

Our ref: 22469/TK/1893
Your ref: 24284

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Wroughton parish Council

For the attention of Amanda Woodhead

7th January 2025

Dear Sirs,

Wroughton Parish Council – Budget Figures for New Changing Facilities

Further to your enquiry and our site visit in connection with the above project, we now have pleasure in submitting our Budget quotation for your consideration.

A budget figure of £301,499.00 (Three Hundred and One Thousand Four Hundred and Ninety Nine Pounds).

Below is a brief description of works –

Site Work

General Preliminaries

- Projects Manager
- Quantity Surveyor
- Site Supervision
- Includes Health and Safety, First Aid, Protective clothing

Demolition / Removal

Building and Outbuildings Demolition

- Demolishing modular timber frame construction
- Breaking up plain concrete bed 100mm ; load into skip
- Demolish one brick thick wall
- Disposal surplus materials off site

Scaffolding

Static Scaffolding - 1 each

- Provide Scaffolding for 8 Weeks, Height - 2.5m, Width - 47m
- Loading Bays - 1 each

Soakaway Run

Directors:

M A Bayley MCIQB
E A Beard
M G Beard FCIOB CEnv
G Hannell BSc(Hons) FCIOB CEnv
M McCabe BComm MAcc FCA
N Sherreard FCIOB CEnv
J Youle BSc MCIQB MBA

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Bristol Office
Trym Lodge
1 Henbury Road
Westbury-on-Trym
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Substructure

Trench Foundation

Trench Foundation

- Excavate trenches by machine, Width - 600mm, Depth - 1000mm
- Levelling and compacting bottoms of excavations with vibrating plate
- We have allowed for 1 x 1.5 Tonne Excavator
- Disposal of surplus excavated material off site
- We have allowed for 1 x 1 Tonne Skip Loader
- Ready mixed concrete - C25 Mix

Cavity Walls Below DPC

- Constructed in cement sand mortar 1:3
- Outer skin: concrete blocks below ground level and bricks above ground level
- Supply and install London Brick Company Commons
- Cavity formed with stainless steel wall ties, cavity 150mm wide
- Site mixed concrete
- Concrete blocks inner skin
- Damp proof course built into walls

Concrete Floor

Concrete Floor. Concrete ground floor slab, floor area

- Excavate reduced levels by machine, excavation depth: - 325mm
- Levelling and compacting bottoms of excavations with vibrating plate
- We have allowed for 1 x 1.5 Tonne Excavator
- Disposal of surplus excavated material off site
- We have allowed for 6.3 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- We have allowed for 1 x 1 Tonne Skip Loader
- 150mm backfilling to make up levels with hardcore obtained off site, compacting fill with vibrating plate
- 50mm sand or quarry dust blinding spread and levelled over hardcore, compacting blinding with vibrating plate
- 1200 gauge damp proof membrane
- Celotex or similar flooring insulation board, 100mm thick
- Celotex or similar flooring insulation board to perimeter of floor screed, 25mm thick x 175mm high
- 500 gauge separating layer/vapour barrier
- Ready mixed concrete - C25 Mix
- Mesh reinforcement to slab
- Cement and sand (1:3) floor screed, 75mm thick
- Tamped Finish

Structure

Cavity Wall

Cavity Wall.

- Outer Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- Supply and install Solid Dense Concrete Blocks 7.3N 100mm
- Cavity formed with stainless steel wall ties
- Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)

Ground Floor Stud Wall

Ground Floor Stud Wall.

- Timber stud work using Sawn Timber Treated C16/C24 47 x 95mm at 400mm centres
- Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m²) or similar insulation fitted between studs

Window 1

Window 1. Quantity 7:

- Supply and install 7 x White uPVC Window 1200(W) x 1200(H), Clear glass
- Includes all ironmongery, double glazing fitting and sealing
- Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- Includes 1 trickle vent
- Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

French Door

French Door 1. Quantity: 2 each.

