30	m	
	UPVC profiles and components; Eurocell, colour - white allow to overclad above existing boards where possible			
	Fascia and Barge Board			
g	400 wide	58	m	
	Verge Board			
h	600 wide	6	m	
	Hollow Soffit Board			
i	600 wide	58	m	
	Proprietary universal over fascia ventilator			
j	25mm	42	m	
	To Collection			

	RAINWATER PIPEWORK/GUTTERS				
	Flopast deepflow UPVC rainwater goods; white colour				
	Gutters; half round; standard fascia brackets				
a	170mm	21	m		
b	Stop ends	2	no		
c	Running Outlets	3	no		
	Rainwater Pipes; standard support brackets				
d	110mm diameter	12	m		
e	Shoes	3	no		
f	Offset bends, 112 degrees	12	no		

To Collection

ROOFS

COLLECTION

Page 2

Page 3

To Summary

EXTERNAL WORKS

FENCING

Allow to carefully remove the old timber fence and posts and dispose off site; allow to fit a new treated timber fence and posts along the line of the original fence and extended to the rear metal fence line; fence to be timber hit and miss boarding on both sides and taken up to a height of 2.00 m

a	remove original fence, posts and gates and dispose off site	1	item		
b	new 150 x 150 mm treated timber posts,	1	item		
c	concrete surrouds to posts	1	item		
d	new treated timber fencing and rails	32	m²		
e	new timber framed personnel gates; assume 1250 mm wide	2	no		
f	extra over - new metal gates to match rear fencing	2	no		

To Collection

EXTERNAL WORKS

COLLECTION

Page 4

To Summary

COMMUNITY HUB IMPROVEMENT WORKS

MAIN SUMMARY

PREAMBLE TO WORKS SECTION

ROOFS

EXTERNAL WORKS

TOTAL

	SECTION 7 - PROVISIONAL SUMS, DAYWORKS & CONTINGENCIES				
	PROVISIONAL SUMS				
	Include the following sums for undefined works				
a	Employers Contingencies - General	1	item	5,000.00	5,000.00
b	Include here for main contractors overheads and profit on the contingency expenditure		%	5,000.00	
c	supply of new fittings	1	item	250.00	250.00
d	signage	1	item	500.00	500.00
e	Include here for main contractors overheads and profit on the contingency expenditure		%	5,750.00	
	To Collection				

	DAYWORKS				
	Dayworks shall be in accordance with Option 'B' of the 'Definition of the Prime Cost of Dayworks Carried Out under a Building Contract published by the RICS, current at the base date. The Constructor shall insert below his all-inclusive rates including allowances for incidental costs, overheads and profit.				
	Labour				
a	General Operative	6	hr		
b	Tradesman / Craft Operative	8	hr		
c	Electrical Operative	4	hr		
d	Plumbing & Heating Operative	4	hr		
	Materials & Goods				
e	Provide the prime cost of materials and goods as defined	1	item	250.00	250.00
f	ADD percentage for incidental costs, overheads and profit		%		
	Plant				
	Plant and equipment costs shall be in accordance with the 'Schedule of Basic Plant Charges' published by the RICS, current at the base date.				
g	Provide the provisional sum of £250.00 for plant as defined.	1	item	250.00	250.00
h	ADD for incidental costs, overheads and profit		%		
	To Collection				

