

Cost Plan: Y107 - John Aird Court (UPVC Windows) - Rev.6

Block Ref.	Cascade Item Ref.	Sections & Descriptions	Quantity	Unit	Rate	Basic Total £	Design Strategy & Fee Structure				Grand Total £
							Method	Fee Type	Fee%	Fee £	
Grp	(Cascade Ref.)	Section Headings = PCAF Group Heading									
5		John Aird Court (056-070)									
5	0	GENERAL NOTES ONLY									
5	0 1	The following has been extracted from <insert relevant SP cost plan submission and reference> and re-organised to comply with WCC Leasehold Operations Project Cost Allocation Forecast (PCAF) structure now in use.									
5	0 2	The project cost model is based on <insert as appropriate>									
5	0 3	Leaseholder Opt-In Items: where there is a Leaseholder Opt-In option, the rate has not been inserted in the column to avoid over-valuing the works. The rate will only be inserted by WCC Delivery upon confirmation of the leaseholder's intent to have those opt-in works done and has agreed to the cost.									
5	0 4	Properties Within Block/Street:									
5	0 4 1	Tenanted Properties included (incl. Voids):	1	Nr							
5	0 4 2	Leasehold Properties included:	14	Nr							
5	0 4 3	Non-Residential Properties included:	0	Nr							
5	1	PRELIMINARIES									
5	1 1	See separate Prelims worksheet for budget calculation. Apportionment to each block is calculated below.									
5	2	SCAFFOLD & ACCESS									
5	2 1	Generally									
5	2 1 1	The British Standard has been revised and now solely applies to scaffold erection (BS 5973 is now revoked and NOT recognised by the HSE). The contractor MUST ensure that they are aware and apply the relevant standard BS EN 12811-1:2003. Further guidance can be supplied by the National Access & Scaffolding Confederation within document TG20:21.									
5	2 1 2	All entrances surrounding the premises are to be maintained at all times and adequately protected etc.									
5	2 1 3	Avoiding physical damage during erection and striking.									
5	2 1 4	Use of base plates to isolate stones or other services from scaffold standards.									
5	2 1 5	The lower sections of scaffolding are to be double boarded and sheeted with reinforced plastic sheeting for the duration of works.									
5	2 1 6	Provide all necessary warning notices.									
5	2 1 7	Avoiding rust staining to the building.									
5	2 1 8	Contractor to allow for making good anchors when removed following removal of the scaffold.									
5	2 1 9	The scaffolding must be suitably protected to ensure the public, building users, children and visitors cannot gain access onto the scaffolding at any time. This is to include the provision of metal chainlink fencing at the ground floor level and the removal of lift ladders.									
5	2 1 10	Suitable protection is to be supplied in order to ensure that works can be undertaken during periods of wet and windy weather.									
5	2 1 11	Scaffolding located on the Ground floor is to be wrapped in foam coverings in order to ensure workers/visitor safety.									
5	2 1 12	The Contractor is to ensure that all fire exits are not in any way obstructed by the erection of scaffolding and that they are left operational at all times.									
5	2 1 13	Should it be required, the Contractor is to allow for the erection and dismantling of scaffold out of normal hours. To be directed by the CA.									
5	2 2	Scaffold Design									
5	2 2 1	Scaffold Design is NOT included in the PEP Costs									
5	2 2 2	Provide all necessary design drawings and calculations for the scaffold and hoists, and shall include for providing a CAT 2 design check and including engineers site visit									
5	2 2 3	Any scaffolding will be designed to bridge over any entrances with fan protection. No entrance must be obstructed. Including access roads where applicable.									
5	2 2 4	Means of access should be suitable for the erection and alteration of and associated works as outlined within the Specification.									
5	2 3	Main Scaffold (Option 1 - System Scaffold)									
5	2 3 1	Supply, erect and maintain as necessary to carry out the works fully-boarded, independent scaffold, 2+4 to the perimeter of block with access to all elevations. Bridge over all low level roofs, buildings, canopies, etc. All scaffold decking at third storey height or above is to be securely tied down. suitable. Clean the scaffold area, as the scaffolding is dropped, and clear all away on completion.									
5	2 3 1 1	Main Building	1225	m2	70.00	85,750.00	BC	Z	0.00%	0.00	85,750.00
5	2 3 1 2	Tank Room	174	m2	70.00	12,180.00	BC	Z	0.00%	0.00	12,180.00
5	2 3 1 3	Extra for safety netting (should be Monarflex flame-retardant)	1225	m2	incl	incl	BC	Z	0.00%	incl	incl
5	2 3 1 4	Erect and dismantle to the perimeter of the block protection fan, 6nr boards wide, positioned at the first lift above entrances, double-boarded with membrane and 1 board up-stand - min. 6.00m. No loading capacity	70	m	incl	incl	BC	Z	0.00%	incl	incl
5	2 3 1 5	Extra for testing boiler flues prior to system scaffold erection and again upon dismantling	4	Nr	250.00	1,000.00	BC	Z	0.00%	0.00	1,000.00
5	2 3 1 6	Extra for working around trees (see Prelims)									
5	2 4	Hoist									
5	2 4 1	Supply, erect, maintain, adapt and dismantle on completion 800kg passenger-goods hoist including delivery and collection, scaffold enclosure, security cage, lid, levelling base plates, landings, gates, et al.	1	Nr	10,000.00	10,000.00	BC	S	0.75%	75.00	10,075.00
5	2 4 1 1	Extra for rubbish chute	1	Nr	360.00	360.00	BC	S	0.75%	2.70	362.70
5	2 4 1 2	Extra for access to each floor			incl						
5	2 4 1 3	Extra for 3-phase power to hoist from Landlord's supply including temporary meter.	1	Item	2,000.00	2,000.00	BC	S	0.75%	15.00	2,015.00
5	2 5	Lighting, Alarms & Monitoring									
5	2 5 1	Design, install, maintain & monitor 24/7/365 alarm system									
5	2 5 2	Lighting to protection fans, hoist and stair areas including connection to the Landlord's supply and time switch									
5	2 6	Safety Inspections									
5	2 6 1	Weekly Safety Inspections from Handover to Off-hire									
5	2 6 2	Weekly Hoist Safety Inspections from Handover to Off-hire									
5	2 7	Temporary Structure & Other Licences									
5	2 7 1	Temporary structure licence - not required									
5	2 7 2	Parking Bay Suspension - not applicable/FoC to AE									
5	3	DEMOLITIONS, ALTERATIONS & HAZARDOUS MATERIALS									
5	3 1	Generally									
5	3 1 1	No Works									

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5	3 2	Asbestos Refurbishment & Demolition Survey									
5	3 2 1	All work areas internal & external: allow for certified contractor to carry out demolition and refurbishment asbestos survey to the building. The survey to include all external and internal work areas, such as but not limited to: doors, ceilings (incl. false ceilings), communal area ceilings and walls, riser cupboards, et al. The test to take place before commencement of any other work to the property. On completion of testing, provide a written report to include the locations of the samples taken, the results of the tests (type of asbestos found and its location) and recommendations of removal process if required.									
5	3 2 1 1	Communal & Landlord's Areas	1	Item	1,200.00	1,200.00	BC	S	0.75%	9.00	1,209.00
5	3 2 1 2	Tenanted Flats	1	Nr	180.00	180.00	BC	S	0.75%	1.35	181.35
5	3 2 1 3	Leaseholder Flats	14	Nr		0.00	BC	S	0.75%	0.00	0.00
5	3 3	Asbestos Removal, Air Monitoring & Certification									
5	3 3 1	See 35 - Provisional Sums									
5	4	SUBSTRUCTURES (NEW)									
5	4 1	No works.									
5	5	SUPERSTRUCTURES (NEW)									
5	5 1	No works.									
5	6	MASONRY									
5	6 1	Generally									
5	6 1 1	Prior to commencing repair works, and on completion of the erection of the scaffold, carry out a full survey to all brickwork areas. Submit a specialist report to the Service Provider illustrating a set of working drawings highlighting repair locations, photographic images, repair logs and schedules.									
