

GRANT CALCULATION - RELIANCE ARCADE							BUILDING REPAIR		ARCHITECTURAL FEATURES		TOTAL GRANT	TOTAL OWNER CONTRIBUTION	
Element	PQS Quant	Tenderer Quant	Unit	Rate	Item Totals (£)	Section Total (£)	Eligible Cost (£)	60%	Eligible Cost (£)	85%	£	£	
Pricing							-	-	-	-	-	-	
Generally													
A			item	note	-								
The tenderer is referred to the Specification and the drawings in order to assess the full extent of the works involved													
B			item	note	-								
Indicative quantities have been given against items in order to assist pricing, but tenderers are required to assess, by referring to the drawings and specification, the full extent of the work entailed, and to make due allowance for this in their tender submission (a column has been provided for the tenderer to insert their own quantities if required)													
C			item	note	-								
Allow for all accessories, labours and associated works with each of the items hereunder in order to give a full and complete installation													
D			item	note	-								
Provision is made later in this section for prices to be inserted for the various sections of the work													
E			item	note	-								
The prices inserted by the tenderer shall be deemed to have made allowance for the cost of all attendance and provision of all facilities for any specialist firms he proposes to use and for his own on-costs of any description													
1	Preliminaries					158,356.00	79,178.00	47,506.80	79,178.00	67,301.30	114,808.10	43,547.90	
1.1 Site Preparation / Works													
A	1	1	item		4,808.00		2,404.00	1,442.40	2,404.00	2,043.40	3,485.80	1,322.20	
Erect full scaffold and hoarding to Brixton Road Elevation ensuring frontage access is maintained to main entrance and to Units 01. and 02													
B	127	1	item		11,720.00		5,860.00	3,516.00	5,860.00	4,981.00	8,497.00	3,223.00	
A canopy is to be provided over the Brixton Road Atrium for the restoration of the roof glazing (provisional sum)													
C	95		m²	n/a			-	-	-	-	-	-	
A canopy is to be provided over the Electric Lane Atrium for the restoration of the roof glazing													
D	1		item	inc			-	-	-	-	-	-	
Erect full scaffold and hording to Electric Lane Elevation ensuring access is maintained to main entrance													
E	1		item	inc			-	-	-	-	-	-	
Scaffold at upper levels to include site office and mess room, site WCs and lifting gantry													
E	1		item	n/a			-	-	-	-	-	-	
Erect scaffold as safety precaution only for remedial repairs to the roof of the Georgian house; no works required to either elevation of the house.													
F	180	1	item		8,973.00		4,486.50	2,691.90	4,486.50	3,813.53	6,505.43	2,467.58	
Erect secure crash deck over main pedestrian route to the full length of the arcade - (outside working hours)													
G	1	1	item		5,400.00		2,700.00	1,620.00	2,700.00	2,295.00	3,915.00	1,485.00	
Install temporary generators, lighting, etc. as necessary for the duration of the works													
H	1	1	item		573.00		286.50	171.90	286.50	243.53	415.43	157.58	
Erect permanent scaffold protection railing to north side of Electric Lane flat roof area on top of low parapet wall as safety provision; left in post completion													
I		1	item		6,268.00		3,134.00	1,880.40	3,134.00	2,663.90	4,544.30	1,723.70	
Roof access scaffold													

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							Eligible Cost (£)	60%	Eligible Cost (£)	85%	£	£
1.2 Staff/Supervision												
A Contract Manager	1	4	weeks		1,450.00		725.00	435.00	725.00	616.25	1,051.25	398.75
B Senior Quantity Surveyor		4	weeks		1,450.00		725.00	435.00	725.00	616.25	1,051.25	398.75
C Contract Manager		30	weeks		10,878.00		5,439.00	3,263.40	5,439.00	4,623.15	7,886.55	2,991.45
D Site Manager		30	weeks		48,660.00		24,330.00	14,598.00	24,330.00	20,680.50	35,278.50	13,381.50
E Senior Quantity Surveyor		30	weeks		10,878.00		5,439.00	3,263.40	5,439.00	4,623.15	7,886.55	2,991.45
F General Labourer		30	weeks		16,500.00		8,250.00	4,950.00	8,250.00	7,012.50	11,962.50	4,537.50
