B. K. Sargeant & Son Ltd

BUILDING CONTRACTORS

LOVINGTONS FARM • POOLE STREET • GREAT YELDHAM • HALSTEAD • ESSEX CO9 4HP • TEL: 01787 236041

Claire Littlewod
Parish Clerk
Melbourne Community Hub
30 High Street
Melbourn
Cambridgeshire
SG8 6DZ

08 February 2020

Dear Ms.Littlewood,

Re: Melbourn Village Hub Expansion

Please see attached our priced Tender Document.
We have only quoted from the drawings and information provided. Our Tender price comes to £171.855.00 + vat.

Should you have any questions please do not hesitate to contact us.

Yours sincerely,

James Sargeant
B.K.Sargeant & Son Ltd

CLIENT:	The Clerk, Melbourn Parish Council 30 High St, Melbourn, Royston SG8 6DZ	COMPANY & ADDRESS:	
CONTACT	Parish Council office - 01763 263303 Project Management - contact@1731.co.uk	COMPANY NO:	
		VAT NO:	
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Project Elements	Description	Cost ex Vat
1	Locate utilities across site	
2	Level out working area	
3	Set out foundation for new structures	
4	Dig out for strip foundation - Assume 1000mm depth & 600mm width	
5	Pour strip foundation	
6	Install u/g RWP	
7	Connect to existing system	
	Total ex VAT	9.160

Notes	
	Please include the cost of all labour & machinery required for the above works referring to the plan pack provided.
	You are to provide all equipment required to complete the works including consumables, concrete & fuel.
	The client will supply all materials required for shuttering and formwork including timber & fixings & any hired in forms.
	The client will supply muck away & skip services through the project manager at your instruction.
	Please note there are 2 separate strip foundations, front & rear. Include prices for both.
	Please itemise the elements where possible, if that is not practical please include a total cost.
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Project Elements	Description	Cost ex Vat
1	Set out of building front & rear	
2	Blockwork upto and including floor block	
3	Install vent bricks and DPC	
4	Install block and beam flooring	
5	Install insulation	
6	Lay floor screed	
	Total ex VAT	14650

Notes	
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	The client will supply all materials required to be ordered through the project manager.
	The client will supply muck away & skip services through the project manager at your instruction.
	Please note there are 2 separate structures, front & rear.
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Project Elements	Description	Cost ex Vat
	Wall construction - Front & rear	
1	Remove existing external cladding on wall adjacent to new construction	
2	Set out sole plates for new construction	
3	Erect & anchor wall panels to first floor level	
4	Install 1st floor joists & deck	
5	Erect & anchor wall panels to roof plate level	
	Roof construction - Front & rear	
6	Construct main roofs on new construction using pre cut members - supplied by client	
7	Break into and fix to existing roof structure to for valleys & gulleys	
8	Erect lean to roofs using pre cut members - supplied by client	
9	Cover wall structure in breather membrane	
10	Make all ready for roofers.	
11	Install joinery - supplied by client	
12	Open up existing walls (former external, now internal) for make openings as per plans. No adjustments to existing structural elements required as per Stuc' Engineer's guidance Dec 2020	
13	Line formally clad walls with studwork for boarding	
14	10 man days labour bank to be drawn from - see notes	
	Total ex VAT	58,865

Notes

Notes:

New construction will be from 1220mmx2440mm (or smaller) panels made up of 145mmx45mm timber with 11mm OSB sheathing and PAR insulation already incorporated. The OSB is designed to lap over the adjacent panel to no sheathing will be required.

These panels will sit on a primary sole plate to be set out by the project manager and fixed by contractors. Panels will require anchoring to sole plate and then a lapping top plate to be installed spanning the panels.

All window, door and other joinery structural openings will be pre-configured into the panels.

Roof components will also be precut, as a cut roof configuration not as trusses.
All roof components will be supplied, though some cutting to fit of valley rafters may be necessary.

A small mini crane will be available for the erection of the panels and movement of components up to the first floor. Once there the crane will be off-hired. Full scaffolding (3 lifts + apex) will be erected for the duration.

The carpentry contractor will for the largest and longest serving and most versatile of the contractors on-site. Under the instruction of the project manager you may be required to complete small additional tasks, please include as a separate line item the cost for 10 many days of additional labour which could be drawn from (with written agreement) through the duration of the project.

The client will be supplying all materials, fixings and consumables. Your price must include the labour cost and provision for any tools (owned or hired) that you will require for the duration of the build.

The client will supply muck away & skip services through the project manager at your instruction.

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Project Elements	Description	Cost ex Vat
1	Install door linings, fit & swing doors c/w ironmongery	
2	Fit skirting in new construction	
3	Fit architrave	
4	Fix window boards	

Total ex VAT 3885

Notes

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Project Elements	Description	Cost ex Vat
1	Construct facing brick plinth	
2	inc' tying to timber frame & telescopic vents	
	Total ex VAT	4600

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Project Elements	Description	Cost ex Vat
1	Install membrane, battens & counter battens	
2	Fit slates to body of new roof & intersections	
3	Fit flashing inc' valley & gulley	
4	Complete infill slating, ridge, venting and verge	

Total ex VAT 24675

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Project Elements	Description	Cost ex Vat
1	Install external joinery - both fixed & opening glazings	
2	Install cladding inc' horz'& vert' battens & brick flashing	
3	Install insect mesh, weather boards, cover boards, stops, reveals & corners	
4	Install fascia & soffit boards, down pipes & gutters	

Total ex VAT 13600

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Project Elements	Description	Cost ex Vat
1	Install cables back to switch for : 19 Switched double sockets (11 Grd, 8 FF) 14 Data points (8 Grd, 6 FF) 3 Telecoms points (2 Grd, 1 FF) 3 TV points (2 Grd, 1 FF) 4 Fire exit lights (3 Grd, 1 FF) 6 Smoke/heat detectors link to system (4 Grd, 2 FF)	
2	Dado trunking for ~40m (see plans)	
3	2nd Fix of faceplates after plastering & decoration	
4	Please provide a nominal lighting fee for standard office lighting in new construction	
5	Testing & Certification	
	Total ex VAT	13,470

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Project Elements	Description	Cost ex Vat
1	Board out all wall & ceiling services as per plans, 12.5mm walls 9mm on ceilings.	
2	Tape all joints & install all end & corner beads	
3	Skim all surfaces in 3mm Gypsum plaster	
4	Patch in any areas where new construction meets old	

Total ex VAT 16150

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Project Elements	Description	Cost ex Vat
1	Fill, caulk & sand wall and ceiling faces.	
2	Fill, caulk & sand all woodwork.	
3	Base coat x1 on all surfaces and woodwork	
4	Top coat x3 on all surfaces and woodwork - Colour & Sheen TBC	

Total ex VAT 8150

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Project Elements	Description	Cost ex Vat
1	Remove any remains of building materials from lawn	
2	Level out / infill damaged areas of lawn	
3	Seed & protect	

Total ex VAT 1450

Notes

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Project Elements	Description	Cost ex Vat
1	Install of Scaffold structure in areas shown, full plans in pack, to allow for access to external ground, 1st and roof structure & apex's. Hire period approximately 12 weeks.	

Total ex VAT 3200

Notes

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