

# CLARK ASSOCIATES

Project Managers and Construction Cost Consultants

Unit 3 – Ground Floor  
Westfield Office Park  
Kenn Road, Clevedon  
North Somerset  
BS21 6UA

t: 01275 876054  
e: enquiries@clark-associates.co.uk

Our Ref

Your Ref

## 5010 The Cube Cinema

### Schedule of Adjustments to Pre Tender Estimate

	Omit	Add
PTE	-	647,088
Omit re roofing works to Fly Tower	20,889	-
Omit works to Lantern	9,900	-
Omission of openings/windows adjoining Toilet area	8,000	-
Omit Bin Store enclosure	775	-
Omit Rigging Gantry 1	8,828	-
Omit Rigging Gantry 2	1,900	-
Nett adjusment on Provisional Sums for fittings	12,000	-
	<u>62,292</u>	<u>647,088</u>
Adjustment of Preliminaries	3,000	-
Adjustment to OH&P, say	3,300	-
	<u>68,592</u>	<u>647,088</u>
<u>Less Omissions</u>		<u>68,592</u>
		<u>578,496</u>
<u>Less general Value Engineering, say</u>		<u>21,500</u>
		<u>556,996</u>
<u>Revised PTE</u>		<u>£556,996</u>

*W.A. Clark*

Clark Associates  
5010/WAC/kec  
05 October 2015



Principal: W. A. Clark FRICS MAPM



# **CLARK ASSOCIATES**

**PROJECT MANAGERS AND CONSTRUCTION COST CONSULTANTS**

## **PRE-TENDER ESTIMATE**

**for**

## **EXTENSION AND ALTERATIONS**

**At**

**THE CUBE CINEMA, 4 PRINCESS ROW,  
BRISTOL, BS2 8NQ**

**For**

## **MICROPLEX HOLDINGS**

**UNIT 3 – GROUND FLOOR, WESTFIELD BUSINESS PARK  
KENN ROAD  
CLEVEDON  
BS21 6UA**

Tel: 01275 876054

5010/WAC/kec  
Sept 2015

**SECTION NO 2 – SCHEDULE OF WORKS**

**G GENERALLY**

G.1	The following Schedule of Works has been prepared to provide a general guide to the work required in the contract. It is not a complete list and shall not be interpreted as such, and does not describe all items of work.	item
G.2	Where and to the extent that quantities are included in the Schedule of Works the quantities have not been prepared in accordance with SMM7 or any other standard method of measurement and must be priced taking account the information given elsewhere in the tender documents, including for all associated and ancillary work shown or clearly apparent as being necessary for the complete and proper execution of the work.	item
G.3	The Schedule of Works has been split into an element form. Items noted are to be priced to allow cost comparison to be made for tender purposes and for use in the post contract period.	item
G.4	Rates inserted in the Schedule of Works are to be inclusive of Main Contractor's Discount and OH&P. Sums inserted for work required to comply with the drawings and specification but not described shall be included against the relevant items in this document.	item
G.5	The Contractor's attention is drawn to the programme requirements of the contract. The prices are to include for any overtime working required to meet the programme.	item
G.6	For avoidance of doubt, the prices shall include for the following:  Quantities – the Contractor shall insert his own. Where any quantities are given they are for guidance only and the Contractor shall be deemed to have checked these  Quantities stated are as fixed, no allowance has been made for laps etc.  Allow for curved cutting on all elements of work as required  Ensure no duplication of sanitary installation costs with the Mechanical Subcontractor  Suspended ceilings shall include all cutting, notchings etc.  Sanitary Fittings complete shall mean all taps, washers, plugs, plumbing and the like (unless otherwise stated)  Making good shall include to both sides of walls as necessary, and to all surfaces, floor, wall or ceilings affected	item

Allow for protecting all new and existing elements of the work as necessary

G.7 The Contractor must break down the tender into the descriptions noted in each element of the work item

G.8 The Contractor will be required to provide breakdowns of various lump sum items as and when requested item

G.9 In pricing the works described in this document, the Contractor shall be deemed to have examined all of the drawings and schedules, including general arrangement drawings, detailed drawing legend sheets, and printed schedules. item

G.10 The Schedule of Works (Section No's. 2 and 3 of this document) describes the work in general terms for pricing purposes; the full specification of the work is given in the Specifications and in the detailed drawings and associated Notes (Legends). item

GENERALLY TOTAL CARRIED TO SUMMARY OF SECTION NO 2

£

**0 DEMOLITIONS AND ALTERATIONS**

Demolition and Alteration items are deemed to include:-

Disconnection of services prior to starting demolition/alterations

Disposal of all materials off site other than those remaining the property of the Employer or those for re-use

Temporary support incidental to demolition/alterations which is at the discretion of the Contractor

Shoring and scaffolding including crashdecks etc. incidental to the works and making good all works distributed by such shoring and scaffolding

Where alterations involve forming openings/works to existing openings etc. internal walls, lintel(s) refer to prestressed concrete type

Making good structure and extending and making good finishes

Temporary protection of existing structure and finishes to remain and subsequent removal