G Scaffold inspections		30	weeks		5,400.00		2,700.00	1,620.00	2,700.00	2,295.00	3,915.00	1,485.00
1.3 Site Accomodation												
A Scaffold at upper levels to include site office and mess room, -site WCs-and lifting gantry - install & removal			item		800.00		400.00	240.00	400.00	340.00	580.00	220.00
B Scaffold at upper levels to include site office and mess room, site WCs-and lifting gantry - hire		30	weeks		400.00		200.00	120.00	200.00	170.00	290.00	110.00
C Temporary generators, lighting, etc. as necessary for the duration of the works - install & remove			item		2,200.00		1,100.00	660.00	1,100.00	935.00	1,595.00	605.00
D Temporary generators, lighting, etc. as necessary for the duration of the works - hire			weeks				-	-	-	-	-	-
E Other - please state					-		-	-	-	-	-	-
F Other - please state					-		-	-	-	-	-	-
1.4 Vehicles & Plant												
A Congestion Charge & Parking			item				-	-	-	-	-	-
B Plant Hire			weeks				-	-	-	-	-	-
C Tool Hire		30	weeks		1,050.00		525.00	315.00	525.00	446.25	761.25	288.75
D Hoist / access equipment		1	item		5,750.00		2,875.00	1,725.00	2,875.00	2,443.75	4,168.75	1,581.25
E Other - please state					-		-	-	-	-	-	-
1.5 Services / Utilities												
A Telephone and Broadband Rental		30	weeks		600.00		300.00	180.00	300.00	255.00	435.00	165.00
B Telephone calls							-	-	-	-	-	-
C Computer							-	-	-	-	-	-
D Stationery							-	-	-	-	-	-
E Photocopier							-	-	-	-	-	-
F Temporary Water Supply		1	item		1,000.00		500.00	300.00	500.00	425.00	725.00	275.00

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							Eligible Cost (£)	60%	Eligible Cost (£)	85%	£	£
1.5 Services / Utilities cont...												
G Waste Disposal/Skips		30	weeks		4,800.00		2,400.00	1,440.00	2,400.00	2,040.00	3,480.00	1,320.00
H Protection materials		1	item		1,000.00		500.00	300.00	500.00	425.00	725.00	275.00
J Hoardings / screens		1	item		4,048.00		2,024.00	1,214.40	2,024.00	1,720.40	2,934.80	1,113.20
1.6 Other Items												
A Final Clean		1	item		2,000.00		1,000.00	600.00	1,000.00	850.00	1,450.00	550.00
B Insurances (Employer's/Public/PII)							-	-	-	-	-	-
C Parking Permits							-	-	-	-	-	-
D Site Waste Management							-	-	-	-	-	-
E Safety visits							-	-	-	-	-	-
F H&S CDM File							-	-	-	-	-	-
G Safety signage		1	item		500.00		250.00	150.00	250.00	212.50	362.50	137.50
H H & S Plan		1	item		750.00		375.00	225.00	375.00	318.75	543.75	206.25
J Considerate Constructors fee		1	item		500.00		250.00	150.00	250.00	212.50	362.50	137.50
2 Demolitions						21,974.35	21,974.35	13,184.61	-	-	13,184.61	8,789.74
2.1 Generally												
A Note: It is assumed all permits/permissions necessary for the loading and unloading of goods for duration of the works will be obtained from the Electric Lane elevation. As such all debris, rubble and general construction waste will need to be directed through this point. It is assumed that a contractor will remove from site and dispose of not only demolished items but also general unclaimed good, detritus etc. which has accumulated in the upper storage levels above the shop units. (provisional sum)		1	item	2,000.00	2,000.00		2,000.00	1,200.00		-	1,200.00	800.00
2.2 Brixton Road Elevation												
A Remove and cart away 3 no. backlit signboards; make good all works disturbed		1	item	74.00	74.00		74.00	44.40		-	44.40	29.60
B Remove existing shutter S-01 to incl. casing, motor, controls, guides rails, etc.; make good all works disturbed		1	item	504.00	504.00		504.00	302.40		-	302.40	201.60
C Remove and cart away plywood boxing over front entrance; make good all works disturbed		1	item	420.00	420.00		420.00	252.00		-	252.00	168.00
D Remove and cart away faceted glass sections to frontage of Units 01 & 02; make good all works disturbed.		1	item	280.00	280.00		280.00	168.00		-	168.00	112.00
E Remove and cart away floor finishes and timber decking to existing storage decks as indicated on drawing RA001-T100; make good all works disturbed	73	73	m²	17.92	1,308.16		1,308.16	784.90		-	784.90	523.26

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							Eligible Cost (£)	60%	Eligible Cost (£)	85%	£	£
