

Ground Floor Slab						
Item	Description	Qty	Unit	Rate	£ P	Contractors Notes:
	The contractors attention is drawn to specification part B					
	Note: There is no requirement for insulation as the bilding will not be heated.					
A	Sub Base					
	150mm 6F5 crushed concrete on geotextile layer to levels as required		m3		£ -	
	Compaction of fill material in layers not exceeding 150mm		m2		£ -	
B	Blinding					
	50mm sand blinding		m2		£ -	
	Compaction of blinding material		m2		£ -	
C	Damp Proof membranes					
	1200 gauge DPM, joints taped and lapped in accordance with good practice and details		m2		£ -	
D	Concrete					
	C20 ST4 concrete to levels		m3		£ -	
	Surface finish, power float finish ready to receive floor finishes over		m2		£ -	
	Mesh reinforcement - allow 1 layer A393 on supporting chairs		m2		£ -	
E	Masonry					
	100mm dense concrete blockwork to DPC		m2		£ -	
	Cavity fill concrete		m3		£ -	
F	Note: Contractor to list any additional work items below.					
			item		£ -	
			item		£ -	
			item		£ -	
			item		£ -	
			item		£ -	
			item		£ -	
External Walls						
Item	Description	Qty	Unit	Rate	£ P	Contractors Notes:
	The contractors attention is drawn to specification part C					
	Note: There is no requirement for insulation as the bilding will not be heated.					
A	Cavity Walls					
	Timber frame, 140mm thick in accordance with specialist suppliers details and design.		item		£ -	
	102.5mm face brickwork to clients choice of style, allow a provisional sum of £550.00 per thousand to supply		m2		£ -	
	100mm dense concrete blockwork with through colour render over to architects details, to include all preparation works		m2		£ -	
	Extra-over banding courses to architectural designs and details		m		£ -	
	Thermobate or similar approved cavity closers around new window and doors in accordance with building regulations		m		£ -	
	Rockwool 1/2 hour cavity barrier at eaves		m		£ -	
	Form cavity, including wall ties as detailed, 600mm centres horizontally 450mm vertically, 300mm around openings		m2		£ -	
	100mm DPC to outer and inner leaf, minimum 150mm height above floor		m		£ -	
	Supply and install louvered vents to external walls as shown on the architects drawings and details. Including all works as required		item		£ -	

Internal Walls						
Item	Description	Qty	Unit	Rate	£ P	Contractors Notes:
The contractors attention is drawn to specification part E						
A	Partitions					
	89x38mm softwood studs at 400mm centres		m2		£ -	
	38x89mm noggins to half height of wall		m		£ -	
	10mm OSB to as required to allow secure fixing of sanitary ware, cubicles, wall mounted components		m2		£ -	
C	Sound deadening quilt Insulation					
	Acoustic 10 Kg/m3 sound deadening quilt between studs		m2		£ -	
D	Note: Contractor to list any additional work items below.					
			item		£ -	
			item		£ -	
			item		£ -	
			item		£ -	
			item		£ -	
			item		£ -	
Windows and doors						
Item	Description	Qty	Unit	Rate	£ P	Contractors Notes:
The contractors attention is drawn to specification part F						
A	Windows					
	Supply and install new windows in aluminium powder coated					
	Circular porthole windows as detailed by the architect including all sealants and protection during construction. All portholes to be centre pivot openable		nr		£ -	
B	Doors					
	Steel door with soft close and timed locks to male, female, disabled and store room - allow £950.00 each to supply		nr		£ -	
C	Sealant					
	Allow for a neat mastic joint to all windows and doors		item		£ -	
C	Note: Contractor to list any additional work items below.					
			item		£ -	
			item		£ -	
			item		£ -	
			item		£ -	
			item		£ -	
Floor wall and ceiling finishes						
Item	Description	Qty	Unit	Rate	£ P	Contractors Notes:
The contractors attention is drawn to specification part G						
A	Floor Finishes					
	Non slip vinyl flooring throughout to include all self levelling screeds, skirt, trims, adhesives and protection on completion.		m2		£ -	
B	Wall Finishes					
	External Walls					
	2 layers of 15mm Fireline plasterboard, screwed to studwork in accordance with the manufacturers recommended details		m2		£ -	
	Internal Walls					
	12.5mm sound block p/b both sides screwed to studwork in accordance with the manufacturers recommended details		m2		£ -	
C	Ceilings					
	2 layers of 15mm Fireline plasterboard, screwed to ceiling joists in accordance with the manufacturers details and design		m2		£ -	

