

**Construction of a New Amenity Block and
associated Landscaping**

at

Gostrey Meadow

Union Road

Farnham

Surrey

GU9 7PT

DOCUMENT 2

**Schedule of Works, Form of Tender &
Preliminaries Cost Breakdown**

Document Ref: i/p/265/i/pt/sow/2

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TENDER ISSUE

Isosceles Limited
Navigator House
60 High Street
Hampton Wick
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Appendix C: Preliminaries Cost Breakdown

SECTION 3: SCHEDULE OF WORKS

3.0	MAIN SUMMARY	Quant	Unit	Rate	£
	Having priced the Specifications and Drawings the Contractor is to set out below his costs to carry out the works described therein, or which could reasonably be foreseen as being necessary to undertake and complete the works based on that information: 1.0 Introduction & Instructions to Tenderers 2.0 Preliminaries - provide breakdown in Appendix C 3.0 The Works Demolition & Site Preparation 0.00 Substructure 3,000.00 Drainage 0.00 Frame 0.00 Upper Floors 0.00 Roof 0.00 Stairs 0.00 External Walls 40,000.00 Windows & External Doors 0.00 Internal Walls & Partitions 500.00 Internal Doors 0.00 Wall Finishes 11,000.00 Floor Finishes 0.00 Ceiling Finishes 0.00 Decoration 5,000.00 Fittings, Furnishings & Equipment 0.00 Sanitaryware 0.00 Plumbing, Mechanical & Electrical Services Installations 0.00 External Works 7,000.00 Dayworks 3,000.00 Sub-total 69,500.00 Main Contractor's Overheads & Profit * 0.00 Client Contingency 5% 3,475.00 The Contractor is to state here, <u>in calendar weeks</u>, the overall Contract Period on which his programme and Preliminaries Cost has been based Weeks * NOTE: If not shown separately above the Contractor is to state here the overall % included in respect of Overheads and Profit % This % will be used in the adjustment of costs and applied to and variations arising during the works.				
	TOTAL TO FORM OF TENDER				72,975.00

3.0 SCHEDULE OF WORKS					
	THE CONTRACTOR IS TO ALLOW FOR ALL WORKS SHOWN ON THE DRAWINGS AND CONTAINED IN THE SPECIFICATIONS/ROOM DATA SHEETS AS WELL AS ANY WORKS NOT SPECIFICALLY SHOWN OR STATED BUT INFERRED AS BEING NECESSARY BY THE DRAWINGS, SPECIFICATIONS AND ROOM DATA SHEETS.				£
1.0	<u>DEMOLITION & SITE PREPARATION</u>				
1.1	Form new temporary site entrance on Union Road as Plan A Drawing A24880(4.2)1010 T1; include for removal and storage of railing to pavement for reinstallation later, removal of a section of flint boundary wall and associated pier, removal of the existing bin and installation of protective matting and kerb ramps.		item		
1.2	Supply and install Heras fencing to tree protection area, as indicated on Plan A Drawing A24880(4.2)1010 T1; allow for removal upon completion of the works.		item		
1.3	Supply & erect a solid timber hoarding to the site perimeter, painted to provide a neutral appearance. Allow for removal upon completion of the works.		item		
1.4	Relocate existing mains electrical supplies from the electrical supply cabinet attached to the existing WC block into a new, temporary cabinet in a suitable location that allows for the proposed demolition and construction works. Refer to Plan A Drawing No. A24880(4.2)2030 T1 for images of the electrical supplies and suggested location for the temporary cabinet.		item		
1.5	Disconnect and cap off /remove existing incoming services to allow demolition of the building; leave safe.		item		
1.6	Allow to temporarily divert existing live services to be maintained as necessary, ensuring continuity of supply at all times.		item		
1.7	Carefully dismantle the existing Borelli Shelter; clean, protect and retain on site the existing roof tiles, bricks, stone column and timber beam spanning the entrance opening. These materials are to be used in re-constructing the Borelli Shelter in its new location.		item		
1.8	Demolish the existing WC block and electrical supply cabinets and the slab to the Borelli Shelter; grub up any foundations; break out redundant drain runs and manholes, inspection chambers etc. as indicated on the drawings; break out any hardstandings, pathways and sub-bases etc.		item		
1.9	Dispose of all arisings off site.		item		
	Sub-total to Main Summary				0.00
2.0	<u>SUBSTRUCTURE</u>				
2.1	<u>Piling</u>				
a.	Supply & install a piling mat to suit the requirements of the specialist piling contractor.		item		
b.	Construct piled foundations to the specialist piling contractor's design and to the extent indicated on the drawings. Allow for mobilisation of the piling rig and for removal upon completion of the piling works.		item		
	State here the standing time charge within the specialist piling contractors quotation £..... per.....				-
c.	Include for heave protection to piles in accordance with specialist piling contractor's design		item		
d.	Allow for trimming of pile caps		item		