Disconnection and sealing off redundant drain connections

0.1	Removing asbestos or asbestos based materials as highlighted in Hawkins Insulation's Report, safely disposing as defined	1	item	5000	5000
0.2	Removing staircase Foyer/Bar Lounge to Auditorium	1	item	200	200
0.3	Removing staircase adjacent Office to Scenery Store/Stage	1	item	300	300
0.4	Removing sanitary installations to ground floor, cap off services	1	item	250	250
0.5	Removing all fitted furniture within existing bar, WC's and staff room	1	item	300	300
0.6	Removing floor coverings including all latex residue under	1	item	350	350
0.7	Removing woodblock flooring, clean off bitumen and hand to Employer	92	m2	5	460
0.8	Hack off all failed plaster and prepare to receive new, isolated areas in repairs (Provisional)	20	m2	5	100

0.9	Removing suspended ceilings complete including bulkheads, all support structure	1	item	500	500
0.10	Removing masonry walls (varying thicknesses)	135	m2	25	3375
0.11	Removing flat or monopitch roof coverings together with associated structure, various locations	229	m2	20	4580
0.12	Removing existing window at first floor level and block up opening	1	Nr	250	250
0.13	Cutting opening in 215mm wall for new door 926 x 1989mm, inserting lintol, quoining up jambs etc.	1	Nr	300	300
0.14	Cutting opening in 500mm wall for new window 600 x 800mm, inserting lintol, quoining up jambs etc.	1	Nr	750	750
0.15	Cutting opening in 500mm wall for new window 851 x 1309mm, inserting lintol, quoining up jambs etc.	1	Nr	1000	1000
0.16	Cutting opening in 500mm wall for new window 1000 x 400mm, inserting lintol, quoining up jambs etc.	2	Nr	750	1500
0.17	Cutting opening in 500mm wall for new window 1300 x 870mm, inserting lintol, quoining up jambs etc.	1	Nr	1200	1200
0.18	Cutting opening in 500mm wall 3400 x 2500mm, inserting 2 Nr 152 x 152 x 30kg/m Universal columns as lintols, jambs comprising 2 Nr 152 x 152 x 30kg/m Universal columns as jambs as Engineers Drawings	1	Nr	3500	3500
0.19	Cutting opening in 500mm wall 3600 x 2500mm, inserting 2 Nr 152 x 152 x 30kg/m Universal columns as lintols, jambs comprising 2 Nr 152 x 152 x 30kg/m Universal columns as jambs as Engineers Drawings	1	Nr	4000	4000
0.20	Forming opening in 250mm wall 4150 x 2500mm, inserting 1 Nr 254 x 254 x 73kg/m Universal column as lintol, jambs comprising 1 Nr 254 x 254 x 73kg/m Universal column as jambs as Engineers Drawings	1	Nr	3500	3500
	Other items (Contractor to identify)				
DEMOLITIONS AND ALTERATIONS TOTAL CARRIED TO SUMMARY OF SECTION NO 2				£	31415

1	<b><u>SUBSTRUCTURE</u></b>				
1.1.	Excavate to reduce levels in material as found and disposal of excavated material off site	11	m3	35	385
1.2	Allow for breaking out existing floor slabs, footings and removal <u>Foundations including excavation in material as found, concrete, formwork, reinforcement, walls, dpc's, working space and backfill; as detailed on Engineers Drawing Nos P001, 005 and 006</u>	1	item	750	750
1.3	Internal foundation; 2 Nr 152 x 152 x 30 Kg/m steel beams : as Detail 1-1	4	m	400	1600
1.4	Internal foundation; 2 Nr 152 x 152 x 30 Kg/m steel beams : as Detail 2-2	4	m	400	1600
1.5	External foundation; as Detail 4-4	8	m	300	2400
1.6	Internal foundation; 2 Nr 254 x 254 x 73 Kg/m steel beams : as Detail 7-7 <u>Ground floor construction as Engineers Drawing No P005</u>	4	m	350	1400
1.7	150mm thick reinforced slab including reinforcement, formwork, dpm, 50mm blinding and 150mm well compacted hardcore	30	m2	60	1800
1.8	Extra for 2150 x 450mm edge thickening to raft slab: as Detail 5-5	4	m	300	1200
1.9	100 x 200mm treated sawn softwood floor member (grade C16)	102	m	19	1938
1.10	50 x 225mm treated sawn softwood plate (grade C24) bolted to masonry	22	m	18	396
1.11	22mm tongued and grooved all edges WBP plywood flooring <u>Floor insulation, Celotex FF4000 laid in accordance with the Manufacturer's written recommendations</u>	31	m2	25	775
1.12	75mm insulation to lower ground floor	31	m2	15	465
1.13	125mm insulation to lower ground floor	31	m2	28	868
1.14	20mm insulation to lower ground floor abutments	100	m	7	700

1.15	Carpenters metalwork	1	item	200	200
1.16	Manthorpe G960 telescopic underfloor vents including cutting opening in existing wall	3	Nr	30	90
	Other items (Contractor to identify)				
SUBSTRUCTURE TOTAL CARRIED TO SUMMARY OF SECTION NO 2				£	16567



