

Schedule of Works/ Pricing Schedule

Compiled by Daniel Connal Partnership, as amended by Natural England.

- 1 The Contractor must price the Pricing Schedule in full. It must be read in conjunction with all the tender drawings and other documents issued for tender purposes whether specifically referred to or not and their pricing shall be deemed to include all works shown thereon and reasonably referred there from.
- 2 All quantities stated are indicative only and the Contractor is responsible for determining the accuracy of the actual quantities.
- 3 Where the Contractor considers any elements of the works shown have not been itemised in this Pricing Schedule, they must nevertheless identify such works and include for them in their tender and state the relevant items when returning their tender.
- 4 The works will be carried out in close proximity to occupied premises and therefore the contractor shall programme the works to minimise disruption to the existing environment, residents and the public and to comply with the project specific restrictions.
- 5 **The Commercial Response Template must be completed.**

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Ref.	Description	Total £
1	SURVEYS / INVESTIGATIONS / GENERAL WORKS	
2	TIMBER REPAIRS	
3	PROVISIONAL SUMS / DAYWORKS	
	Sub Total	
4	PRELIMINARIES	
5	ADDITIONAL ITEMS	
	Total Construction Cost (Excluding VAT)	



PRICING SCHEDULE - PASTON GREAT BARN -SOUTH RANGE REPAIRS

Ref.	Description	Qty	Unit	Rate £	Total £
	SURVEYS / INVESTIGATIONS / GENERAL WORKS				
1	Surveys / Investigations / General Works				
	Total to Summary				



PRICING SCHEDULE - PASTON GREAT BARN -SOUTH RANGE REPAIRS

Ref.	Description	Qty	Unit	Rate £	Total £
	Surveys / Investigations / General Works				
1	Allow for further timber decay investigations (attendance of specialist carpenter with hand tools to identify further areas of timber decay) to determine the extent of repair/ section replacement to Truss I post base, Truss F and Truss J.				
2	Remove temporary roof sheeting / battens ready to receive new work.				
3	Remove previous timber repairs (incl strapping and fixings) and make good following new repair works				
4	Remove any loose materials from work area and set aside.				
	Total to Collection				



PRICING SCHEDULE - PASTON GREAT BARN -SOUTH RANGE REPAIRS
TIMBER REPAIRS

Ref.	Description	Qty	Unit	Rate £	Total £
	TIMBER REPAIRS				
1	Truss B Northern End Repair Detail				
2	Truss I Repair Detail				
3	Truss I Post Base Repair Detail				
4	Typical Truss Repair Detail: Northern End Trusses A, C- H, J.				
5	Bressummer Beam Connection Detail (9 no.)				
6	Truss F Lower Chord Repair				
7	Truss J Southern Top Chord Repair				
	Total to Summary				



PRICING SCHEDULE - PASTON GREAT BARN -SOUTH RANGE REPAIRS

Ref.	Description	Qty	Unit	Rate £	Total £
	Truss B Northern End Repair Detail Note: Refer to Conisbee drawing 241057-CON-SK-005 and associated drawings				
1	Design, supply and install temporary works (incl all propping,bracings, struts etc) and maintain for the duration of repair.				
2	150 x 100 seasoned oak plate; 800mm long; fixed with M10 Coach screws at 150mm c/c				
	Total to Collection				

PRICING SCHEDULE - PASTON GREAT BARN -SOUTH RANGE REPAIRS

Ref.	Description	Qty	Unit	Rate £	Total £
	Truss I Repair Detail				
	Note: Refer to Conisbee drawing 241057-CON-SK-001 and associated drawings				
1	Design, supply and install temporary works (incl all propping, bracings, struts etc) and maintain for the duration of repair.				
2	Remove pantiles and set aside for reuse.				
3	200 x 100mm Seasoned Oak gallows bracket min D30 Grade				
4	Fix gallows bracket to post with 4no M10x200 SS screws (2no top + bottom)				
5	Fix brace to post / chords with 4no M10x350 SS screws (2no top + bottom)				
6	Fix plate to chords with 2no M10x200 SS screws				
7	Timber wedge (packed tight between upper chord and bracket); fixed to lower chord with 6mm screws				
8	Remove split chord end and dispose				
9	Form scarf joint connection on existing chord and prepare to receive new timber				
10	New chord end in seasoned timber to match existing				
11	Form scarf joint connection and fix with 4no M12 SS bolts				
12	Chord ends bolted with 2no M16 SS bolts with 50x50x3 SQ washers				
13	Felt and battens to section of exposed roof structure; refix previously set aside pantiles (new pantiles (if required) are to match existing)				
14	Reinstate gutter to match existing.				
	Total to Collection				