3.0 SCHEDULE OF WORKS					
e.	Allow for testing of piles		item		
f.	Remove pile arisings and piling mat and dispose off site.		item		
2.2	<u>Excavation</u>				
a.	Excavate to reduce levels to a suitable depth for construction of the new raft foundations, including edge and slab thickenings; level and compact bottoms of excavations		item		
b.	Excavate for all new foul and surface water drainage pipe runs, inspection chambers and manholes.		item		
c.	Excavate for Rainwater harvesting tank and associated pipework; allow to backfill following installation of tank and associated pipework		item		
d.	Dispose of all arisings off site.		item		
e.	Allow the Provisional Sum of £1,000 for the excavation, removal, backfilling & compaction of underground obstructions discovered during the works which could not reasonably have been foreseen or identified from the tender information		PS		1,000.00
f.	Allow the Provisional Sum of £1,000 for the excavation, backfilling & compaction of soft spots discovered during the works which could not reasonably have been foreseen or identified from the tender information		PS		1,000.00
g.	Allow the Provisional Sum of £1,000 for for the investigation, breaking out and backfilling of unidentified buried services / drainage installations discovered during the course of the works		PS		1,000.00
2.3	<u>Concrete Works</u>				
2.3.1	<u>Slabs</u>				
a.	Construct the raft slab to the new Amenity Block, including all slab thickenings, up stands, projections and the like		item		
b.	Supply & install steel reinforcement to the raft slabs in accordance with the structural engineers drawings		item		
c.	Supply & install all temporary and permanent formwork necessary for the installation of the in-situ concrete works; allow for removing temporary formwork upon completion		item		
d.	Supply & install 1200 gauge polythene DPM to sides and bottoms of raft foundations as noted on the drawings		item		
e.	Supply and install collapsible void former to sides and bottoms of raft foundations as noted on the drawings		item		
f.	Supply and install all waterbars and stops as indicated on the structural engineers drawings		item		
2.3.2	<u>Walls</u>				
a.	Not applicable				
2.3.3	<u>Waterproofing</u>				
a.	Not applicable				
2.3.4	<u>Substructure Masonry</u>				
a.	Supply and lay substructure masonry up to DPC level, as shown on the drawings				

3.0 SCHEDULE OF WORKS					
b.	Composite cavity walls consisting of 7N/mm ² /100mm blockwork inner skin and brickwork plinth outer skin, 150mm cavity with mass concrete infill		item		
c.	Composite solid walls to North East elevation consisting of 7N/mm ² /100mm blockwork inner skin, brickwork plinth outer skin up to DPC level		item		
d.	Supply and install the cavity tray to substructure walls as noted on the drawings		item		
e.	Supply and install a DPC to the solid masonry North East Wall, overlapping with/connected to the cavity tray to adjacent walls to maintain continuity of protection		item		
f.	Supply and install the RIW LAC damp proof membrane including corner fillet and sheet seal reinforcement strip as noted on the drawings		item		
g.	Supply and install cavity insulation to substructure walls as noted on the drawings		item		
h.	Construct movement joints to the substructure walls as noted in the specification and drawings		item		
Sub-total to Main Summary					3,000.00
3.0	<u>DRAINAGE</u>				
3.1	Supply and install all new foul and storm water drainage pipework as shown on the drawings; include for all rodding eyes, bends, rest bends, pipe junctions and the like		item		
3.2	Allow for all concrete beds, haunchings and pipe surrounds as noted on the drawings		item		
3.3	Supply and install new 450ø preformed polypropylene (PPIC) inspection chambers as shown on the drawings, including covers and frames ; allow for all beds and surrounds as noted on the drainage drawings and backfilling upon completion		item		
3.4	Supply and install the rainwater harvesting tank, filter and pump package including telescopic dome shaft, cast iron cover and frame. Include for all all beds and surrounds as noted on the drainage drawing and backfilling upon completion		item		
3.5	Allow for all drainage connections to foul and surface water outlets, manholes/inspection chambers, the rainwater harvesting tank and existing mains sewers as noted on the drainage drawing		item		
3.6	Test on completion to the satisfaction of the Building Inspector		item		
Sub-total to Main Summary					0.00
4.0	<u>FRAME</u>				
4.1	Supply and install the structural steel frame and isolated structural steel members in accordance with the Structural Engineers drawings and specifications; include for fixing steel members to concrete and masonry where required				
a.	Beams; galvanised		item		
b.	Columns; galvanised		item		
c.	Lintels				
	Type L1 - Standard duty cavity was lintels		item		

