

	Qty	Unit	Rate	£ p
<p>GENERAL MEASUREMENT NOTES</p> <p>The general notes below are to be read in conjunction with the drawings, specification, room data sheets and Bills of Quantities</p> <p>The descriptions contained within this Bill of Quantities are generally in accordance with the Standard Method of Measurement 7</p> <p>Where there may be discrepancies between the pricing schedule and the drawings and specification, as detailed within the tender documents the drawings will always take precedence</p> <p>The items and quantities contained within this Bill of Quantities are as indicated on tender drawings and should not be regarded as the definitive scope of works. It is the responsibility of the Contractor or Sub-Contractor to check and confirm the full scope of the works and to include in his pricing for all other works required to complete the works</p> <p>All sections include the facility for the Contractor to include monies in respect of works not specifically included within the pricing schedule and measurement</p> <p>DOCUMENT LIST</p> <p>The following represents the information used by Procom in the measurement of the Bills of Quantities</p> <p>Architect Drawings</p> <p>xxxxxxx xxxxxxx xxxxxxx xxxxxxx xxxxxxx xxxxxxx xxxxxxx</p> <p>Specification</p> <p>xxxxxxx xxxxxxx xxxxxxx xxxxxxx</p> <p>The following assumptions are to be read in conjunction with the project information and Bills of Quantities</p>				
			To Collection £	0.00

Project Name				External Walls	
		Qty	Unit	Rate	£ p
DOCUMENT LIST continued ...					
The following assumptions are to be read in conjunction with the project information and Bills of Quantities continued ...					
Assumed and measured cement particle board as NBS K11/845					
K11/825 have not been identified on drawings provided hence have not been included in our measure					
Two different cavity insulation provided in NBS - F30/156 and P10/112; we have measured P10/112 within the external walls section; assumed F30/156 below ground hence measured in substructure bill					
All encasement of steel for fire protection has been measured in the internal walls bills					
Assumed insulation (packing) to base of all SFS walls					
Assumed render to chimney capping					
MASONRY					
F10 BRICK / BLOCK WALLING					
lbstock 'Crowborough multi-coloured stock' in Tarmac mortar reference Yellow Buff Y113 medium coloured mortar; brick in stretcher bond and bucket handle / concave joints with neat intersections between vertical and horizontal jointing as F10/110 and 111					
Walls					
a	102 thick	998	m2		0.00
b	extra over to form recess as shown on drawing BoP-ATK-XX-EL-A-1400 rev 2.0	14	m2		0.00
Piers					
c	generally	193	m2		0.00
Pistol bricks					
d	102 thick	94	m		0.00
Finished masonry work reference panels; construct panels with masonry units reasonably representative of the average quality of the whole order to be delivered; panels placed in appropriate area way from development footprint with clear daylight and no overshadow as F10/740					
Masonry Panels; to show					
e	standard stretcher bond		Item		0.00
f	typical movement joint		Item		0.00
To Collection £					0.00

Project Name		External Walls			
		Qty	Unit	Rate	£ p
F30 ACCESSORIES AND SUNDRY ITEMS FOR BRICK, BLOCK AND STONE WALLING					
a	Weepholes; open perp weep holes Weep holes generally	794	Nr		0.00
b	Cavity closers to jambs and heads in masonry cavity walls; Cavity Trays Limited or equivalent equal, approved by client and design team; Cavi 60 Type WCA Cavicloser by Cavity Trays to close cavity wall reveal and provide one hour fire integrity rating to suit 150 wide cavity with integral dpc as F30/181 Cavity closers to suit 130 wide cavity	802	m		0.00
c	Individual brackets to Brickwork to SFS; Ancon Building Products or equivalent equal, approved by client and design team; product reference Briclok non drilled fixing to steel frame; Austenitic stainless steel; 5mm minimum thickness; as recommended by manufacturer and structural engineer as F30/224 Brackets to SFS to SFS; allowance as required		Item		0.00
d	to structural steel	261	m		0.00
e	Form cavities in hollow walls with partial fill cavity insulation Kingspan K12 Framing Board Insulation, 80 thick, closed butted; 50 wide clear cavity; vertical rail for wall ties; Ancon SDB or SD25 stainless steel ties at 600 horizontal centres and 450 vertical centres, fixed back to SFS via ancon 25/14 channels at max 600 centres as P10/112 and F30/248 and engineers notes Forming cavities in hollow walls to achieve overall u-value of 0.22W/m2K approx 130 wide	1065	m2		0.00
f	approx 242 wide at piers	99	m2		0.00
g	assumed; approx 50 wide; uninsulated to chimneys	13	m2		0.00
To Collection £					0.00