2.2 Brixton Road Elevation cont...												
F	Remove and cart away floor finish, decking and structure to existing storage deck over main arcade walkway as indicated on drawing RA001-T100; make good all works disturbed	7.25	8	m²	39.23	313.87	313.87	188.32	-	188.32	125.55	
G	Remove and cart away canopy over entrance; make good all works disturbed		1	item	224.00	224.00	224.00	134.40	-	134.40	89.60	
H	Remove and cart away Rainbow sign; make good all works disturbed		1	item	448.00	448.00	448.00	268.80	-	268.80	179.20	
2.3 Brixton Road Atrium												
A	Remove and cart away floor finishes to existing storage decks; make good all works disturbed	73	73	m²	17.92	-	-	-	-	-	-	
B	Remove and cart away existing storage deck and structure; over entrance between shop units 01 & 02; make good all works disturbed	7	7	m²	39.20	-	-	-	-	-	-	
C	Remove and cart away existing metal slatted ceiling and all associated fixtures; make good all works disturbed	92	92	m²	8.96	824.32	824.32	494.59	-	494.59	329.73	
D	Remove existing shutter S-02 to incl. casing, motor, controls, guides rails, etc.; make good all works disturbed		1	item	504.00	504.00	504.00	302.40	-	302.40	201.60	
E	Remove and cart away existing plywood fascia and vinyl floor finish to upper storage deck; make good all works disturbed	73	1	item	817.60	817.60	817.60	490.56	-	490.56	327.04	
F	Remove and cart away louvered panel to end gable brick opening; make good all works disturbed		1	item	403.20	403.20	403.20	241.92	-	241.92	161.28	
2.4 Electric Lane Elevation												
A	Remove and cart away BT Box; make good all works disturbed (by specialist)		1	item	16.00	16.00	16.00	9.60	-	9.60	6.40	
2.5 Electric Lane Atrium												
A	Remove and cart away existing metal slatted ceiling and all associated fixtures; make good all works disturbed	83	83	m²	8.96	743.68	743.68	446.21	-	446.21	297.47	
B	Remove and cart away floor finishes to existing storage decks; make good all works disturbed	106	106	m²	17.92	1,899.52	1,899.52	1,139.71	-	1,139.71	759.81	
2.6 Georgian House Atrium Level												
A	Remove and cart away remaining wall and ceiling plasterwork to 3 no. coffers over main pedestrian route, retaining cornice; replace with lime plaster	58	58	m²	193.00	11,194.00	11,194.00	6,716.40	-	6,716.40	4,477.60	
3	Masonry					16,410.00	16,410.00	9,846.00	-	9,846.00	6,564.00	
A	Allow for all brick-on-edge cappings, copings, etc. to the Brixton road façade brickwork, West atrium gable, closet wing, East atrium flank wall and parapet, and Electric Lane facade to be rebedded over 2 no. 10mm NHL 3.5 lime mortar joints with HYLOAD (or equiv. approved) DPC installed in between (assumed one brick thick wall)		46	m	285.00	13,110.00	13,110.00	7,866.00	-	7,866.00	5,244.00	
B	Allow for internal and external brickwork patch repair - approx. 200 replacement bricks to match the existing	200	200	nr	16.50	3,300.00	3,300.00	1,980.00	-	1,980.00	1,320.00	

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4 Timberwork						10,332.00	10,332.00	6,199.20	-	-	6,199.20	4,132.80
A Allow for new 18mm WBP plywood floor to be installed over existing East and West Atria storage deck joists	172	172	m²	45.00	7,740.00		7,740.00	4,644.00	-	-	4,644.00	3,096.00