3.0 SCHEDULE OF WORKS					
	Type L2 - Standard duty box lintel		item		
	Type L3 - L-shaped steel lintel or timber beam		item		
4.2	Structural steelwork connections; including holding down bolts/fixings to concrete		item		
4.3	Supply and install Glulam timber frame including vertical members, roof joists, beams and purlins; include for galvanised steel connecting column feet/bases, connecting plates and the like		item		
	<i>See roof finishes section for plywood deck and roof coverings to Glulam frame</i>				
4.4	Craneage and erection		item		
	Sub-total to Main Summary				0.00
5.0	<u>UPPER FLOORS</u>				
5.1	Not applicable				
	Sub-total to Main Summary				0.00
6.0	<u>ROOF</u>				
6.1	<u>Principal Roof</u>				
a.	Supply and install curved standing seam zinc roof covering on underlay on WBP plywood laid over Glulam Roof Joists		item		
b.	Supply and fit larch timber battens to soffit to exposed areas		item		
c.	Supply and fit timber/ply eaves detail with zinc cladding and drip detail		item		
6.2	<u>Flat Roof</u>				
a.	Supply and install single ply membrane roof coverings on insulation, vapour control layer and OSB deck to timber flat roof joists with timber firrings to create falls; include for mineral wool insulation packed around steelwork as shown on the drawings		item		
b.	Supply and install perimeter roof timbers and fascias, including timber framing detail wedged into steelwork to head of windows and VCL lapped around steelwork		item		
c.	Allow for the supply and installation of all flashings, trims, drips packers, ancillary insulation to voids and the like as indicated on the drawings		item		
6.3	<u>Electrical Cabinet</u>				
	Supply and construct new timber framed roof to the new electrical cabinet; allow for standing seam zinc roof covering on underlay on 18mm WBP ply to match the Principal Roof		item		
6.5	<u>Rooflights</u>				
a.	Not applicable				
6.6	<u>Rainwater goods</u>				
a.	Supply and install zinc rainwater gutters in accordance with the drawings and specifications to match the standing seam roof; include for all outlets, corners, stop ends and the like and fixing to timber fascias		item		
b.	Supply and install zinc rainwater downpipe, including all fixings, connections and outlets and the like		item		

3.0 SCHEDULE OF WORKS					
c.	Allow for all connections to underground surface water drainage system		item		
	Sub-total to Main Summary				0.00
7.0	<u>STAIRS</u>				
7.1	Not applicable		item		
	Sub-total to Main Summary				0.00
8.0	<u>EXTERNAL WALLS</u>				
8.1	Supply and construct 215mm wide brick plinth utilising Swanage Handmade restoration Red facing bricks laid in Flemish bond on cement mortar with cant brick top course		item		
8.2	Supply and construct facing brick piers to match plinth, with creasing tiles and cant brick top course		item		
8.3	Supply and construct 140mm wide dense concrete blockwork external walls with facing brick outer skin to North East elevation; including returns at corners of building		item		
8.4	Supply and construct 140mm wide dense concrete blockwork external walls, including attached piers, sat on 215mm brick plinth		item		
8.5	Supply and construct 100mm wide dense concrete blockwork outer skin to insulated external cavity walls, sat on 215mm brick plinth		item		
8.6	Supply and construct 100mm wide dense blockwork inner skin to insulated external cavity walls		item		
8.7	Form cavity to insulated external cavity walls and fill with Knauf Dritherm 32 Cavity Slab insulation		item		
8.8	Supply and install cavity closers to all openings in external cavity walls		item		
8.9	Supply and install all movement joints to brickwork & blockwork		item		
8.10	Supply and install steel PFC to top of blockwork as shown on the drawings		item		
8.11	Supply and install external fire rated cladding; Cedral Click Fibre Cement Cladding or similar approved, on 50mm treated timber battens fixed to masonry walls; including all trims, fixings, insect mesh and the like		item		
8.12	Allow the Provisional Sum of £40,000 for the supply and installation of perforated metal decorative panels and fixing system; installed in accordance with manufacturers details; include for opening bottom panels over windows; include for all trims, rails, fixings, insect mesh and the like		PS		40,000.00
8.13	Supply and construct new electrical cabinet; single skin facing brickwork with raking heads to side walls		item		
	Sub-total to Main Summary				40,000.00
9.0	<u>WINDOWS & EXTERNAL DOORS</u>				
9.1	Supply and install new proprietary polyester powder coated aluminium framed windows; double glazed		item		
9.2	Supply and install new proprietary polyester powder coated aluminium external doors, frames and ironmongery; Doors D.01 to D.04 and D.06 <u>Note:</u> Where windows sit directly above the external doors these are to be incorporated as a toplight into a combined door and window/ toplight frame unit to avoid unsightly transoms		item		