<b>2B UPPER FLOORS</b>					
2B.1	Cut pocket in existing masonry wall and provide insitu concrete padstone 440 x 215 x 150mm	18	Nr	80	1440
2B.2	152 x 152 x 23Kg/m Universal column as beam, intumescent painted to achieve half hour fire rating	26	m	60	1560
2B.3	203 x 203 x 46Kg/m Universal column as beam, intumescent painted to achieve half hour fire rating	21	m	115	2415
2B.4	203 x 203 x 52Kg/m Universal column as beam, intumescent painted to achieve half hour fire rating	33	m	130	4290
2B.5	300 x 100 x 46Kg/m parallel flange channel as beam, intumescent painted to achieve half hour fire rating	13	m	115	1495
2B.6	50 x 100mm treated sawn softwood floor member (grade C16)	60	m	7	420
2B.7	50 x 150mm treated sawn softwood floor member (grade C16)	37	m	8	296
2B.8	63 x 150mm treated sawn softwood floor member (grade C16)	14	m	9	126
2B.9	75 x 175mm treated sawn softwood floor member (grade C16)	85	m	11	935
2B.10	75 x 200mm treated sawn softwood floor member (grade C16)	204	m	12	2448
2B.11	50 x 150mm treated sawn softwood plate (grade C16) bolted to masonry	6	m	14	84
2B.12	50 x 225mm treated sawn softwood plate (grade C16) bolted to masonry	16	m	18	288
2B.13	22mm tongued and grooved all edges WBP plywood flooring	139	m2	25	3475
2B.14	Carpenters metalwork	1	item	100	100
2B.15	100mm acoustic insulation between floor joists, temporary support etc.	139	m2	25	3475
2B.16	175mm Rockwool acoustic insulation between floor joists, temporary support etc. (Stage)	71	m2	27	1917
<u>Tubular stainless steel handrails with stainless steel vertical wire balustrade, S3i Group, tube mounts</u>					
2B.17	To mezzanine platform		item		
2B.18	To gantry at mezzanine level (Engineers Drawing No P007 Detail 11)		item		9500

2B.19 To gantry above stage area (Engineers Drawing No P007 Detail 12)

item

Other items (Contractor to identify)

UPPER FLOOR TOTAL CARRIED TO SUMMARY OF SECTION NO 2

£

34264

<b>2C</b>	<b><u>ROOF</u></b>				
2C.1	Cut pocket in existing masonry wall and provide insitu concrete padstone 440 x 215 x 150mm	3	Nr	80	240
2C.2	Cut pocket in existing masonry wall and provide insitu concrete L shaped padstone 440 x 440 x 215mm	2	Nr	100	200
2C.3	152 x 152 x 30Kg/m Universal column as beam, intumescent painted to achieve half hour fire rating	18	m	75	1350
2C.4	203 x 203 x 46Kg/m Universal column as beam, intumescent painted to achieve half hour fire rating	24	m	115	2760
2C.5	203 x 203 x 71Kg/m Universal column as beam, intumescent painted to achieve half hour fire rating	36	m	180	6480
2C.6	63 x 150mm treated sawn softwood roof member (grade C16)	130	m	9	1170
2C.7	63 x 175mm treated sawn softwood roof member (grade C16)	283	m	10	2830
2C.8	75 x 225mm treated sawn softwood roof member (grade C16)	178	m	13	2314
2C.9	100 x 250mm treated sawn softwood roof member (grade C16)	84	m	23	1932
2C.10	22mm tongued and grooved all edges WBP plywood sheathing	196	m2	25	4900
2C.11	Extra for forming opening for rooflight 894 x 2100mm, insulation and plywood lining	1	Nr	90	90
2C.12	Extra for forming opening for rooflight 1129 x 2157mm, insulation and plywood lining	1	Nr	96	96
2C.13	Extra for forming opening for rooflight 1291 x 2286mm, insulation and plywood lining	1	Nr	100	100
2C.14	Extra for forming opening for rooflight 1372 x 1825mm, insulation and plywood lining	1	Nr	100	100
2C.15	Extra for forming opening for rooflight 1500 x 2000mm, insulation and plywood lining	1	Nr	105	105
2C.17	Extra for forming opening for rooflight 1000 x 1000mm, insulation and plasterboard lining	1	Nr	60	60
2C.18	22mm tongued and grooved all edges WBP plywood sheathing, sloping	33	m2	25	825
2C.19	Carpenters metalwork	1	item	100	100

2C.20	100mm acoustic insulation between floor joists, temporary support etc.	229	m2	25	5725
2C.21	175mm Celotex XR4000 insulation fixed between rafters	33	m2	25	825
2C.22	25mm Celotex FR5000 insulation fixed below rafters	33	m2	8	264
2C.23	Sarnafil single ply roof membrane , complete with 20 year insurance backed guarantee on and including 120mm Sarnatherm G insulation and Sarnavap 500 vapour control layer	229	m2	100	22900
2C.24	Extra for dressing up to rooflight as Architects Drawing No 1428 AA 001 B Detail 5	26	m	40	1040
2C.25	Extra for forming eaves	29	m	50	1450
2C.26	Extra for forming eaves as Architects Drawing No 1428 AA 002 A Detail 5	6	m	20	120
2C.27	Extra for flush parapet as Architects Drawing No 1428 AA 001 B Detail 1A	35	m	25	875
2C.28	Extra for forming and dressing up abutment between sloping roof and existing wall as Architects Drawing No 1428 AA 001 B Detail 3	6	m	70	420
2C.29	Extra for forming and dressing up abutment between sloping roof and existing wall as Architects Drawing No 1428 AA 001 B Detail 3	6	m	70	420
2C.30	Extra for forming and dressing up abutment between sloping roof and existing wall as Architects Drawing No 1428 AA 002 A Detail 3	6	m	90	540
2C.31	Extra for forming and dressing up at raking abutment	9	m	45	405
2C.32	Extra for forming flat roof abutment to existing wall as Architects Drawing No 1428 AA 001 B Detail 4	25	m	30	750
2C.33	Extra for forming and dressing up parapet abutment as Architects Drawing No 1428 AA 001 B Detail 6	10	m	90	900
2C.34	Extra for forming and dressing up parapet abutment as Architects Drawing No 1428 AA 001 B Detail 7	10	m	90	900
<u>Aluminium rooflights with polyester powder finish, Vitral Skyvision</u>					
2C.35	894 x 2100mm, (W006a)	1	Nr	900	900
2C.36	1200 x 1596mm, (W203d)	1	Nr	950	950