B Allow for construction of new parapet roof gutter in 100 x 50mm timber framing with counter battens and furrings to 1:80 falls and 18mm WBP plywood deck over to receive lead gutter lining (no details, assumed 600mm wide)	12	12	m	216.00	2,592.00		2,592.00	1,555.20	-	-	1,555.20	1,036.80
5 Slate Roofing (Georgian House Roof)						3,000.00	3,000.00	1,800.00	-	-	1,800.00	1,200.00
A Local repairs ONLY to Georgian House main mansard roof to make it secure and waterproof			P.Sum		3,000.00		3,000.00	1,800.00	-	-	1,800.00	1,200.00
6 Leadwork						23,025.00	23,025.00	13,815.00	-	-	13,815.00	9,210.00
A Allow for new Code 5 lead roofing to closet wing roof with all flashings, wedges, joints etc. in accordance with the Lead Association's Guides and Instructions over TYVEK Supro breather membrane and plywood sheathing with 90mm PIR insulation installed over existing rafters (Provisional Sum)	11	11	m²	250.00	2,750.00		2,750.00	1,650.00	-	-	1,650.00	1,100.00
B Allow for continuous DUPONT Air Guard vapour control layer to be fitted over existing rafters to closet wing roof	11	11	m²	25.00	275.00		275.00	165.00	-	-	165.00	110.00
C Allow for Code 5 lead parapet and valley gutters to the Georgian House main mansard roof to incl. all flashings, wedges, joints etc. in accordance with the Lead Association's Guides and Instructions (provisional sum inc access costs)		1	item	15,000.00	15,000.00		15,000.00	9,000.00	-	-	9,000.00	6,000.00
D Allow for Code 5 lead roofing and cheek facing to 2 no. Georgian House main mansard roof dormers to incl. all flashings, wedges, joints etc. in accordance with the Lead Association's Guides and Instructions (provisional sum inc access costs)		1	item	5,000.00	5,000.00		5,000.00	3,000.00	-	-	3,000.00	2,000.00
7 Asphalt work						5,990.00	5,990.00	3,594.00	-	-	3,594.00	2,396.00
A Allow for 20% repairs to the entire roof sections each side of the East Atrium glazed roof including all outlet gulleys.	5	5	m²	178.00	890.00		890.00	534.00	-	-	534.00	356.00
B Allow for a linear metre rate allowance for replacement zinc flashing trims and abutments (provisional quantity subject to site remeasure)	100	100	m	51.00	5,100.00		5,100.00	3,060.00	-	-	3,060.00	2,040.00
8 Glazed Rooflights						30,466.00	30,466.00	18,279.60	-	-	18,279.60	12,186.40
8.1 Brixton Road Atrium (detail drwg T122C)												
A Allow for removal of Georgian wired glass to rooflight.	127	92	m²	25.00	2,300.00		2,300.00	1,380.00	-	-	1,380.00	920.00
B Allow for new Standard Patent Glazing bars to match existing profiles (56nr)	170	170	m	inc			-	-	-	-	-	-
C New glass panels 2670mm long to match as per schedule	127	92	m²	208.00	19,136.00		19,136.00	11,481.60	-	-	11,481.60	7,654.40

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8.2 Electric Lane Atrium												
A		95	m²	25.00	2,375.00		2,375.00	1,425.00	-		1,425.00	950.00
B		20	m	120.00	2,400.00		2,400.00	1,440.00	-		1,440.00	960.00
C		7	m²	500.00	3,500.00		3,500.00	2,100.00	-		2,100.00	1,400.00
8.3 Oculus Rooflight												
A			item	255.00	255.00		255.00	153.00	-		153.00	102.00
B		1	m²	500.00	500.00		500.00	300.00	-		300.00	200.00
9	Rainwater Goods					24,325.00	24,325.00	14,595.00	-	-	14,595.00	9,730.00
A			item	2,000.00	2,000.00		2,000.00	1,200.00	-		1,200.00	800.00