3.0 SCHEDULE OF WORKS					
9.3	Supply and install new hinged double door set, frame and ironmongery to Plant/Store; Door D05		item		
9.4	Supply and install secure double door set and frame to new electrical cabinet; including ironmongery; Door D.07		item		
9.5	Supply and install external window cills as shown on the drawings; allow sufficient depth of cill to oversell external cladding		item		
9.6	Supply and install internal window cills on chamfered timber fillet as shown on the drawings		item		
9.7	Supply and install mastic seal to windows as shown on the drawings		item		
	Sub-total to Main Summary				0.00
10.0	<u>INTERNAL WALLS & PARTITIONS</u>				
10.1	Supply and construct all new blockwork internal walls and partitions as shown on the drawings. Refer to Structural Engineers details and specifications for blockwork strengths. Allow for forming all openings, chases and cut-outs for cavity continuations etc. and for connecting to steelwork.				
a.	100mm wide dense concrete blockwork walls. Include for attached pier and insulating cavity between the WC's and the Plant/Store		item		
b.	215mm wide medium dense concrete blockwork walls		item		
c.	100mm wide non-load bearing concrete blockwork tied to ceiling joists with slotted deflection heads		item		
d.	100mm wide blockwork walls forming plinths to washbasins (assume Male washbasins are the same as the Female ones)		item		
10.2	Supply and install all horizontal DPC's, wall ties, starter bars and the like		item		
10.3	Allow the Provisional Sum of £500 for the supply and installation of padstones should these be required		PS		500.00
10.4	Supply and install lintels to openings - refer to Frame section		item		
	Sub-total to Main Summary				500.00
11.0	<u>INTERNAL DOORS</u>				
11.1	Supply and install new internal cubicle doors frames as noted on the drawings; hardwood timber with doorstop; to accept paint finish		item		
11.2	Supply and install new internal cubicle doors as noted on the drawings Forza single door leaf with white laminate face finish - doors ID.01 to ID.06 <i>Note: the reference to flush primed internal doors on Drawing A24880(4.2)2611 T1 is to be ignored.</i>		item		
11.3	Supply and install secure louvred door to Service area; including frame and ironmongery; door D.08		item		
11.4	Supply and install ironmongery to internal doors as noted on the drawings; include for DDA compliant ironmongery to Disabled WC's DDA1 and DDA2		item		
	Sub-total to Main Summary				0.00
12.0	<u>WALL FINISHES</u>				