- Supply and install White uPVC French Door 2.1m - 2 each
- Fixing in position and sealing, double glazed
- Complete with ironmongery to include hinges, multi-point locking system and handles
- Fit insulated cavity closers to meet building regulation
- Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Apex Roof

Apex Roof Roof Pitch 20° Roof area 164.9m²

- Softwood treated rafters 47 x 145 mm (2" x 6") fixed with screws or nails at 400mm centres
- Ceiling structure - Sawn Timber Treated C16/C24 47 x 195mm x 5.4m, span 9.5m
- 47 x 95 mm (2" x 4") softwood treated wall plate, bedded on cement sand mortar (1:3)
- Fixing with galvanised mild steel wall plate straps at maximum 2.00m centres
- Softwood treated ridge board 47 x 225 mm (2" x 9")
- Softwood treated collars 47 x 95 mm (2" x 4")
- Softwood treated hip rafters

Profile Range

- Supply and install Tyvek Supro Breather Membrane 1 x 50m
- Fix softwood treated tile batten 25 x 38mm with nails or screws
- Supply and install Marley Ludlow Major Old English Dark Red (Smooth)
- Fit underlay support tray and roofing felt dressed into gutter
- Ridge tiles bedded and pointed in coloured mortar
- Hip tiles bedded and pointed in coloured mortar
- Supply and fix 4 hip irons

Ceiling Joists Insulation

Rafters Insulation

Two layers of insulation fitted between and over ceiling joists 102 m²

- 1st Layer - Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m²)
- 2nd Layer - Knauf Earthwool Combi Cut 44 Loft Roll Insulation 170mm (8.01m²)

Upvc

Upvc. Supply and fit Upvc fascias, bargeboards and soffits:

Fascia. Length - 45.01m • Supply and install uPVC White Fascia Board 18 x 200mm x 5m

Eave Soffit. Length - 45.01m • Supply and install uPVC White Vented Soffit Board 9 x 200mm x 5m

Rainwater Goods

uPVC Gutters

Half Round Gutter 3 m length - Black - 16Half Round Union Bracket - Black - 14 Half Round Fascia Bracket - Black - 48Half Round Guttering Angle 90° - Black - 4Half Round Running Outlet - Black - 4

uPVC Downpipes

Round Downpipe 2.5 m lengths 68mm - Black - 4Half Round Clip 68 mm - Black - 16Round Shoe 68 mm - Black - 4 Round Bend 92.5° Black 68 mm - 8

Garage Doors

Garage Door

- Supply and install Pine Garage Door Frame 2438 x 2134mm - 1 each
- Supply and install Steel Up & Over Garage Door White 2439mm x 2134mm - 1 each
- Complete with ironmongery
- Fit insulated cavity closers to meet building regulation
- Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Services

Electrics Prov Sum £10k

Plumbing Prov Sum 10K

Finishes

External Walls

Plastering walls - 103.53m²:

- Block walls to be finished with 15mm plaster
- Priming walls with PVA
- Skim finish internally
- Supply and install Thin Coat Angle Bead 3m - 16 each

Stud Walls

Plasterboard lining

Plasterboard lining to a total area of 97.94m²

- Ceiling to be lined with 1 Layer Standard plasterboard
- Skim finish internally

Ground Floor

Ground Floor Flooring to a total area of 97.94m²:

- Laminate Flooring allowance £12.00 + VAT per m² • Underlay allowance £5.00 + VAT per m²

Decorating

Decorating Walls to a total area of 309.93 m²

- Walls to be painted with one mist coat and two full coats emulsion in magnolia paint

Decorating ceiling to a total area of 97.94 m²

- Ceiling to be painted with one mist coat and two full coats emulsion in white paint

Rendering

Cement. Traditional cement-based smooth render - 94.5m²:

- Walls to be finished in two coat traditional cement-based smooth render
- Supply and fix in position Metal Lath
- Apply 2 coats of masonry paint and one coat of stabilising solution
- Supply Sandtex Ultra Smooth Masonry Paint 5Ltr Cornish Cream

Kitchen

Kitchen installation includes:

- Quote includes a PC Sum allowance of £4500 for supply only of kitchen units and worktops
- Quote includes for fixing. Final price will be adjusted to reflect variation of kitchen

Single Door

Skirting Board

MDF Torus skirting 144 mm, length 128.6m:

- Supply and install MDF Primed Torus Skirting 144mm
- Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Architrave

Architrave 1. MDF Torus architrave 69 mm, length 62m:

- Supply and install MDF Primed Torus Architrave 69mm
- Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Window Board

Window Board 1. MDF Primed Window Boards to a total length 9.6m:

- Supply and install MDF Window Board 25 x 244mm x 4.8m - 2 each
- Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

There are, however, a number of points we would require to discuss and agree with you prior to entering into a contract, including:

- No allowance for any design works.
- No allowance for asbestos removal or R&D Surveys.
- We have not allowed for the removal of any inert material, muck away, contaminated soils within this quotation.

Our tender is exclusive of VAT which will accordingly be charged by us at a rate in force at the time of supply and will be paid by you in addition to our tender price.

We thank you for opportunity to tender for this project and look forward to hearing from you in due course.

Yours sincerely,

Tim Kerrigan
Property Services Surveyor