2C.37	1200 x 2124mm, (W203c)	1	Nr	1200	1200
2C.38	1291 x 2286mm, (W003c)	1	Nr	1350	1350
2C.39	1450 x 1900mm, (W201b)	1	Nr	1200	1200
<u>Aluminium rooflights with polyester powder finish, Fakro</u>					
2C.40	1000 x 1000mm, ref FTP-V U3	1	Nr	750	750
<u>Aluminium rainwater goods, Alumasc complete on and including brackets/supports</u>					
2C.41	127 x 102mm GX Joggle eaves gutter and fittings	62	m	40	2480
2C.42	100 x 100mm down pipes and fittings	30	m	40	1200
2C.43	Testing rainwater system		item		0
Other items (Contractor to identify)					
ROOF TOTAL CARRIED TO SUMMARY OF SECTION NO 2				£	73216

<b>2D</b>	<b><u>STAIRS</u></b>			
	<u>Contractor designed timber stairs as Spec , as shown on Architects Drawing</u>			
2D.1	1No flight; total rise approximately 1750mm bolted to new mezzanine	1	item	500 500
	<u>Contractor designed fire escape timber stairs and landing as Spec , as shown on Architects Drawing</u>			
2D.2	3 No flights with landing, total rise approximately 5520mm, bolted to steelwork	1	item	1500 1500
	<u>Tubular stainless steel handrails, S3i Group</u>			
2D.3	Timber stair to mezzanine, ground to first floor	1	item	1600 1600
2D.4	Timber fire escape stair from bar to office	1	item	1000 1000
	Other items (Contractor to identify)			
STAIRS TOTAL CARRIED TO SUMMARY OF SECTION NO 2				£ 4600

<b>2E EXTERNAL WALLS</b>					
2E.1	152 x 152 x 30Kg/m Universal column approximately 7250mm long, base plate bolted to concrete	4	Nr	600	2400
2E.2	Ditto tied to existing structure as Engineers Drawing No P005 Detail 1-1	2	Nr	700	1400
	<u>Charred finish vertical timber weatherboarding variations from 100 x 50mm, 38 x 25mm treated horizontal battens, 25 x 38mm treated vertical counter battens, breather membrane on 12mm Dragon Board, 63 x 150mm C24 members at 400mm centres, 150mm Celotex XR4000 insulation between members, 50mm Celotex GA4000 fixed to timber studs, vapour control layer, 9mm fire rated Spruce plywood grade BB</u>				
2E.3	Timber cladding generally to timber background	81	m2	125	10125
2E.4	Extra for forming 1100 x 470mm opening including head and jambs as Architects Drawing No 1428 AL (0) 25A	1	Nr	50	50
2E.5	Extra for forming 1500 x 900mm opening including head and jambs as Architects Drawing No 1428 AL (0) 25A	1	Nr	60	60
2E.6	Extra for forming 3270 x 2300mm opening including head and jambs as Architects Drawing No 1428 AL (0) 25A	1	Nr	200	200
2E.7	Extra for building against existing retaining wall as Architects Drawing No 1428 AA(0)2A Details 1 and 4 including Newton 500 Tanking System with drain and gully	1	item	700	700
2E.8	External Celotex SW3000 insulation, 80mm thick (Projection Room)	35	m2	40	1400
	<u>Charred vertical European larch cladding sized between 70-140 x 23mm one side on and including timber posts bolted to existing structure</u>				
2E.9	Screen 2100mm high	29	m	80	2320
2E.10	Extra for capping to timber screen	29	m	10	290
2E.11	Extra for forming opening for pair of gates	1	Nr	50	50
2E.12	Pair of timber boarded gates to match cladding 2100mm high including supply and fixing of ironmongery as Architects Drawing No 1428 AL (0) 25A	1	Nr	300	300
	Other items (Contractor to identify)				
				£	19295