SECTION 7 - PROVISIONAL SUMS, DAYWORKS & CONTINGENCIES

COLLECTION

Page 7/1

Page 7/2

To Summary

COMMUNITY HUB AND RAILWAY TOILETS, PADSTOW

MAIN SUMMARY

Section 1 - Preliminaries

Section 2 - The Works

Section 3 - Cory Toilet Improvements

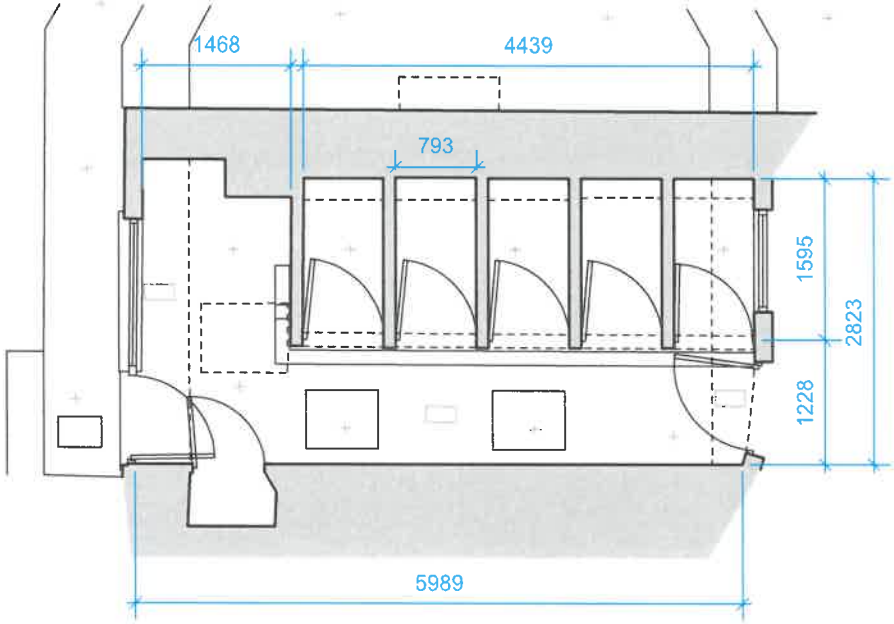
Section 4 - Lawns New Toilets

Section 5 - Railway Car Park Toilets

Section 6 - Community Hub Improvements

Section 7 - Contingencies and Dayworks

TOTAL (exc VAT)



Scale = 1:50

0m 0.5m 1.0m 1.5m 2.0m 2.5m 5m

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Cory Toilets, Padstow

Title **Existing Ground Floor Plan**

Scale 1:50@ A3 **Date** June 2026

Drawn RG **Checked** RG **26626.05**

Purpose:

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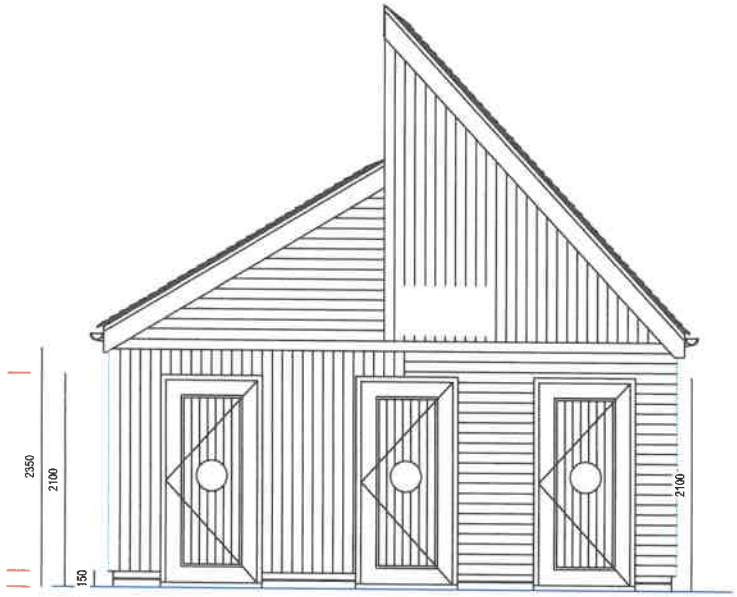
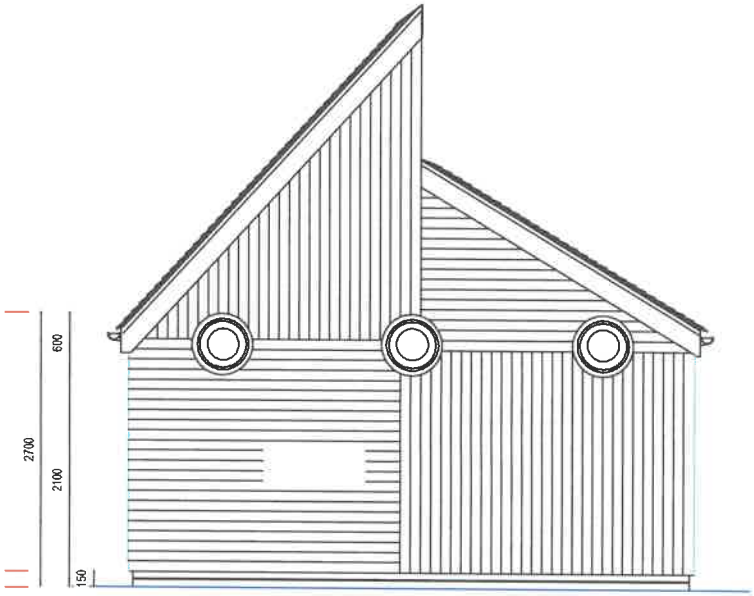


