

Bunyan Court Final Roof Apportionment				
Bill Item Page No	Comments	Corporation Cost	Long Leaseholder	Total
Works Items				
Apportioned on Structural/non structural defect basis				
Section 4				
BARREL VAULTS				
P2 ITEM A-E	Remove existing roof coverings, flashings and clear away	2,830.08	0.00	2,830.08
P2 ITEM F	Cut off concrete to side of trough to form overflow outlet	108.00	0.00	108.00
P2 ITEM G	Clean off walls, m g and prepare to receive epoxy mortar	12.00	0.00	12.00
P2 ITEM H	Prepare vertical surfaces incl removal of existing painted surfaces	2,052.00	0.00	2,052.00
P2 ITEM J-N	Prepare surface of barrel roofs to receive new coverings	1,557.00	0.00	1,557.00
P3 ITEM A-D	apply specialist screed to troughs and open ends	1,009.50	0.00	1,009.50
P3 ITEM E-H	Vapour barrier laid on prepared concrete surface	8,177.00	0.00	8,177.00
P3 ITEM J-Q	Epoxy mortar to upstand & Jabroll Insulation to barrels, troughs, open side above walkways and forming outlet	9,787.00	0.00	9,787.00
P4 ITEM A-F	Specialist triflex membrane coating to barrels, troughs, open side in parapet wall, vertical surfaces	1,979.68	22,162.81	24,142.49
P4 ITEM G-K	Specialist triflex membrane coating to edges of barrels, forming chutes, mastic seal and termination bar to top of rendered surfaces	0.00	0.00	
P4 ITEM L-M	Purpose made colour coated aluminium angle to window	4,794.00	0.00	4,794.00
STAIRCASE ROOF				
P5 ITEM A-E	remove existing roof coverings, flashings and clear away	303.00	0.00	303.00
P5 ITEM F	sand/cement mortar infill to vertical chase	80.00	0.00	80.00
P5 ITEM G	Epoxy mortar to receive skirting detail	80.00	0.00	80.00
P5 ITEM H-K	Parevapo SBS' vapour barrier laid on prepared concrete surface	352.91	0.00	352.91
P5 ITEM L-M	Parafoam standard insulation fully bonded and laid with staggered joints	400.46	0.00	400.46
P6 ITEM A-G	new roof coverings	96.19	1,076.80	1,172.99
LIFT MOTOR ROOM ROOF				
P7 ITEM A-E	remove existing roof coverings, flashings and clear away	298.20	0.00	298.20
P7 ITEM F	sand/cement mortar infill to vertical chase	75.00	0.00	75.00
P7 ITEM G	Epoxy mortar to receive skirting detail	75.00	0.00	75.00
P7 ITEM H-K	Parevapo SBS' vapour barrier laid on prepared concrete surface	359.98	0.00	359.98
P7 ITEM L-M	Parafoam standard insulation fully bonded and laid with staggered joints	430.88	0.00	430.88
P8 ITEM A-G	new roof coverings	105.33	1,179.24	1,284.57
UPPER WALKWAY				
P9 ITEM A-F	remove existing roof coverings, flashings and clear away	3,341.50	0.00	3,341.50
P9 ITEM G	sand/cement mortar infill to vertical chase	1,060.00	0.00	1,060.00
P9 ITEM H-K	prepare existing walkway roofs to receive new coverings	408.00	0.00	408.00
P9 ITEM L	epoxy mortar vertically	637.50	0.00	637.50

P9	ITEM M	specialist triflex membrane coating	3,045.60	0.00	3,045.60
P10	ITEM A-B	pressed aluminium trim	3,655.00	0.00	3,655.00
P10	ITEM C-D	Parevapo SBS' vapour barrier laid on prepared concrete surface	4,103.72	0.00	4,103.72
P10	ITEM E-G	Parafoam standard insulation fully bonded and laid with staggered joints	6,137.32	0.00	6,137.32
P10	ITEM H-P	new roof coverings	1,137.13	12,730.27	13,867.40
P11	ITEM A-B	fillet for internal and external angle	133.50	0.00	133.50