3.0 SCHEDULE OF WORKS					
12.1	Supply and apply 2-coat plaster to blockwork walls; 13mm; including all beads, trims, stops and the like.		item		
12.2	Supply and fix ceramic tiling to cubicle walls above 1050mm from FFL, to basin area walls full height and to basin plinths. Allow for all adhesives, beads, trims, stops etc. and grouting with epoxy grout. <i>For pricing purposes allow the Prime Cost of £45/m2 for the supply only of tiles and assume tiles are 100 x 100mm proprietary glazed tiles laid in stack bond.</i>		item		
12.3	Allow the Provisional Sum of £5,000 for the supply and installation of acrylic panels to WC cubicle walls below 1050mm from FFL		PS		5,000.00
12.4	Allow the Provisional Sum of £6,000 for the supply and fix of ceramic tiling to Feature Artwork walls, full height.		PS		6,000.00
12.5	Supply and install skirtings; 110mm composite/UPV; securely fixed to was with adhesive in accordance with the manufacturer's details and specification		item		
12.6	Supply and install architraves; 110mm composite/UPV; securely fixed to was with adhesive in accordance with the manufacturer's details and specification		item		
12.7	Allow for forming shadow gap to top of plaster walls / underside of window cills as indicated on drawing A2488(4.2)2502 T1		item		
Sub-total to Main Summary					11,000.00
13.0	<u>FLOOR FINISHES</u>				
13.1	Supply and install damp proof membrane to concrete raft slab; RIW LAC liquid asphalt; 2 layers (2 coats per layer); brush applied; extending up masonry walls to DPC level. Include for cement fillets to floor/wall junctions to allow for a smooth and continuous application		item		
13.2	Supply and install 65mm fibre reinforced sand/cement screed, DPM and 240mm thick insulation to raft slab; power float finish. Include for perimeter insulation to screed.		item		
13.3	Supply and install proprietary floor ducting to house water and electrical supplies, set within insulation layer		item		
13.4	Supply and install non-slip tiling to WC areas; 600 x 600mm format tiles laid in diamond pattern as indicated on the drawings. Allow for all trims, adhesives and grouting with epoxy grout (grout & colour TBC)		item		
13.5	Supply and lay vinyl safety flooring to Service area; colour TBC		item		
13.6	Supply and apply two coats of sealer to the power floated cement/sand screed to the Plant/Store		item		
Sub-total to Main Summary					0.00
14.0	<u>CEILING FINISHES</u>				
14.1	Supply and install MF dropped ceilings and upstands; 1nr. Layer of fireline board to ceilings and upstands		item		
14.2	Supply and install timber panelling to ceilings where indicated on the drawings; Millworks Thermowood MW2 Fire Rated; or similar approved		item		
14.3	Supply and install high level ceilings generally; 1nr layer of Fireline board on timber battens fixed to timber roof strucutre		item		

3.0 SCHEDULE OF WORKS					
14.4	Supply and apply 3mm plaster skim coat to ceilings and upstands where not timber panelled		item		
	Sub-total to Main Summary				0.00
15.0	<u>DECORATION</u>				
15.1	Apply one mist coat and two full coats of proprietary trade emulsion to new plastered ceilings and upstands; include for preparation and rubbing down between coats		item		
15.2	Supply and apply a proprietary graffiti resistant paint to plaster walls where not tiled or covered by an acrylic panel; include for preparation and rubbing down between coats. Include for cutting in at wall/ceiling junctions.		item		
15.3	Supply and apply a proprietary masonry paint to Plant/Store and Service void walls; allow for one mist/sealer coat and two full coats		item		
15.4	Apply one undercoat and two topcoats of proprietary trade gloss paint finish to new timber door linings and stops. Allow for filling joints and screw holes, preparation and rubbing down between coats		item		
15.5	Allow supply and apply two coats of proprietary wood oil to the high level pine window cills		item		
15.6	Allow the Provisional Sum of £5,000 for the refinishing of the exposed Glulam beams and structural members prior to Practical Completion if necessary		item		5,000.00
	Sub-total to Main Summary				5,000.00
16.0	<u>FITTINGS, FURNISHINGS & EQUIPMENT</u>				
16.1	Supply and install backboards with lockable access panels to washbasin plinths; to accept tiled finish		item		
	Sub-total to Main Summary				0.00
17.0	<u>SANITARYWARE</u>				
17.1	Supply and install sanitaryware and associated items as noted on the drawings:				
a.	Anti-vandal floor mounted WC pan & seat, cistern and stainless steel flush plate		item		
b.	3 in 1 Wash, Dry Tap		item		
c.	Anti-vandal urinals and cistern		item		
d.	Urinal dividers		item		
e.	Grab rails		item		
f.	Wall mounted clothes hooks		item		
g.	Toilet Roll Dispensers		item		
h.	Horizontal Baby Changing Unit		item		
i.	General Waste Bins		item		
j.	Sanitary Bins		item		