Project Name		External Walls			
		Qty	Unit	Rate	£ p
F30 ACCESSORIES AND SUNDRY ITEMS FOR BRICK, BLOCK AND STONE WALLING continued ...					
Horizontal cavity closers where fire rating and separation is required to floor compartmentation; Cavity Trays Limited or equivalent equal, approved by client and design team; Cavi 60 MWR 200 Cavicheck Fire Integrity Stop by Cavity tray as F30/183					
a	Cavity closer to slab edge approx 65 thick x 300 high	364	m		0.00
Ancon PPB wall tie with debonding sleeve or equivalent equal approved by client and design team; austenitic stainless steel movement joint ties in external brickwork leaf; size as recommended by manufacturer; fixing at alternate courses as F30/281 and 282 complete with and including 610 MJ Close cell polyethylene foam filler from 3M and 2000 Silicone from 2M; colour to match mortar; width to match width of joint as F30/610					
b	Movement joint provisional quantity	82	m		0.00
Damp proof course; Bitumen Polymer; IKO Plc Hyload Trade DPC system or equivalent equal approved by client and design team; completely sealed using Hyload DPC Jointing Tape complete at work as F30/330 and 345					
c	Damp proof course not exceeding 225 wide	440	m		0.00
d	Site formed flexible cavity tray exceeding 225 wide	306	m2		0.00
Preformed DPC / Cavity tray junction cloaks / stop ends; IKO Plc Hyload Preformed cloak units and Hyload DPC joint support boards as F30/380					
e	Stop ends and cavity tray junction cloaks exceeding 225 wide; generally	352	Nr		0.00
Sills; PPC pressed aluminium profiled sheet to match RAL of window frames and rainwater goods - RAL 7016; flush joint; bedded on coloured mortar, point to match adjacent work as F30/720					
f	Sills approx 450 girth	303	m		0.00
To Collection £					0.00

Project Name		External Walls			
		Qty	Unit	Rate	£ p
F30 ACCESSORIES AND SUNDRY ITEMS FOR BRICK, BLOCK AND STONE WALLING continued ...					
Prefabricated steel lintels; Keystone Lintels Limited or equivalent equal approved by client and design team or Ancon SC single leaf cold rolled channel lintel; austenitic stainless steel single skin lintel; insulated; bed on mortar used for adjacent work; min bearing length of 150; painted finish lintel as F30/756, engineers notes and drawing xxxxxx					
Lintels to suit structural opening					
a	approx 685 wide	15	Nr		0.00
b	approx 908 wide	1	Nr		0.00
c	approx 910 wide	48	Nr		0.00
d	approx 1023 wide	4	Nr		0.00
e	approx 1135 wide	48	Nr		0.00
f	approx 1585 wide	13	Nr		0.00
g	approx 1810 wide	5	Nr		0.00
h	approx 2035 wide	5	Nr		0.00
i	approx 2260 wide	4	Nr		0.00
j	approx 2935 wide	8	Nr		0.00
Approved steel support system for brick on welded plate to universal beam for brick support over curtain walling as shown on drawing xxxxxx					
Curtain walling support					
k	approx 3102 wide; curtain walling	1	Nr		0.00
l	approx 4550 wide; curtain walling	1	Nr		0.00
Ancon or similar Optima system bolted to steel edge beam stiffeners or precast concrete deck as per architects details					
Cladding head restraints					
m	generally	364	m		0.00
Soft joints at brick to brick junction; first floor brickwork to ground floor brick					
Soft joint					
n	generally	86	m		0.00
To Collection £					0.00