P11	ITEM C	20 x 160mm WBP ply to concrete upstand	147.00	0.00	147.00
P11	ITEM D	GRP edge trim profile	665.70	0.00	665.70
P11	ITEM E-F	50mm course textured conservation pavings	11,172.00	0.00	11,172.00
BALCONIES					
P12	ITEM A	Removal of existing paving	1,088.00	0.00	1,088.00
P12	ITEM B	Removal of existing built up roof covering	1,280.00	0.00	1,280.00
P12	ITEM C	Removal of existing perimeter flashing detail	408.00	0.00	408.00
P12	ITEM D	Removal of rubbish, planter pots, store and reposition on completion	216.00	0.00	216.00
P12	ITEM E	Removal of balconies edge detail, including	186.00	0.00	186.00
P12	ITEM F-G	Sand cement mortar infill	897.00	0.00	897.00
P12	ITEM H-M	Prepare existing surface to receive new roof covering	694.00	0.00	694.00
P12	ITEM N	epoxy mortar to receive skirting detail	680.00	0.00	680.00
P13	ITEM A-B	Parevapo SBS' vapour barrier laid on prepared concrete surface	3,183.20	0.00	3,183.20
P13	ITEM C-E	Parafoam standard insulation fully bonded and laid with staggered joints	4,345.82	0.00	4,345.82
P13	ITEM F-J	new roof coverings	742.85	8,316.35	9,059.20
P13	ITEM K	50mm course textured conservation pavings	6,655.00	0.00	6,655.00
P14	ITEM A	larger sized pavings where required	242.00	0.00	242.00
P14	ITEM B-F	Neaco Neatdeck grilles	717.00	0.00	717.00
P14	ITEM G-J	Purpose colour coated flashing	3,110.00	0.00	3,110.00
P14	ITEM K	balcony railings, Timber kerb to concrete	1,085.00	0.00	1,085.00
P14	ITEM L	balcony railings, edge trim to timber kerb	372.00	0.00	372.00
P14	ITEM M-N	balcony railings, cut and raise existing post and make good	5,310.00	0.00	5,310.00
P15	ITEM A	40mmx40mm angle welded to hangers to form edge to neatdeck	2,000.12	0.00	2,000.12
P15	ITEM B	refurbish existing roof outlets	90.00	0.00	90.00
LOWER LEVEL BALCONY					
P16	ITEM A-F	Removal of existing paving, coverings, rubbish, flashing	4,596.40	0.00	4,596.40
P16	ITEM G	epoxy mortar to vertical surfaces	765.00	0.00	765.00
P16	ITEM H-K	prepare surface to receive new coverings	464.00	0.00	464.00
P17	ITEM A-H	new roof coverings	929.58	10,406.82	11,336.40
P17	ITEM J	colour coated metal flashings to upstand	4,284.00	0.00	4,284.00
P17	ITEM K-N	colour coated pressed aluminium flashing	4,001.50	0.00	4,001.50
P18	ITEM A-B	conservation pavings	6,897.00	0.00	6,897.00
P18	ITEM C-G	Neaco neatdeck grilles	10,524.00	0.00	10,524.00
WORKS TO PRIVACY SCREENS					
P19	ITEM A-C	remove privacy screens, planters, doors and store for reuse	0.00	1,040.00	1,040.00
P19	ITEM D	refix existing privacy screens, planters, doors	0.00	2,470.00	2,470.00
P19	ITEM E	provisional sum for repairs to privacy screens	0.00	3,500.00	3,500.00
RAISING THRESHOLDS DOORS AND FRAMES					
P19	ITEM F	Take out existing doors and frames and mg opening to receive new door	756.00	0.00	756.00
P19	ITEM G	lift carets to flat entrance doors to allow kerbs to be raised	60.00	0.00	60.00
P19	ITEM H	Break out existing cill and prepare surface to receive new	180.00	0.00	180.00

P20 ITEM A	raise level of threshold by casting inset concrete kerb	990.00	0.00	990.00
P20 ITEM B	supply and fit hardwood threshold	252.00	0.00	252.00
P20 ITEM C	supply and fir new hardwood board to inside face of new raised kerb	310.25	0.00	310.25