B		18	m	150.00	2,700.00		2,700.00	1,620.00	-		1,620.00	1,080.00
C		35	m	415.00	14,525.00		14,525.00	8,715.00	-		8,715.00	5,810.00
D		34	m	150.00	5,100.00		5,100.00	3,060.00	-		3,060.00	2,040.00
10	Doors, Windows and Rooflights					11,126.00	-	-	11,126.00	9,457.10	9,457.10	1,668.90
A			item	2,826.00	2,826.00				2,826.00	2,402.10	2,402.10	423.90
B			P Sum		-				-	-	-	-
C			P Sum		3,800.00				3,800.00	3,230.00	3,230.00	570.00
D			P Sum		3,000.00				3,000.00	2,550.00	2,550.00	450.00
E			P Sum		1,500.00				1,500.00	1,275.00	1,275.00	225.00
11	Joinery					28,450.00	-	-	28,450.00	24,182.50	24,182.50	4,267.50
A			item	7,500.00	7,500.00				7,500.00	6,375.00	6,375.00	1,125.00
B		13	nr	150.00	1,950.00				1,950.00	1,657.50	1,657.50	292.50
C		9	nr	200.00	1,800.00				1,800.00	1,530.00	1,530.00	270.00

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11 Joinery cont...												
D Allow for cleaning and painting timber framing to all upper level translucent glazing; replace any damaged sections (provisional sum for repair)	344	344	m	50.00	17,200.00			-	17,200.00	14,620.00	14,620.00	2,580.00
12 Decorative Glass & Metalwork						24,619.00	16,369.00	9,821.40	8,250.00	7,012.50	16,833.90	7,785.10
A Allow for cleaning and painting timber framing to all upper level translucent glazing; replace any damaged sections (provisional sum for repair)	344	344	m	50.00	-			-	-	-	-	-
B Allow for replica replacement and re-fixing of all broken Vitrolite black glass panels to pilasters (as indicated on drawings D150 to D157) (Provisional Sum, no drawings)	19	19	nr	250.00	4,750.00			-	4,750.00	4,037.50	4,037.50	712.50
C Allow for replica replacement and re-fixing of approx. 25 sqm of Vitrolite black glass panels to the soffit and frieze over pilasters throughout	25	25	m2	120.00	3,000.00			-	3,000.00	2,550.00	2,550.00	450.00
D Allow for cleaning in-situ to upper level translucent glazing	177	177	m2	25.00	4,425.00		4,425.00	2,655.00	-	-	2,655.00	1,770.00
E Allow budget sum for 1 no. new chromed sheet metal facing to HW pilaster bases (Provisional Sum)	1	1	nr	500.00	500.00			-	500.00	425.00	425.00	75.00
F Glass balustrade to storage area - Brixton Road Arcade	35	35	m	550.00	4,438.00		4,438.00	2,662.80	-	-	2,662.80	1,775.20
G Painted steel guard rail to rear of upper glazed panels	66	66	m	259.00	7,506.00		7,506.00	4,503.60	-	-	4,503.60	3,002.40
13 Electrical installation						49,200.00	15,000.00	9,000.00	34,200.00	29,070.00	38,070.00	11,130.00
A Allow for supply and installation of led strip lighting	130		P Sum		15,000.00		7,500.00	4,500.00	7,500.00	6,375.00	10,875.00	4,125.00
B Allow for supply and installation of 5 nr. new pendant light fittings Electric Lane Atrium (PC £400 pounds per fitting)	5		P Sum		3,500.00		3,500.00	2,100.00	-	-	2,100.00	1,400.00
C Allow for supply and installation of 5 nr. new recessed light fittings to Brixton Road elevation canopy	5		P Sum		4,500.00			-	4,500.00	3,825.00	3,825.00	675.00
D Allow for supply and installation of 2 no. new external speakers to Brixton Road entrance canopy	2		P Sum		1,200.00			-	1,200.00	1,020.00	1,020.00	180.00
E Allow for supply and installation of 38 nr. new surface mounted spotlights	38		P Sum		4,000.00		4,000.00	2,400.00	-	-	2,400.00	1,600.00