5	6 1 1 1	All proposed repair locations to be clearly identified on site with soluble spray paint or chalk.	1	Item	708.75	708.75	BC	S	0.75%	5.32	714.07
5	6 1 2	Prior to the full programme of repairs, the specialist is to carry out a sample repair as a pilot. The specialist should note that any repairs/replacement to the brickwork and mortar is to be pigmented to match the existing in terms of colour and appearance. On acceptance of the pilot repair, this will be used as a benchmark for all remaining repairs.	1	Item	incl	incl	BC	S	0.75%	incl	incl
5	6 1 3	Brickwork repairs will also include the repair/replacement of bricks and pointing around windows following the replacement of windows by others	1	Item	93.75	93.75	BC	S	0.75%	0.70	94.45
5	6 1 4	Specialist to also allow for being in attendance with the scaffold strike and repairing brickwork where scaffold ties are removed using the same approved mortar mix	1	Item	3,424.00	3,424.00	BC	S	0.75%	25.68	3,449.68
5	6 2	Mortar Sampling & Testing									
5	6 2 1	Undertaking mortar samples, testing by Sandberg laboratories and providing reports is deemed included under the TPC Pricing Notes 19.2.1, 2 & 3									
5	6 3	Brickwork Repointing & Repairs									
5	6 3 1	Repointing									
5	6 3 1 1	Provisional Quantity: General Areas: rake out areas in cement/lime mortar to a minimum depth of 20mm; clear away and prepare ready to receive new; Repoint using cement-lime mortar mix 1:1:6 (Ordinary Portland cement: lime: sand or as composition determined by Sandberg Laboratories); finished flush or to match existing; colour to match existing as approved by WCC PM	120	m2	68.75	8,250.00	BC	S	0.75%	61.88	8,311.88
5	6 3 1 2	Provisional Quantity: Isolated Areas: rake out horizontal joints and perps in cement/lime mortar to a minimum depth of 20mm; clear away and prepare ready to receive new; Repoint using cement-lime mortar mix 1:1:6 (Ordinary Portland cement: lime: sand or as composition determined by Sandberg Laboratories); finished flush or to match existing; colour to match existing as approved by WCC PM	60	m	18.75	1,125.00	BC	S	0.75%	8.44	1,133.44
5	6 3 1 3	Provisional Quantity: Concrete lintels to windows/doors/screens - Rake out existing mortar to a minimum depth of 20mm, clear away and prepare to receive new. Repoint using cement-lime mortar mix 1:1:6 (Ordinary Portland cement: lime: sand or as composition determined by Sandberg Laboratories); finished flush or to match existing to any window/door/screen type; colour to match existing as approved by WCC PM Note: to be confirmed after high-level inspection.	20	m	37.50	750.00	BC	S	0.75%	5.63	755.63
5	6 3 1 4	Provisional Quantity: PCC Copings gi n.e. 300mm - rake out areas in cement/lime mortar to a minimum depth of 20mm; clear away and prepare ready to receive new; Repoint using cement-lime mortar mix 1:1:6 (Ordinary Portland cement: lime: sand or as composition determined by Sandberg Laboratories); finished flush or to match existing; colour to match existing as approved by WCC PM	20	m	60.00	1,200.00	BC	S	0.75%	9.00	1,209.00
5	6 3 2	Replace Defective Bricks & Copings									
5	6 3 2 1	Provisional Quantity: Brick Replacement - Brick faces to include breaking out, colour and matching and surrounding pointing. Note-Provisional quantities only. To confirm after high-level inspection.	25	Nr	25.00	625.00	BC	S	0.75%	4.69	629.69
5	6 3 2 2	Provisional Quantity: Brick Repair - Carefully cut out any loose, cracked or spalled bricks back to sound base. Using 'Remmers Restoration Mortar' or equal and approved, repair and re-profile the damaged brickwork and repoint the joints. The chosen repair mortar should be pigmented to match existing bricks.	25	Nr	12.50	312.50	BC	S	0.75%	2.34	314.84
5	6 3 2 3	Provisional Quantity: PCC Parapet Copings: remove isolated PCC copings from parapet wall and clear from site. Supply and fix new PCC coping in designs to match existing, bedding in cement-lime mortar mix 1:1:6 (Ordinary Portland cement: lime: sand or as composition determined by Sandberg Laboratories); finished flush or to match existing	6	Nr	75.00	450.00	BC	S	0.75%	3.38	453.38
5	6 3 3	Crack Repairs & Cement Fillets									
5	6 3 3 1	Helibar - Using the Helifix masonry crack stitching system, repair cracks in masonry; Helibars 4.5 diameter fixed 35 deep into masonry; fixed with Helibond cementitious grout; allow for bars 1000 long (measured per bar)	10	Nr	81.25	812.50	BC	S	0.75%	6.09	818.59
5	6 4	Clean Masonry									
5	6 4 1	Allow to clean existing brickwork using Hydron BC1 Brick Cleaner or similar approved. To remove traffic dirt staining, moss and algae. Pressure wash the area to be treated and apply undiluted Brick Cleaner with a bristle brush starting at the top and working to natural breaks covering the area evenly. Allow to dwell for 15-20 minutes before rinsing with pressure washer. Neutralise all surfaces upon completion of cleaning. (Prov sum)	100	m2	15.00	1,500.00	BC	N/A	0.00%	0.00	1,500.00
5	6 5	Movement Joints & Other External Sealants									
5	6 5 1	Provisional Quantity: Rake out defective vertical joints to brickwork, renew expansion joints and repoint in clm 1:1:6 or as identified by Sandberg Laboratories in colours to match existing as agreed by WCC PM	40	m	31.25	1,250.00	BC	S	0.75%	9.38	1,259.38
5	6 5 2	Provisional Quantity: Rake out existing expansion joints and apply new mastic in colour to match existing and to fill void	20	m	31.25	625.00	BC	S	0.75%	4.69	629.69

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5	6 5 3	Provisional Quantity: Rake out defective mastic joints and apply new mastic in colour to match existing	10	m	18.75	187.50	BC	S	0.75%	1.41	188.91	
5	6 6	Stonework										
5	6 6 1	No Works										
5	6 7	Chimney Stacks										
5	6 7 1	No Works										
5	6 8	Creasing Tile Sills										
5	6 8 1	Provisional Quantity: Rake out defective joint to Creasing tile and rebed in cement lime mortar 1:1:6	20	m	11.37	227.40	BC	S	0.75%	1.71	229.11	
5	6 8 2	Provisional Quantity: Renew any cill with quarry tile cill two courses high bedded in cement mortar including carefully cutting out existing cill, insert new dpc, make good and remove spoil.	10	m	56.02	560.20	BC	S	0.75%	4.20	564.40	
5	7	WATERPROOFING, TIMBER REPAIRS & PRESERVATION										
5	7 1	Tanking & Waterproofing										
5	7 1 1	No Works										
5	7 2	Repair/Car Resin Repairs										
5	7 2 1	No works										
5	7 3	Other Presevation Works/Repairs										
5	7 3 1	No Works										
5	8	CONCRETE TESTING & REPAIRS										
5	8 1	Generally										
5	8 1 1	To obtain the necessary guarantees from Sika in the wake of recent building safety legislation, two options were considered: needle-gunning of the affected concrete areas back to the original concrete surface or high-pressure jet-washing with localised grinding to remove any previous repair or decoration. As needle-gun use is generally avoided by WCC due to dust and dirt generation as well as causing surface damage, jet-washing and localised grinding has been chosen										
5	8 2	Jet-Washing										
5	8 2 1	Jet wash all external concrete elements.	1	Item	568.75	568.75	BC	N/A	0.00%	0.00	568.75	
5	8 3	Surveys & Testing										
5	8 3 1	Carry out a visual and hammer test survey to all external concrete elements to the block. Mark up repairs on elevation drawings provided by others.	1	Item	incl.	incl.	BC	S	0.75%	incl.	incl.	
5	8 4	Concrete Repairs (Provisional Quantities)										
5	8 4 1	Carrying out concrete repairs, including cutting out concrete, treating any exposed reinforcement and making good concrete, and removing all debris to a skip provided:										
5	8 4 1 1	To a depth ne. 50mm.										
5	8 4 1 1 1	Area ne. 0.01 m2	20	Nr	15.00	300.00	BC	S	0.75%	2.25	302.25	
5	8 4 1 1 2	Area 0.01 - 0.05 m2	8	Nr	37.50	300.00	BC	S	0.75%	2.25	302.25	
5	8 4 1 1 3	Area 0.05 - 0.10 m2	2	Nr	68.75	137.50	BC	S	0.75%	1.03	138.53	
5	8 4 1 1 4	Area 0.10 - 0.25 m2	1	Nr	125.00	125.00	BC	S	0.75%	0.94	125.94	
5	8 4 1 1 5	Area 0.25 - 0.50 m2	1	Nr	131.25	131.25	BC	S	0.75%	0.98	132.23	
5	8 4 1 2	To a depth 50-75mm.										
