



CT BUILDING CONTRACTORS LTD

HEAD OFFICE

BAY TREES
GORSE WAY
HARTLEY
KENT
DA3 8AE

07532303307

info@ct-building.co.uk

www.ct-building.co.uk

SCHEDULE OF WORKS

FOR

4 No. NEW DWELLINGS

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)

CLIENT NAME: no client (In-house development)

DATE: 19th March 2024

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE:19th March 2024

PROJECT PARTICULARS

NAME OF TENDERING CONTRACTOR

CT Building Contractors LTD

NAME OF PROJECT

Land adj. 28 Coutts Avenue,

NATURE OF PROJECT

4 No. New build dwellings

LOCATION OF PROJECT

Land adj. 28 Coutts Avenue,

DURATION OF PROJECT

Contractor to confirm Duration 65 Weeks

POINTS OF CONTACT

CLIENT:

Name: CT Building Contractors LTD (in-house development)

Address:

Phone:

Email:

DESIGN:

Name: CT Building Contractors LTD

Contact:

Address:

Phone:

Email:

STRUCTURAL ENGINEER:

Name: TBC

Contact:

Address:

Phone:

Email:

QUANTITY SURVEYORS:

Name: TBC

Contact:

Address:

Phone:

Email:

DRAWINGS AND DOCUMENTS

Drawing Number:

001 (Ver1)

002 (Ver1)

003 (Ver 1)

004 (Ver 1)

005 (Ver 1)

006 (Ver 1)

007 (Ver 1)

008 (Ver 1)

009 (Ver 1)

010 (Ver 1)

contractor to check they have been provided with all tender documents

THE SITE AND EXISTING BUILDINGS

THE SITE

The site is located as per the address stated above

EXISTING BUILDINGS ON THE SITE

Contractor to visit site

SURROUNDING LAND/BUILDING USES

Contractor to visit site to check surrounding areas

EXISTING MAINS SERVICES

Contractor is to make there own investigations and contact the service providers.

SOIL AND WATER

Contractor is to make there own investigations and contact the service providers.

SITE INVESTIGATION

The contractor is to carry out a full site investiation prior to producing the tender. Site access can be aranged by the client.

HEALTH AND SAFETY FILE

The contractor is to produce a health and safety file which is to keep kept on site and up to date at all items.

HEALTH AND SAFETY HAZARDS

The contractor is to do a full risk assement with his appointed CDM co-ordinator and establish all potential

ACCESS TO THE SITE

Contractor to contact client to arrange and discuss access.

PARKING

Park is available on site (please park responsibly)

USE OF THE SITE

The contractor should note all site limitations.

SITE VISITS

The contractor must contact the client to arrange access to the site.

DESCRIPTION OF THE WORK

THE WORKS

4 No. New build dwellings

PREPARATORY WORKS BY OTHERS

All works to be carried out by the contractor.

