

## Schedule of Works

Project: 231 Seafield Road  
 Proposed Works: Ground and First Floor Extension and Loft Conversion  
 Tender Deadline Date:  
 Client Address:



13 Clifton Vale, Bristol, BS8 4PT  
 0800 246 5779, info@bayadesign.co.uk

Builders to refer to drawings contained in the tender pack "Building Regulation Drawing", along with additional documents such as kitchen charter documents when costing the below Schedule of Works. A thorough site inspection should be conducted prior to submission of the tender.

DESCRIPTION	GUIDANCE NOTES	CONTRACTOR COMMENTS	CONTRACTOR PRICE (£)
<b>1 PRELIMINARIES &amp; ENABLING WORKS</b>			
1.01	Erection of scaffolding & temporary roof cover to the property to enable the below scope of works to be conducted in compliance with the health & safety regulations		
1.02	Hire of specialist and access equipment to safely conduct tasks in the below scope of works		
1.03	Protection of existing surfaces not affected by the scope of works		
1.04	Erection of hoardings, installation of temporary services in compliance with CDM regulations		
1.05	Set-up of portable toilet cabin for use by workers		
1.06	Obtain relevant licences and set-up skip for disposal of construction waste		
1.07	Provide working foreman to oversee site supervision and general labourer for material deliveries, trades and site cleanliness		
1.08	Builder's clean before Practical Completion of project		
1.09	Compliance certificates & O&M folder upon completion		
	<b>SUB-TOTAL</b>		-
<b>EXTENSION WORKS</b>			
<b>2 STRIP-OUT</b>			
2.01	Strip out existing fixtures and fittings		
2.02	Isolate & make safe incoming mains services		
2.03	Take out and dispose 6 no doors		
2.04	Take out and dispose 2 no windows		
2.05	Take up existing floor coverings and remove from site		
2.06	Removal of non load bearing walls		
2.07	Remove patio and prepare area for extension		
	<b>SUB-TOTAL</b>		-
<b>3 SUBSTRUCTURE</b>			
3.01	Break out of existing surface and construction of concrete trench foundation 600mm width by 1500mm depth including necessary planking & strutting, filling in and ram support. Removal of excavated material from site and laying of 1:2:4 concrete in trench subject to building control approval		
3.02	Break out of existing surface to form new sub-floor level. Compact bottom of excavation. Backfill with Building Control approved aggregate at 150mm to make level. Compact aggregate, supply and lay concrete slab with damp proof membrane (DPM)		
3.03	Supply and lay cement sand mix screed with lightweight mesh		
3.04	Supply & lay engineered bricks below ground and face bricks up to Damp Proof Course (DPC) level in compliance with building regulations		