5	8 4 1 2 1	Area ne. 0.01 m2	3	Nr	18.75	56.25	BC	S	0.75%	0.42	56.67	
5	8 4 1 2 2	Area 0.01 - 0.05 m2	2	Nr	50.00	100.00	BC	S	0.75%	0.75	100.75	
5	8 4 1 2 3	Area 0.05 - 0.10 m2	1	Nr	93.75	93.75	BC	S	0.75%	0.70	94.45	
5	8 4 1 2 4	Area 0.10 - 0.25 m2	1	Nr	181.25	181.25	BC	S	0.75%	1.36	182.61	
5	8 4 1 2 5	Area 0.25 - 0.50 m2	1	Nr	187.50	187.50	BC	S	0.75%	1.41	188.91	
5	8 5	Installation of Sika Margels (corrosion inhibitor) to the external concrete elements excluding lintels.	25	Nr	12.00	300.00	BC	S	0.75%	2.25	302.25	
5	8 6	Following completion of concrete repairs, apply 1 coat of Sikagard 552W Aquaprimer and 1 coat of Sikagard 545W Elastofill.	40	m2	11.00	440.00	BC	S	0.75%	3.30	443.30	
5	8 7	Apply 2 coats of Sikagard 550W Elastic protective coating in white.	40	m2	13.00	520.00	BC	S	0.75%	3.90	523.90	
5	9	ROOFS										
5	9 1	Generally										
5	9 1 1	All roof coverings are to be Bauder products and be installed to achieve Bauder guarantee.										
5	9 2	Main Roof										
5	9 2 1	Strip and remove and appropriately discard all existing roof coverings to expose the original sand/cement screed. The waterproofing must also be removed from all upstands and edge details.	130	m2	14.16	1,840.80	BC	S	0.75%	13.81	1,854.61	
5	9 2 2	The surface of the screed should be examined and then prepared by removing any rough edges and/or defects in its surface and repairing any localised damaged areas. Provisional allowance for repairs if required	130	m2	2.25	292.50	BC	S	0.75%	2.19	294.69	
5	9 2 3	Supply & install a new roofing system and carry out associated works in accordance with the Bauder specification included in appendix B	130	m2	261.31	33,970.30	BC	S	0.75%	254.78	34,225.08	
5	9 2 4	Parapet wall upstand detail	47	m	26.17	1,230.02	BC	S	0.75%	9.23	1,239.24	
5	9 2 6	Brickwork upstand detail to roof access & AOV	27	m	26.17	706.61	BC	S	0.75%	5.30	711.90	
5	9 2 7	Refurbishment outlet for roof drainage approx.	4	Nr	330.22	1,320.88	BC	S	0.75%	9.91	1,330.79	
5	9 2 8	Supply and install clips for new lightning protection on roof (lightning protection by others) spacing of clips circa 1000mm	1	Item	168.48	168.48	BC	S	0.75%	1.26	169.74	
5	9 3	Tank & Lift Motor Room (Lower and Upper Roofs)										
5	9 3 1	Remove existing gutter brackets and associated RWP and set aside for reuse	1	Item	25.00	25.00	BC	S	0.75%	0.19	25.19	
5	9 3 2	Strip and remove and appropriately discard all existing roof coverings to expose the original sand/cement screed. The waterproofing must also be removed from all upstands and edge details.	54	m2	14.16	764.64	BC	S	0.75%	5.73	770.37	
5	9 3 2	The surface of the screed should be examined and then prepared by removing any rough edges and/or defects in its surface and repairing any localised damaged areas. Provisional allowance for repairs if required	54	m2	2.25	121.31	BC	S	0.75%	0.91	122.22	
5	9 3 3	Supply & install a new roofing system and carry out associated works in accordance with the Bauder specification included in appendix B	54	m2	341.99	18,467.46	BC	S	0.75%	138.51	18,605.97	
5	9 3 5	Remove tank room doorset, raise threshold to min.75mm above projected insulated roof finish, Survey, design, manufacture, supply and install new steel tankroom door complete with door closer to reduced height, transferring ASSA lock from old door to new. Door manufacturer for previous replacements elsewhere Multi-Steel Ltd. Note: this door is a Secondary Means of Escape. The exterior side of the door must have a thumbturn, not key, method of opening. Allow PC Sum: £4000.00	3	Doorset	4,000.00	12,000.00	BC	S	0.75%	90.00	12,090.00	
5	9 4 4	Clean and refit rainwater gutter, brackets, downpipes upon completion of the roof surface work, cut-down length of downpipe to suit new insulated roof and refit shoe.	1	Item	250.00	250.00	BC	S	0.75%	1.88	251.88	
5	9 5	Edge Protection (Main Roak Only)										
5	9 5 1	Allow for installation of a new edge protection system using Kee Klamp or similar approved to match existing. Edge protection must fit round the perimeter of the roof and be fixed into the roof's parapet wall.										
5	9 5 1 1	Main Roof	47	m	69.99	3,289.53	BC	S	0.75%	24.67	3,314.20	
5	10	BALCONIES, WALKWAYS & DECKS										

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5	10 1	Balconies									
5	10 1 1	Survey & Report: undertake survey of all balconies and report findings to WCC PM for consideration and further action, if any.									
5	10 1 1 1	Tenanted:	1	Nr	incl.	incl.	BC	S	0.75%	incl.	incl.
5	10 1 1 2	Leaseheld::	14	Nr	incl.	incl.	BC	S	0.75%	incl.	incl.
5	10 1 2	Balcony Renewal: Apply the Bauder LiquiTEC cold liquid balcony system comprising seamless membrane (incorporating reinforcement) and including carrier membrane, insulation and vapour control layers where specified. These works are to be carried out if deemed required after the surveys have been undertaken.									
5	10 1 2 1	Tenanted:	1	Nr	1,982.10	1,982.10	BC	S	0.75%	14.87	1,996.97
5	10 1 2 2	Leaseheld::	14	Nr		0.00	BC	S	0.75%	0.00	0.00
5	10 1 3	Skirtings/Upstands: Renew upstands to balcony perimeter including chasing brickwork to allow fillet to be turned into recessed joint. Allow 7m/balcony									
5	10 1 3 1	Tenanted:	7	m	104.46	731.22	BC	S	0.75%	5.48	736.70
5	10 1 3 2	Leaseheld::	98	m		0.00	BC	S	0.75%	0.00	0.00
5	10 1 4	Rainwater Outlet Gratings: replace or remove and replace missing or broken cast iron gully gratings n.e.100mm dia. Provisional Quantities									
5	10 1 4 1	Tenanted:	1	Nr	39.31	39.31	BC	S	0.75%	0.29	39.60
5	10 1 4 2	Leaseheld::	7	Nr		0.00	BC	S	0.75%	0.00	0.00
5	10 2	Walkways (Secondary Means of Escape)									
5	10 2 1	Repairs to existing coverings only where required (all Provisional Quantities);									
5	10 2 1 1	Renew 20mm asphalt finish to walkway in patch ne 2.00sm, cut out defective finish, renew membrane, lay asphalt in two layers, bond to existing asphalt, finish smooth to match existing.	5	Nr	140.40	702.00	BC	S	0.75%	5.27	707.27
5	10 2 1 2	Renew areas of asphalt larger than 2.00sm. 20mm asphalt comprising isolating membrane, asphalt laid in two layers and bond to existing asphalt and finish smooth to match existing levels, and remove waste and debris									
5	10 2 1 3	Renew asphalt skirting with angled fillet, turning into a groove.	3	m2	113.44	340.33	BC	S	0.75%	2.55	342.88
5	10 2 1 4	Replace missing/broken rainwater outlet grilles on walkways (ne 100mm dia) - Cast Iron Grating	2	Lm	104.46	208.92	BC	S	0.75%	1.57	210.48
5	10 3	Decks									
5	10 3 1	No works									
5	11	DRAINAGE ABOVE GROUND									
5	11 1	Surveys & Testing									
5	11 1 1	Carry out surveys and testing of drainage above ground in preparation for works on site. Please know specialist will need to access the roofs due to the draingage on the tankroom and main roofs.	1	Item	3,096.00	3,096.00	BC	S	0.75%	23.22	3,119.22
5	11 2	Above Ground Drainage Repairs									
5	11 2 1	See 35- Provisional Sums									
5	12	DRAINAGE BELOW GROUND									
5	12 1	Surveys & Air-testing									
5	12 1 1	Carry out surveys and testing of drainage above ground in preparation for works on site. Please know specialist will need to access the roofs due to the draingage on the tankroom and main roofs.	1	Item	incl.	incl.	BC	S	0.75%	incl.	incl.
5	12 2	Below Ground Drainage Repairs									
5	12 2 1	See 35- Provisional Sums									
5	13	EXTERNAL WALL FINISHES									
5	13 1	Generally									
5	13 1	No works									
5	14	INSULATION WORKS									
5	14 1	No works									
5	15	CARPENTRY & JOINERY									
5	15 1	No works									
5	16	METALWORK									
5	16 1	Bin Chute Hopper Replacement									
5	16 1 1	Replace current metal bin chute hoppers with SPC/RS grey-hammered finish type, compliant with BS1701:2005, independently fire-tested and certified to 2 hours resistance adheringto BS476 Section 31.1 and BS5588.	7	Nr	545.00	3,815.00	BC	S	0.75%	28.61	3,843.61
5	16 2	Bin Chute Fire Shutter.									