PRICING SCHEDULE - PASTON GREAT BARN -SOUTH RANGE REPAIRS

Ref.	Description	Qty	Unit	Rate £	Total £
	Truss I Post Base Repair Detail Note: Refer to Conisbee drawing 241057-CON-SK-004 and associated drawings				
1	Design, supply and install temporary works (incl all propping,bracings, struts etc) and maintain for the duration of repair.				
2	Cut back decayed post and prepare ends to receive new.				
3	Retain and reset existing timber plinth capping.				
4	New post base in min D30 grade fully seasoned Oak.				
5	Form half lap joint bolted with 4no M12 SS bolts.				
	Total to Collection				

PRICING SCHEDULE - PASTON GREAT BARN -SOUTH RANGE REPAIRS

Ref.	Description	Qty	Unit	Rate £	Total £
	Typical Truss Repair Detail: Northern End Trusses A, C- H, J. Note: Refer to Conisbee drawing 241057-CON-SK-002 and associated drawings				
1	Design, supply and install temporary works (incl all propping, bracings, struts etc) and maintain for the duration of repair.				
2	200 x 100mm Seasoned Oak gallows bracket min D30 Grade				
3	Fix gallows bracket to post with 4no M10x200 SS screws (2no top + bottom)				
4	Fix brace to post / chords with 4no M10x350 SS screws (2no top + bottom)				
5	Fix plate to chords with 2no M10x200 SS screws				
6	Timber wedge (packed tight between upper chord and bracket); fixed to lower chord with 6mm screws				
	Total to Collection				<hr/> <hr/>



PRICING SCHEDULE - PASTON GREAT BARN -SOUTH RANGE REPAIRS

Ref.	Description	Qty	Unit	Rate £	Total £
	<p>Bressummer Beam Connection Detail (9 no.)</p> <p>Note: Refer to Conisbee drawing 241057-CON-SK-003 and associated drawings</p>				
1	Design, supply and install temporary works (incl all propping,bracings, struts etc) and maintain for the duration of repair.				
2	Insert 2no M12 SS bolts in existing half lap joint; counterbored and plugged with matching timber.				
	Total to Collection				<div></div> <div></div>



PRICING SCHEDULE - PASTON GREAT BARN -SOUTH RANGE REPAIRS

Ref.	Description	Qty	Unit	Rate £	Total £
	Truss F Lower Chord Repair				
1	Design, supply and install temporary works (incl all propping, bracings, struts etc) and maintain for the duration of repair.				
2	Re-use 4.5m length of 230 x 100mm seasoned oak (from northern queen post); bolted to existing chord with 12no M10 SS bolts				
	Total to Collection				<hr/> <hr/>



PRICING SCHEDULE - PASTON GREAT BARN -SOUTH RANGE REPAIRS

Ref.	Description	Qty	Unit	Rate £	Total £
	Truss J Southern Top Chord Repair				
1	Design, supply and install temporary works (incl all propping,bracings, struts etc) and maintain for the duration of repair.				
2	New 2.2m 175 x 100mm seasoned oak between lower chord at eaves and purlin; bolted to existing with 12no M10 SS bolts				
	Total to Collection				<hr/> <hr/>



PRICING SCHEDULE - PASTON GREAT BARN -SOUTH RANGE REPAIRS
 TIMBER REPAIRS

Ref.	Description	Qty	Unit	Rate £	Total £
	PROVISIONAL SUMS / DAYWORKS				
1	Provisional Sums				0.00
2	Dayworks				
	Total to Summary				

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PRICING SCHEDULE - PASTON GREAT BARN -SOUTH RANGE REPAIRS

Ref.	Description	Qty	Unit	Rate £	Total £
	Dayworks				
1	Labour for contingency work The Contractor is to submit their rate fr their employed personnel. All additions including overheads and profit are to be included in this rate to represent their all-in labour rate. Accordingly, these rates should represent the contractors total rate for labour. Skilled labour, carpenter Unskilled labour, general		hrs hrs		
2	Materials for contingency work Allow a prime cost sum of X for the net cost of materials used in contingency works Add for any additions based on the cost of materials used		%		
3	Plant for contingency work Allow a prime cost sum of X for the net cost of materials used in contingency works Add for any additions based on the cost of materials used		%		
	Total to Collection				