WORKS BY OTHERS CONCURRENT WITH THE CONTRACT

N/A

UNITS OF MEASUREMENT

M = Linear Meters

M2 = Square Meters

M3 = Cubic Meters

No. = Number

ITEM = Lump Sump Item

THE CONTRACT

TYPE OF CONTRACT

To Be Confirmed

QUALIFICATIONS, ASSUMPTIONS & EXCLUSIONS:
--

1 QUALIFICATIONS

- 1.1 Prices are to exclude VAT.
- 1.2 Prices are to include contractors OHP
- 1.3 Pre-start meeting and site investigation will be required before commencement on site.
- 1.4 Change of specification by the employer/architect/M&E Consultant/Structural Engineer/Building Control will Refer to information within architects drawings listed above.
- 1.5 The information provided in this schedule is superseded by drawings and details listed above.
- 1.6 Any items not included in the schedule which are in the drawings/specifications need to be added to the
- 1.7 Full details of all items of work are not highlighted with this schedule and will need to be cross referenced
- 1.8 If there are any details or missing items please add them to the 'other items' page with a description,
- 1.9 All items are to be priced individually, failure to do so may result in your tender being rejected.
- 1.10 The contractor is deemed to have included for all the works illustrated in this document and all items within the documents listed below.
- 1.11 Please ensure you have read all the documents highlighted above and are satisfied that all the details are included within your tender.
- 1.12 All errors and emmissions are to be checked by the contracotor, the consultants will not be liable for any incorrect details.
- 1.13 The contractor is to provide all quantities and descriptions in this document and satisfy themselves that they are happy with all the information provided. If there are any items missing they should be added to the 'other items page'. The project is going to be lump sum and the contractor is to ensure they have checked all the drawings and specifications. The consultants will not be held responsible for any incorrect measures, these are provided for indictive purposes only.
- 1.14

2 ASSUMPTIONS

- 2.1 Your tender is assumed to be full and final, if any items are deemed to be excluded please highlight below
- 2.2 Any items which are missing are to be added by the contractor

3 PROJECT SPECIFIC ASSUMPTIONS AND EXCLUSIONS BY CONSULTANTS

- 3.1 We have allowed an item for making good following the works

4 EXCLUSIONS

Summary

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE:19th March 2024

SECTION				TOTAL COST
Site clearance & demolition			£15,500.00	£15,500.00
Substructure			£98,930.00	£98,930.00
Superstructure			£43,220.00	£43,220.00
Roof			£43,600.00	£43,600.00
External Windows & Doors			£22,480.00	£22,480.00
Walls and Partitions			£30,150.00	£30,150.00
Joinery			£10,890.00	£10,890.00
Decoration			£15,900.00	£15,900.00
Floor finishes			£17,200.00	£17,200.00
Kitchen & bathrooms			£65,500.00	£65,500.00
Electrical			£97,588.00	£97,588.00
Mechanical			£92,240.00	£92,240.00
External Works			£162,650.00	£162,650.00
Preliminaries			£90,600.00	£90,600.00
Other works			£0.00	£0.00
GRAND TOTAL				£806,448.00

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE:19th March 2024

Site clearance & demolition

Notes for pricing

[illegible]

Substructure

Notes for pricing

	Description	Quantity	Unit	Rate	Total
1	Excavate to reduce levels and disposal off site				£7,600.00
2	Excavate strip foundations to depths and widths as shown on drawings, allow for providing all necessary earthwork support. Average depth 1500mm				£4,500.00
3	Excavate for isolated pad foundations , ditto				£0.00
4	Disposal of surplus excavated material off site				£6,000.00
5	Supply and lay insitu reinforced concrete Gen 1 to DS-2 in trench fill as shown in various widths and depths, complete with all necessary formwork				£18,000.00
6	Disposal of surface and ground water generally				£1,860.00
7	Below DPC brickwork & blockwork				£5,500.00
8	Air bricks				£0.00
9	DPC				£600.00
10	Cavity fill				£450.00
11	Raise floor levels to 375mm below DPC with compacted aggregate and finish with sand blinding				£1,870.00
12	Damp proof membrane; 1200 gauge				£200.00
13	150mm concrete floor slab				£7,200.00
14	Insulation; Kingspan Kooltherm K103 - 165mm				£8,000.00
15	Perimeter insulation; 25mm Kingspan				£800.00
16	Separating layer; 500gauge				£350.00
17	Screed; 75mm sand and cement				£5,500.00
	<u>BELOW GROUND DRAINAGE PIPEWORK</u>				
18	Excavate for below ground drainage runs				£9,200.00
19	Cart away spoil				£600.00
20	Supply and lay drainage pipework; 110mm PVC-u				£4,800.00
21	Bed and surround; Shingle				£2,400.00
22	Backfilling with selected fill				£2,500.00
23	Install soakaways				£5,000.00
24	Connection into main sewer				£6,000.00
					£98,930.00

