

Seddon House Final Roof Apportionment				
Bill Item Page No	Comments	Corporation Cost	Qualifying Long Leaseholder	Total
Works Items				
Apportioned on Structural/non structural defect basis				
Section 3				
TEMPORARY ACCESS, SCAFFOLD & PROTECTION WORKS	included below			
BALCONY WALKWAYS				
P4 ITEM A-D	Remove existing roof coverings, flashings and clear away	11,414.00	0.00	11,414.00
P4 ITEM E	Break out rainwater outlets and prepare and fit hopper	3,600.00	0.00	3,600.00
P4-5 ITEM F-G	Clean off walls, m g and prepare to receive epoxy mortar Prepare and lay new screed	12,600.00	0.00	12,600.00
P5 ITEM A-C	Prepare and fit new doors & frames, prepare them for new felt/trim	6,900.00	0.00	6,900.00
P6 ITEM B-D	Prepare surface, apply vapour barrier, insulation boards, edging, underlay	15,800.00	0.00	15,800.00
P6 ITEM D(contd)	Apply new waterproof surface finish	0.00	1,200.00	1,200.00
P7 ITEM A	Dress felts to penetrations, upstands and around rainwater outlets to receive waterproof finish	9,350.00	0.00	9,350.00
P7 ITEM A(contd)	Use roof sheeting on details with underlay, extending at least 150mm.	1,650.00	0.00	1,650.00
P7 ITEM B	lay new roof slabs	16,600.00	0.00	16,600.00
P8 ITEMS A-D	Install aluminium Neaco 'Neatdek' grilles. Fit upstands and trims with sealant as appropriate to door /window thresholds, abutments	6,300.00	0.00	6,300.00
P8 ITEM E - P9 ITEMS A-B	Remove & resite privacy screens/planters & clean exposed areas	3,600.00	0.00	3,600.00
MAIN ROOFS				
P10 ITEMS A-B	remove existing roof coverings, flashings and clear away	4,900.00	0.00	4,900.00
P10 ITEMS D-E	Prepare chases, recesses etc for coverings and window cills for new felt/trim	400.00	0.00	400.00
P10 ITEMS F-G	Remove old and supply/fit new plant room doors	4,000.00	0.00	4,000.00
P11 ITEMS A-C	Break out plant room rainwater pipes and fit new outlets, pipes & hoppers	2,800.00	0.00	2,800.00
P12 ITEMS A-C	Prepare surfaces, apply vapour barrier, insulation boards, edging, underlay	26,730.00	0.00	26,730.00
P12 ITEM C(contd)	Apply new waterproof surface finish	6,270.00	0.00	6,270.00
P12 ITEM D	Dress felts to penetrations, upstands and around rainwater outlets to receive waterproof finish	200.00	0.00	200.00
P12 ITEM D(contd)	Prepare existing rainwater outlets to receive Refurbidrain and apply waterproofing	0.00	600.00	600.00
P13 ITEMS A-D - P14 ITEM A	Fit lead flashing beneath door thresholds, aluminium trims bedded in sealant to window cills & plant room wall abutments	4,100.00	0.00	4,100.00
BARREL VAULT ROOFS & PARAPET COVERINGS				
P15 ITEMS A-D	Remove existing membranes, felts, insulation. Apply primer to parapet walls/exposed surfaces. Cut back discharge outlets from gutters between barrels	5,920.00	0.00	5,920.00
P15 ITEMS E-G	Fit trims to parapet walls, prepare barrel vault/plant room abutment an apply epoxy mortar	3,600.00	0.00	3,600.00
P16 ITEMS A-D	Modify design of existing rainwater installation, extend gutter to roof edge, remove existing outlets and cap off & make good concrete	3,300.00	0.00	3,300.00
P16 ITEMS E-G	Supply & fix insulation to central gutters and curved surfaces of all barrel vault roofs	4,900.00	0.00	4,900.00