3.05	Alter and extend existing drainage subject to Building Control Officer Approval		
	<b>SUB-TOTAL</b>		-
<b>4 STRUCTURAL WORKS &amp; DEMOLITION</b>			
4.01	Provide temporary support to load bearing structures before commencing demolition, structural alterations and knock-through(s)		
4.02	Demolition & clearance of existing load bearing walls and roofs		
4.03	Installation of steel beams & load bearing timbers subject to Structural Engineer's calculations		
	<b>SUB-TOTAL</b>		-
<b>5 SUPERSTRUCTURE</b>			
5.01	Supply & lay insulated cavity wall with block & block construction to match existing structure allowing for openings to fit doors and windows as per schedule mentioned below		
5.02	Infill existing door openings as shown in the drawings		
5.03	Installation of joist hangers & floor joists to create suspended floor		
5.04	Installation of 100mm mineral wool insulation within new joists		
5.05	Lay 22mm moisture resistant floor grade chipboard throughout proposed living & storage areas		
5.06	Build dormer external walls using 100mm x 50mm timbers allowing for openings to fit windows as per schedule mentioned below		
5.07	Cover side cheeks using breathable membrane and bluclad board to receive render		
5.08	Build pitched roof structure using 150mm x 50mm timbers allowing for openings to fit roof lights as per schedule mentioned below. Cut and pitch timbers fixed to wall plates.		
5.09	Supply & fix uPVC white fascias and soffits with white guttering into existing system		
5.10	Supply & fix uPVC stock colour downpipes into existing system		
5.11	Supply & fix felt, batten & roof tiles to match existing with lead flashings at building junctions		
5.12	Installation of complete staircase with handrail as selected by client. (Staircase specification will include pine softwood strings, plywood risers, MDF treads with stock handrails to match existing in style)		
	<b>SUB-TOTAL</b>		-
<b>6 WINDOWS, EXTERNAL DOORS &amp; ROOFLIGHTS</b>			
6.01	Supply & fit 1 no White UPVC Bifold Doors (2416mm x 2148mm), 1 no White UPVC Bifold Doors (2726mm x 2148mm) into specified elevations.		
6.02	Supply & fit 1 no centre pivot roof lights (660mm x 980mm). Client to specify stock colour		
6.03	Supply & fit 3 no White UPVC Casement Windows (750mm x 983mm), 1 no White UPVC Casement Windows (1681mm x 1283mm), 2 no White UPVC Casement Windows (1260mm x 1200mm) into specified elevations.		
6.04	Supply & fit 1 no composite external door including ironmongery into specified elevations.		
	<b>SUB-TOTAL</b>		-
<b>7 CARPENTRY &amp; JOINERY</b>			
7.01	Build internal partition walls and linings as shown in the drawings		
7.02	Infill redundant door opening		
7.03	Supply & fix 4 no standard door linings		
7.04	Supply & fix 2 no fire rated door linings	Reuse existing where possible	
7.05	Supply & hang 4 no standard four-panel moulded door		
7.06	Supply and fix 1 no internal sliding folding door		

7.07	Supply & hang 2 no fire rated doors for existing and new openings throughout property in compliance with building regulations	Reuse existing where possible		
7.08	Supply & install 6 no door handles with associated ironmongery			
7.09	Supply & fix 50mm MDF architrave to new door openings			
7.10	Supply & fix 100mm MDF skirting to new works only			
7.11	Contractor to inspect fire rating of existing doors to comply with building regulations			
	<b>SUB-TOTAL</b>			-
<b>8 KITCHEN UNITS INSTALLATION</b>				
8.01	Installation only of pre-formed base units and doors			
8.02	Installation only of pre-formed wall units and doors			
8.03	Installation only of 40mm MDF worktop with mason's mitre join(s)			
8.04	Installation only of necessary plynths, panels and cornices			
8.05	Installation only of sink unit			
	<b>SUB-TOTAL</b>			-
<b>9 UTILITY UNITS INSTALLATION</b>				
9.01	Installation only of pre-formed base units and doors			
9.02	Installation only of pre-formed wall units and doors			
9.03	Installation only of 40mm MDF worktop with mason's mitre join(s)			
9.04	Installation only of necessary plynths, panels and cornices			
9.05	Installation only of sink unit			
	<b>SUB-TOTAL</b>			-
<b>10 PLASTERING &amp; INSULATION</b>				
10.01	Install insulation throughout as shown in drawings to be compliant with manufacturer's instructions and building regulations			
10.02	Installation of mineral wool insulation in internal partition walls to reduce sound conductivity			
10.03	Supply & fix 12.5mm plasterboard to all new wall and ceiling areas created			
10.04	Apply plaster finish to all new walls and ceilings surfaces			
10.05	Apply cement and sand render finish to all external block walls			
	<b>SUB-TOTAL</b>			-
<b>11 WALL &amp; FLOOR COVERINGS</b>				
11.01	Supply and installation of tanking to wet areas			
11.02	Installation only of wall tiles to wet areas in wetroom and kitchen splashback			
11.03	Installation only of floor tiles to kitchen and wetroom			
	<b>SUB-TOTAL</b>			-
<b>12 PAINTING &amp; DECORATING</b>				
12.01	Paint external render, two coats masonry paint to new areas			
12.02	Prepare existing and new wall and ceiling surfaces to receive finishes			
12.03	Supply and paint internal walls and ceilings with one base coat and 2 top coats			
12.04	Supply and paint internal woodwork with one coat primer, one undercoat and one gloss coat			
	<b>SUB-TOTAL</b>			-
<b>13 ELECTRICAL WORKS</b>				
13.01	Supply & install new distribution unit to current building regulations			