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE:19th March 2024

Superstructure

Notes for pricing

Description		Quantity	Unit	Rate	Total
<u>CAVITY WALL - BRICK</u>					
1	Facing brickwork				£18,000.00
2	Insulation; Kingspan K106 - 90mm				£10,000.00
3	Blockwork; 100mm				£3,000.00
<u>CAVITY WALL - K RENDER</u>					
4	K Render				£0.00
5	Blockwork; 100mm				£0.00
6	Insulation; DriTherm 32 - 150mm				£0.00
7	Blockwork; 100mm				£0.00
<u>CAVITY WALL - BLOCK</u>					
8	Blockwork; 100mm				£2,000.00
9	Insulation; DriTherm 32 - 150mm				£0.00
10	Blockwork; 100mm				£2,000.00
<u>INTERNAL BLOCK WALLS - 100mm</u>					
11	Blockwork; 100mm				£1,500.00
<u>SUNDRY ITEMS</u>					
12	Cavity ties				£500.00
13	Cavity tray				£250.00
14	Cavity closure				£500.00
15	Lintels				£5,000.00
16	Movement joints				£470.00
17	Feature Bickwork (soldiers and dental course)				£0.00
					£43,220.00

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE: 19th March 2024

Roof

Notes for pricing

[illegible]

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE:19th March 2024

External Windows and Doors

Notes for pricing

Description		Quantity	Unit	Rate	Total
<u>EXTERNAL SLIDING DOORS - ALUMINIUM</u>					
1	Supply & Install uPVC widows & doors as per window schedule				£16,000.00
2	Supply & Install Composite front doors				£4,800.00
3	Garage doors				£0.00
4	Point externally around windows and doors with polysulphide mastic to approved colour				£480.00
5	Supply and fix 25x300mm MDF window boards with square front edge, screwed and pellated				£1,200.00
					£22,480.00

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE:19th March 2024

Internal Walls and Partitions

Notes for pricing

[illegible]

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE: 19th March 2024

Joinery

Notes for pricing

[illegible]

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE:19th March 2024

Decoration

Notes for pricing

[illegible]

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE: 19th March 2024

Floor finishes

Notes for pricing

Description		Quantity	Unit	Rate	Total
<u>GROUND FLOOR TILING</u>					
1	Install floor tiling				£8,000.00
2	Supply of floor tiles				£6,000.00
<u>CARPET</u>					
3	Install carpet to bedrooms				£1,600.00
4	Supply of carpet				£1,600.00
					£17,200.00

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE:19th March 2024

Kitchen & Bathrooms

Notes for pricing

Description		Quantity	Unit	Rate	Total
KITCHEN					
1	Install only kitchen	4.00	no.	£2,000.00	£8,000.00
2	Supply of kitchen	4.00	no.	£6,500.00	£26,000.00
BATHROOM					
3	Install only bathroom	4.00	no.	£1,200.00	£4,800.00
4	Supply of bathroom	4.00	no.	£1,800.00	£7,200.00
ENSUITE					
5	Install only ensuite	4.00	no.	£1,200.00	£4,800.00
6	Supply of ensuite	4.00	no.	£1,800.00	£7,200.00
WALL TILING					
7	Install tiles to main bathroom	40.00	m2	£40.00	£1,600.00
8	Supply tiles	40.00	m2	£35.00	£1,400.00
9	Install tiles to en-suite	60.00	m2	£40.00	£2,400.00
10	Supply tiles	60.00	m2	£35.00	£2,100.00
					£65,500.00

