

January 2024

Light of Findhorn Sanctuary

Bill of Quantities



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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (£)
1	Preliminaries				
1.1	Project and Site management All associated project and site team costs				
1.2	Commercial management & administration Preparation and management of all contract documentaiton				
1.3	Health & Safety Management of all project related H&S requirements				
1.4	Construction Drawings Preparation and management of all construction drawings				
1.5	Long Lead material procurement				
1.5.1	Windows				
1.5.2	Doors				
1.5.3	Roof Lantern (frame and associated glazing)				
1.6	Site waste managment and clean-ups				
2	Foundations				
2.1	Site fencing				
2.2	Site signage				
2.3	Tree protection				
2.4	Site prep and foundations				
2.4.1	Strip site - remove vegetation materials				
2.4.2	Set out foundations and profiles				
2.4.3	Excavate, reinforce & pour concrete footings				
2.4.4	Foundation blockwork				
2.4.5	Supply internal drains and ducts				
2.4.6	Surface water soakaway				
2.5	Water connections				
2.6	Electrical connections				
2.7	BT connections				
2.8	Temporary electricity set up				
3	First Fix Timber Frame				
3.1	Ground floor construction				
3.1.1	GF Ground Plates				
3.1.2	GF Ply panel ties				

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (£)
3.1.3	GF Joists				
3.1.4	GF Blocking				
3.1.5	GF Perimeter dwangs				
3.1.6	Sarking infill				
3.1.7	GF OSB temp flooring				
3.1.8	Air membranes to floor/wall connections				
3.1.9	Roundwood Post & Beam				
3.2	<u>GF External Wall Panels</u>				
3.2.1	Pre cutting				
3.2.2	Lintel prefab				
3.2.3	Panel framing				
3.2.4	Pre sheathing				
3.2.5	Bracing and leveling				
3.2.6	Panel tying				
3.2.7	Air membrane to wall FF connections				
3.2.8	Air sealing tape				
3.3	<u>GF Internal LB Walls and Posts</u>				
3.3.1	Setting out				
3.3.2	Pre cutting				
3.3.3	Lintel prefab				
3.3.4	Panel framing				
3.3.5	Pre sheathing				
3.3.6	Bracing and leveling				
3.3.7	Panel tying				
3.3.8	Air membrane to wall FF connections				
3.3.9	Air sealing tape				
3.4	<u>Roof construcion</u>				
3.4.1	Rafter pre cutting				
3.4.2	Common rafter install				
3.4.3	Valley rafters				
3.4.4	Jacks, Trimmers, Velux framing				
3.4.5	Roof Blocking and Gable Ladders				
3.4.6	Truss clips and Metalwork				
3.4.7	Facias and Barges				
3.4.8	Facia packers for Verge flashing				
3.4.9	Soffits				
3.4.10	Vent mesh				
3.4.11	Roof Sarking (Pavetex)				
3.5	<u>Bespoke Glazed Roof latern</u>				
3.5.1	Tiber ring beam				
3.5.2	Specialist Aluminium/Steel Framing				
3.5.3	Glazing				
4	<u>Wind and Water Tight</u>				
4.1	<u>Roof paper & battens</u>				
4.1.1	Cavity barriers to party wall etc				
4.1.2	Roof membrane installation				

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (£)
4.1.3	First layer battening				
4.1.4	Counter battening				
4.1.5	Intumescent/Cavity barriers				
4.1.6	Roof penetrations (Flues, Soil vents etc)				
4.2	<u>Window & door install</u>				
4.2.1	Reveal insulation				
4.2.2	Air membrane and prep				
4.2.3	Fit, level, fix				
4.3	<u>Wall sheathing and outer leaf insulation</u>				
4.3.1	Scrim outside of outer leaf				
4.3.2	Warmcel to outer leaf walls				
4.3.3	Sheathing OSB to all outer walls				
4.4	<u>Wall paper & battens</u>				
4.4.1	Cavity barriers to party wall ect				
4.4.2	Wall membrane installation				
4.4.3	Vent mesh				
4.4.4	First layer battening				
4.4.5	Counter battening				
5	<u>External Finishes</u>				
5.1	<u>Finish roofing installation</u>				
5.1.1	Intumescent/Cavity barriers				
5.1.2	Bottom flashing install				
5.1.3	Common sheet install				
5.1.4	Velux Second fix				
5.1.5	Hip/valley/velux sheet install				
5.1.6	Verge flashings				
5.1.7	Ridge flashings				
5.1.8	Roof penetrations (flashings for Soil vent, Flues etc)				
5.2	<u>Gutters</u>				
5.2.1	High roof gutter installation				
5.2.2	Low roof gutter installation				
5.2.3	Canopy gutter installation				
5.3	<u>Trims</u>				
5.3.1	Cut cladding & window trims				
5.3.2	Pre assemble trims				
5.3.3	Oil/paint trims				
5.3.4	Fit trims				
5.4	<u>Canopy flashing</u>				
5.5	<u>Timber/Cement fibre Cladding</u>				
5.5.1	Vent mesh & Kickers				
5.5.2	Setting out				
5.5.3	Cavity barriers				
5.5.4	External Cladding install				

