

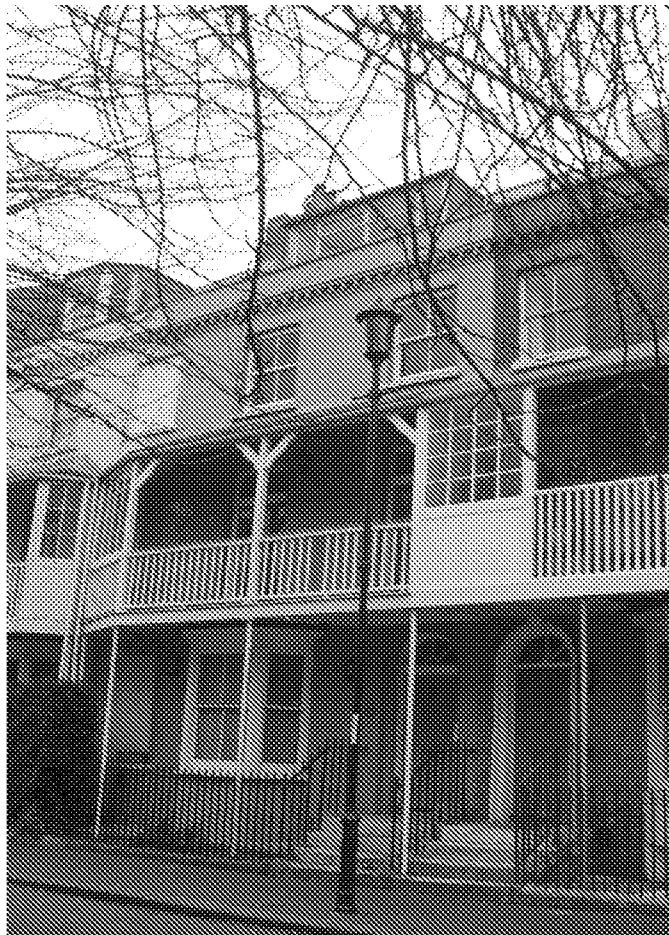
SCHEDULE OF WORKS

For

ESSENTIAL STRUCTURAL REPAIRS

As identified in Phillip Goacher associates structural report, calculations and design at:

9 SOUTH TERRACE, LITTLEHAMPTON, BN17 5NZ



Job Reference: 203076

Item	Description	Qty	Unit	Rate £	Total £
	Schedule of Structural Repair Works - 9 South Terrace, Littlehampton Notes:- NB. All PC Sums will need to be substantiated with invoices. 1. All work in this section is to be carried out in accordance with the General Specification for repair works dated 10th June 2020, and all drawings issued by Philip Goacher Associates, Structural Engineers. The items in the schedule only provide an indication of the work involved. The Contractor is to co-ordinate all of the project information provided and allow for all costs. Any discrepancy between the schedule and the drawings shall be brought to the attention of the Contract Administrator. 2. Each specific item must be priced, bracketing of several items to one cost will not be allowed. 3. The Contractor is to allow for general protection as noted in the Preliminaries section of the General Specification. See specific requirements listed below. 4. Workmanship, materials, new components and the like included within this section must comply with the relevant and associated Specification clauses, drawings, notes etc. STRIP OUT AND ALTERATIONS a The Contractor shall allow for clearing away all material arising from the demolitions and alterations as work proceeds, unless otherwise stated. b Items for cutting out, removing, demolishing, cutting to form openings, taking out, hacking off, infilling openings etc. are to include for all necessary making good structures and making good and extending finishings, decorations either to match existing as closely as possible or to receive new finishings as specified. c Items for cutting out, removing, demolishing, cutting to form openings and replacement etc., are to include for all necessary temporary support/propping etc. and until the permanent work has been completed. d Making good finishings is deemed to include cutting back finishings disturbed, extending up to new or existing work complete with fair flush joints to new or existing work either to match existing or new finishings as closely as possible. e Making good and extending finishings is deemed to include cutting back finishings disturbed, extending up to new or existing work including extending into voids/openings/reveals, fair flush joints to new or existing work and all necessary angle beads and the like. For avoidance of doubt finishings are deemed to include plaster, plasterboard, beads etc. and skirtings complete with grounds, battens, fixings and decorations either to match existing or new finishings as closely as possible. f The items below refer to notes on drawings. The contractor should refer to the drawings and specifications to establish the full scope of works. g Allow for protecting existing structures, finishings and features where not affected by the works, allowing to set aside any fixtures and fittings and re-fixing on completion. Specific Notes h Instruct and co-ordinate works listed within report/quote from Cavitytech dated 1st October 2020 for Helifix BowTie and Helibar repairs i Allow attendance on Cavitytech works j Treat all retained timbers with fungicidal timber treatment coating k Allow to consult SE on positions of services through joists, and reroute where necessary Provisional Sums l General Contingency m Additional timber and joinery replacement or repairs n Additional repairs to finishes o Add for main contractors OHP on provisional sum expenditure				
			Item		Inc
			Item		Inc
			Item		Inc
			Item		Inc
			Item		Inc
			item		Inc
			Item		0.00
			Item		0.00
			Item		0.00
			Item		0.00
			Item		2,500.00
			Item		1,000.00
			Item		1,000.00
			%		0.00
To Collection					4,500.00