Electrical

Notes for pricing

	Description	Quantity	Unit	Rate	Total
	<u>CONSUMER UNIT</u>				
1	Consumer unit				£4,800.00
2	EV Charging Stations				£6,000.00
	<u>FIRST FIX CABLING</u>				
3	First fix cabling to lights, sockets and switches				£32,000.00
	<u>LIGHTS</u>				
4	Light fittings; Pendants (PC Sum £ 5 per fitting)				£300.00
5	Light fittings; Downlights (PC Sum £ 15 per fitting)				£7,200.00
	<u>SOCKETS AND SWITCHES</u>				
6	Small power; Sockets (PC Sum £ 5 per faceplate)				£3,000.00
7	Small power; Switches (PC Sum £ 3 per faceplate)				£1,800.00
	<u>TV AERIAL</u>				
8	TV Aerial (PC Sum £ 200)				£800.00
	<u>TELEVISION POINTS</u>				
9	Television point (PC Sum £ 5 per faceplate)				£420.00
	<u>DATA POINTS</u>				
10	Data point (PC Sum £ 5 per faceplate)				£420.00
	<u>FIRE DETECTION</u>				
11	Smoke/heat detectors (PC Sum £.....)				£1,200.00
	<u>EXTRACTION</u>				
12	Extraction Fans				£3,200.00
	<u>EXTERNAL LIGHTS AND SOCKETS</u>				
13	External light fittings (PC Sum £30 per fitting)				£600.00
	External sockets (PC Sum £ 20 per fitting)				£48.00
12	<u>ELECTRICAL WORKS</u>				
	Electrical works to mechanical plant (PC Sum £1500)				£6,000.00
13	<u>ALARM</u>				
	Intruder alarm (PC Sum £1500)				£6,000.00
14	<u>GENERAL</u>				
15	Builders work in connection				£3,000.00

[illegible]

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE:19th March 2024

Mechanical

Notes for pricing

a	All items are provisional and all quantities are assumed
b	No allowance for incoming supplies

[illegible]

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE:19th March 2024

Externals

Notes for pricing

a All works are provisional sum

[illegible]

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE:19th March 2024

Preliminaries

Notes for pricing

	Description	Quantity	Unit	Rate	Total
1	Site setup	1.00	item	£5,000.00	£5,000.00
2	Site accomodation	1.00	item	£2,000.00	£2,000.00
3	Furniture and equipment	1.00	item	£1,000.00	£1,000.00
4	Telecommunications and IT systems	1.00	item	£2,000.00	£2,000.00
5	Project Management	1.00	item	£2,500.00	£2,500.00
6	Staff travel expenses	1.00	item	£0.00	£0.00
7	Temporary works	1.00	item	£2,000.00	£8,000.00
8	Consumables and services	1.00	item	£10,000.00	£10,000.00
9	Temporary supplies	1.00	item	£0.00	£10,000.00
10	Security	1.00	item	£2,000.00	£2,000.00
11	Hoardings, fences and gates	1.00	item	£1,500.00	£1,500.00
12	Protection	1.00	item	£0.00	£0.00
13	Setting out	1.00	item	£1,500.00	£1,500.00
14	Samples	1.00	item	£0.00	£0.00
15	Cranage	1.00	item	£600.00	£600.00
16	Lifting equipment	1.00	item	£500.00	£500.00
17	Small plant and tools	1.00	item	£1,000.00	£1,000.00
18	Plant and machinary	1.00	item	£3,500.00	£3,500.00
19	Transport	1.00	item	£1,500.00	£1,500.00
20	Scaffolding	1.00	item	£5,000.00	£5,000.00
21	Temporary roof	1.00	item		£0.00
22	Cleaning	1.00	item	£1,000.00	£1,000.00
23	Rubbish removal and skips	1.00	item	£6,500.00	£6,500.00
24	Insurances	1.00	item	£8,000.00	£8,000.00
25	Warrenties/Garranties/Bonds	1.00	item	£15,000.00	£15,000.00
26	Health and safety	1.00	item	£2,500.00	£2,500.00
27	Transportation	1.00	item		£0.00
28	Licenses	1.00	item		£0.00
					£90,600.00

PROJECT ADDRESS: 28 Coutts Avenue (4 No. 2 Bed Bungalows)
DATE:19th March 2024

Other Items

Notes for pricing

Description

Quantity

Unit

Rate

Total

Any other items to be listed below:

£0.00