5	16 2 1	Remove existing door to bin chute and cart away to skip. Design, manufacture, supply and install 2hr Automatic high-tensile, spring-loaded fire door complete with 70c fusible link triggered product works as the Chutes first line of fire defence. In the event of a fire the fusible link will break releasing the shutter plate omitting any updraft of flames The product must also offer a manual closure option to allow the Maintenance Team to ensure complete safety from falling depositories whilst changing over the below containers. Allow PC Sum £2000	1	Item	2,000.00	2,000.00	BC	S	0.75%	15.00	2,015.00
5	16 2 2	Supply & install discharge offset section - see 35 - Provisional Sums									
5	17	MECHANICAL, HEATING, VENTILATION & PLUMBING									
5	17 1	Extractor Fans (Sustainability - no charge to Leaseholders)									
5	17 1 1	Kitchen									
5	17 1 1 1	Supply & Install Nuair Cyfan to kitchen as per the specification (Tenanted and Leasehold properties)									
5	17 1 1 1 1	Tenant	1	Nr	421.88	421.88	BC	S	0.75%	3.16	425.04
5	17 1 1 1 2	Leaseholder	14	Nr	421.88	5,906.32	BC	S	0.75%	44.30	5,950.62
5	17 1 1 2	Allow for ducting, core drilling through external walls, electrical works, BWIC, and making good as detailed in the specification									
5	17 1 1 2 1	Tenant	1	Nr	171.88	171.88	BC	S	0.75%	1.29	173.17
5	17 1 1 2 2	Leaseholder	14	Nr	171.88	2,406.32	BC	S	0.75%	18.05	2,424.37
5	17 1 1 3	Provisional Quantity: Fans through Window - Allow for installing Nuair Cyfan to be installed through windows in case there are no available external walls to install the fan on, inc supply window kit	0	Nr	484.38	0.00	BC	S	0.75%	0.00	0.00
5	17 1 2	Bathroom									
5	17 1 2 1	Supply & Install Nuair Cyfan to bathroom as per specification (Tenanted and Leasehold properties)									
5	17 1 2 1 1	Tenant	1	Nr	421.88	421.88	BC	S	0.75%	3.16	425.04
5	17 1 2 1 2	Leaseholder	14	Nr	421.88	5,906.32	BC	S	0.75%	44.30	5,950.62
5	17 1 2 2	Allow for ducting, core drilling through external walls, electrical works, BWIC, and making good as detailed in the specification									

Cost Plan: Y107 - John Aird Court (UPVC Windows) - Rev.6

Block Ref.	Cascade Item Ref.	Sections & Descriptions	Quantity	Unit	Rate	Basic Total £	Design Strategy & Fee Structure				Grand Total £
							Method	Fee Type	Fee%	Fee £	
Grp	(Cascade Ref.)	Section Headings = PCAF Group Heading									
5	17 1 2 2 1	Tenant	1	Nr	171.88	171.88	BC	S	0.75%	1.29	173.17
5	17 1 2 2 2	Leaseholder	14	Nr	171.88	2,406.32	BC	S	0.75%	18.05	2,424.37
5	17 1 3	Provisional Quantity: Fans through Window - Allow for installing Nuaire Cyfan through windows in cases where there are no available external walls internal suitable to install the fan on. Includes the supply window kit	0	Nr	484.38	0.00	BC	S	0.75%	0.00	0.00
5	17 2	Positive Input Ventilation (Sustainability - no charge to Leaseholders)									
5	17 2 1	Install hallway (Flatmaster 2000) mounted unit; to include unit, ducting, electrical works detailed in the specification	1	Nr	1,921.88	1,921.88	BC	S	0.75%	14.41	1,936.29
5	17 2 1 1	Tenant	14	Nr		0.00	BC	S	0.75%	0.00	0.00
5	17 2 1 2	Leaseholder (Opt in)									
5	17 2 2	Allow for core drilling through external wall	1	Nr	Incl		BC	S	0.75%	Incl	Incl
5	17 2 2 1	Tenant	14	Nr		0.00	BC	S	0.75%	0.00	0.00
5	17 2 2 2	Leaseholder (Opt in)									
5	17 2 3	Allow 2Nr holes interally depending on final routes of PIV system	1	Flat	Incl		BC	S	0.75%	Incl	Incl
5	17 2 3 1	Tenant	14	Flat		0.00	BC	S	0.75%	0.00	0.00
5	17 2 3 2	Leaseholder (Opt in)									
5	17 2 4	Allow for suitable decorative boxing to cover PIV ductwork, Allow 2m per flat.									
5	17 2 4 1	Provisional Qty									
5	17 2 4 2	Tenant	2	m	363.50	727.00	BC	S	0.75%	5.45	732.45
5	17 3	Leaseholder (Opt in)	28	m		0.00	BC	S	0.75%	0.00	0.00
5	17 3 1	Water Services Carry out surveys to determine what works are required to the water tanks and the associated areas.	1	Item	615.00	615.00	BC	S	0.75%	4.61	619.61
5	17 3 2	See Risk Register for replacement of water tanks, installation of trace heating, tank insulation and replacement of all associated pipework, valves, etc.									
5	17 4	Gas distribution - Labelling of the pipework should be done as per BS:210	1	Item	567.36	567.36	BC	S	0.75%	4.26	571.62
5	18	ELECTRICAL									
5	18 1	Generally									
5	18 1 1	All works to be undertaken in accordance with IEE 18th Edition and NICEIC requirements									
5	18 2	Surveys & Pre-Commencement Testing									
5	18 2 1	Surveys to be undertaken at PEP stage									
5	18 3	Tenant-Only Domestic/In-Flat Electricals									
5	18 3 1	Upgrade the in-flat consumer unit and wiring to the electrical supply with protection devices to accommodate the new extractor fans and PIVs installed. (Provisional Quantity)	1	Flat	289.06	289.06	BC	S	0.75%	2.17	291.23
5	18 3 1 1	Extra Over: replace the consumer unit and wiring to the electrical supply with protection devices to accommodate the new extractor fans and PIVs installed. (Provisional Quantity)	1	Flat	812.50	812.50	BC	S	0.75%	6.09	818.59
5	18 4	Communal & Landlord's - Lateral Mains & Small Power Works (included within Sustainability PV Installation works)									
5	18 4 1	Replacement of 15 Way Landlord Supply distribution board following survey, including all associated electrical works and BWIC.	1	Item	incl.	incl.	BC	S	0.75%	incl.	incl.
5	18 4 2	Test on completion - On completion of the installation, the electrical contractor shall forward installation test certificates and emergency test certificates in addition to carrying out a full 3-hour emergency discharge test post completion of installation.	1	Item	incl.	incl.	BC	S	0.75%	incl.	incl.
5	18 4 3	On completion of the installation, the electrical contractor shall forward installation test certificates and emergency test certificates in addition to carrying out a full 3-hour emergency discharge test post completion of installation.	1	Item	incl.	incl.	BC	S	0.75%	incl.	incl.
5	18 5	Communal & Landlord's - Lighting & Emergency Lighting									
5	18 5 1	Interior Luminaires									
5	18 5 1 1	No works									
5	18 5 2	Exterior Luminaires									
5	18 5 2 1	No works									
5	18 5 3	Containment									
5	18 5 3 1	No works									
5	18 6	Communal & Landlord's - Door Entry System									
5	18 6 1	No works.									
5	18 7	Lightning & Surge Protection Installation									
5	18 7 1	Test and validate existing Lightning conductor tapes across the building and roofs parapet	0	Item	1,015.63	0.00	BC	S	0.75%	0.00	0.00
5	18 7 2	Removal of the lightning protection on the roof before the roofing works commence.	1	Item	incl.	incl.	BC	S	0.75%	incl.	incl.
5	18 7 3	Allow for temporary lightning protection whilst the roofing works are being carried out.	1	Item	781.25	781.25	BC	S	0.75%	5.86	787.11
5	18 8	Photo-Voltaic Installations (Sustainability - no charge to Leaseholders)									
5	18 8 1	Procure, supply, deliver, distribute, set-out, install (including all modules, mounts, sleeves, inverters, generation meters, MC4 splitter units, isolators, batteries, battery enclosures, suitably-sized armoured cabling, galv. containment, cable trays, clips & fixings, connections, core-drilling, fire-sealing, making good and carting waste to approved facility), test, commission, certify and secure a Bauder Warranty for a BauderSOLAR for Flat Roofs (System F XL) photo-voltaic installation as identified by the data below:	1	Item	Incl	Incl	BC	S	0.75%	Incl	Incl
5	18 8 1 1	Bauder Drawing No.: B191813PV - 20221028									
5	18 8 1 2	No. of Modules/Mounts/Sleeves: 29/36/56									
5	18 8 1 3	Total DC Design Output (kWp): 10.875									
5	18 8 1 4	Cable-Routes & Distribution Design Drawing No.: design with installation contractor. To be confirmed upon instruction to proceed.									