3.0 SCHEDULE OF WORKS					
k.	Shelves		item		
l.	Wall mounted hand driers		item		
m.	Framed mirrors		item		
n.	DOC M packs		item		
Sub-total to Main Summary					0.00
18.0	<u>MECHANICAL & ELECTRICAL SERVICES INSTALLATIONS</u> All to be designed, supplied and installed in accordance with per Pope Mechanical Services Employers Requirements document and Electrical Services Employers requirements document; both referenced Project No.5475.1 revision T2 dated October 2025:				
18.1	<u>Mechanical Installations</u>				
a.	New incoming water main complete with stop valve and pressure reducing valve		item		
b.	Supply and install a new Air Source Heat Pump system		item		
c.	Supply and install a new Underfloor Heating system set within the screed; include for all pipes, clips, manifolds, thermostats and controls etc.		item		
d.	Supply and install all cold water installations, including distribution pipework, clips, brackets, tanks/buffer tanks, draw off points (outlets), insulation etc. Allow for connections to sanitaryware and appliances/mechanical plant.		item		
e.	Supply and install all hot water installations, including distribution pipework, clips, brackets, ASHP compatible mains pressurised hot water cylinders, draw off points (outlets), insulation etc. Allow for connections to sanitaryware and appliances/mechanical plant. Test & commission upon completion.		item		
f.	Supply and install a Rainwater harvesting system and associated controls, pipework filtration system etc.		item		
g.	Supply and install a new mechanical ventilation system with PIR activation.		item		
h.	Provide an integrated system of building controls		item		
i.	Supply and install above ground drainage systems, including connections to sanitaryware and appliances etc; connected to underground drainage system		item		
18.2	<u>Electrical Installations</u>				
a.	Provide a new incoming electrical supply, fed and terminated in the internal Plant/Store room with a new MCB/RCBO distribution board		item		
b.	Provide a new FTTP incoming data communication connection				
c.	Supply and install all new electrical distribution boards, protective devices and wiring systems		item		
d.	Allow for fire stopping and fire barriers				

3.0 SCHEDULE OF WORKS					
e.	Supply and install all internal lighting, cabling, switching and circuitry to suit the internal lighting installations. Allow for all cable trays, trunking, fixings and terminations as required to ensure the installation has been appropriately safely and securely installed.		item		
f.	Supply and install all internal Emergency lighting, cabling, switching and circuitry to support the Emergency lighting installations. Allow for all cable trays, trunking, fixings and terminations as required to ensure the installation has been appropriately safely and securely installed.		item		
g.	Supply and install all external lighting, ducts, cabling, switching and circuitry to support the internal lighting installations as indicated on the drawings. Allow for all cable trays, trunking, fixings and terminations as required to ensure the installation has been appropriately safely and securely installed.		item		
h.	Supply and install small power distribution and socket outlets as indicated by the layout drawings and identified in the room data sheets		item		
i.	Provide power to mechanical services equipment		item		
j.	Provide power to the Concession space; including all cables, ducts, isolators and termination boxes etc.		item		
k.	Supply and install a fire detection and alarm system		item		
l.	Supply and install new structured cabling installations		item		
m.	Supply and install a new intruder alarm system		item		
n.	Supply and install a programmable access control and door management system		item		
o.	Supply and install a CCTV installation		item		
p.	Supply & install Lightning Protection		item		
q.	Supply and install EV charging point		item		
r.	Supply and install a new solar PV installation		item		
18.3	<u>Testing & Commissioning</u>				
a.	Allow for all necessary Testing & Commissioning upon completion of M&E services installations and provision of test certificates		item		
b.	Allow for provision of all Operating & Maintenance Manuals and necessary Health & Safety File information		item		
c.	Allow for client demonstration of "as installed" services installations (allow half a day)		item		
18.4	<u>Builders Work in Connection With Services Installations</u>				
a.	Allow for all necessary BWIC with services installations		item		
	Sub-total to Main Summary				0.00
19.0	<u>EXTERNAL WORKS</u>				
19.1	<u>Borelli Shelter</u>				
a.	Construct a new raft slab, including all slab thickenings, up stands, projections and the like. Include for heave protection.		item		

