

31

£78,968.72  
+ VAT

The Town Clerk,  
Kirkbymoorside Town Council,  
The Shambles,  
Crown Square,  
Kirkbymoorside,  
York.  
YO62 6AY.

31.08.2013

Dear Sir / Madame

Many thanks for the opportunity to quote for the development of the Old Library,  
Kirkbymoorside.

The tender has been generated directly from the specification provided by John Paul  
(Architectural Design), and includes all items documented.

Please find the following attached documents:

1. Cover letter and referees.
2. Tender documentation.
3. Provisional schedule of works.
4. Highlighted areas that require further investigation.
5. A copy of our public liability certificate.
6. Form of tender.
7. Certificate as to collusive tendering and canvassing.

We look forward to working with you.

Task Name	Skilled Price	Semi Skilled Price	Materials Price	Task Totals
<b>KMS Q V1</b>				
<b>SITE SET UP</b>				
2 Provide security enclosure for the site.				£625.00
SITE SET UP (HEALTH & SAFETY)			£625.00	
<b>HALL DEMOLITION</b>				
5 a) Remove the wall panelling which was installed by NYCC Library and remove from site.				£448.65
hire of skips			£168.75	
LABOUR CAT 1	£159.90			
LABOUR CAT 2		£120.01		
6 b) Remove from site all the disused heating equipment, old light fittings and ensure that any items stored in the sub floor are removed to another place. (By arrangement with the Town Clerk)				£308.70
hire of skips			£168.75	
LABOUR CAT 1	£79.95			
LABOUR CAT 2		£60.00		
7 Some toilet fittings were recently installed. Have them removed from site. The wash basin and toilet basin can be reused in the small toilet.				£79.95
LABOUR CAT 1	£79.95			
8 Remove the skirting boards, floorboards and floor joists from the hall. It is considered these may be sold on to a dealer in architectural materials as they appear quite sound.				£308.70
hire of skips			£168.75	
LABOUR CAT 1	£79.95			
LABOUR CAT 2		£60.00		
9 Before further progress, assess the depth of the earth floor and determine the depth to the bedrock. This would appear to be close to the surface.				£327.45
10 Remove the old heating structure in the NE corner of the sub-floor and the two joist supporting stone walls. Retain all useful stone on site if at all possible. If beneath the earth floor the stone strata is close to the surface, shutter to contain a				
LABOUR CAT 1	£79.95			
LABOUR CAT 2		£60.00		
various fixings			£187.50	
<b>DEMOLITION OF THE PORCH TO GIVE ACCESS TO THE LOWER LEVEL</b>				
19 After first making the interior secure with a partition within the hall, strip the roof tiles and set aside for re-use. Note: The old tiles may be adequate for the west side of the new structure but the contractor should seek similar tiles for the east				£779.90
LABOUR CAT 1	£159.90			
LABOUR CAT 2		£120.01		
SCAFFOLDING			£500.00	
20 Remove all the existing roof timbers and remove from site. Carefully demolish the stonework and stack to the left and right of the original porch.				£728.56
hire of skips			£168.75	
LABOUR CAT 1	£319.79			
LABOUR CAT 2		£240.01		
21 Pay particular attention and care in handling the stone surround to the arched window and to the dressed stone forming the left and right hand sides of the entrance. Every stone is needed in the rebuild.				
22 Demolish the existing steps and reduce all remaining levels of the porch to ground level. Remove all spoil from the site.				£448.65
hire of skips			£168.75	
LABOUR CAT 1	£159.90			
LABOUR CAT 2		£120.01		
<b>HALL FOOTINGS</b>				
11 - Under Building Inspector supervision and to his satisfaction, pour the concrete foundations BS EN 197, 1:3:6 or better.				£3,263.37
C40 Concrete			£743.75	
hire of skips			£337.50	
LABOUR CAT 1	£639.59			
LABOUR CAT 2		£480.03		
various fixings			£375.00	
CONCRETE PUMP			£387.50	
HIRE OF EXCAVATOR			£300.00	
<b>CONSTRUCTION IN THE HALL TO NEW FLOOR LEVEL (INCLUDES - INSULATION AND SCREED IN PORCH)</b>				
12 Make all necessary provision to determine the finish level of the main hall floor is no more than a maximum of 150 mm above the street level close to the intended main entrance.				£4,274.99
13 Build in hard 100mm concrete blocks to provide a perfect surface to				
blue circle cement			£80.44	
LABOUR CAT 1	£639.59			
LABOUR CAT 2		£480.03		
various fixings			£187.50	
yellow building sand			£95.63	