<b>2F</b>	<b><u>WINDOWS AND EXTERNAL DOORS</u></b>				
	<u>Aluminium windows with polyester powder finish as Spec L10.330</u>				
2F.1	Open out top hung casement; 1000 x 400mm structural opening	2	Nr	350	700
2F.2	Open out top hung casement; 1300 x 870mm structural opening	1	Nr	600	600
	<u>Aluminium windows with polyester powder finish as Spec L10.330A</u>				
2F.3	Open out tilt and turn window; 1100 x 470mm structural opening	1	Nr	400	400
2F.4	Open out tilt and turn window; 1500 x 900mm structural opening	1	Nr	500	500
	<u>Aluminium windows with polyester powder finish as Spec L10.335</u>				
2F.5	Fixed pane window; approximately 600 x 800mm structural opening	1	Nr	200	200
2F.6	Fixed pane window; 852 x 1879mm structural opening	1	Nr	280	280
2F.7	Fixed pane window; 951 x 1309mm structural opening	1	Nr	270	270
	<u>Aluminium doors and frame with ironmongery; as Architects Drawing No 1428 AL(0)25B</u>				
2F.8	Sliding folding door (D005); 3270 x 2300mm structural opening	1	Nr	2800	2800
	<u>Steel doors and frames with ironmongery; as Architects Drawing No 1428 AL(0)25B: Strongdor personnel series 3000</u>				
2F.9	Entrance door (D002A)	1	Nr	800	800
2F.10	Entrance door (D104)	1	Nr	700	700
2F.11	Entrance door with vision panel (D103)	1	Nr	750	750
	<u>Steel doors and screens with ironmongery ; as Architects Drawing No 1428 AL(0)25B</u>				
2F.12	Entrance door (D006A)	1	Nr	1000	1000
	<u>Steel mesh gate (to match shroud at high level)</u>				
2F.13	650mm wide by height of screen	1	Nr	700	700



2F.14	<u>Door/doorset, Jewson Premdor flush plywood F1X with and including hardwood lining and ironmongery , stops, architraves and smoke seals; as Architects Drawing No 1428 AL(0)25B</u>	2	Nr	850	1700
	762 x 1981mm structural opening				
	Other items (Contractor to identify)				
WINDOWS AND EXTERNAL DOORS TOTAL CARRIED TO SUMMARY OF SECTION NO 2				£	11400

<b>2G INTERNAL WALLS</b>					
<u>Concrete blockwork, as Spec F10</u>					
2G.1	255mm thick wall comprising two skins of 75mm blockwork with insitu concrete infill as Engineers Drawing No P006 Detail 7-7	4	m2	70	280
2G.2	Extra for abutment to existing masonry wall	2	m	30	60
<u>Timber studwork, as Spec G20</u>					
2G.3	Timber partition comprising 100 x 50mm timber members at 600mm centres covered both sides with two layers of Knauf soundboard	70	m2	75	5250
2G.4	Extra for forming single door opening	4	Nr	10	40
2G.5	Timber partition comprising 100 x 50mm timber members at 600mm centres covered both sides with grade BB spruce plywood	54	m2	70	3780
2G.6	Extra for 100mm Rockwool insulation	19	m2	10	190
2G.7	Extra for forming single door opening	7	No	10	70
Other items (Contractor to identify)					
INTERNAL WALLS TOTAL CARRIED TO SUMMARY OF SECTION NO 2				£	9670

<b>2H INTERNAL DOORS AND SCREENS</b>					
<u>Doorset, Jewson Premdor range, semi solid core door , ironmongery as door schedule, stops, architraves and smoke seals; as Architects Drawing No 1428 AL(0)25B</u>					
2H.1	762 x 1981mm , (D107)	1	Nr	300	300
2H.2	838 x 1981mm, (D009)	1	Nr	300	300
2H.3	1000 x 1981mm, (D007)	1	Nr	400	400
<u>Doorset, Jewson Premdor Firemaster range, semi solid core door , frame/lining , ironmongery as door schedule, stops, architraves and smoke seals; as Architects Drawing No 1428 AL(0)25B</u>					
2H.4	838 x 1981mm , (D201)	1	Nr	450	450
2H.5	926 x 1989mm, (D002b D008)	2	Nr	500	1000
2H.6	1000 x 1989mm, (D101a)	1	Nr	600	600
<u>Doorset, Jewson MBP range, glazed door , frame/lining , ironmongery as door schedule, stops, architraves and smoke seals; as Architects Drawing No 1428 AL(0)25B</u>					
2H.7	838 x 1989mm , (D001a, D102a)	2	Nr	750	1500
2H.8	926 x 1989mm, (D001b, D003, D102b)	3	Nr	850	2550
2H.9	Pair of doors 1852 x 2040mm (D101b)	1	Nr	1350	1350
<u>Door, Contractor's choice, plywood faced including , ironmongery as door schedule, stops, architraves, as Architects Drawing No 1428 AL(0)25B</u>					
2H.10	650 x 1650mm, (D007)	1	Nr	200	200
2H.11	750 x 1950mm, (D009a, b, c, d, e)	5	Nr	200	1000
2H.12	Allow for softwood packers as required between door linings and internal adjacent construction		item		0
2H.13	25 x 100mm hardwood lining fixed to timber	35	m	17	595
2H.14	25 x 160mm hardwood lining fixed to timber	5	m	20	100
2H.15	19 x 50mm hardwood stop	40	m	7	280

2H.16	25 x 75mm hardwood architrave	50	m	7	350
-------	-------------------------------	----	---	---	-----

Other items (Contractor to identify)