3.0 SCHEDULE OF WORKS					
b.	Reconstruct the external 215mm thick brickwork walls utilising bricks retained from the demolition of the existing shelter; include for quoin detail to front corners		item		
c.	Extra Over allow for 25% replacement with matching secondhand bricks to supplement retained bricks where existing bricks are too badly spalled or broken to be reused		item		
d.	Reinstate the timber beam and central column from the original Borelli to the front opening of the new Borelli Shelter		item		
e.	Supply and construct a new timber pitched roof structure		item		
f.	Supply and install new timber battens and felt to new roof structure		item		
g.	Re-roof utilising existing roof tiles retained from the demolition of the existing shelter		item		
h.	Extra Over allow for 25% replacement with matching secondhand tiles to supplement original tiles where original tiles are too badly spalled or broken to be reused		item		
i.	Supply and install new quarry tile floor finish to the Borelli Shelter; include for all adhesives, trims and grouting etc.		item		
j.	Allow the Provisional Sum of £1,500 for the supply and installation of new bench seating to the Borelli Shelter		PS		1,500.00
19.2	<u>External Landscaping Works</u>				
a.	Demolish/remove temporary electrical supply cabinet		item		
b.	Take up and dispose of the existing playground fence in entirety (<i>including the line of fence running from tree T3 to the curved perimeter fence</i>)		item		
c.	Supply and install a new playground fence Type A to the perimeter of the playground (blue and green dashed lines on Plan A drawing A24880(4.2)_2010 T1 <i>Note: the line of fencing running from tree T3 to the curved perimeter fencing is NOT required as part of the new fence installation.</i>		item		
d.	Supply and install new fencing Type B to the Amenity building service yard; incorporating double gates		item		
e.	Supply and lay 20mm gravel on weed-suppressing membrane to the rear of fteh relocated Borelli Shelter and the new Amenity building; include for edgings where gravel meets adjacent finishes		item		
f.	Supply and lay new permeable block paving on suitable sub-base, laid in a 2 x 2 pattern; include for excavation/preparation and provision of a suitable sub-base		item		
g.	Allow the Provisional Sum of £500 for the supply and installation of engraved setts within the permeable block paving		PS		500.00
h.	Supply and lay permeable resin bound aggregate surfacing to the new Service Yard and adjacent area; include for excavation/preparation and installation of a suitable sub-base		item		
i.	Supply and install new permeable tarmacadam as shown on Plan A drawing A24880(4.2)_2010 T1. Include for grubbing up existing paths and reducing levels, installation of new sub-base and wearing course of permeable tarmacadam to suit levels		item		

3.0 SCHEDULE OF WORKS					
j.	Supply and install new edgings to paved, tarmac and permeable resin bound surfaces, type TBC; for pricing purposes allow the sum of £250 per linear metre for the supply, installation and excavation/disposal of the edgings		item		
k.	Allow the Provisional Sum of £5,000 for the supply and installation of new native species planting / hedging		PS		5,000.00
l.	Allow to lightly rotovate the existing grass area between the Union Road boundary wall and the new resin bound surfacing and apply new topsoil with native-species planting/mixed grass and wildflower seed to create a meadow area		item		
m.	Allow for attendance on specialist playground company to resurface and extend the rubber playground surfacing (<i>resurfacing and extension to the playground surface is outside the scope of works for this contract</i>)		item		
n.	Reconstruct the flint boundary wall and pier to the Union Road pedestrian entrance		item		
o.	Reinstate the pavement railing to Union Road		item		
p.	Reinstate the bin removed to facilitate the new temporary entrance		item		
Sub-total to Main Summary					7,000.00
20.0	DAYWORKS				
20.1	Include the Provisional Sum for the prime cost of labour incurred before the Final Completion Date		item		500.00
	Add to cover incidental costs, overheads & profit		%		
20.2	Include the Provisional Sum for the prime cost of materials incurred at any time during the Contract		item		500.00
	Add to cover incidental costs, overheads & profit		%		
20.3	Include the Provisional Sum for the prime cost of plant and equipment incurred before the Final Completion Date		item		500.00
	Add to cover incidental costs, overheads & profit		%		
20.4	Include the Provisional Sum for dayworks within the province of RICS/ Electrical Contractor's Association		item		500.00
	Add to cover incidental costs, overheads & profit		%		
20.5	Include the Provisional Sum for dayworks within the province of RICS/ Heating & Ventilation Contractor's Association		item		500.00
	Add To Cover Incidental Costs, Overheads & Profit		%		
20.6	Include the Provisional Sum for dayworks within the province of RICS/ National Association of Plumbing, Heating & Mechanical Services Contractor's		item		500.00
	Add to cover incidental costs, overheads & profit		%		
Sub-total to Main Summary					3,000.00
20.7	<u>Trade Rates</u>				
	Our Trade Rates in respect of any authorised Dayworks will be:				
	Groundworker		@		per hour
	Bricklayer		@		per hour
	Carpenter		@		per hour