D	Laminated cladding Supply and install hygiene grade laminated cladding to all walls ensuring a tight fit and fixed in accordance with the manufacturers details and design		m2		£	-	
E	Ceiling Vents Supply and install passive ceiling vents, to provide purge ventilation by stack effect, via ceiling vents to discharge out louvered vents on opposing roof planes. Design to be carried out by specialist supplier.		nr		£	-	
F	Note: Contractor to list any additional work items below.		item		£	-	
			item		£	-	
			item		£	-	
			item		£	-	
			item		£	-	

Internal Joinery

Item	Description	Qty	Unit	Rate	£	P	Contractors Notes:
The contractors attention is drawn to specification part H							
A	Skirting Boards Vinyl skirting's to match flooring including all beads, adhesives and joints		m		£	-	
B	Toilet Cubicles Bush board cubicle system		item		£	-	
C	Window Board Laminated cladding to match walls and ceilings		item		£	-	
D	Boxing's Generally		item		£	-	
E	Waste Bins Stainless steel bins as detailed, fixed to floor mechanically via screw and plug		nr		£	-	
F	Vanity Units Bush board vanity units as detailed on the architects drawings, to match style and colour of cubicle systems		item		£	-	
G	Note: Contractor to list any additional work items below.		item		£	-	
			item		£	-	
			item		£	-	
			item		£	-	
			item		£	-	

Mechanical and electrical

Item	Description	Qty	Unit	Rate	£	P	Contractors Notes:
The contractors attention is drawn to specification part J							
Contractors design portion, allow all costs associated with and executing full mechanical and electrical installations to the agreement of the client. All works to fully comply with current legislation.							
A	Design Allow for all costs associated with the production of relevant drawings, details, submissions and approvals		item		£	-	
Allow the following as a minimum;							
B	Electrical Lighting LED lighting recessed into external soffit in accordance with the architects details		item		£	-	
	LED lighting internally with PUR sensors complete with all cabling, conduits, supplies		item		£	-	

	Power						
	Allow all cabling, conduits, supplies and fittings to integrated hand washers and dryers		item		£	-	
	To proposed hoist to disabled WC		item		£	-	
	Allow for power sockets to service store for small tools and the like		item		£	-	
	CCTV						
	Supply and install CCTV system to the architects details and drawings, assume hub location in the store room, allow for all cabling, heads and commissioning		item		£	-	
C	Mechanical						
	Hot and cold water						
	Allow for hot and cold water feeds as required to provide suitable supplies as required to all toilets, basins, urinals		item		£	-	
	Allow for a cold water supply to the external drinking fountain		item		£	-	
	Sanitary Ware						
	Vandal proof urinals to male & female WC's - allow £500 each to supply only		nr		£	-	
	Modular WC units as detailed to male, female and disabled WC's with push button controls - allow £500 each to supply only		nr		£	-	
	Censored drinking fountain externally - allow £800 each to supply only		nr		£	-	
	Integrated hand basin / dryers as detailed - allow £500 each to supply only		nr		£	-	
	Baby changing beds as detailed - allow £250 each to supply only		nr		£	-	
	Hoist to disabled WC - state allowance to supply in contractor comments		nr		£	-	
	Doc M compliant disabled fittings as required		nr		£	-	
	Toilet paper dispensers - allow £125.00 to supply only		nr		£	-	
D	Builders work in connection with						
	allow here for any builders work required to allow the instillation of the mechanical and electrical works		item		£	-	
E	Testing and commissioning						
	Allow for all costs relating to testing and commissioning all M&E installations		item		£	-	
F	Note: Contractor to list any additional work items below.						
			item		£	-	
			item		£	-	
			item		£	-	
			item		£	-	
			item		£	-	

Decorations							
Item	Description	Qty	Unit	Rate	£ P	Contractors Notes:	
A	Decoration						
	Generally		item		£	-	
B	Note: Contractor to list any additional work items below.						
			item		£	-	
			item		£	-	
			item		£	-	
			item		£	-	
			item		£	-	