5	18 8 1 5	Inverters: Dual capability - Single and 3-phase, sized to suit PV array, connected to Landlord's supply within each block only initially, including generation meter and MC4 splitter units, with option to connect to residents' properties if required. Battery storage infrastructure to be included in the design. Wi-fi monitoring capability included but not activated.									
5	18 8 1 6	Inverter Wi-fi Remote Monitoring Connection: capbility included but not connected.									
5	18 8 1 7	Inverter Locations: to be mounted within the internal Electrical Intake Cupboards within each block..									
5	18 8 1 8	Enclosures for Inverters: Supply and install metal enclosures mounted externally on the roofs, suitable to house the new inverters.									
5	18 8 1 9	Batteries: Supply and install 10Kw AC coupled with 11Kw battery setup with modules									
5	18 8 1 10	Containment (External): sized to suit cabling, galv. finish									
5	18 8 1 11	Containment (Internal): sized to suit cabling; PPC RAL 9010 (white) finish									

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Block Ref.	Cascade Item Ref.	Sections & Descriptions	Quantity	Unit	Rate	Basic Total £	Design Strategy & Fee Structure				Grand Total £
							Method	Fee Type	Fee%	Fee £	
Grp	(Cascade Ref.)	Section Headings = PCAF Group Heading									
5	18 8 1 12	Cable Trays: 75mm medium gauge cable tray on rubber bigfeet (where required) to include all joints/junctions, LPS bonding and cable connections of the SWA cables									
5	18 8 1 13	Fire-stopping: Nullifire products or equal other approved, installed and certified by approved installer.									
5	18 8 1 14	Landlords Distribution Boards: Replace existing within EIC with new 3 phase. Supply and install 4/6 way TP distribution board including incomer, rco's, mcb's, 25mm double insulated tails and certification									
5	18 8 1 15	Lightning Protection Adaption: Installation of additional tapes across the flat roof to connect the new PV installation with the existing lightning protection system									
5	18 9	BWIC Electrical									
5	18 9 1	No works									
5	18 10	EICR Testing, Commissioning, Certification & O&M Manuals									
5	18 10 1	Generally									
5	18 10 1 1	Test, commission and certify all new electrical installations upon completion. Include for Emergency Battery 3hr discharge tests where applicable. Provide Operation & Maintenance Manuals within the H&S folder at Practical Completion.									
5	18 10 1 1	Resident Domestic In-Flat Testing (Sustainability Works - no charge to Leaseholders)									
5	18 10 1 1 1	Tenant	1	Item	105.00	105.00	BC	S	0.75%	0.79	105.79
5	18 10 1 1 2	Leaseholder (if Opt-In)	14	Item		0.00	BC	S	0.75%	0.00	0.00
5	18 10 1 2	Landlords Mains Intake & Laterals Distribution	1	Item	incl.	incl.	BC	S	0.75%	incl.	incl.
5	18 10 1 3	Landlord's LV & Small Power Installations	1	Item	750.00	750.00	BC	S	0.75%	5.63	755.63
5	18 10 1 4	Landlord's New Lighting Installations									
5	18 10 1 5	PV Installations	1	Item	incl.	incl.	BC	S	0.75%	incl.	incl.
5	18 10 1 6	Lightning & Surge Protection Installations	1	Item	incl.	incl.	BC	S	0.75%	incl.	incl.
5	18 10 2	O&M Manuals & Record Drawings	1	Item	incl.	incl.	BC	S	0.75%	incl.	incl.
5	19	FIRE RISK ASSESSMENT WORKS (excl. Doors & Decorations)									
5	19 1	Survey & Report									
5	19 1 1	Fire Risk assessment - allow to conduct a full FRA survey of the external and common parts of the block. Survey to include access to lifts, service risers, electrical cupboards and any other locked cupboards of the sort. Include for providing a report to the service provider which will include as a minimum a photographic schedule of defects and a pin drop type drawing showing the location of the defects. The report should also include recommendations for any rectification that need to be carried out.	1	Item	960.00	960.00	BC	S	0.75%	7.20	967.20
5	19 2	Generally									
5	19 2 1	Nullifire Smart Protection products by Tremco Illbruck (or similar approved) installed in accordance with manufacturers guidelines to provide a minimum of 60 mins fire integrity									
5	19 3	Sealants (All Provisional Quantities)									
5	19 3 1	Nullifire FS 702 Acrylic sealant (or similar approved) around small service penetrations; assume maximum 15mm space around service pipe or containment									
5	19 3 1 1	Services up to 35mm diameter	15	Nr	21.00	315.00	BC	S	0.75%	2.36	317.36
5	19 3 1 2	Services 35mm to 50mm diameter	10	Nr	21.00	210.00	BC	S	0.75%	1.58	211.58
5	19 3 1 3	Services 35mm to 75mm diameter	2	Nr	21.00	42.00	BC	S	0.75%	0.32	42.32
5	19 4	Batts & Sealants (All Provisional Quantities)									
5	19 4 1	Nullifire FB 750 coated batts and FS 702 Acrylic sealant (or similar approved) to larger service penetrations; size quoted is for overall size of penetration and disregards the size of service passing through									
5	19 4 1 1	up to 0.01m2	15	Nr	21.00	315.00	BC	S	0.75%	2.36	317.36
5	19 4 1 2	0.01m2 - 0.04m2	15	Nr	21.00	315.00	BC	S	0.75%	2.36	317.36
5	19 4 1 3	0.04-0.1m2	10	Nr	21.00	210.00	BC	S	0.75%	1.58	211.58
5	19 4 1 4	0.1-0.13m2	5	Nr	48.00	240.00	BC	S	0.75%	1.80	241.80
5	19 4 1 5	Penetrations larger than 500mm x 500mm per m2 pro-rata	1	Item	117.60	117.60	BC	S	0.75%	0.88	118.48
5	19 5	Sealant Bags (All Provisional Quantities)									
5	19 5 1	Nullifire FB 760 seal bags (or similar approved) to open trunking or basket containment through 150 thick walls									
5	19 5 1 1	50x50	5	Nr	36.00	180.00	BC	S	0.75%	1.35	181.35
5	19 5 1 2	100x100	5	Nr	72.00	360.00	BC	S	0.75%	2.70	362.70
5	19 5 1 3	200x50	3	Nr	72.00	216.00	BC	S	0.75%	1.62	217.62
5	19 6	Batts & Sealants (All Provisional Quantities)									
5	19 6 1	Replace any dated/defective or missing signage where required	10	Nr	27.00	270.00	BC	S	0.75%	2.03	272.03
5	19 7	FRA Repairs taken from Last FRA Report									
5	19 7 1	Sealants									
5	19 7 1 1	Nullifire FS 702 Acrylic sealant (or similar approved) around small service penetrations; assume maximum 15mm space around service pipe or containment									
5	19 7 1 1 3	Services 35mm to 50mm diameter	3	Nr	21.00	63.00	BC	S	0.75%	0.47	63.47
5	19 7 1 1 2	Services 35mm to 75mm diameter	1	Nr	21.00	21.00	BC	S	0.75%	0.16	21.16
5	19 7 2	Sealant Bags									
5	19 7 2 1	Nullifire FB 760 seal bags (or similar approved) to open trunking or basket containment through 150 thick walls									
5	19 7 2 1 1	50x50	1	Nr	36.00	36.00	BC	S	0.75%	0.27	36.27
5	19 7 3	Note: Installation of AOV System									
5	19 7 3	Note: Installation of Dry Riser main installation									
5	20	LIFTS									
5	20 1	For new lift installations only. No works									
5	21	WINDOWS, SCREENS & GLAZING (UPVC Option)									
5	21 1	Generally									
5	21 1 1	Window types listed below are for all types present across the estate. Only those windows with quantities are applicable to the block.									
5	21 1 2	All installations to be carried out by qualified installers									
5	21 1 3	All installations to receive FENSA guarantee.									
5	21 1 4	All properties to be subject to a photographic pre-Commencement Survey undertaken in association with a representative of WCC..									
5	21 1 5	All residents' personal chattels on window sills or attached to windows such as blinds, net curtains, voiles, ornaments, utensils, stickers and the like are to be removed by the resident to a locatin away from the work area and replaced by the resident upon completion. Furniture in front of or adjacent to the work area is to be moved to allow the works to be undertaken. Floor protection is allowed for below.									

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Block Ref.	Cascade Item Ref.	Sections & Descriptions	Quantity	Unit	Rate	Basic Total £	Design Strategy & Fee Structure				Grand Total £
							Method	Fee Type	Fee%	Fee £	
	Grp (Cascade Ref.)	Section Headings = PCAF Group Heading									
5	21 1 6	Subject to agreement with WCC, fixings to allow the rehang of net curtains, blinds, voiles, etc will be undertaken by the Service Provider's contractor but the actual hanging of said fittings will be the responsibility of the resident.									