INTERNAL DOORS AND SCREENS TOTAL CARRIED TO  
SUMMARY OF SECTION NO 2

£ 10975

<b>3A FLOOR FINISHES</b>					
<u>Floor insulation, Kingspan Kooltherm K3 laid in accordance with the Manufacturer's written recommendations, as Spec P10/245</u>					
3A.1	100mm insulation to lower ground floor including abutment perimeter insulation	21	m2	25	525
<u>Reinforced cement and sand screed, as Spec M10/115</u>					
3A.2	75mm screed to insulation substrate (described elsewhere), surface finish	21	m2	13	273
<u>Rubber flooring, Polymax Eco, 3mm thick</u>					
3A.3	Flooring to plywood base	87	m2	50	4350
3A.4	Allow for flooring to treads and landings of enclosed fire stair		item		0
<u>Coir matting, placed in position</u>					
3A.5	Flooring to plywood base	6	m2	30	180
3A.6	Extra for Gradus edging angle	1	item	100	100
3A.7	Polyurethane sealer to levelling screed	21	m2	5	105
3A.8	Allow for floor finish transition strips		item		0
<u>Medium density fibreboard pre-primed and sealed</u>					
3A.9	Skirtings, 15 x 100mm on and including softwood grounds as required, to various backgrounds (Provisional)	100	m	5	500
<u>Engineered timber flooring, Barlinek Décor Oak, Affogato Multi</u>					
3A.10	Flooring to plywood/cement screed base	123	m2	40	4920
Other items (Contractor to identify)					
FLOOR FINISHES TOTAL CARRIED TO SUMMARY OF SECTION NO 2					
				£	10953

<b>3B</b>	<b><u>WALL FINISHES</u></b>				
3B.1	Rake out joints of brickwork and repoint to match existing <u>Lining to existing walls, one layer of 12mm thick grade BB plywood on and including batten framework</u>	30	m2	23	690
3B.2	Wall lining to blockwork substrate <u>Linings to external walls, Trisp Super 10+ insulation fixed with timber battens, one layer 12mm plasterboard finish as Architects Drawing No 1428 AL(0)15A</u>	37	m2	35	1295
3B.3	Wall lining to blockwork substrate <u>Linings to internal walls, one layer 12mm thick British Gypsum</u>	137	m2	38	5206
3B.4	Wall lining to blockwork substrate <u>Linings to internal walls, one layer 50mm Kingspan insulation with one layer 9mm OSB Board</u>	32	m2	15	480
3B.5	Wall lining to blockwork substrate <u>Linings to external lantern, one layer insulation 50mm thick with 12mm plasterboard</u>	43	m2	22	946
3B.6	Wall lining to timber substrate	20	m2	25	500
3B.7	Ditto (Projection Room) <u>Plaster skim coat 3mm thick Thistle Multifinish plaster, as Spec M20</u>	16	m2	25	400
3B.8	To plasterboard linings to walls	209	m2	8.5	1776.5
3B.9	Extra for narrow widths <u>Plaster accessories, galvanised steel</u>		item		0
3B.10	Angle, stop, movement and feature beads etc	1	item	150	150
3B.11	Thin coat angle, stop, movement and feature beads etc <u>Ceramic wall tiles 6mm thick, 150 x 150mm, white, fixing with adhesive, jointing with approved grout</u>	1	item	150	150
3B.12	Isolated areas not exceeding 1 m2  Other items (Contractor to identify)	2	No	45	90
WALL FINISHES TOTAL CARRIED TO SUMMARY OF SECTION NO 2				£	11683.5

<b>3C CEILING FINISHES</b>					
	<u>Linings to ceilings, 15mm Gyproc Glasroc firecase</u>				
3C.1	Ceiling lining to timber substrate	35	m2	25	875
	<u>Linings to ceiling, 15mm Gyproc plasterboard with taped joints</u>				
3C.2	Ceiling lining to timber substrate	56	m2	20	1120
3C.3	Ditto to sloping timber substrate	63	m2	20	1260
	<u>Lining to ceilings, 12mm plywood with Spruce finish, BB grade</u>				
3C.4	Ceiling lining to timber substrate	21	m2	28	588
	<u>Lining to ceilings, 12mm OSB board</u>				
3C.5	Ceiling lining to timber substrate	27	m	18	486
	<u>Acoustic ceiling system, Troldekt panels</u>				
3C.6	Ceiling lining to timber substrate	91	m2	35	3185
	<u>Plaster skim coat 3mm thick Thistle Multi-Finish plaster, as Spec M20</u>				
3C.7	To plasterboard ceilings	154	m2	8.5	1309
	Other items (Contractor to identify)				
CEILING FINISHES TOTAL CARRIED TO SUMMARY OF SECTION NO 2				£	8823

<b>3D</b>	<b><u>DECORATIONS</u></b>				
	<u>Prepare, one initial coat and two full coats Sadolins Classic Wood Protection</u>				
3D.1	Internal plywood surfaces	58	m2	10	580
	<u>Prepare, one initial coat and two full coats Dulux Brilliant White Matt emulsion</u>				
3D.2	Plastered walls	209	m2	7	1463
3D.3	Plastered ceilings	154	m2	7	1078
3D.4	Existing plastered walls	100	m2	8	800
3D.5	Existing plastered ceilings	50	m2	8	400
	<u>Remove existing Stage floorboards, sand down, repaint with approved sealer and subsequently refix</u>				
3D.6	Wood floors	63	m2	20	1260
	Other items (Contractor to identify)				
TOTAL CARRIED TO SUMMARY OF SECTION NO 2				£	5581