Existing East Elevation



Existing West Elevation

Scale = 1:50

0m 0.5m 1.0m 1.5m 2.0m 2.5m 5m

NOTES:

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Purpose:

Railway Toilets, Padstow

Title **Existing East & West Elevations**

Scale 1:50@ A3 **Date** June 2026

Drawn RG **Checked** RG **26626.07**

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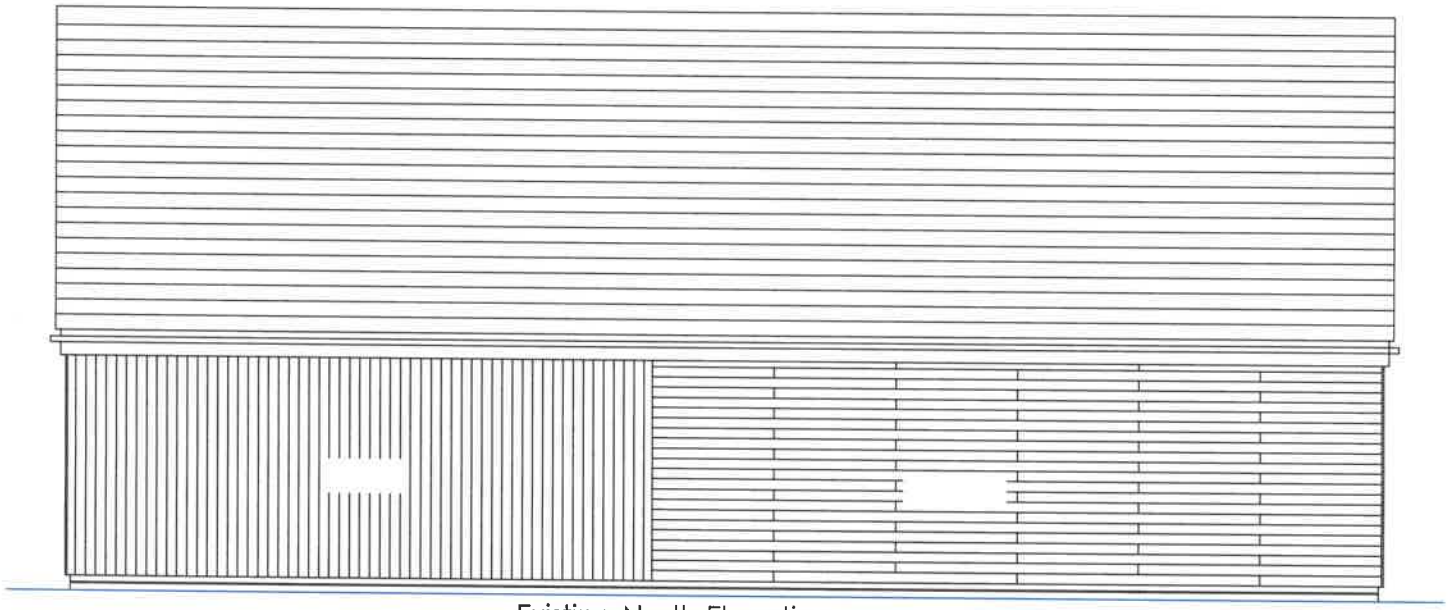

Existing North Elevation

Scale = 1:50

0m 0.5m 1.0m 1.5m 2.0m 2.5m 5m

NOTES:

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Railway Toilets, Padstow

Title **Existing North Elevation**

Scale 1:50@ A3 **Date** June 2026

Drawn RG **Checked** RG **26626.08**

Purpose:

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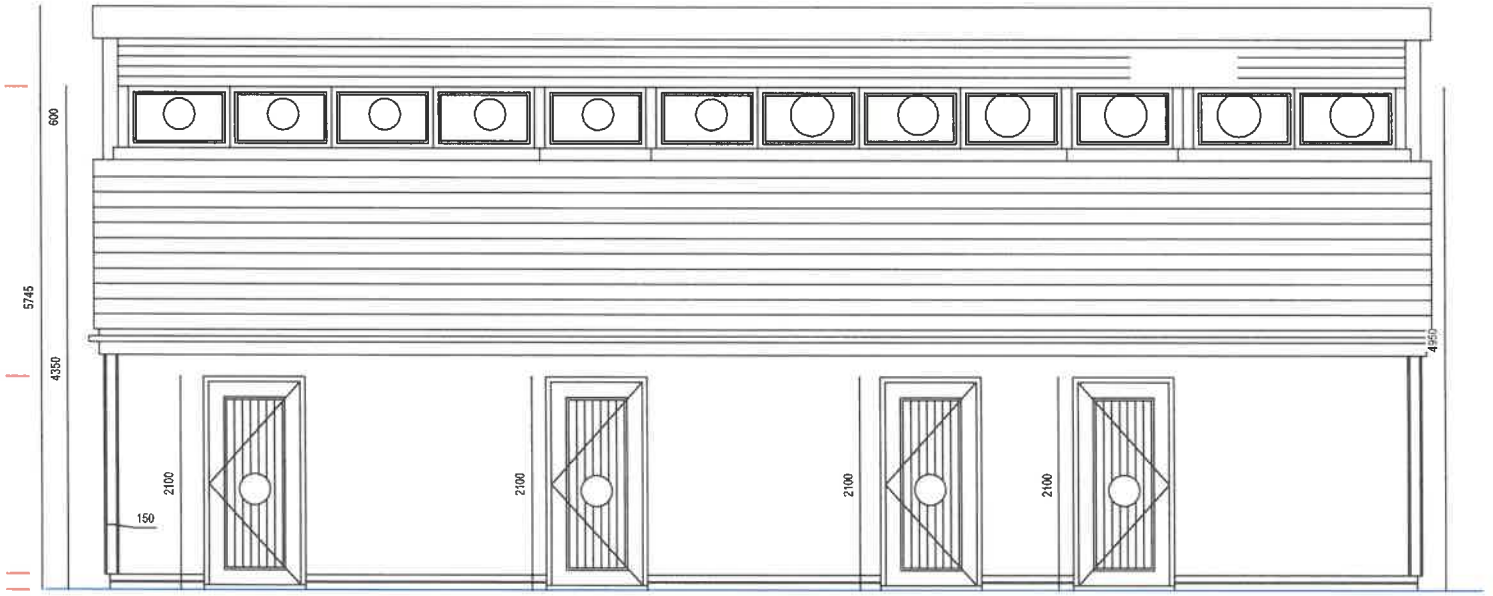

Existing South Elevation

Scale = 1:50

0m 0.5m 1.0m 1.5m 2.0m 2.5m 5m

NOTES:

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Railway Toilets, Padstow

Title **Existing South Elevation**

Scale 1:50@ A3 **Date** June 2026

Drawn RG **Checked** RG **26626.09**

Purpose:

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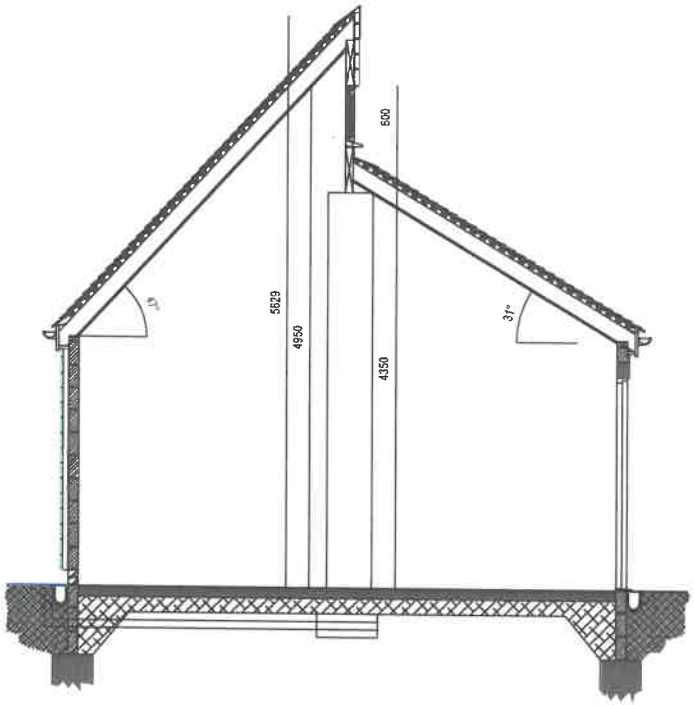

Existing Section A - A

Scale = 1:50

0m 0.5m 1.0m 1.5m 2.0m 2.5m 5m

N O T E S:

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Railway Toilets, Padstow

Title **Existing Section A-A**

Scale 1:50@ A3 **Date** June 2026

Drawn RG **Checked** RG **26626.10**

Purpose:

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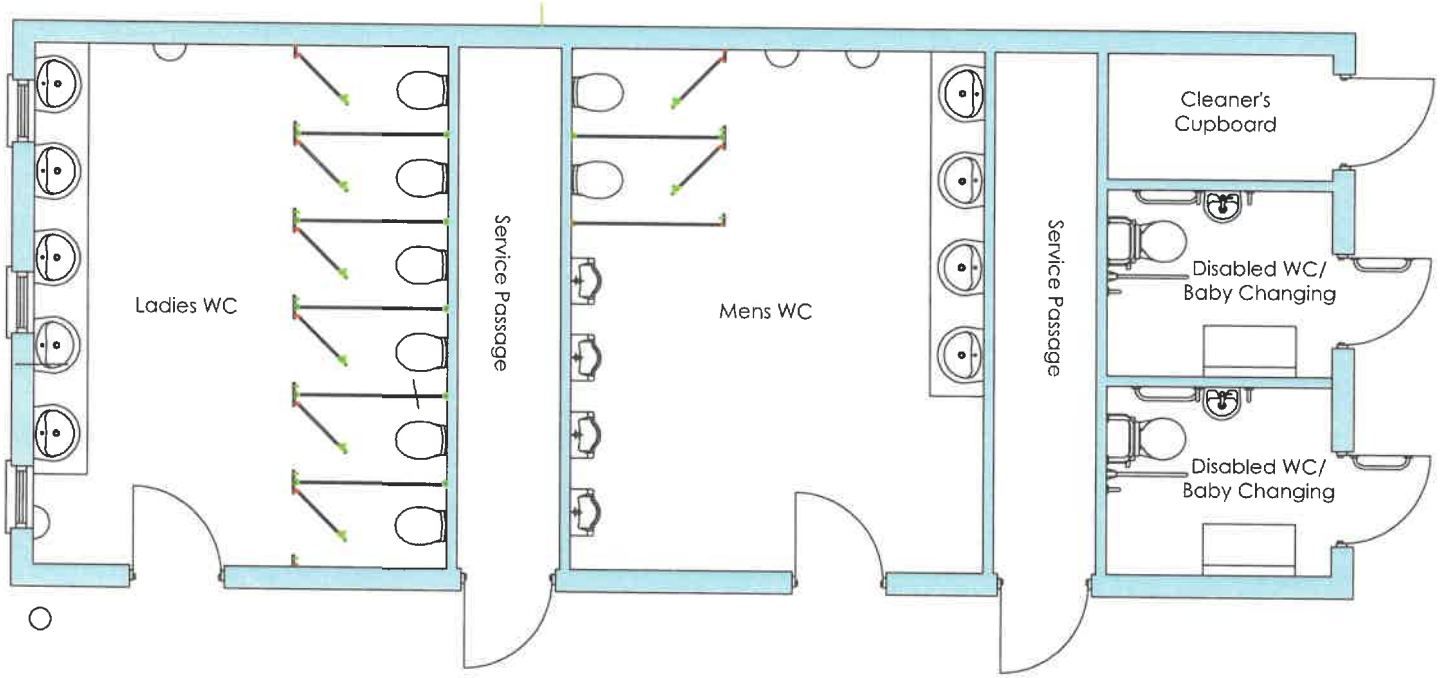

Scale = 1:50

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N O T E S:

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N

Purpose:

Railway Toilets, Padstow

Title **Existing Ground Floor Plan**

Scale 1:50 @ A3 **Date** June 2026

Drawn RG **Checked** RG **26626.11**

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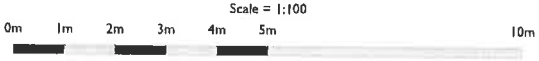
LOCATION PLAN @ NTS



NOTES:
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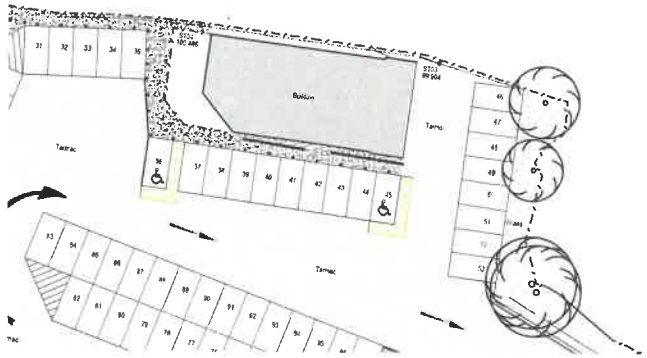