5	21 1 7	Undertake a comprehensive photo-graphic installation record for each window and issue to WCC PM upon completion.									
5	21 2	Surveys & Schematics									
5	21 2 1	Undertake final design surveys and provide schematics for WCC PM comment including by-law inspections to ensure correct ventilation									
5	21 3	Window & Combination Frame Installation									
5	21 3 1	Remove existing windows, single and double balcony doors and cart to approved recycling facility	135	Nr	incl.	incl.	BC	N/A	0.00%	incl.	incl.
5	21 3 1	Finalise design in accordance with reviewed schematic comments, manufacture, deliver and install UPVC windows in with Rehau TOTAL7-Casement Windows. Obscured glass to all bathroom/WC windows.									
5	21 3 1 1	Type 1 (1650x650)	7	Nr	802.90	5,620.30	BC	S	0.75%	42.15	5,662.45
5	21 3 1 2	Type 2 (1350x1250) [it's 1250x1250]	15	Nr	715.50	10,732.50	BC	S	0.75%	80.49	10,812.99
5	21 3 1 3	Type 3 (1605x650)									
5	21 3 1 4	Type 4 (1635x680)			511.91						
5	21 3 1 5	Type 5 (1650x1900) [it's 1820x1535]	38	Nr	1,237.30	47,017.40	BC	S	0.75%	352.63	47,370.03
5	21 3 1 6	Type 6 (1605x1250) [it's 1250x1685]			802.90						
5	21 3 1 7	Type 7 (1305x1250)	14	Nr	715.50	10,017.00	BC	S	0.75%	75.13	10,092.13
5	21 3 1 8	Type 8 (1250x500)			495.35						
5	21 3 1 9	Type 9 (1305x460) [it's 1250x440]	8	Nr	437.69	3,501.52	BC	S	0.75%	26.26	3,527.78
5	21 3 1 10	Type 10 (1305x680) [it's 1250x680]	30	Nr	504.10	15,123.00	BC	S	0.75%	113.42	15,236.42
5	21 3 1 11	Type 11 (1305x1400)			1,055.99						
5	21 3 1 12	Type 12 (1200x915)			560.55						
5	21 3 1 13	Single Balcony Doors with fanlights (c.960x2400)	15	Nr	1,266.51	18,997.65	BC	S	0.75%	142.48	19,140.13
5	21 3 1 14	Double Balcony Doors with fanlights (c.1160x2400)	8	Nr	2,141.91	17,135.28	BC	S	0.75%	128.51	17,263.79
5	21 3 1 15	Extra over for frosted glass to WC and bathrooms	15	Nr	34.00	510.00	BC	S	0.75%	3.83	513.83
5	21 3 1 16	Supply and install Internal PVC Trims (to suit each window size)	112	Nr	incl.	incl.	BC	S	0.75%	incl.	incl.
5	21 3 1 17	Provisional Quantity: supply and install Internal PVC Trims (to suit each balcony door size)	7	Nr	65.00	455.00	BC	S	0.75%	3.41	458.41
5	21 3 1 18	Provisional Quantity Tenant-Only: allow for holes in glazing units for extractor fans to be reinstalled to.	1	Nr	90.00	90.00	BC	S	0.75%	0.68	90.68
5	21 3 1 19	Provisional Quantity Leaseholder: allow for holes in glazing units for extractor fans to be reinstalled to.	4	Nr	90.00	360.00	BC	S	0.75%	2.70	362.70
5	21 3 1 20	Cavity Closers - see 35 -Provisional Sums									
5	21 4	Builders Work In Connection - Windows Generally									
5	21 4 1	In connection with the window replacement & balcony door replacement, the specialist should allow for the following builders works. Note: Quantities are per flat.									
5	21 4 1 1	BWIC With Window Installation (Tenant Only)									
5	21 4 1 1 1	To carry out and builders work in connection with the window replacement including providing corex, necessary repairs, and decorations (This is to include a maximum 7Nr Per Flat)	1	Flat	3,057.41	3,057.41	BC	S	0.75%	22.93	3,080.34
5	21 4 1 2	BWIC With Window Installation (Leaseholders)									
5	21 4 1 2 1	To carry out and builders work in connection with the window replacement including providing corex, necessary repairs, and decorations (This is to include a maximum 7Nr Per Flat)	14	Flat	3,057.41	42,803.71	BC	S	0.75%	321.03	43,124.74
5	22	DOORS (DWELLINGS incl. Fire-Doors)									
5	22 1	Generally									
5	22 1 1	All new fire-resistant Front Entrance Doors are to be of the following design & style as provided by Heron Fire Doors:									
5	22 1 1 1	Model: HFD PAS24 FED 4-Panel Door - 54mm thick in 92x56mm softwood frame (510kg/m ²), utilising Pyroplex 4mm (plain) and Exitex A10 Aquatex 9mm dust/noise/smoke seals on 102x30mm SSS Grade 13 Radius Hinges with 45x15mm architraves.									
5	22 1 1 2	Class: FD30S 30-minute fire-resistance to Winkhaus CAN/F 15084 Rev.E to BS-EN 1634-1									
5	22 1 1 3	Secure by Design: PAS24									
5	22 1 1 4	Threshold: 15mm hardwood with SAA Open-in Aluminium Sill									
5	22 1 1 5	Style: 4-panel planted-on beads to solid Halspan Optima core.									
5	22 1 1 6	Glazing: none									
5	22 1 1 7	Colour (exterior face): choice of 4 colours as agreed by ballot									
5	22 1 1 8	Colour (interior face): white									
5	22 1 1 9	Hardware: ZOO ZAB wide-angle door-viewer, UAP 8" Slim Victorian urn-style knocker, Winkhaus Palladio SCR lever-lever handle, UAP 3" Thumbturn/Key Kinetic Cylinder, Armourplate Lock Protector, 12" Soterian PAS24 Letter Plate, Rutland TS3204 Overhead Door Closer, Winkhaus AV2 Multi-point Lock, up to 3nr Numerals/Letters									
5	22 1 1 10	Hardware Finish: Satin Anodised Aluminium									
5	22 1 1 11	Acoustic Rating: N/A									
5	22 1 1 12	UKCA Compliant: N/A									
5	22 1 1 13	Undertake a comprehensive photo-graphic installation record for each door and issue to WCC PM upon completion.									
5	22 2	Surveys									
5	22 2 1	Tenant-Only: undertake measurement survey of Front Entrance Door. Identify cables & pipes passing through frames.	1	Nr	incl.	incl.	BC	S	0.75%	incl.	incl.
5	22 2 2	Leaseholder Opt-in: undertake measurement survey of Front Entrance Doors subject to Leaseholder Opt-in option being taken. Identify cables & pipes passing through frames.	14	Nr	incl.	incl.	BC	S	0.75%	incl.	incl.
5	22 3	Tenant Front Entrance Doors									
5	22 3 1	Remove existing doors and cart away to skip (provided by others). Design, supply & install to line and level FD30s doorsets as described above. Fill any gaps between trim and existing plaster surfaces in caulk, or sealant to any other surfaces in accordance. Cost to include for all transportation and distribution of the doorsets around the site to the final point of installations.	1	Doorset	327.30	327.30	BC	S	0.75%	2.45	329.75
5	22 5	Leaseholder Front Entrance Doors (Opt-in)									
5	22 5 1	Remove existing doors and cart away to skip (provided by others). Survey, design, deliver, supply & install four-panel style FD30 Door sets. Doors are to be dual coloured (white on the inside) and external sealant will need to match the colour choice of the door. To internal reveals of new doors, supply and install internal white perimeter cover trims (flat architrave profile) between frame and adjacent plaster work. The depth of any new trims to be installed is not to exceed 30mm in depth. Fill any gaps between trim and existing plaster surfaces in caulk, or sealant to any other surfaces in accordance. Cost to include for all transportation and distribution of the doorsets around the site to the final point of installations.	14	Doorset		0.00	BC	S	0.75%	0.00	0.00
5	22 6	Builders Work In Connection - Front Entrance Doors Generally									

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Block Ref.	Cascade Item Ref.	Sections & Descriptions	Quantity	Unit	Rate	Basic Total £	Design Strategy & Fee Structure				Grand Total £
							Method	Fee Type	Fee%	Fee £	
	Grp (Cascade Ref.)	Section Headings = PCAF Group Heading									
5	22 6 1	In connection with the window replacement & balcony door replacement, the specialist should allow for the following builders works. Note: Quantities are per flat									
		BWIC With Front Entrance Doors Installation (Tenant Only)									
5	22 6 1 1	To carry out and bulders work in connection with the FED's replacement including providing corex, necessary repairs and decorations	1	Flat	327.30	327.30	BC	S	0.75%	2.45	329.75
5	22 6 1 2	BWIC With Front Entrance Doors Installation (Leaseholder Opt-in)									
5	22 6 1 2 1	To carry out and bulders work in connection with the FED's replacement including providing corex, necessary repairs and decorations	14	Flat		0.00	BC	S	0.75%	0.00	0.00
5	23	DOORS (COMMUNAL & LANDLORD'S incl. Fire-Doors)									
5	23 1	Generally									
5	23 1 1	All new fire-resistant riser cupboard and landlord's door are to be of the following design & style as provided by Heron Fire Doors:									
5	23 1 1 1	Model: HFD PAS24 Solid Door - 54mm thick in 92x56mm softwood frame (510kg/m3), utilising Pyroplex 4mm (plain) and Exitex A10 Aquatex 9mm dust/noise/smoke seals on 102x30mm SSS Grade 13 Radius Hinges with 45x15mm architraves.									