3.0 SCHEDULE OF WORKS					
	Plasterer		@		per hour
	Decorator		@		per hour
	Plumber		@		per hour
	Electrician		@		per hour
	Labourer		@		per hour
	The Above Rates Are All Inclusive Of All Costs And Profit, Including National Insurance Contributions, Annual Holidays, Public Holidays, Sick Pay Citb Levy, Redundancy Allowance, Tool And Clothing Allowances, Inclement Weather Guarantee And Any Other Levies, Contributions And Allowances Authorised By The Contract Between Representatives Of Employers And Employees.				

					£
	SECTION 4: FORM OF TENDER				

FORM OF TENDER**CONSTRUCTION OF A NEW AMENITY BLOCK AND ASSOCIATED EXTERNAL WORKS / LANDSCAPING**

at

GOSTREY MEADOW

UNION ROAD

FARNHAM

SURREY

GU9 7PT

for

Farnham Town Council

To:

Isosceles Limited

Navigator House

60, High Street

Hampton Wick

Surrey

KT1 4DB

Sirs,

FIRM PRICE TENDER Where Clause 4.19 and Schedule 7 of the Conditions of Contract are inapplicable.

I/We having read the Tender Documents, including the Preliminaries, Conditions of Contract, specifications and drawings delivered to me/us and having examined the specifications and drawings referred to therein do hereby offer to execute and complete in accordance with the Conditions of Contract the whole of the works described for the sum of:-

(amount in words)

.....

£.....exclusive of VAT in calendar weeks from the Date for Possession

I/We agree that should obvious errors in pricing or errors in arithmetic of a significant nature be discovered before acceptance of this offer in the documents submitted by me/us that these errors will be dealt with in accordance with the principles of: JCT Practice Note 6. Arithmetical errors: the ability to correct shall apply.

I/We agree that in the event of your acceptance of this offer to execute with you a Form of Contract embodying all of the Conditions and terms contained in this offer.

We further agree that this tender remains open for consideration for 90 Days.

Dated this day of

Signed

Name

For and on Behalf of

Address

THE EMPLOYER DOES NOT BIND HIMSELF TO ACCEPT THE LOWEST OR ANY TENDER NOR TO REMUNERATE ANY OF THE PARTIES FOR THE TROUBLE AND EXPENSE INCURRED IN TENDERING

Tenders shall be returned to Isosceles electronically by 12 noon on Friday 5th December 2025.**Late tender returns will be excluded from consideration.**

					£
	APPENDICES A: List of Tender Drawings & Information - refer to Preliminaries document B: Draft Contract Conditions - refer to Preliminaries document C: Preliminaries Cost Breakdown				

Appendix C					
PRELIMINARIES COST BREAKDOWN					
Contractor's are to provide a detailed Preliminaries Cost breakdown as part of their tender submission. Items may be inserted or left blank as necessary in order to provide full disclosure and clarity.		<u>Quant</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
<u>Site Establishment & Decommissioning</u>					
Site set up			item		
Tree and garden protection			item		
Gates and hoardings			item		
Form site entrance			item		
Temporary supplies-					
Telephones			item		
Water			item		
Power			item		
Sample panels			item		
Site decommissioning			item		
<u>Site Accommodation & Welfare</u>					
Office			wks		
Canteen			wks		
Container storage			wks		
WC			wks		
Delivery and collection			item		
<u>Site Management & Labour</u>					
Site Manager			wks		
Site Labourer - non productive			wks		
Contracts Manager			wks		
Quantity Surveyor			wks		
Setting out			item		
<u>Plant & Machinery</u>					
Small plant hire			item		
Safety railings-temporary stairs, etc			item		
Telehandler hire			wks		
Forklift hire			wks		
Dumper Truck hire			wks		
<u>Site Protection & Security</u>					
Temporary protection & coverings			item		
Site tidy - skips			nr		
Site security - cameras etc			item		
<u>Health & Safety</u>					
Considerate constructors and site welfare -					
Health and Safety			item		
NHBC or similar			item		
Air permeability test			item		
Clean on completion			item		
<u>General</u>					
Scaffolding			item		
TOTAL PRELIMINARIES TO MAIN SUMMARY					£0