EXISTING SITE PLAN @ 1:500

SITE

N

Lawns Car Park WC's, Padstow

Title **LOCATION PLAN**

Scale As shown @ A3 **Date** March 2026

Drawn RG **Checked** RG **266/26.01**

Purpose:

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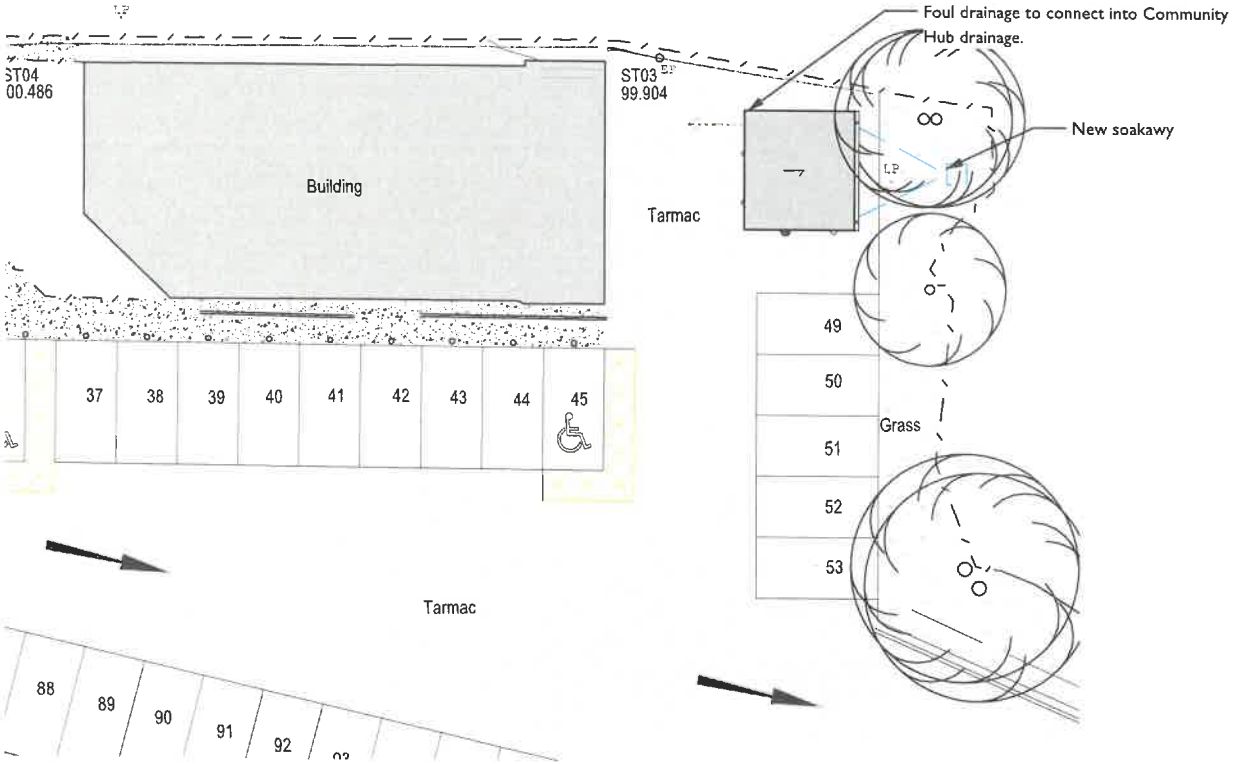

PROPOSED SITE PLAN @ 1:200

Scale = 1:200

0m 2m 4m 6m 8m 10m 20m

N O T E S:

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Lawns Car Park WC's, Padstow

Title **PROPOSED SITE PLAN - Option 3**

Scale As shown @ A3 **Date** June 2026

Drawn RG **Checked** RG **266/26.02**

Purpose:

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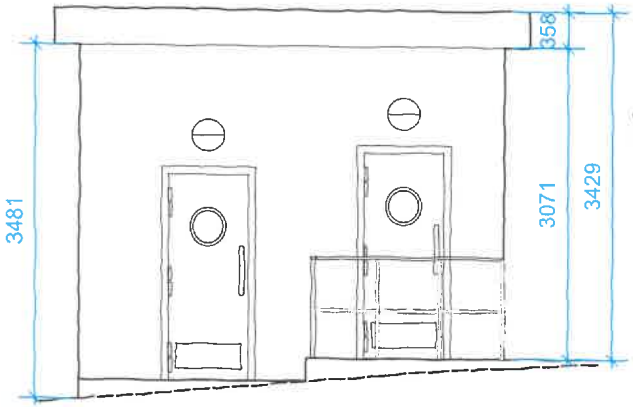
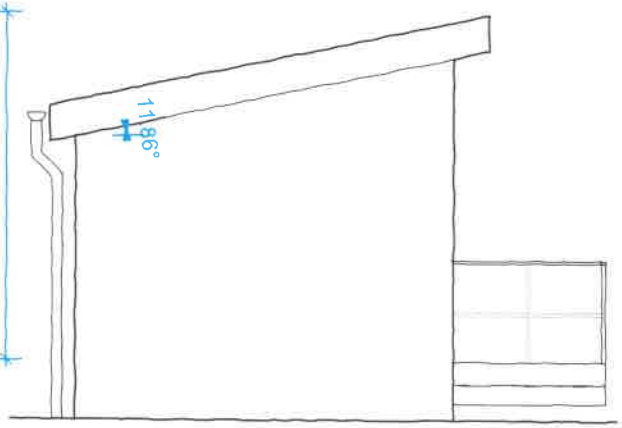
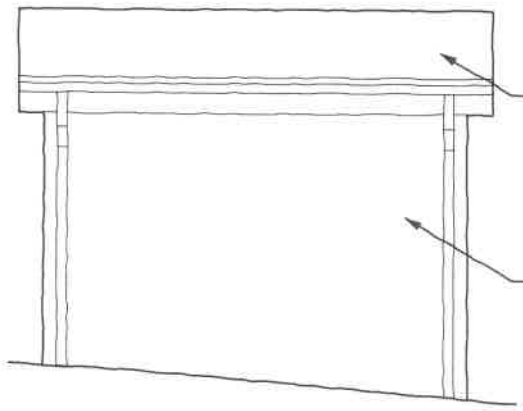


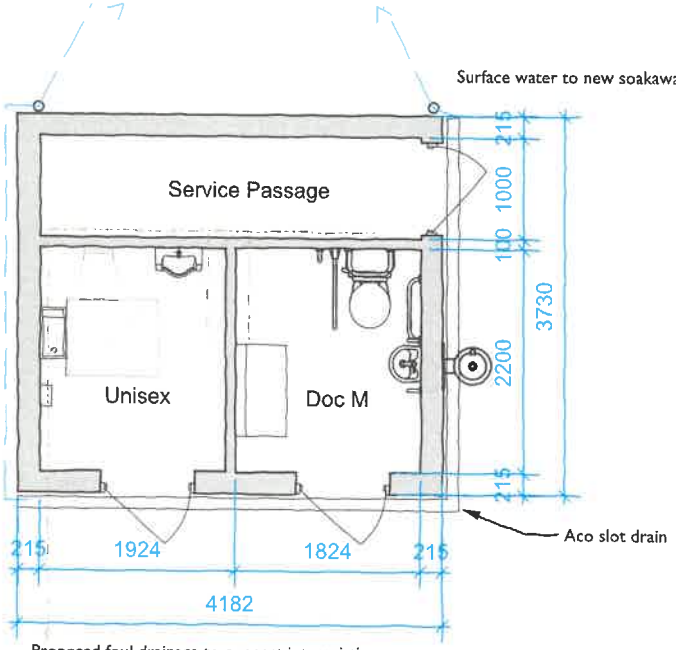
WEST ELEVATION @ 1:50



NORTH ELEVATION @ 1:50



EAST ELEVATION @ 1:50



GROUND FLOOR PLAN @ 1:50

Scale = 1:50

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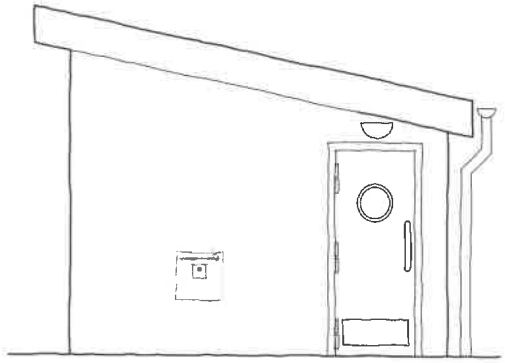

SOUTH ELEVATION @ 1:50

Materials:
Roof - Grey profiled metal sheet
Walls - White fair faced blockwork
Doors - Grey metal SS 316
Rainwater goods: Black plastic