<b>4A <u>SANITARY APPLIANCES</u></b>					
<u>Sanitary appliances, Armitage Shanks, complete with taps, mixers, wastes and overflows, fixing to various backgrounds including noggins and bearers as required, sealant pointing as required</u>					
4A.1	Contour 21 back to wall standard height WC Suite, with Conceala 2 cistern, seat and cover	4	Nr	100	400
4A.2	Contour 21 back to wall raised height WC Suite, with Conceala 2 cistern, seat, cover with buffers	1	Nr	100	100
4A.3	Concept Space close coupled WC pan with Concept Cube cistern, space seat and cover	1	Nr	100	100
4A.4	Doc M Contour 21 close coupled left hand corner pack, complete with grab rails	1	Nr	100	100
4A.5	Stewart inset sink, complete with waste and trap	2	Nr	70	140
4A.6	Space micro handrinse basin, complete with waste and trap	1	Nr	70	70
4A.7	Broadway washing trough complete with waste and trap	1	Nr	100	100
4A.8	TMV mixing valve	3	Nr	40	120
4A.9	Sandringham 21 pillar taps	2	Nr		0
4A.10	Avon 21 washbasin mixer	5	Nr		0
4A.11	Sandringham self closing non-concussive pillar taps	1	Nr		0
Other items (Contractor to identify)					
SUPPLY					6600
SANITARY APPLIANCES TOTAL CARRIED TO SUMMARY OF SECTION NO 2				£	7730

**4B** **FITTINGS**

Black out roller blinds in blind box

4B.1	Projection room window (W104)	1	item	100	100
4B.2	Auditorium window (W101)	1	item	80	80
4B.3	Mirrors, Ideal Standard E6590BH	6	Nr	100	600
4B.4	Baby changing unit, Magrini MH42	1	Nr	210	210
4B.5	Trapdoor ironmongery (Jewson hinges HWIY1957 and pull ring)	2	Nr	50	100
	Other items (Contractor to identify)				

FITTINGS TOTAL CARRIED TO SUMMARY OF SECTION NO 2

£ 1090

**5A MECHANICAL INSTALLATIONS**

Mechanical installations , all to Contractor/Sub-Contractor Design. as Kaizenge's Performance Specification and associated Drawings etc

5A.1	Preliminaries	item
5A.2	Preparation/issue of design, calculations and drawings	item
5A.3	Incoming services, water	item
5A.4	Removal of complete systems	item
5A.5	Underground services survey	item
5A.6	Trenches, pipeways etc	item
5A.7	Holes, chases etc	item
5A.8	Rainwater and foul drainage above ground	item
5A.9	Hot and cold water services	item
5A.10	Heat pumps	item
5A.11	Low temperature hot water heating	item
5A.12	Ventilation	item
5A.13	Testing and commissioning	item
5A.14	Record Drawings, O&M Manuals and Building Log Book	item
5A.15	Client demonstration	item
5A.16	General attendances	item
5A.17	Special attendances	item

Other items (Contractor to identify)

MECHANICAL INSTALLATIONS TOTAL CARRIED TO SUMMARY OF SECTION NO 2

£

<b>5B</b>	<b><u>ELECTRICAL INSTALLATIONS</u></b>		
	<u>Electrical installations to Contractor/Sub-Contractor Design, as Kaizenge's Performance Specification and associated Drawings</u>		
5B.1	Preliminaries		item
5B.2	Preparation/issue of design, calculations and drawings		item
5B.3	Incoming services, electrical		item
5B.4	Incoming services electrical generation plant		item
5B.5	Electricity generation plant		item
5B.6	Low voltage connection		item
5B.7	LV distribution systems		item
5B.8	General lighting systems		item
5B.9	General LV power		item
5B.10	Emergency lighting		item
5B.11	External lighting		item
5B.12	Electrical installation		item
5B.13	Telecommunications system		item
5B.14	Facilities for the disabled		item
5B.15	Access control		item
5B.16	Intruder detection and alarm		item
5B.17	Fire detection and alarm		item
5B.18	Earthing and bonding		item
5B.19	Lightning protection systems		item
5B.20	Structured cabling		item
5B.21	Central control/Building management		item
5B.22	Lifts		item
5B.23	Testing and commissioning		item
5B.24	Record Drawings, O&M Manuals and Building Log Book		item

5B.25 Client demonstration

item

5B.26 General attendances

item

5B.27 Special attendances

item

Other items (Contractor to identify)

ELECTRICAL INSTALLATIONS TOTAL CARRIED TO  
SUMMARY OF SECTION NO 2

£

**5C BUILDERS WORK IN CONNECTION WITH SERVICES**

5C.1 Builders work in connection with Contractor/Sub-Contractor Design mechanical installations item

5C.2 Builders work in connection with Contractor/Sub-Contractor Design electrical installations item

5C.3 Builders work in connection with incoming services item

Other items (Contractor to identify)