5	23 1 1 2	Class: FD30S 30-minute fire-resistance to Winkhaus CAN/F 15084 Rev.E to BS-EN 1634-1									
5	23 1 1 3	Secure by Design: PAS24									
5	23 1 1 4	Threshold: NOR810S DROP SEAL									
5	23 1 1 5	Style: Plain solid Halspan Optima core.									
5	23 1 1 6	Glazing: none									
5	23 1 1 7	Colour (exterior face): tba									
5	23 1 1 8	Colour (interior face): tba									
5	23 1 1 9	Hardware: 102x30mm SSS GRADE 13 BALL BEARING HINGE, SSS FB2 Fire Brigade Access Deadlock & Key, SSS Key Finger Pull Plate									
5	23 1 1 10	Hardware Finish: Satin Anodised Aluminium									
5	23 1 1 11	Acoustic Rating: N/A									
5	23 1 1 12	UKCA Compliant: N/A									
5	23 1 1 13	Undertake a comprehensive photo-graphic installation record for each door and issue to WCC PM upon completion.									
5	23 2	Surveys									
5	23 2 1	Undertake measurement survey of Electrical Intake Doors. Identify any cables & pipes passing through frames.	1	Nr	incl.	incl.	BC	S	0.75%	incl.	incl.
5	23 3	Electrical Intake Cupboard Doors									
5	23 3 1	Remove existing doors and cart away to skip (provided by others). Design, supply & install to line and level FD60s doorsets as described above. Fill any gaps between trim and existing plaster surfaces in caulk, or sealant to any other surfaces in accordance. Cost to include for all transportation and distribution of the doorsets around the site to the final point of installations.	1	Doorset	1,197.60	1,197.60	BC	S	0.75%	8.98	1,206.58
5	23 3	Electrical Plant Door									
5	23 3 1	Remove existing doors and cart away to skip (provided by others). Design, supply & install to line and level FD60s doorsets as described above. Fill any gaps between trim and existing plaster surfaces in caulk, or sealant to any other surfaces in accordance. Cost to include for all transportation and distribution of the doorsets around the site to the final point of installations.	1	Doorset	1,197.60	1,197.60	BC	S	0.75%	8.98	1,206.58
5	23 4	BWIC with Plant Door installations									
5	23 4 1	To carry out and bulders work in connection with the Electrical intake door replacement including providing corex, necessary repairs, and decorations	2	Doorset	245.22	490.44	BC	S	0.75%	3.68	494.12
5	24	Doors (COMMERCIAL incl. Fire-Doors)									
5	24 1	Generally									
5	24 1 1	No works									
5	25	FLOOR FINISHES - COMMUNAL DWELLING & COMMERCIAL									
5	25 1	Communal & Landlord's Hallways, Stairs & Landings									
5	25 1 1	No works									
5	26	INTERNAL FINISHES									
5	26 1	Generally									
5	26 1 1	Remove defective/blown plaster to internal walls and coat with a hardwall 10mm plaster coating. to be finished with a 2.5mm plaster skim coat using Gypsum multi finish. The Contractor is to ensure the finished surface is flush, level and free from any lumps or uneven areas in accordance with best practice materials and workmanship. Provisional Quantity	7	m2	35.64	249.48	BC	S	0.75%	1.87	251.35
5	27	PAINTING & DECORATING									
5	27 1	External Decorations & Redecorations									
5	27 1 1	Paint Stripping									
5	27 1 1 1	Paint stripping / removal by chemical means of historic paint and other material build up from balconies.	1	Nr	36.00	36.00	BC	S	0.75%	0.27	36.27
5	27 1 1 2	Tenanted Flats	14	Nr		0.00	BC	S	0.75%	0.00	0.00
5	27 2	Metalwork - Generally									
5	27 2 1	Wire brush, prepare, spot prime and apply one undercoat and two coats of gloss paint on existing painted metal surfaces									
5	27 2 1 1	Balcony Handrails									
5	27 2 1 1 1	Tenanted Flats	9	m	13.73	123.57	BC	S	0.75%	0.93	124.50
5	27 2 1 1 2	Leaseholder Flats	56	m	13.73	768.88	BC	S	0.75%	5.77	774.65
5	27 2 1 2	Rainwater Goods incl Hoppers									
5	27 2 1 2 1	Pipework not exceed 110mm diameter incl. brackets	106	m	13.73	1,455.38	BC	S	0.75%	10.92	1,466.30
5	27 2 1 2 2	Hoppers, c.400x200mm	4	Nr	25.00	100.00	BC	S	0.75%	0.75	100.75
5	27 2 1 3	Walkway Handrails									
5	27 2 1 3 1	Communal Walkways	27	m	13.73	370.71	BC	S	0.75%	2.78	373.49
5	27 3	Concrete Surfaces									
5	27 3 1	Soffits: wash down, fill cracks and holes, sand smooth, spot prime and apply two coats of smooth masonry paint to rendered or concrete soffits or canopies including edges of slabs. Colour to be approved by WCC PM if not standard white.									
5	27 3 1 1	Balconies									
5	27 3 1 1 1	Tenanted Flats	4	m2	11.39	45.56	BC	S	0.75%	0.34	45.90
5	27 3 1 1 2	Leaseholder Flats	33	m2	11.39	375.87	BC	S	0.75%	2.82	378.69
5	27 3 1 1 3	Communal Walkways	23	m2	11.39	261.97	BC	S	0.75%	1.96	263.93
5	27 3 1 2	Entrance Canopy	5	m2	11.39	56.95	BC	S	0.75%	0.43	57.38

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							Method	Fee Type	Fee%	Fee £	
	Grp (Cascade Ref.)	Section Headings = PCAF Group Heading									
5	27 3 2	Walls: wash down, fill cracks and holes, sand smooth, spot prime and apply one coat of stabilising solution, two coats of smooth masonry paint to rendered or concrete surfaces. Colour to be approved by WCC PM if not standard white.									