100MM 7N BLOCKS			£544.50	
14 install a block and concrete beam floor with a depth of 155 mm.				
LABOUR CAT 1	£319.79			
LABOUR CAT 2		£240.01		
various fixings			£187.50	
BLOCK AND BEAM FLOORING			£1,500.00	
15 Ensure that the final finish level will allow the addition of 70 mm Kooltherm K3 Floorboard, a separation membrane, hot water underfloor heating pipes with 65 mm screed and a fine finish polished granular floor capable of heavy duty use. The final spec				£4,257.72
LABOUR CAT 1	£159.90			
LABOUR CAT 2		£120.01		
various fixings			£187.50	
visqueen			£41.81	
SELF LEVELLING FLOOR SCREED @ 65MM			£2,975.00	
75MM PIR INSULATION			£773.50	
18 It is suggested that while work proceeds on the new entrance porch and toilets, the work required to replace the windows in the east gable and rear should be undertaken to enable the lining of the interior to follow after the porch has been built.				£1,311.15
LABOUR CAT 1	£159.90			
LABOUR CAT 2		£120.01		
various fixings			£187.50	
window 1800x2100			£843.75	
41 b) A price for the replacement of the two windows to the rear and one on the gable end. These are to be in new timber frames, double glazed and treated to last. Design as existing.				£2,234.81
LABOUR CAT 1	£319.79			
LABOUR CAT 2		£240.01		
various fixings			£187.50	
window 1800x1300			£1,487.50	
The opening lights in these three windows must be controlled from floor level by a mechanical cord system or similar. The south facing windows shall be retained unchanged single glazed & similarly opened. New double glazed windows to each side of the front				£1,747.31
LABOUR CAT 1	£319.79			
LABOUR CAT 2		£240.01		
various fixings			£187.50	
windows 500x800			£1,000.00	
CONSTRUCTION OF THE PORCH				
23 Further reduce the below ground walls and with the Building Inspector establish the depth of the foundations required.				£2,558.46
hire of skips			£843.75	
LABOUR CAT 1	£479.69			
LABOUR CAT 2		£360.02		
MAN + EXCAVATOR			£875.00	
LABOUR CAT 1 A				
25 Establish the exact positions for the risers connecting the two new toilets and for the gully from the galley kitchen waste. Bed 100 mm underground foul pipes in pea gravel and cap with same providing through wall 50 mm space round pipe through wall.				£1,122.31
LABOUR CAT 1	£319.79			
LABOUR CAT 2		£240.01		
various fixings			£562.50	
LABOUR CAT 1A				
27 On new foundations, fully filled or constructed, build to the dimensions on the plans. Re-use set aside stone but note the suggested bed depth, being much less than the stone saved, will need dressing. The front gable is drawn with a 250 mm bed and the				£704.90
Gen 1 concrete			£425.00	
LABOUR CAT 1	£159.90			
LABOUR CAT 2		£120.01		
LABOUR CAT 1A				
29 At this stage agree concrete foundations for columns with Bl. Engineer designed or probability of building from stone base. Construct hard brick columns at points X & Y. Provide 225mm deep concrete pads on columns and install Engineer specified Ubs, lat				£1,715.56
Gen 1 concrete			£106.25	
LABOUR CAT 1	£319.79			
LABOUR CAT 2		£240.01		
steel			£625.00	
various fixings			£375.00	
100MM 7N BLOCKS			£49.50	
28 Build to DPC at 150 mm above ground level leaving cavity open 225mm Below dpc. Note the entrance will be a shallow ramp from the outer door to the inner door, a ramp of about 1:30. Prepare to demolish the opening in the main hall wall to permit the con				£1,243.40
blue circle cement			£26.81	
feb mix			£112.50	
Gen 1 concrete			£108.25	

LABOUR CAT 1	£319.79			
LABOUR CAT 2			£240.01	
Type 1 hardcore				£21.25
various fixings				£375.00
yellow building sand				£31.88
100MM 7N BLOCKS				£9.90
31 Use 50 mm full fill mineral wool bats in the cavity and SS wall ties, double triange @ 900mm horizontally and 450 mm vertically. Place ties @ 300 mm vertically at windows and doorway.				£5,467.98
50MM ISOWOOL CAVITY BATTS				£150.00
blue circle cement				£107.25
LABOUR CAT 1	£1,279.17			
LABOUR CAT 2			£960.06	
various fixings				£375.00
yellow building sand				£127.50
100MM 7N BLOCKS				£594.00
SCAFFOLDING				£1,875.00
33 Use 100x75 mm wall plate and 100x47 mm jack rafters @ 400 mm crs on 63x175 mm purlins (C24) All timber to be Tanalised.				£1,009.18
4 " x 2 " timber				£97.50
LABOUR CAT 1	£319.79			
LABOUR CAT 2			£240.01	
various fixings				£187.50
100 X 75MM TREATED TIMBER				£11.25
63 X 175MM TREATED TIMBER				£153.13
34 Use breathable felt below tanalised battens 25x37.5 mm. Ensure use of matching ridge tiles and provide vermine proof combs to eaves.				£1,607.96
breathable felt				£91.25
LABOUR CAT 1	£479.69			
LABOUR CAT 2			£360.02	
pan tiles				£330.00
tile lath				£34.50
various fixings				£187.50
SANDSTONE RIDGES				£125.00
30 Carefully install code 4 lead flashing at the junction with the old building, covering and protecting the heels of the UBs if they protrude above the finish line of the tiles.				£688.65
450 code 4 lead				£408.75
LABOUR CAT 1	£159.90			
LABOUR CAT 2			£120.01	
35 Re-use cast iron gutter and fall pipes if possible & installing new cast iron gutter to east side.				£139.95
LABOUR CAT 1	£79.95			
LABOUR CAT 2			£80.00	
36 After the construction of the shell of the new porch build columns and walls installing door cases to toilets, internal hall entrance and small store room. Form loft void access and install ceiling insulation. Form horizontal plaster lath arched shape				£1,828.37
LABOUR CAT 1	£639.59			
LABOUR CAT 2			£480.03	
various fixings				£562.50
150MM ROCKWOOL 7M2				£125.00
DOOR CASINGS				£21.25
CONSTRUCTION IN THE HALL				
47 The walls to the rear and east which, before internal building begins, are to be stripped of internal finishes and brush tanked to 500mm above the external ground levels. Price required from Contractor.				£1,439.81
LABOUR CAT 1	£319.79			
LABOUR CAT 2			£240.01	
TANKING				£880.00
37 On the cement slurried floor, build in lightweight block using the same mineral wool bats and the same distances between SS ties line the entire hall to ceiling height but fixing with screw receptive ties. Care should be taken to adopt a system which w				£4,144.05
50MM ISOWOOL CAVITY BATTS				£2.50
100mm x 140mm x 1.5m conc lintols				£52.50
blue circle cement				£160.88
feb mix				£112.50
LABOUR CAT 1	£959.38			
LABOUR CAT 2			£720.04	
various fixings				£187.50