		Qty	Unit	Rate	£	p
STRUCTURAL / CARCASSING METAL / TIMBER						
G10 STRUCTURAL STEEL FRAMING						
Steel framing system to form inside skin of external envelope; Voestalpine Metsec Infill System or equivalent equal, approved by client and design team; SFS comprising 150 x 2 studs (100M12) at 600 centres; 140 x 63 x 1.8 head track (104M18) and 140 x 62 x 1.2 (104M12) base track; fixed to substrates with suitable fixings at 600 centres (tbc) as G10/150A						
SFS						
a	2700 to 3000 high	363	m			0.00
b	3000 to 3300 high	364	m			0.00
c	gable area; tapering; varying pitch	250	m2			0.00
d	soffits; approx 250 high	6	m2			0.00
e	soffits; approx 400 high	17	m2			0.00
Extra over for forming openings						
f	various sizes	246	Nr			0.00
Steel framing system infill system spanning between structural frame; Metsec 100M12 C section as G10/150						
SFS to rendered walls						
g	1500 to 1800 high	49	m			0.00
h	3300 to 3600 high	276	m			0.00
i	gable and fascia	241	m2			0.00
Cold rolled purlins to balcony soffits						
Support to soffit of balconies						
j	generally	12	m2			0.00
					To Collection £	0.00

		Qty	Unit	Rate	£	p
CLADDING / COVERINGS						
H11 CURTAIN WALLING						
Curtain walling to ground floor entrance and ground floor multi-space; Velfac V200 Plus; Aluminium polyester powder coat in compliance with BS EN 6496, BS EN 6497 and DIN 50939; minimum dry film thickness of 60-120 microns colour; to RALE 7016 to gloss level 77%; Interior frame / sash section to be North European Pine softwood vacumat preservative treated and factory finished with two coats of solvent free micro porous clear lacquer or acrylic paint; dry film thickness of 100-225 microns, externally beaded glazing; curtain walling complete with externally concealed trickle ventilators as H11/110A and as shown on drawing xxxxxxx						
a	Curtain walling generally	50	m2		0.00	
b	Extra over for perimeter heads	15	m		0.00	
c	perimeter sills	13	m		0.00	
d	abutments	22	m		0.00	
e	fire stops	13	m		0.00	
f	opening lights approx 850 wide x 450 high	2	Nr		0.00	
g	approx 850 wide x 1250 high	2	Nr		0.00	
h	doors approx 1750 x 2040	1	Nr		0.00	
i	approx 1800 x 2040	1	Nr		0.00	
j	approx 1750 x 2040; automatic opening door; Gilgen SLX bi-parting; single glazed units as L20/490A	1	Nr		0.00	
k	sealant	100	m		0.00	
					To Collection £	0.00

Project Name				External Walls	
		Qty	Unit	Rate	£ p
H13 STRUCTURAL GLASS ASSEMBLIES					
<p>Reglit Profiled Glass Architecture or equivalent equal, approved by client and design team; Glazing to comprise SP26 cast sandblasted wired glass or clear wired external pane and SP26 cast wired with plus coating and clear wired with plus coating installed double glaze; glass manufactured in accordance with DIN 1249 section 3m overall u value of 1.8w/m2K; glass channel size 262 x 60 x 7 thick glass channel; 980TB aluminium frame to head and jamb, 981TB to base; cill pressing as required; plastic insert types 981/2 to base, 980/2 to head and jamb; installed system to meet the requirements of critical glazing areas as stipulated within section N of the Building Regs; Reglit glass channels fitted vertically, double-glazed into proprietary aluminium perimeter framing system; aluminium frame fixed to support structure around extent of structural opening; weight 60 kg/m2 as H13/115A and as shown on drawing</p> <p>Wall area; approx 95m2 complete with vertical glazing channels system with thermal break cill; walls comprising</p>					
a	over 300 wide; clear glazed panel	29	m2		0.00
b	over 300 wide; obscure panel	49	m2		0.00
c	over 300 wide; solid spandrel panel; pressed aluminium with insulating backing; colour to match external metal work	17	m2		0.00
Extra over for					
d	doors; assumed type EXD03; Howdens DXF00 solid core blank lightweight plywood faced; paint finished RAL 7016 Anthracite grey; leaf and half with glazing as L20/420B	1	Nr		0.00
e	opening vents; approx 800 wide x 1885 high	3	Nr		0.00
f	opening vents; approx 800 wide x 2175 high	2	Nr		0.00
g	opening vents; approx 500 wide x 2175 high	1	Nr		0.00
h	sealant joints; type G silicone; class 20HM; neutral colour as H13/740	111	m		0.00
i	fire stopping	29	m		0.00
To Collection £					0.00