F Rainbow LED feature to Brixton Road elevation as per drawing T301 (A)			P Sum		20,000.00			-	20,000.00	17,000.00	17,000.00	3,000.00
G Allow for the supply and installation of a new consumer unit in the Georgian house			P Sum		1,000.00			-	1,000.00	850.00	850.00	150.00
14 Plumbing & Heating System						7,017.00	7,017.00	4,210.20	-	-	4,210.20	2,806.80
A Relocate existing airconditioning units to new location.		1	item	7,017.00	7,017.00		7,017.00	4,210.20	-	-	4,210.20	2,806.80

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15	Decoration					41,572.00	23,520.00	14,112.00	18,052.00	15,344.20	29,456.20	12,115.80
15.1	Brixton Road Atrium											
A	Allow for rubbing down and painting in-situ 4 no. continuous steel purlins and ridge beam and 5 no. existing steel trusses			1	item	7,225.00	7,225.00	7,225.00	4,335.00	-	4,335.00	2,890.00
15.2	Electric Lane Atrium											
A	Allow for rubbing down and painting in-situ 4 no. continuous steel purlins and ridge beam and 10 no. existing steel trusses			1	item	14,450.00	14,450.00	14,450.00	8,670.00	-	8,670.00	5,780.00
15.3	Brixton Road Façade											
A	Allow for 3 SqM of render to be hacked off and re-rendered at the upper section of the façade			3	m2	65.00	195.00	195.00	117.00	-	117.00	78.00
B	Allow for the exposed render to be rubbed back, patched as necessary and repainted			30	m2	55.00	1,650.00	1,650.00	990.00	-	990.00	660.00
15.4	Electric Lane Façade											
A	Provide budget sum for cleaning and stabilising (by laminating or otherwise) the cracked decorative cut-glass window over entrance (Provisional Sum)			1	item	1,000.00	1,000.00	-	1,000.00	850.00	850.00	150.00
B	Allow for the specialist glazed tile restoration works as the revised budget quotation provided (no quotation received)			1	item	17,052.00	17,052.00	-	17,052.00	14,494.20	14,494.20	2,557.80
16	Floor Finishes					-	-	-	-	-	-	-
A	Epoxy Paint finish to Arcade concrete floor including preparing existing surface.			omitted from scheme	m2	-	-	-	-	-	-	-
17	Work To Shop Units 1 & 2					50,555.00	-	-	50,555.00	42,971.75	42,971.75	7,583.25
A	Demolitions to units 1 & 2 to remove the shopfronts; remove from site			1	item	3,000.00	3,000.00	-	3,000.00	2,550.00	2,550.00	450.00
B	Demolitions to units 1,2 & 3 to remove the existing floor coverings and boarding under			35	m2	350.00	350.00	-	350.00	297.50	297.50	52.50
C	New floor construction to shop units 1, 2 & 3 comprising 20mm thick terrazzo floor tiles			35	m2	440.00	-	-	-	-	-	-
D	Vertical In-situ terrazzo to shopfronts and stallrisers; including support framework			1	item	11,505.00	11,505.00	-	11,505.00	9,779.25	9,779.25	1,725.75
E	Glass shopfronts with internal glass display shelves and stainless steel wrapped counters (provisional sum)			1	item	35,000.00	-	-	-	-	-	-
F	New shop signs suspended from chains			1	item	2,000.00	2,000.00	-	2,000.00	1,700.00	1,700.00	300.00
G	Roller shutters above counters (4nr as drwg T508)			4	nr	3,406.00	-	-	-	-	-	-
H	Secure glazed doors to units 1 & 2			2	nr	3,500.00	-	-	-	-	-	-
J	Cladding to columns in shop units (provisional sum)			1	item	3,000.00	-	-	-	-	-	-

GRANT CALCULATION - RELIANCE ARCADE

Element	PQS Quant	Tenderer Quant	Unit	Rate	Item Totals (£)	Section Total (£)	BUILDING REPAIR		ARCHITECTURAL FEATURES		TOTAL GRANT	TOTAL OWNER CONTRIBUTION