P17	ITEMS A-C	Fit fillet at junction barrel roof/plant room, apply Triflex liquid membrane, dress to window cills, plant room abutments, central gutters	1,369.40	15,330.60	16,700.00
P17	ITEMS D-G	Fit trims to windows, bed in with sealant, trim bar to barrel roof/plant room abutment and apply sealant	2,400.00	0.00	2,400.00
P18	ITEM A	Clear expansion joint of old material and apply new tape between layers of membrane. Replace all sealant	0.00	2,600.00	2,600.00
PLANT ROOM ROOFS					
P19	ITEM A	Remove existing coverings	1,600.00	0.00	1,600.00
P19	ITEMS B & D-E	Break out/clear chases, recesses, prepare ply on perimeter kerbs to secure edge trim on	1,400.00	0.00	1,400.00
P19	ITEMS G-H P20 ITEMS A-C1 -D	Prepare surfaces, apply primer, lay underlay, dress felts to penetrations, upstands and around outlets	6,100.00	0.00	6,100.00
P20	ITEM C2	Lay waterproof finish, extend edges to fillets	0.00	3,500.00	3,500.00
P21	ITEMS A-B	Supply and fit trims to kerb edges and ply lining	780.00	0.00	780.00
JOINERY REPAIRS					
P22-23	ITEMS A-E	Remove glazing bead, set aside sound lengths for reuse, Prepare cill for new bead, Fit new glazing bead bedded on sealant, Individual joinery repairs as directed on site..	0.00	8,800.00	8,800.00
P24	ITEM B-C	Remove existing sealant to door frames, prime surfaces and replace	0.00	4,700.00	4,700.00
LIGHTNING PROTECTION					
P26	ITEMS A-F	Design, supply & install lightning protection system to BS standards plus associated works	0.00	6,600.00	6,600.00
ADDITIONS					
CI 3.2		Identify screed condition adjacent each balcony level property	250.00		250.00
CI 3.4		Clean balcony outlets in preparation for new felt coverings	1,200.00		1,200.00
CI 4.1		Balcony coverings to be "mopped on" in lieu of "torched on" in view of fire risk	7,249.41	550.59	7,800.00
CI 5.2		Infill chase to roof perimeter and make good	1,830.00		1,830.00
CI 6.1		Clean main roof rainwater outlets in preparation for new felt coverings	450.00		450.00
CI 6.3		Install 2. No. lead rainwater chutes between roof levels at North end	450.00		450.00
CI 7.1		Roofing membrane to barrel vault roofs and parapets to be Decothane Gamma 20 system.		8,400.00	8,400.00
CI 7.2		Rake out chase to front edge of barrel vaults and make good	1,242.00		1,242.00
CI 8.2		Adapt existing plant room rainwater pipes serving barrel vaults	1,670.00		1,670.00
CI 8.4		Sealant fillet to abutment between eyebrow window and Decothane coverings		470.00	470.00
CI 9.1		3 No. Lead collars to valley gutter outlets discharging onto main roof levels	240.00		240.00
CI 9.3		Infill chases to roof perimeters and make good defective cement/sand	600.00		600.00
CI 10.3		Felt pads beneath lead chute and rainwater pipe on Main roof level	652.00		652.00
CI 11.2		Modification of balcony level window cill & specified metal trims to base of barrel vault balcony window to SW corner	3,800.00		3,800.00
CI 11.4		Window Bead removal works	822.00		822.00
CI 11.5		Fire safety signage to privacy screens		220.00	220.00
CI 11.6		Renewal of seals to balcony level windows		486.00	486.00
CI 12.1		Renew defective glazing to balcony dividing screens (4 No) including making good previously painted services.		2,094.00	2,094.00
Omissions					
CI 3.1		Remove existing roof coverings, flashings and clear away	-3,000.00		-3,000.00

CI 3.3	Break out rainwater outlets and prepare and fit hopper	-3,600.00		-3,600.00
CI 4.1	Prepare chases, recesses etc for coverings and window cills for new felt/trim	-600.00		-600.00
CI 5.1	Prepare chases, recesses etc for coverings and window cills for new felt/trim	-1,500.00		-1,500.00
CI 6.1	Break out plant room rainwater pipes and fit new outlets, pipes & hoppers	-1,600.00		-1,600.00
CI 6.2	Break out plant room rainwater pipes and fit new outlets, pipes & hoppers	-200.00		-200.00
CI 8.1	Modify design of existing rainwater installation, extend gutter to roof edge, remove existing outlets and cap off & make good concrete	-3,300.00		-3,300.00
CI 8.3	Fit trims to windows, bed in with sealant, trim bar to barrel roof/plant room abutment and apply sealant		-600.00	-600.00
CI 10.1	Remove glazing bead, set aside sound lengths for reuse, Prepare cill for new bead, Fit new glazing bead bedded on sealant, Individual joinery repairs as directed on site..		-8,800.00	-8,800.00
CI 11.1	Remove existing membranes, felts, insulation. Apply primer to parapet walls/exposed surfaces. Cut back discharge outlets from gutters between barrels	-900.00		-900.00
TOTAL ROOF WORK ITEMS		174,338.81	46,151.19	220,490.00
Percentage		79.07%	20.93%	
NORMAL MAINTENANCE ITEMS ALSO BEING ADDRESSED UNDER THIS CONTRACT				
DECORATIONS				
P25 ITEM A-G	Prepare & decorate all exterior woodwork, metalwork, painted concrete, interior roof level lobbies as specified	0.00	11,600.00	11,600.00
ADDITIONS				
CI 10.2	Timber repairs to door & window frames		4,759.00	4,759.00
Total Normal Maintenance Items		0.00	16,359.00	16,359.00
Percentage		0.00%	100.00%	
Total Roof Works and Normal Maintenance Items		174,338.81	62,510.19	236,849.00
Percentage		73.61%	26.39%	
Preliminaries		42,526.04	15,247.96	57,774.00
Contingencies / Provisional Items		1,232.93	442.07	1,675.00
temporary enabling works		84,170.26	30,179.74	114,350.00
completion works		1,472.15	527.85	2,000.00
FINAL ACCOUNT		303,740.19	108,907.81	412,648.00
Less Liquidated Damages		-7,031.00	-2,521.00	-9,552.00
Works outside main contract- install electrical meter for contractors services		749.33	0.00	749.33
Open Spaces - Care of Residents' plants (Works Outside Main Contract)		0.00	594.31	594.31
Fixed consultant fees		13,249.36	4,750.64	18,000.00
Staff Costs		19,665.45	7,051.16	26,716.61
Allowance for historic costs (£64775.6)		51,217.29	-51,217.29	
64,775.60				
GRAND TOTAL		381,590.62	67,565.63	449,156.25
		84.96%	15.04%	100.00%