Drainage and services						
Item	Description	Qty	Unit	Rate	£ P	Contractors Notes:
<u>The contractors attention is drawn to specification part K</u>						
A	Foul Drains					
	Foul drainage runs including all excavation, bed, surrounds, backfilling, pipework, bends.		m		£ -	
	Inspection chambers, including al excavations, earth works support, bases, risers covers and suitable lids complete		nr		£ -	
B	Storm Drains					
	Storm drainage runs including all excavation, bed, surrounds, backfilling, pipework, bends.		m		£ -	
	Inspection chambers, including al excavations, earth works support, bases, risers covers and suitable lids complete		nr		£ -	
	Rain Water Pipe Gully		nr		£ -	
C	Aco Drainage					
	Aco drainage channel including all excavations, channels, gratings, stop ends and sump units, together with connections into storm sewers.		m		£ -	
	Extra over sump unit		nr		£ -	
	Extra over stop ends		nr		£ -	
D	Water					
	Allow for all trenching, pipework, beds, surrounds, backfilling and connections to connect previously set aside water supply		item		£ -	
E	Electrical Supply					
	Allow for all trenching, pipework, beds, surrounds, backfilling and connections to connect previously set aside water supply		item		£ -	
F	Note: Contractor to list any additional work items below.					
			item		£ -	
			item		£ -	
			item		£ -	
			item		£ -	
			item		£ -	
			item		£ -	
External Works						
Item	Description	Qty	Unit	Rate	£ P	Contractors Notes:
<u>The contractors attention is drawn to specification part L</u>						
A	Retaining Wall					
	Allow for all excavations, foundations, brickwork, copings to architects details		item		£ -	
B	Paving					
	Terram 1000 geotextile membrane		m2		£ -	
	150mm type 1 sub base to levels and falls		m3		£ -	
	450x450x50mm paving slabs on sand blinding		m2		£ -	
C	Ramp Access					
	Ramp access on suitable bases, to include all preparation works, disposals		item		£ -	
C	Fencing and screens					
	Allow for fencing as detailed on the architects plans, including all gates, posts and ironmongery as required to secure.		item		£ -	
D	Soft Landscaping					
	Allow for 150mm top spoil with turf over to disturbed areas to provide a clean and tidy blend into the existing surroundings		item		£ -	
	Allow to maintain turfed areas prior to handover and water daily to avoid any dying and shrinkage		item		£ -	

E **Note: Contractor to list any additional work items below.**

	item		£	-	
	item		£	-	
	item		£	-	
	item		£	-	
	item		£	-	
	item		£	-	
BoQ to summary			£	-	

Project - Proposed public convenience, Gate Lane, Freshwater Bay, Isle of Wight
Client - Freshwater Parish Council



ALTERNATIVE PROPOSALS

Item	Description	Qty	Unit	Rate	£ P	Contractors Notes:
A	<u>Contractor to insert any alternative proposals that may be of interest or possible savings</u>					
			item		£ -	
			item		£ -	
			item		£ -	
			item		£ -	
			item		£ -	
Alternative Proposals to tender Summary					£ -	

Project - Proposed public convenience, Gate Lane, Freshwater Bay, Isle of Wight
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TENDER QUALIFICATION

Item	Description
	<p><u>Contractor to insert any tender qualifications here</u></p>

Project - Proposed public convenience, Gate Lane, Freshwater Bay, Isle of Wight
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TENDER SUMMARY

Item	Description	£ P	Contractors Notes:
	Preliminary Costs	£ -	
	Schedule of works	£ -	
	Alternative proposals	£ -	
Summary To Form of Tender		£ -	

Project - Proposed public convenience, Gate Lane, Freshwater Bay, Isle of Wight
Client - Freshwater Parish Council



SPECIFICATION

A Substructures			
Item	Description	Specification	
A1	Concrete	Mix Design	C20 - Mass fill - Gen 3 - S1 (Provide mix design and cube test results to the client)
		Information link	https://www.concretecentre.com/Specification/Tools/National-Structural-Concrete-Specification-(NSCS).aspx
		Strength	20N/mm2 compressive strength at 28 days

B Floor Slab			
Item	Description	Specification	
B1	Sub bases to underside of floor slab	Grade	6F5 certified crushed concrete (provide certification to the client)
		Compaction	150mm layers
B2	Concrete	Mix Design	C20 - Mass fill - Gen 3 S1 (Provide mix design and cube test results to the client)
		Information link	https://www.concretecentre.com/Specification/Tools/National-Structural-Concrete-Specification-(NSCS).aspx
		Strength	20N/mm2 compressive strength at 28 days
B3	Reinforcement	Grade	A393
		Information link	http://www.hy-ten.co.uk/concrete-reinforcement-mesh
		Cover	50mm
		Support	Concrete line spacers / Wire Chairs
B4	Waterproofing	Gauge	1200 - 250 mu
		Information link	https://www.visqueen.com/
		Laps	400mm in any direction
		Joints	Taped with double sided tape ensuring a tight seal
B5	Surface finish	Finish	Power floated
		Information link	https://www.concretecentre.com/Specification/Tools/National-Structural-Concrete-Specification-(NSCS).aspx
		Tolerance	+/- 10mm over a 3m straight edge
B6	Masonry works to DPC	Blocks	Double skin 100mm dense concrete blocks
		Mortar	4:1
		Cavity treatment	Lean mix concrete - Gen S1