NOTES:
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Lawns Car Park WC's, Padstow

Title **PROPOSED WC'S DETAILS - Option 3**

Scale As shown @ A3 **Date** June 2026

Drawn RG **Checked** RG **266/26.03**

Purpose:

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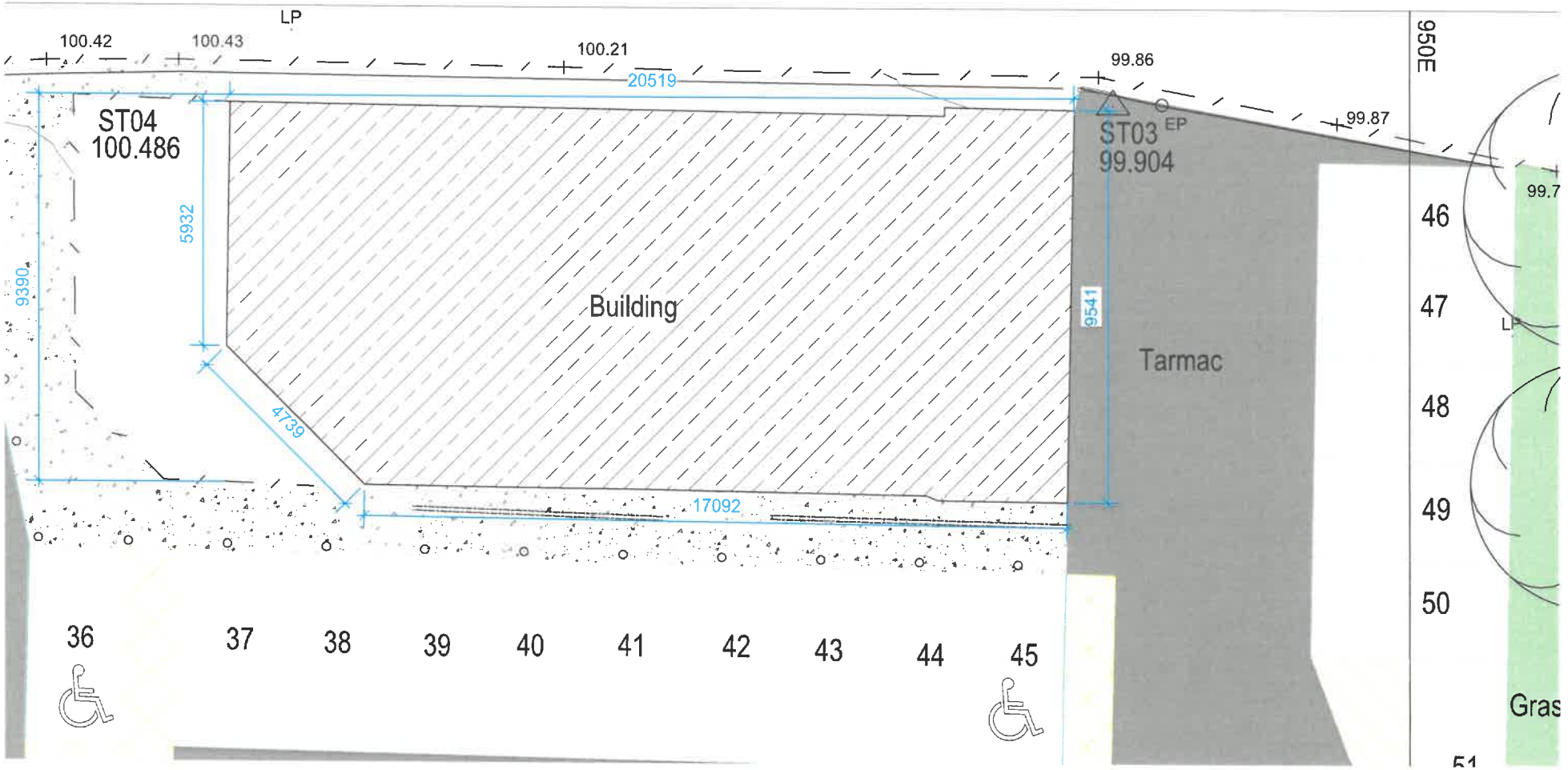

Scale = 1:100

0m 1m 2m 3m 4m 5m 10m

N

N O T E S:

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Purpose:

The Community Hub, Padstow

Title **Existing Roof Plan**

Scale 1:100 @ A3 **Date** June 2026

Drawn RG **Checked** RG **26626.04**

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