Project Name		External Walls			
		Qty	Unit	Rate	£ p
K10 PLASTERBOARD DRY LINING / PARTITIONS / CEILINGS					
Wall lining system to SFS; British Gypsum or equivalent equal, approved by client and design team; 2 nr layers of 15 thick Gyproc Wallboard, sheet width 1200 to one side of SFS framing (SFS measured elsewhere); screw fixed with 35mm British Gypsum Jack; point up to 2.0mm gauge framework; lining to be acoustic sealed; skim coat plaster finished (skim coat measured elsewhere); as K10/177					
	Linings to walls				
a	2700 to 3000 high	363	m		0.00
b	3000 to 3300 high	364	m		0.00
	Linings to reveals and soffits of openings				
c	not exceeding 300 wide	1271	m		0.00
	Angles to linings				
d	internal	93	m		0.00
e	external	58	m		0.00
LININGS / SHEATHING / DRY PARTITIONING					
K11 RIGID SHEET FLOORING/SHEATHING/LININGS/CASINGS					
RCM limited CEM + cement particle board; 15 thick board with square edges; fixed to supports with 50 x 3.35 annular ringed shank nails; joints to boards to be adhesive bonded as recommend by board manufacturer as K11/845					
	Board fixed to SFS (SFS measured elsewhere)				
f	over 300 wide	3367	m2		0.00
g	not exceeding 300 wide	422	m		0.00
K21 TIMBER STRIP / BOARD FINE FLOORING / LININGS					
Timber board cladding fixed to plywood substrate; to balconies					
	Ceilings				
h	over 300 wide	23	m2		0.00
To Collection £					0.00

Project Name				External Walls	
		Qty	Unit	Rate	£ p
	WINDOWS / DOORS / STAIRS				
	L10 WINDOWS /ROOFLIGHTS /SCREENS /LOUVERS				
	Metal louvres to chimney; Contractors choice of manufacturer and product; Aluminium louvre; powder coated to RAL 7016 colour to be co-ordinated with window and external door frames; Louvre blade pitch and angle of 75nnl Louvre complete with stainless steel bird mesh as L10/650A as shown on drawing xxxxxxxx				
	Louvres complete with flashing / cill				
a	300 high	79	m		0.00
	M20 PLASTERED /RENDERED /ROUGHCAST COATINGS				
	Proprietary cement gauged render to first floor level and gable ends; StoVentec Facade Rainscreen Cladding System with stainless steel and aluminium subconstruction or equivalent equal, approved by client and design team; Sto Armat Classic Plus cement-free, fibre-reinforced acrylic reinforcing coat, min 3 thick or Sto Armat Classic Plus QS (to use in the winter season); reinforced with Sto Glass Fibre Reinforcing mesh with symmetrical interlaced glass fibre; allow for sto armour mesh in high traffic/ vandal prone areas; final coat of StoSilco cement free silicone resin render, 2 thick; K-stippled finish (tbc), colour - 6050 white linen; render complete with accessories - consult Sto Limited for recommendations and details; allow for low level ventilation in cavity behind render				
	Walls				
b	over 300 wide	1049	m2		0.00
c	over 300 wide to chimney capping with and including timber battens to form upstand	73	m2		0.00
d	not exceeding 300 wide; to reveals and soffits of openings	469	m		0.00
	Soffits				
e	over 300 wide	13	m2		0.00
	Column casings; 4nr faces				
f	generally	22	m2		0.00
	Accessories				
g	angle beads; assumed Sto PVC mesh angle beads	587	m		0.00
h	stop beads; assumed Sto Edge Protection profile - PVC	865	m		0.00
To Collection £					0.00

Project Name					External Walls	
		Qty	Unit	Rate	£	p
	M20 PLASTERED /RENDERED /ROUGHCAST COATINGS continued ...					
	Proprietary cement gauged render to first floor level and gable ends; StoVentec Facade Rainscreen Cladding System with continued ...					
	Accessories continued ...					
a	movement joints; assumed Sto movement joint bead type E/V as required; provisional quantity	30	m			0.00
	Extra over for					
b	forming recessed panels as shown on drawing xxxxxx	12	m2			0.00
	FURNITURE /EQUIPMENT					
	N10 GENERAL FIXTURES /FURNISHINGS /EQUIPMENT					
	Chimney capping; suitable support or capping to chimney; assumed render finish (render measured elsewhere)					
	Chimney cap					
c	approx 2650 x 1960	1	Nr			0.00
d	approx 3315 x 2345	6	Nr			0.00
	Bespoke sculpture; Landscape Art - Sundial above main entrance; commission to local artist; details to be confirmed as Q50/341					
	Sculpture					
e	generally		Item			0.00
	N15 SIGNS/NOTICES					
	Lettering / Signage to masonry wall as shown on drawing xxxxxx					
	Letters					
f	generally		Item			0.00
					To Collection £	0.00