Item	Description	Qty	Unit	Rate £	Total £
	<u>Ground Floor - Living Room</u>				
	<u>South Elevation - Bay window</u>				
a	Allow to carefully cut out, remove and replace timber lintel to inside of wall as shown		Item		0.00
b	Allow to carefully cut out, remove and replace timber beam(s) and packing to centre and outside of walls as shown		Item		0.00
c	Install 2no.152 x 152 UC23 galvanised steel beams, with bolts, spacers and plate as specified		Item		0.00
d	Supply and install 2no. 450 x 150 deep x thickness of wall, mass concrete padstones either end of new beams		Item		0.00
e	Remove any remaining plaster finish above head of window and use lime based injection grout as specified to fill voids and weaknesses in wall		Item		0.00
f	Allow to refix existing floor joists to beam/lintel using new joist hangers		Item		0.00
g	Allow to temporarily support internal floor joists, external balcony and flat roof joists, and masonry over whilst works are being undertaken (in addition to general note above)		Item		0.00
	<u>Floor Joists</u>				
h	Allow to remove metal strap at joist ends as shown		Item		0.00
i	Allow to supply and install new FJ1 - floor joists as specified		Item		0.00
j	Allow to cut back, fill voids/make good etc. as specified to ensure suitable bearing/fixing for new joists		Item		0.00
	<u>Ground Floor - Games Room</u>				
	<u>North Elevation - Window</u>				
k	Allow to remove plaster, timber window bead and associated coving above window, and cut out/remove deteriorated timber lintel		Item		0.00
l	Allow replace timber lintel with concrete lintel as specified		Item		0.00
m	Allow to reinstate plaster, window bead and coving		Item		0.00
To Collection					0.00

Item	Description	Qty	Unit	Rate £	Total £
	<u>First Floor - Lounge</u>				
	<u>Walls</u>				
a	Remove picture rails and door surrounds where required and reinstate after works		Item		0.00
b	Expose wall to N.W corner to inspect extent of cracking, prior to Helibar installation		Item		0.00
c	Expose wall to S.E corner to confirm length of masonry return, prior to Helibar installation		Item		0.00
d	Remove embedded timbers and fill voids as specified to South wall where required		Item		0.00
	<u>Floors</u>				
e	Allow to fix lapped joists together with bolts and washers as specified		Item		0.00
	<u>First Floor - Bedroom 2</u>				
	<u>Walls</u>				
f	Allow to remove plaster and cut out/remove deteriorated timber lintel		Item		0.00
g	Allow to replace timber lintel with concrete lintel as specified		Item		0.00
h	Allow to temporarily support internal floor joists and masonry over whilst works are being undertaken		Item		0.00
i	Remove embedded timbers and fill voids as specified to North wall where required		Item		0.00
	<u>Floor Joists</u>				
j	Allow to cut out rot from joists as required		Item		0.00
k	Allow to supply and install new FJ2 - floor joists as specified		Item		0.00
	<u>Other</u>				
l	Allow to remove hearth over as shown. Infill with floor boarding to match existing thickness		Item		0.00
To Collection					0.00