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (£)
5.5.5	Cladding install GF				
5.5.6	Cladding install FF				
5.5.7	Oil/paint cladding				
5.6	<u>Balconied area</u>				
5.6.1	Retaining wall				
5.6.2	Retaining wall finish				
5.6.3	Access stairs to lower garden				
6	Internal First Fix				
6.1	<u>P&E first fix prep</u>				
6.1.1	Scrim walls				
6.1.2	Warmcel walls				
6.1.3	VC200 to inside party walls				
6.1.4	Airtightness tape				
6.1.5	Strap party walls				
6.1.6	VC200 to inside of roofs				
6.1.7	Airtightness tape				
6.1.8	Roof internal strapping				
6.1.9	Take up OSB				
6.1.10	Sarking infill between GF joists				
6.1.11	Sheeps wool install				
6.2	<u>Underfloor heating</u>				
6.2.1	UFH sheet install				
6.2.2	UFH Prep				
6.2.3	UFH battens & pipe install				
6.2.4	UFH Screed Pour				
6.2.5	OSB temp flooring back down				
6.3	<u>Internal Partitions</u>				
6.3.1	GF internal partition framing				
6.3.2	Ply install on bathroom walls				
6.4	<u>MVHR First Fix</u>				
6.4.1	Ply plates				
6.4.2	Unit install				
6.4.3	Duct and manifold install				
6.5	<u>First fix Electrics</u>				
6.5.1	All electrics in accordance to BW drawings				
6.6	<u>First fix Plumbing</u>				
6.6.1	All plumbing in accordance to BW drawings				
6.7	<u>Insulation second round</u>				
6.7.1	Scrimming internal partitions				
6.7.2	Scrimming ceilings				
6.7.3	Scrimming external walls				
6.7.4	Warmcel walls GF				
6.7.5	Warmcel Ceiling				

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (£)
6.7.6	Warmcel roofs				
6.8	<u>Plasterboard</u>				
6.8.1	PB Ceiling				
6.8.2	PB Roof				
6.8.3	PB External walls				
6.8.4	PB Internal walls				
6.8.5	Electrical Box Cut-outs				
6.9	<u>External drains and sewers</u>				
6.9.1	Foul drainage				
6.9.2	Surface water				
7	<u>Internal Finishes</u>				
7.1	<u>Plastering</u>				
7.2	<u>Window sills install</u>				
7.3	<u>Painting</u>				
7.3.1	Masking finishes				
7.3.2	1st coat sprayed				
7.3.3	2nd coat sprayed				
7.4	<u>Finish flooring</u>				
7.4.1	Plywood floor install				
7.4.2	Oak Flooring install				
7.4.3	Lino install				
7.4.4	Floor protection				
7.5	<u>Internal Doors</u>				
7.5.1	Fit frames				
7.5.2	Hang doors				
7.5.3	Latch/lock/handle doors				
7.5.4	Door stops				
7.5.5	Oiling frames, stops, plinths, door edges				
7.6	<u>Architraves and skirtings</u>				
7.6.1	Oiling timber				
7.6.2	Install plinths and architraves				
7.6.3	Install skirtings				
7.7	<u>Bathroom install</u>				
7.7.1	Sink unit install				
7.7.2	Wetwall install				
7.7.3	Accessible Toilet install				
7.7.4	Audible alarm install				
7.7.5	All accessible requiremetn fittings				
7.7.6	Aditonal utility sink install				
7.7.7	Aditonal Floor drain install				
7.8	<u>MVHR 2nd Fix</u>				

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7.9	<u>Electric 2nd fix</u>				
7.10	<u>Plumbing 2nd fix</u>				
7.11	<u>Heating 2nd fix</u>				
8	Completion				
8.1	Heating System Installed as per indicated in BW drawings				
8.1.1	Air source heat pump - Mitsubishi Eco Dan (extra silent)				
8.1.2	Comissioning				
8.2	Landscaping				
8.3	Pathways				
8.3.1	Conc shuttering				
8.3.2	Brushed concrete				
8.3.3	Cellweb				
8.4	Accessible Parking/Drop off bay				
8.5	Balconied area metal guardrail/ balustrade				
8.6	Decking				
8.6.1	Framing				
8.6.2	Decking boards				
8.7	Bike store				
8.8	Turf				
8.9	Tree planting				
8.10	First snagging				
8.11	Air tightness test				
8.12	Cleaning building & site				
8.13	Site takedown				
9	Handover and Snagging				
9.1	Snagging check with client				
9.2	Rectification of any construction related defects				