C External Walls			
Item	Description	Specification	
C1	Face Brickwork	Supply	Allow A PC sum of £550.00
		Size	102mm
		Mortar	6:1
		Wall ties	Proprietary timber frame wall ties in accordance with the specialist details
		Pointing	Bucket handle
C2	Timber Frame	Product	By Specialist supplier
		Information link	https://www.sydenhams.co.uk/timber-engineering/
		Size	140mm studs
		Design	Provide all relevant designs and calculations to the client
		Fixings	In accordance with the manufacturers design
C3	Blockwork	Blocks	Dense concrete - 100mm thick
		Mortar	6:1
		Wall ties	Proprietary timber frame wall ties in accordance with the specialist details
		Pointing	Flush ready to receive render over
C4	Render	Product	K-rend or similar approved
		Information link	https://www.k-rend.co.uk/
		Beading	Stainless steel
		Colour	Earth Tone
C5	Columns	Product	Zinc / Zinc clad timber columns
		Base detail	Galvanised Post support
		Size	150x150mm
C6	Lintels	Product	Galvanised timber frame compliant
		Bearing	150mm bearing both sides on mortar bed
C7	Cavity Closers around openings	Product	Thermabate or similar approved
		Rating	To provide 60 mins fire rating
		Information link	https://www.kingspan.com/gb/en-gb/products/insulation/insulated-cavity-closers/thermabate-en
	At Eaves	Product	Rockwool cavity barrier
		Rating	To provide 60 mins fire rating
Information link	https://www.rockwool.co.uk/product-overview/cavity-solutions/tcb-cavity-barrier-en-gb/?selectedCat=downloads		
C8	DPC	Product	Hyload or similar approved
		Size	100mm on mortar bed
		Information link	https://www.ikogroup.co.uk/product/iko-hyload-original-dpc/
C9	Signage	Product	Stainless steel / Aluminium
		Fixings	Stainless steel screws

D Roof			
Item	Description	Specification	
D1	Trussed roof	Product	By specialist supplier
		Information link	https://www.sydenhams.co.uk/timber-engineering/
		Design	Provide all relevant designs and calculations to the client
D2	Roofing felt	Product	Breather membrane, Tyvek or similar approved
		Information link	https://www.dupont.co.uk/building/cold-pitched-roof-construction.html
		Fixings	Stainless steel staples fixed to rafters prior to battens
D3	Roofing Batten	Size	38x25mm
		Fixings	Stainless steel ring shank nails / screws to contractors choice
		Timber	Treated softwood
D4	Roof Slates	Slate	Artificial slates, Eternit Rivendale or similar approved
		Information link	https://www.eternit.co.uk/en/products/slates/rivendale?jclid=EAIaIQobChMI7ZP3r9Zu5wIVDLQCh1Dw7uEAAAYASAAEgKSPD_BwE
		Ridge and Hips	Matching ridge and hip tiles, dry or wet system to contractors design
		Fixings	In accordance with the manufacturers details
D5	Fascia's and Soffits	Fascia's	22mm jumbo or similar approved
		Information link	https://www.gap.uk.com/order-online/fascias-and-soffits/white/22mm-bullnose-jumbo-fascia-white
		Soffits	9mm hollow soffit with vent grilles
		Information link	https://www.gap.uk.com/order-online/fascias-and-soffits/white/300mm-hollow-soffit-white
		Carcassing	Treated softwood
Fixings	Polytop ring shank nails		
D6	Rain Water goods	Gutter	100mm UPVC half round
		Downpipe	62mm UPVC downpipes
		Fixings	Stainless steel
D7	Ridge Ventilation		At 1.2m centres equal to a 5mm continuous gap

E Internal Walls			
Item	Description	Specification	
E1	Studwork	Timber Grade	C16/24 structural softwood
		Size	38x89mm
		Centres	400mm
		Noggins	At half height of wall, staggered joints
		Fixings	In accordance with the manufacturers design
E2	Insulation	Product	90mm acoustic fibre glass insulation
		Density	10kg/m3

F Windows and Doors			
Item	Description	Specification	
F1	Porthole Windows	Frame	Aluminium
		Glass	Double glazed, argon filled with a 16mm air gap, soft coat Low-E
F2	External doors		Steel faced, soft close with timed locks, provide proposal to client for approval before ordering