Item	Description	Qty	Unit	Rate £	Total £
	<u>Second Floor - Bedroom 4</u>				
	<u>Walls</u>				
a	Remove window surrounds where required and reinstate after works		Item		0.00
b	Expose party wall (West) to inspect extent of cracking, prior to Helibar installation		Item		0.00
c	Expose wall to S.E corner to confirm length of masonry return, prior to Helibar installation		Item		0.00
d	Remove embedded timbers and fill voids as specified to South wall where required		Item		0.00
e	Allow to remove chalk blocks from external wall as shown and rebuild as specified, to include new concrete lintels		Item		0.00
f	Allow to temporarily support internal floor joists and masonry over whilst works are being undertaken (in addition to general note above)		Item		0.00
g	Install new studs between existing to Bed 4/Bed 3 partition as specified		Item		0.00
h	Install ply sheathing to both sides of studwork partition wall as specified		Item		0.00
	<u>Floors</u>				
i	Allow to fix lapped joists together with bolts and washers as specified		Item		0.00
	<u>Second Floor - Bedroom 3</u>				
	<u>Walls</u>				
i	Allow to remove plaster and cut out/remove deteriorated timber lintel		Item		0.00
j	Allow to replace timber lintel with concrete lintel as specified		Item		0.00
k	Allow to temporarily support internal floor joists and masonry over whilst works are being undertaken (in addition to general note above)		Item		0.00
l	Remove embedded timbers and fill voids as specified to North wall where required		Item		0.00
	<u>Floor Joists</u>				
m	Allow to remove all rotten and distorted joists, firing pieces and newer timbers		Item		0.00
n	Allow to supply and install new FJs - floor joists as specified		Item		0.00
o	Supply and install plywood sheathing as specified to match existing floor levels		Item		0.00
	<u>Other (Roof)</u>				
p	Allow to remove and replace pole plate as specified		Item		0.00
To Collection					0.00

Item	Description	Qty	Unit	Rate £	Total £
	<u>Third Floor - Master Bedroom</u>				
	<u>Walls</u>				
a	Expose party wall (West) to inspect extent of cracking, prior to Helibar installation		Item		0.00
b	Install new studs between existing to Master/Bathroom partition as specified		Item		0.00
c	Install ply sheathing to both sides of studwork partition wall as specified		Item		0.00
d	Remove existing dwarf wall timbers		Item		0.00
e	Install new dwarf wall as shown and specified		Item		0.00
f	Allow to temporarily support internal ceiling joists and roof structure as required whilst works are being undertaken (in addition to general note above)		Item		0.00
	<u>Floors</u>				
g	Allow to fix lapped joists together with bolts and washers as specified		Item		0.00
	<u>Roof strengthening</u>				
h	Allow to cut away rot from, or remove rafters as required, retain timbers where possible		Item		0.00
i	Allow to strengthen existing rafters by installing new rafters as specified		Item		0.00
j	Install flitch rafters either side of dormer as specified		Item		0.00
k	Install flitch beam trimmer to rear of dormer as specified		Item		0.00
l	Allow to remove window, frame and boarding as necessary to enable the installation of lintels as specified		Item		0.00
m	Install timber lintels over and beneath new window frame and studs as specified		Item		0.00
n	Allow to ensure all existing rafters on inside roof planes are positively fixed or provide angle brackets as required, as specified		Item		0.00
	<u>Third Floor - Bathroom</u>				
	<u>Walls</u>				
o	Remove existing dwarf wall timbers		Item		0.00
p	Install new dwarf wall as shown and specified		Item		0.00
q	Allow to temporarily support roof structure over whilst works are being undertaken (in addition to general note above)		Item		0.00
	<u>Roof strengthening</u>				
r	Allow to cut away rot from, or remove rafters as required, retain timbers where possible		Item		0.00
s	Allow to strengthen existing rafters by installing new rafters as specified		Item		0.00
	<u>Other (Temporary Support)</u>				
t	Allow to install temporary steel beam support to Party Walls as specified		Item		0.00
u	Upon removal of temporary support beam, make good voids and finishes as required		Item		0.00
To Collection					0.00

Item	Description	Qty	Unit	Rate £	Total £
	<u>External works</u>				
a	Remove existing steel post and install new galvanised post as shown.		Item		0.00
b	New post to be painted by hand using suitable epoxy metal paint suitable for the marine environment.		Item		0.00
c	Install threaded rods through trimmer/lintel over front door as specified.		Item		0.00
d	Install reinforced angle brackets/fixing cleats as specified through each balcony joist and front external wall.		Item		0.00
To Collection					0.00

		Collection From				
		4/1				4,500.00
		4/2				0.00
		4/3				0.00
		4/4				0.00
		4/5				0.00
		4/6				0.00
		Bill Carried to Summary				4,500.00