							Eligible Cost (£)	60%	Eligible Cost (£)	85%	£	£
17 Work To Shop Units 1 & 2 cont...												
K Allow for new (toughened and laminated) curved glass section to replace faceted glass to Brixton Road frontage as indicated on the drawings.	2		PSum		11,600.00		-	11,600.00	9,860.00		9,860.00	1,740.00
L Allow for new 900mm x 2500mm - Counter weighted guillotine windows comprising 1nr fixed bottom panel and 1nr opening top panel to Brixton Road frontage as indicated on the drawings.	2		PSum		20,650.00		-	20,650.00	17,552.50		17,552.50	3,097.50
M Preliminary Items, Drawings and Transport for shopfront glazing units above			PSum		1,450.00		-	1,450.00	1,232.50		1,232.50	217.50
18 New External Canopy on Brixton Road Elevation						30,000.00					25,500.00	4,500.00
A New front canopy including structural steelwork, fibreglass gutter and new "Reliance Arcade" sign			P Sum		30,000.00		-	30,000.00	25,500.00		25,500.00	4,500.00
19 Other Works						12,250.00	5,250.00	3,150.00	7,000.00	5,950.00	9,100.00	3,150.00
List below any items which have not been included in the above schedule of works, but which are apparent from the drawings or specification, and which are necessary to give a full and complete installation, or which the tenderer wishes to include as separately identified items:												
A Allowance for any out-of-hours working required to comply with the requirements of the preliminaries and schedule of works, if not included elsewhere				exc								
B Spiral Staircase to be rubbed down and repainted, Balusters, existing services and plasterwork to be repaired etc (provisional sum)		1	item	3,000.00	-		-	-	-		-	-
C Cleaning Store Wire gate to be replaced with a painted Steel flat bar gate (provisional sum)		1	item	1,500.00	-		-	-	-		-	-
D There is a photograph indicating 12.5m2 replacement of felt roofing (provisional sum)		12.5	m2	100.00	1,250.00		1,250.00	750.00	-		750.00	500.00
E Mansafe/Fall Arrest to Brixton Road Atrium		1	item	4,000.00	4,000.00		4,000.00	2,400.00	-		2,400.00	1,600.00
F Shutter Casing restored to original appearance (provisional sum)		1	item	2,000.00	2,000.00			-	2,000.00	1,700.00	1,700.00	300.00
G Cleaning and stripping metal trims to pilasters (provisional sum)					5,000.00			-	5,000.00	4,250.00	4,250.00	750.00

GRANT CALCULATION - RELIANCE ARCADE

Element	PQS Quant	Tenderer Quant	Unit	Rate	Item Totals (£)	Section Total (£)	BUILDING REPAIR		ARCHITECTURAL FEATURES		TOTAL GRANT	TOTAL OWNER CONTRIBUTION
							Eligible Cost (£)	60%	Eligible Cost (£)	85%	£	£
SUMMARY												
1 Preliminaries						158,356.00	79,178.00	47,506.80	79,178.00	67,301.30	114,808.10	43,547.90
2 Demolitions						21,974.35	21,974.35	13,184.61	-	-	13,184.61	8,789.74
3 Masonry						16,410.00	16,410.00	9,846.00	-	-	9,846.00	6,564.00
4 Timberwork						10,332.00	10,332.00	6,199.20	-	-	6,199.20	4,132.80
5 Slate Roofing (Georgian House Roof)						3,000.00	3,000.00	1,800.00	-	-	1,800.00	1,200.00
6 Leadwork						23,025.00	23,025.00	13,815.00	-	-	13,815.00	9,210.00
7 Asphalt work						5,990.00	5,990.00	3,594.00	-	-	3,594.00	2,396.00
8 Glazed Rooflights						30,466.00	30,466.00	18,279.60	-	-	18,279.60	12,186.40