Project Name				External Walls	
		Qty	Unit	Rate	£ p
BUILDING FABRIC SUNDRIES P10 SUNDRY INSULATION/PROOFING WORK/FIRE STOPS					
Insulation to external wall structural framing system; Rockwool limited Rockwool Flexi or equivalent equal approved by client and design team; fixed between studs; 100 thick mineral wool insulation to achieve an overall cross wall U value of 0.18w/m2k; class 0 fire rated insulation; fitted with butted joints; allow for fasteners as required to retain insulation and or prevent slumping as P0/113					
a	Between members packing at low level only	737	m		0.00
Insulation to external wall render; Kingspan Insulation Limited K15 Framing Board Insulation; 120 thick (150 shown on drawings) Rigid thermoset modified resin insulant; class 0 fire rated insulation to achieve an overall cross wall value of 0.22W/m2K; insulation installed with butted joints as P10/114					
b	Plain areas generally	936	m2		0.00
Insulation to first floor soffits; Kingspan Insulation Limited K110 plus Board Insulation; 81 thick Rigid cementitious particle board faced, rigid thermoset modified resin insulant; class 0 fire rated insulation to achieve an overall u value of 0.6W/m2K; insulation installed with butted joints as P10/116					
c	Plain areas generally	6	m2		0.00
Vapor control layer to external envelope; Tyvek Airguard Control Air Leakage barrier or equivalent equal, approved by client and design team; spunbonded polypropylene substrate coated with polyolefin-copolymer; lapped joints (150 min), membrane fixed to reveals of openings; sealed with double sided tape with vapour resistivity not less than the vapour control layer; all penetrations sealed as P10/311					
d	Plain areas generally	2238	m2		0.00
e	reveals and soffits of openings	1271	m		0.00
To Collection £					0.00

Project Name		External Walls			
		Qty	Unit	Rate	£ p
	P10 SUNDRY INSULATION/PROOFING WORK/FIRE STOPS continued ... Breather membrane to external envelope; Tyvek Structure guard or equivalent equal, approved by client and design team; membrane forming a continuous barrier to prevent water, snow and wind blown dust reaching the substrate; lapped joints (150 min - vertical and 100 - horizontal), membrane lapped over flashings, sills, etc to allow free drainage to the exterior; all penetrations sealed as P10/321 Plain areas not shown on drawings; assumed to the envelope area	232	m2		0.00
a					
	Fire barriers; Rockwool Limited Rockwool cavity barrier; wired mineral wool with foil face; single layer 60 thick foil faced fire barrier with overlapped joints; rockwool angle system to base; Rockwool SP 60 Firestop cavity slab as P10/410a Plain areas 50 thick	122	m		0.00
b					
	Rockwool or similar approved Rockwool Flexi to achieve u-value of 0.14W/m2K as P10/166 Around exhaust duct 70 thick	18	m2		0.00
c					
	OTHER ITEMS The Contractor is to detail below any items not specifically identified above that he consider should be shown and included in the tender		Item		0.00
d					
To Collection £					0.00

Project Name				External Walls	
	Qty	Unit	Rate	£	p
Collection					
Total from Page 2E / 1			£		0.00
Total from Page 2E / 2			£		0.00
Total from Page 2E / 3			£		0.00
Total from Page 2E / 4			£		0.00
Total from Page 2E / 5			£		0.00
Total from Page 2E / 6			£		0.00
Total from Page 2E / 7			£		0.00
Total from Page 2E / 8			£		0.00
Total from Page 2E / 9			£		0.00
Total from Page 2E / 10			£		0.00
Total from Page 2E / 11			£		0.00
Total from Page 2E / 12			£		0.00
Total from Page 2E / 13			£		0.00
				To Summary £	0.00

Project Name

		Qty	Unit	Rate	£ p
	Summary External Walls Page 2E / 14			£	0.00

Total for Bill £ 0.00