BUILDERS WORKS IN CONNECTION WITH SERVICES TOTAL  
CARRIED TO SUMMARY OF SECTION NO 2

£

<b>6A</b>	<b><u>EXTERNAL WORKS</u></b>				
	<u>Courtyard and Existing Entrance</u>				
6A.1	Allow for demolishing existing low walls to seating area including removal of timber slatted seats and disposal of material off site	1	item	250	250
6A.2	Excavate to reduce levels in material as found and disposal of excavated material off site	14	m3	35	490
6A.3	Allow for breaking up existing paving and foundations (where walls removed) and disposal off site	32	m2	8	256
6A.4	Wickes Buxton grey textured slabs 300 x 600mm on and including sand blinding and 100mm sub-base of well compacted unbound	32	m2	45	1440
6A.5	Form new steps at bottom of existing flight of steps, finish to match new paving to courtyard including excavation, concrete and disposal of excavated material off site	1	item	1500	1500
6A.6	Form new steps adjacent to Refuge area, finish to match new paving to courtyard including excavation, concrete and disposal of excavated material off site	1	item	1000	1000
6A.7	Strip foundation to Refuge wall including excavation in material as found, concrete, formwork, reinforcement, walls, dpc's, working space and backfill	3	m	150	450
6A.8	New wall to Refuge area	4	m2	100	400
6A.9	Coping to wall	3	m	30	90
6A.10	Brick on edge coping to top of existing retaining wall adjacent to new timber cladding (measured separately)	4	m	40	160
6A.11	Rake out and repoint existing brick retaining walls	18	m2	23	414
6A.12	Timber double sided close boarded fence, charred vertical European larch cladding sized between 70-140 x 23mm both sides including excavating post holes, concrete base, backfilling and disposal of excavated material off site; 2800mm high	5	m	80	400
6A.13	Form new ramp across pavement including Wickes Buxton grey textured slabs 300 x 600mm on concrete bed, drop kerbs, excavation, backfilling and disposal of excavated material off site	1	item	700	700

Bin Store

6A.14	Screen 2100mm high	5	m	50	250
6A.15	Extra for capping to timber screen	5	m	10	50
6A.16	Extra for forming opening for pair of gates	1	Nr	50	50
6A.17	Pair of timber boarded gates to match cladding 2100mm high including supply and fixing of ironmongery	1	Nr	425	425

Other items (Contractor to identify)

EXTERNAL WORKS TOTAL CARRIED TO SUMMARY OF SECTION NO 2

£ 8325



**SCHEDULE OF WORKS**

**SECTION NO. 2 SUMMARY**

G	Generally			
0	Demolitions and Alterations			31,415.00
1	Substructures			16,567.00
2B	Upper Floors			34,264.00
2C	Roofs			73,216.00
2D	Stairs			4,600.00
2E	External Walls			19,295.00
2F	Windows and External Doors			11,400.00
2G	Internal Walls			9,670.00
2H	Internal Doors and Screens			10,975.00
3A	Floor Finishes			10,953.00
3B	Wall Finishes			11,683.50
3C	Ceiling Finishes			8,823.00
3D	Decorations			5,581.00
4A	Sanitary Appliances			7,730.00
4B	Fixtures and Fittings			1,090.00
5A	Mechanical Installations			inc
5B	Electrical Installations			173,000.00
5C	Builders Work in connection with Services			inc
6A	External Works			8,325.00
TOTAL CARRIED TO MAIN SUMMARY				£ 438,587.50

**SECTION NO 3 - PROVISIONAL SUMS**Defined Provisional Sums

P.1	Testing of materials and goods (except as specifically described in the Specifications and Drawings) (five hundred pounds)	500.00
P.2	Samples (except as specifically described in the Specifications and Drawings) (five hundred pounds)	500.00
P.3	Site signboard (five hundred pounds)	500.00
P.4	Damp course works and plaster repairs (seven thousand pounds)	7,000.00
P.5	Mobile access platform (ten thousand pounds)	10,000.00
P.6	Steel access ladders (five thousand pounds)	5,000.00
P.7	Work to existing water supply (five thousand pounds)	5,000.00
P.8	Work to existing electricity supply (fifteen thousand pounds)	15,000.00
	<u>Provisional Sums for undefined work</u>	
P.9	Additional substructure works (one thousand pounds)	1,000.00
P.10	Additional or unforeseen remedial works to existing building (five thousand pounds)	5,000.00
P.11	Upgrading and providing access to Lantern and walkway (five thousand pounds)	5,000.00
P.12	Kitchen to Staff Area (one thousand pounds)	1,000.00
P.13	Work surfaces to Office (one thousand pounds)	1,000.00
P.14	Worktop and sink to Bar Area (one thousand, five hundred pounds)	1,500.00
P.15	Seating to Bar Area (one thousand, five hundred pounds)	1,500.00
P.16	Portable bar on wheels (one thousand pounds)	1,000.00
P.17	Furniture to Office Zone (two thousand pounds)	2,000.00
P.18	Furniture to Staff Room (one thousand pounds)	1,000.00
P.19	Furniture and fittings to Bar (five thousand pounds)	5,000.00
P.20	Storage facilities under Mezzanine (one thousand pounds)	1,000.00

P.21	Community involvement equipment (three thousand pounds)		3,000.00
P.22	Additional electrical works to stage/ lighting gantries (seven		7,000.00
P.23	Additional siteworks (one thousand pounds)		1,000.00
P.24	Underground drainage works (five hundred pounds)		500.00
P.26	Contingency (thirty thousand pounds)		30,000.00
TOTAL CARRIED TO MAIN SUMMARY			£ 111,000.00

**THE CUBE CINEMA**

**MAIN SUMMARY**

SECTION No 1 PRELIMINARIES AND GENERAL CONDITIONS OF CONTRACT	72,000.00
---	-----------

SECTION No 2 SCHEDULE OF WORKS	438,587.50
--------------------------------	------------

SECTION No 3 PROVISIONAL SUMS	111,000.00
-------------------------------	------------

Main Contractors OH & P on Sections Nos 1 and 2	25,500.00
---	-----------

FIXED PRICE TOTAL CARRIED TO FORM OF TENDER	<hr/> £ 647,087.50 <hr/>
---	--------------------------