9 Rainwater Goods						24,325.00	24,325.00	14,595.00	-	-	14,595.00	9,730.00
10 Doors, Windows and Rooflights						11,126.00	-	-	11,126.00	9,457.10	9,457.10	1,668.90
11 Joinery						28,450.00	-	-	28,450.00	24,182.50	24,182.50	4,267.50
12 Decorative Glass & Metalwork						24,619.00	16,369.00	9,821.40	8,250.00	7,012.50	16,833.90	7,785.10
13 Electrical installation						49,200.00	15,000.00	9,000.00	34,200.00	29,070.00	38,070.00	11,130.00
14 Plumbing & Heating System						7,017.00	7,017.00	4,210.20	-	-	4,210.20	2,806.80
15 Decoration						41,572.00	23,520.00	14,112.00	18,052.00	15,344.20	29,456.20	12,115.80
16 Floor Finishes						-	-	-	-	-	-	-
17 Work To Shop Units 1 & 2						50,555.00	-	-	50,555.00	42,971.75	42,971.75	7,583.25
18 New External Canopy on Brixton Road Elevation						30,000.00	-	-	30,000.00	25,500.00	25,500.00	4,500.00
19 Other Works						12,250.00	5,250.00	3,150.00	7,000.00	5,950.00	9,100.00	3,150.00
CONTRACT SUM						548,667.35	281,856.35	169,113.81	266,811.00	226,789.35	395,903.16	152,764.19
Contingency			@	10%		54,866.73	28,185.63	16,911.38	26,681.10	22,678.94	39,590.32	15,276.42
TOTAL CONSTRUCTION COSTS						603,534.08	310,041.98	186,025.19	293,492.10	249,468.29	435,493.48	168,040.61
PROFESSIONAL FEES & COSTS												
Architects fees			@	12%		72,424.09	37,205.04	22,323.02	35,219.05	29,936.19	52,259.22	20,164.87
QS fees			@	2% (eligible)		14,595.50	6,035.34	3,621.20	6,035.34	5,130.04	8,751.24	5,844.26
Project Design/Health & Safety			@	1% (eligible)		10,465.00	3,017.67	1,810.60	3,017.67	2,565.02	4,375.62	6,089.38
Project Management (for South Coast Furnishing Co. Ltd.)			@	1% (eligible)		10,653.50	3,017.67	1,810.60	3,017.67	2,565.02	4,375.62	6,277.88
Heritage consultants						1,885.50	942.75	565.65	942.75	801.34	1,366.99	518.51
Structural engineer						1,800.00	900.00	540.00	900.00	765.00	1,305.00	495.00
M&E engineer						3,500.00	1,750.00	1,050.00	1,750.00	1,487.50	2,537.50	962.50
Structural surveyor						2,000.00	1,000.00	600.00	1,000.00	850.00	1,450.00	550.00
PPA + planning fees						6,314.00	3,157.00	1,894.20	3,157.00	2,683.45	4,577.65	1,736.35
Building Control fees						1,500.00	750.00	450.00	750.00	637.50	1,087.50	412.50
Valuation fee - BNP Paribas (no VAT)						4,500.00	2,250.00	1,350.00	2,250.00	1,912.50	3,262.50	1,237.50
Party Wall Agreements & Licences						5,000.00	-	-	-	-	-	5,000.00
Scaffolding/Highways Licences						5,000.00	2,500.00	1,500.00	2,500.00	2,125.00	3,625.00	1,375.00
Expenses						2,000.00	-	-	-	-	-	2,000.00
TOTAL PROFESSIONAL FEES & COSTS						141,637.59	62,525.47	37,515.28	60,539.48	51,458.56	88,973.84	52,663.75
VAT			@	20%		148,134.33	74,063.49	44,438.09	70,356.32	59,802.87	104,240.96	43,893.37
Wholly recoverable VAT						- 27,576.53	- 4,119.53	- 2,471.72	- 23,457.00	- 19,938.45	- 22,410.17	- 5,166.36
Pro rata recoverable VAT			@	25.13%		- 11,611.14	- 7,334.57	- 4,400.74	- 4,166.00	- 3,541.10	- 7,941.84	- 3,669.30
TOTAL PROJECT COSTS						854,118.34	435,176.85	261,106.11	396,764.90	337,250.16		
TOTAL GRANT (inc. £10,000 from the Heritage of London Trust towards item 15.4 B only)											598,356.27	
ESTIMATED OWNER CONTRIBUTION												255,762.07