wall starters			£718.00	
yellow building sand			£191.25	
100MM 7N BLOCKS			£1,039.50	
45 g) A price for the installation of kitchen fittings, surfaces, over surface cupboards, kitchen sink, under surface cupboards & over surface tiling.				£2,569.79
LABOUR CAT 1	£319.79			
various fixings			£375.00	
KITCHEN			£1,875.00	
48 A task, not defined but likely to be required, is the closure of the sub-floor access points. Both will be obsolete and there is plenty of stone unused. Price for work required from Contractor.				£803.58
LABOUR CAT 1	£319.79			
LABOUR CAT 2		£240.01		
WALLING STONE			£243.75	
49 j) A price for the full tiling of both toilets in good quality white tiles. This task may be delayed until a later stage in the development.				£1,514.59
LABOUR CAT 1	£639.59			
WALL TILES			£625.00	
TILE ADHESIVES AND GROUT			£250.00	
50 A price for door furniture and fittings of good quality. Price for fire proof and glazed entrance door, sound proof toilet doors of good quality wooden finish to be varnished or varnish finished.				£3,477.21
LABOUR CAT 1	£479.89			
LABOUR CAT 2		£360.02		
various fixings			£187.50	
INTERNAL DOOR			£375.00	
DOOR FURNITURE			£250.00	
door set 1200 x 2000			£1,825.00	
52 A detail not mentioned is that above the dry lined cheeks of the window recesses there is a need to use shoe lintels to carry two courses of light weight block up to the pitch of the ceiling and for the head to be insulated as the cheeks. The window re				
53 Another detail perhaps not clear on the drawing is that a second semicircular window reflecting the one seen from outside, but not divided in the Georgian way, is intended over the door into the hall.				£779.90
LABOUR CAT 1	£159.90			
LABOUR CAT 2		£120.01		
semicircular window			£500.00	
54 Price for white upvc skirting boards 125mm deep in main hall, 100mm in toilets & store with 50mm white upvc architrave outside timber door case surrounding standard timber door finished to match above doors.				£670.04
6" torus primed mdf skirting			£132.00	
LABOUR CAT 1	£319.79			
torus architrave primed mdf			£30.75	
various fixings			£187.50	
55 A) 50 mm insulation + 12.5 mm plasterboard and skim on timber battens fixed on dpm. Method Fig 4 page 4. Insulated Plasterboard for Mechanically Fixed Dry Lining.				£1,463.43
4" x 2" timber			£195.00	
50mm Kingspan			£437.50	
LABOUR CAT 1	£319.79			
LABOUR CAT 2		£240.01		
various fixings			£187.50	
visqueen			£83.63	
56 Please price for a door mat and well 700x1000mm.				£18.75
door mat			£18.75	
56 ADDED BY PWB. All wall and ceiling finishes.				£4,144.79
12.5mm plain plasterboard			£562.50	
board finish skim			£273.75	
dot and dab compound			£134.50	
LABOUR CAT 1	£1,598.97			
LABOUR CAT 2		£1,200.07		
various fixings			£375.00	
57 ADDED BY PWB. Insulate the main hall roof space				£729.90
LABOUR CAT 1	£159.90			
LABOUR CAT 2		£120.01		
150MM ROCKWOOL 7M2			£450.00	
58 ADDED BY PWB. Tarmac Make good footpath.				£1,875.00
TARMAC			£1,875.00	
ELECTRICAL WORKS				



INITIAL BUILD SCHEDULE