5	27 3 2 1	Balconies									
5	27 3 2 1 1	Tenanted Flats	8	m2	11.39	91.12	BC	S	0.75%	0.68	91.80
5	27 3 2 1 2	Leaseholder Flats	66	m2	11.39	751.74	BC	S	0.75%	5.64	757.38
5	27 3 2 1 3	Communal Walkways	25	m2	11.39	284.75	BC	S	0.75%	2.14	286.89
5	27 3 2 2	Balcony Copings girth ex 300mm									
5	27 3 2 2 1	Tenanted Flats	2	m2	11.39	22.78	BC	S	0.75%	0.17	22.95
5	27 3 2 2 2	Leaseholder Flats	20	m2	11.39	227.80	BC	S	0.75%	1.71	229.51
5	27 3 2 2 3	Communal Walkways	8	m2	11.39	91.12	BC	S	0.75%	0.68	91.80
5	27 3 3	Concrete Frame Surrounds & Lintels									
5	27 3 3 1	Wash down, fill cracks and holes, sand smooth, spot prime and apply one coat of stabilising solution, two coats of smooth masonry paint to rendered or concrete surfaces. Girths not exceeding 300mm. Colour: white	164	m	8.00	1,312.00	BC	S	0.75%	9.84	1,321.84
5	27 3 4	Creasing-tile Sills									
5	27 3 4 1	Wash down, fill cracks and holes, sand smooth, spot prime and apply one coat of stabilising solution, two coats of smooth masonry paint to rendered or concrete surfaces. Colour: tile red	110	m	8.00	880.00	BC	S	0.75%	6.60	886.60
5	27 3 5	Retained Windows, Louvres & Doors to Lower Ground Floor									
5	27 3 5 1	See 35 - Provisional Sums									
5	27 2	Internal Decorations & Redecorations									
5	27 2 1	Ceilings: thoroughly prepare and redecorate all previously painted surfaces in the Communal areas and stairwells. All internal redecorations are to be Class "O"/EuroClass B finishes. Colours are to match existing on all previously decorated items. Works to be carried out in strict accordance with the manufacturer's technical specification and recommendations. Paint manufacturer to carry out paint adhesion test upon completion.	60	m2	27.79	1,667.40	BC	S	0.75%	12.51	1,679.91
5	27 2 1 1	Extra for stripping existing finishes from ceilings where necessary to ensure Class O manufacturer guarantee compliance, Provisional Quantity	10	m2	42.00	420.00	BC	S	0.75%	3.15	423.15
5	27 2 2	Walls: thoroughly prepare and redecorate all previously painted surfaces in the Communal areas and stairwells including internal face of external access doors. All internal redecorations are to be Class "O"/EuroClass B finishes. Colours are to match existing on all previously decorated items. Works to be carried out in strict accordance with the manufacturer's technical specification and recommendations. Paint manufacturer to carry out paint adhesion test upon completion.	370	m2	30.95	11,451.50	BC	S	0.75%	85.89	11,537.39
5	27 2 2 1	Extra for stripping existing finishes from ceilings where necessary to ensure Class O manufacturer guarantee compliance, Provisional Quantity	35	m2	42.00	1,470.00	BC	S	0.75%	11.03	1,481.03
5	27 2 3	Metalwork									
5	27 2 3 1	Staircase Balustrading: thoroughly prepare and redecorate all previously painted metalwork with 1No. coat of Dulux Metal shield primer and 2No. coats of Dulux Metal shield Gloss. Colour: Black, or any other approved equivalent. All finishes to be Class "O"/EuroClass B. Contractor to complete paint adhesion test.	61	m	9.30	567.30	BC	S	0.75%	4.25	571.55
5	27 2 3 2	Metal Grating: thoroughly prepare and redecorate all previously painted metalwork, with 1No. coat of Dulux Metal shield primer and 2No. coats of Dulux Metal shield Gloss. Colour: Black, or any other approved equivalent. All finishes to be Class "O"/EuroClass B. Contractor to complete paint adhesion test.	100	m2	37.27	3,727.00	BC	S	0.75%	27.95	3,754.95
5	28	EXTERNAL WORKS									
5	28 1	Generally									
5	28 1 1	No works									
5	29	DISABILITY ADAPPTIONS									
5	29 1	No works									
5	30	BWIC, OTHER & REMEDIAL WORKS									
5	30 1	No Works Required									
5	31	CLEANING, CLEARANCE & PEST CONTROL									
5	31 1	Cleaning									
5	31 1 1	Remove pigeon guano from balcony surfaces									
5	31 1 1 1	Tenanted Flats	1	Flat	178.00	178.00	BC	S	0.75%	1.34	179.34
5	31 1 1 2	Leaseholdr Flats	14	Flat	178.00	2,492.00	BC	S	0.75%	18.69	2,510.69
5	31 2	Pest Control									
5	31 2 1	Remove damaged pigeon netting, cart from site and replace with PestFix heavy-duty 50mm bird netting. Installation to be in accordance with manufacturer's specification, best practice materials and workmanship.									
5	31 2 1 1	Tenanted Flats	1	Flat	232.56	232.56	BC	S	0.75%	1.74	234.30
5	31 2 1 2	Leaseholdr Flats	14	Flat	232.56	3,255.84	BC	S	0.75%	24.42	3,280.26
5	31 2 2	Supply and fix extra-wide pigeon spikes to roof parapet walls	47	m	18.00	846.00	BC	S	0.75%	6.35	852.35
5	32	LOCAL & STATUTORY AUTHORITY FEES & WORKS									
5	32 1	Planning/Listed Building/ Conservation Area Fees									
5	32 1 1	Included in Lead Designer Fees.						WCC	Z	0.00%	
5	32 2	Building Control Fees									
5	32 2 1	Application & Plan-checking Fees	1	Item	6,000.00	6,000.00	WCC	Z	0.00%	0.00	6,000.00
5	32 2 2	Inspection Fees -	1	Item	Incl.	Incl.	WCC	Z	0.00%	Incl.	Incl.
5	32 3	Other WCC/Statutory Authority Fees									
5	32 3 1	Not applicable						WCC	Z	0.00%	
5	33	DIRECT CHARGES TO LEASEHOLDERS									
5	33 1	Not applicable									
5	34	CONTRACTUAL AWARDS & RECOVERY (WCC USE ONLY)									
5	34 1	For internal use by WCC only									
5	35	PROVISIONAL SUMS, CONTINGENCIES, RISKS & DAYWORK									
5	35 1	Defined Provisional Sums									
5	35 1 1	Asbestos Removal: allowance for encasement, removal and air monitoring (if applicable) to areas identified by the R&D Survey in 3.1 above.	1	Item	2,000.00	2,000.00	Prov	Z	0.00%	0.00	2,000.00
5	35 1 2	Drainage (Above & Below Ground): allowance for undertaking repairs to drainage identified by the surveys	1	Item	2,500.00	2,500.00	Prov	Z	0.00%	0.00	2,500.00

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	Grp (Cascade Ref.)	Section Headings = PCAF Group Heading									
5	35 1 3	Communal & Landlord's Window & Screen Repairs: allowance to repair all landlord's and communal windows & screens incl. tankroom windows	1	Item	2,000.00	2,000.00	Prov	N/A	0.00%	0.00	2,000.00
5	35 1 4	Communal & Landlord's Windows, Louvres & Doors Redecorations: allow to redecorate all retained windows, louvres and doors to Lower Ground Floor externally	1	Item	1,000.00	1,000.00	Prov	Z	0.00%	0.00	1,000.00
5	35 1 5	Bin Chute: allow to supply and install a discharge offset section	1	Item	350.00	350.00	Prov	Z	0.00%	0.00	350.00
5	35 1 6	Cavity Closers - allow for closing cavities prior to window installation with preformed closers to prevent thermal bridging.	110	Nr	50.00	5,500.00	Prov	S	0.75%	41.25	5,541.25
5	35 2	Undefined Provisional Sums									
5	35 2 1	Allowance for unexpected metalwork repairs identified during the course of the works	1	Item	1,000.00	1,000.00	Prov	Z	0.00%	0.00	1,000.00
5	35 2 2	Allowance for unexpected FRA works identified during the course of the works	1	Item	1,000.00	1,000.00	Prov	Z	0.00%	0.00	1,000.00
5	35 2 3	Allowance for unforeseen BWIC in communal and landlord's areas	1	Item	1,000.00	1,000.00	Prov	Z	0.00%	0.00	1,000.00
5	35 3	Contingencies									
5	35 3 1	Allowance for labour & material supply issues and inflation at 10% of nett cost (to be supported by proof of value engineering and invoices) for doors and associated materials. This excludes all other Provisional Sums, Statutory Fees, Direct Charges & WCC Only costs	0	Item		0.00	Cont	Z	0.00%	0.00	0.00
5	35 4	Risks									
5	35 4 1	Not applicable									
5	35 5	Daywork									
5	35 5 1	General Allowance (4hr/dwelling by Multi-trade Operative)		Hr		0.00	N/A	N/A	0.00%	0.00	0.00
5	36	CONTRACTOR'S FEES, PEP COSTS, OVERHEADS & PROFIT									
5	36 1	Calculated and applied below									
5	37	WCC PROJECT MANAGEMENT COSTS									
5	37 1	See WCC Staff Costs worksheet									
5	38	CONSULTANT FEES, DESIGN FEES & DISBURSEMENTS									
5	38 1	Not applicable									
5	CO	CHANGE ORDERS/ VARIATIONS/ ARCHITECT INSTRUCTIONS, etc									
5	CO 0	IMPORTANT!									
5	CO 0 1	There is no specific PCAF Group code for Change Orders/Variations. All Change Orders/Variations have to be PCAF-coded and have the correct Method & Fee Type applied to suit their particular Allocation-Reason-Level-Group code.									
5	CO 0 2	ALL Changes/Variations etc must be listed as appropriate to each block to ensure Leaseholders are only charged for works undertaken to their block(s).									
5	CO 0 3	Any Changes/Variations etc that apply to multiple blocks or are site-wide and cannot or are otherwise not broken down in terms of cost still need to be apportioned to the individual block to ensure appropriate Leaseholder billing.									
5	CO 1	CO No.1									
5	CO 1 1	OMIT All Provisional Sums (Defined/Undefined) applicable or apportioned to this Block/Property									
						489,030.61					491,814.47
						Preliminaries Total Apportioned by Block:				630,776.40	42,420.59
						Prelims Inclusive S/T:				534,235.07	
						Central Office Overheads Applied:				18,698.23	
						Profit (Fixed) Applied:				0.00	
						Profit (Variable) Applied:				10,684.70	
						Prelims & SP OH&P Inclusive S/T:				563,618.00	
						PEP Costs Block Specific (excluding OH&P):				0.00	
						PEP Costs Apportioned:				463,667.27	31,182.27
						Prelims Contingency Apportioned:				0.00	0.00
										594,800.27	