G Floor / Wall / Ceiling Finishes			
Item	Description	Specification	
G1	Floor covering	Product	Altro stronghold 30 or similar approved fixed in accordance with the manufacturers details
		Information link	https://www.altro.co.uk/Altro-Stronghold
G2	Wall and ceiling coverings	Product	Altro white rock, 2.5mm UPVC cladding fixed in accordance with the manufacturers details
		Information link	https://www.altro.co.uk/Altro-Whiterock-White
G3	External wall plasterboard	Product	15mm Fireline (2 layers), fixed in accordance with the manufacturers details. Staggered joints.
G4	Internal Wall Plasterboard	Product	12.5mm sound check, fixed in accordance with the manufacturers details.
G5	Ceiling plasterboard	Product	15mm Fireline (2 layers), fixed in accordance with the manufacturers details. Staggered joints.
G6	Ceiling Vents	Product	To specialist M&E contractors design

H Internal Joinery			
Item	Description	Specification	
H1	Toilet Cubicles	Product	Bush board baseline or similar approved purpose made cubicle system, fixed in accordance with the manufacturers details
		Information link	https://www.bushboard-washrooms.co.uk/
		Colour	TBC
H2	Waste Bins	Product	Glasdon Ultimo or similar approved
		Detail	Stainless steel
H3	Vanity units	Product	Bush board or similar approved to match cubicles
		Information link	https://www.bushboard-washrooms.co.uk/
		Colour	TBC

J Mechanical and Electrical			
Item	Description	Specification	
J1	External Lighting	Minimum Requirement	LED fixed into soffit boards with appropriate sub frame
		Design	Contractors design portion
J2	Internal Lighting	Minimum Requirement	PUR censored LED lighting
		Design	Contractors design portion
J3	Urinals	Product	Stainless Steel anti vandal - specify inclusions on submission
		Information link	https://www.commercialwashroomsltd.co.uk/
J4	Toilets	Product	Stainless Steel anti vandal - specify inclusions on submission
		Information link	https://www.commercialwashroomsltd.co.uk/
J5	Drinking Fountain	Product	Stainless Steel anti vandal - specify inclusions on submission
		Information link	https://www.commercialwashroomsltd.co.uk/
J6	Hand Washer / Dryer	Product	Stainless Steel anti vandal - specify inclusions on submission
		Information link	https://www.commercialwashroomsltd.co.uk/
J7	Baby Changer	Product	Stainless Steel anti vandal - specify inclusions on submission
		Information link	https://www.washroomhub.co.uk/horizontal-baby-changer/?gclid=EAIaIQobChMkGereeu5wVf-DtCh2EoQu9EAQYASABEgIhPPD_BwE
J8	Disabled Hoist	Product	Baby changer suitable for commercial use
		Information link	https://dolphinlifts.co.uk/disability-hoists/?gclid=EAIaIQobChMlxvzRtuSu5wVmlLPCd0Wxa7EAAYASAAEgLSLpD_BwE
J9	Doc M Pack	Product	Ambulant pack in stainless steel
J10	Toilet paper dispensers	Product	Stainless steel
		Information link	https://www.commercialwashroomsltd.co.uk/washroom-dispensers/toilet-roll-dispensers.html?color=136
J11	Internal pipework	Product	Copper with soldered joints
		Design	Contractors design portion
J12	Internal Waste pipes	Product	Glued joints, 100mm from W.C's and 32mm to washbasins
		Design	Contractors design portion
J13	CCTV	Product	Refer to the architects plan
		Design	Contractors design portion

K Drainage & Services			
Item	Description	Specification	
K1	Pipe	Size	100mm / 150mm
		Product	UPVC OSMA or similar approved
K2	Inspection chambers	Size	450mm OSMA UPVC
		Depth	To suit the architects drawings
		Surrounds	Lean mix concrete - Gen S1
		Cover	D400
K3	Aco Drains	Product	Aco M100D
		Information link	https://www.aco.co.uk/products/multidrain-md
		Cover	lockable lids, grate to be galvanised D400
K3	Rain Water Pipe Gully	Product	UPVC with galvanised lid with suitable concrete surround to manufacturers details
K4	Water		Assume supply already on site from previous building, allow all other works required to connect to new building
K5	Electric		Assume supply already on site from previous building, allow all other works required to connect to new building

L External Works			
Item	Description	Specification	
L1	Paving	Size	450x450x50mm pre-cast concrete paving slabs
		Information link	https://www.tobermore.co.uk/professional/products/paving-flags/riven-flags/
		Sub Base	150mm well compacted type 1 limestone
		Geotextile	Terram 1000 or similar approved
		Information link	http://www.terram.com/products/geotextiles/standard-filterseparators-general-construction-highways.html
L2	Soft Landscaping	Depth	Minimum 150mm good grade certified clean topsoil
		Turf	Turf over, allow to water well for first 6 weeks after planting