13.02	Supply & install fire detection system with sensor in new habitable rooms with access to 'escape route' being stairways and hallways towards front door with kitchen heat sensor in compliance with building regulations		
13.03	Supply & run first fix electric cabling for new works		
13.04	Supply & install white plastic double socket outlets specified as per drawings		
13.05	Supply & install pendant lights to new extension area (LED bulb) with two gang switch		
13.06	Supply & install external garden light to as specified on drawings (LED bulb) with single gang switch		
13.07	Supply & install external power socket outlets specified as per drawings		
13.08	Supply & install mechanical extractor and ducting to bathroom/utility room with isolator switch in compliance with building regulations terminated at nearest practical location		
13.09	Supply & install fire rated downlights specified as per drawings		
13.10	Supply & install IP65 downlights specified as per drawings		
	<b>KITCHEN ELECTRICS</b>		
13.11	Supply & install double white plastic sockets		
13.12	Supply & install fused spurs for kitchen appliances		
13.13	Supply & install cooker switch for kitchen appliances		
13.14	Supply & install led strip light under cabinets and at skirting level		
13.15	Installation only of 6 standard kitchen appliances e.g. electric oven, fridge/freezer, washer/dryer, dishwasher, filtered extractor fan and electric hob. Oven extractor flue to run route specified as per drawings		
	<b>SUB-TOTAL</b>		-

**14 PLUMBING & HEATING**

	<b>GENERAL PLUMBING</b>		
14.01	Alter and extend existing soil vent pipe (SVP)		
14.02	Alter and extend existing hot & cold and waste system at nearest practical locations for bathroom		
14.03	Supply and installation of external tap for hose pipe		
	<b>HEATING/HOT WATER &amp; GAS</b>		
14.04	Alter and extend gas supply at nearest practical location to relocate boiler to new location. Boiler flue to run route specified as per drawings		
14.05	Alter and extend existing heating system at most practical location		
14.06	Supply & install double panel radiators with copper pipe tails terminating at most practical surface to new extension area in compliance with BTU rating (600mm x 1200mm)		
14.07	Supply & install thermostatic radiator valve (TRV) set(s)		
14.08	Supply & install wireless thermostat		
14.09	Supply & install towel rail to bathroom		
	<b>KITCHEN PLUMBING</b>		
14.10	Alter and extend existing hot & cold and waste system at nearest practical locations for appliances		
14.11	Installation only of stainless steel sink and mixer tap		
	<b>BATHROOM INSTALLATION</b>		
14.12	Installation only of close coupled china toilet suite with seat		
14.13	Installation only of wall mounted toilet suite with seat with concealed cistern		
14.14	Installation only of china wash basin and pedestal with taps and waste		
14.15	Installation only of wall mounted wash basin with taps and waste		

14.16	Installation only of low-profile resin-based shower tray		
14.17	Installation only of surface mounted shower valve compatible with combination boiler		
14.18	Installation only of panelled bath with mixer tap, shower and screen		
	<b>SUB-TOTAL</b>		-

**15 ADDITIONAL ITEMS\***

15.01			
15.02			
15.03			
15.04			
15.05			
	<b>SUB-TOTAL</b>		-

**GRAND TOTAL PRICE FOR LABOUR & MATERIALS**

Subject to 20% VAT

-

\*Any additional items which the contractor considers necessary to complete the construction and/or any works ancillary to the construction (for example access works or works necessary to obtain third party consents or agreements)