P20 ITEM D	supply and fit hardwood skirting to inside face of new kerb	255.00	0.00	255.00
P20 ITEM E	external hardwood door frame	2,250.00	0.00	2,250.00
P20 ITEM F	timber flush external door	3,060.00	0.00	3,060.00
P20 ITEM G	3 panel metal door to Firman's requirements	400.00	0.00	400.00
P20 ITEM H	10mm hardwood architrave pinned to ext face of frame	565.50	0.00	565.50
P20 ITEM J	hardwood architrave pinned to frame internally	565.50	0.00	565.50
RAISING CILLS TO HIGH LEVEL WINDOW				
P21 ITEM A	adapt windows to suit new raised cill	4,240.00	0.00	4,240.00
P21 ITEM B	de-glaze, cut out and remove cill from jam	4,240.00	0.00	4,240.00
P21 ITEM C	re-glaze adapted windows	800.00	0.00	800.00
P21 ITEM D	raise level of cill by casting insitu concrete kerb	1,120.00	0.00	1,120.00
P21 ITEM E	hardwood cill to window frame	1,920.00	0.00	1,920.00
P21 ITEM F	hardwood board to inside face of new raised kerb	384.00	0.00	384.00
P21 ITEM G	hardwood window cill to inside face of kerb	558.00	0.00	558.00
P21 ITEM H-J	colour coated pressed aluminium flashing	961.00	0.00	961.00
RENEWAL OF PLANT ROOM DOORS				
P21 ITEM K	Take off doors and frames and make good opening	462.00	0.00	462.00
P21 ITEM L	raise level of threshold by casting insitu concrete kerb	55.00	0.00	55.00
P21 ITEM M	supply and fir new hardwood threshold	154.00	0.00	154.00
P22 ITEM A	external hardwood door	1,375.00	0.00	1,375.00
P22 ITEM B	timber flush external quality door	1,980.00	0.00	1,980.00
SUNDRY REPAIRS				
P24 ITEM A	prepare and paint surfaces to existing ladder access	0.00	1,400.00	1,400.00
P24 ITEM B	adapt access ladder to include new hooped cage	0.00	4,375.00	4,375.00
P24 ITEM C	supply and fit new handrail to parapet wall to roof walkway	0.00	4,730.00	4,730.00
LIGHTNING PROTECTION				
P25 ITEM A	supply and fit temp lightning conductor to all parts of works	0.00	500.00	500.00
P25 ITEM B	supply and fit lightning conductor to full width of building	0.00	4,240.00	4,240.00
RAINWATER INSTALLATION				
P27 ITEM A	form opening in concrete parapet wall	666.00	0.00	666.00
P27 ITEM B	form lead chute	1,080.00	0.00	1,080.00
P27 ITEM C-F	cast iron hopper, down pipes, shoes, bends	2,923.05	0.00	2,923.05
P27 ITEM G-H	installation of paraflow refurbidrain	1,045.00	0.00	1,045.00
P27 ITEM J	hammer two way outlet to higher flat roof	158.46	0.00	158.46
UPPER FLAT ROOF EXPANSION JOINT				
P28 ITEM A	removal of all coverings, flashings	6.00	0.00	6.00
P28 ITEM B	clean out expansion joint and fill with foam	10.00	0.00	10.00

P28 ITEM C	form new concrete kerb	110.00	0.00	110.00
P28 ITEM D	lead cover flashing	70.00	0.00	70.00
P28 ITEM E	raise 100mm diameter svp's	600.00	0.00	600.00
ADDITIONS				
CI 1.1	Over Arup fees	324.34		324.34
CI 2.7	Staircase roof coverings to be laid with normal laps to joint	72.20		72.20
CI 2.8	Upper Walkway. Provide and lay 20mm thick insulation board before laying a general 90mm thickness board as specified	1,305.60		1,305.60
CI 2.13	Install 11nr Bund Outlets sealed to the existing outlets and diagonally across the Balcony to discharge over the parapet	3,588.81		3,588.81
CI 2.14	From Page 14 item M - Raise existing posts, but cut of the glazing and supports from the existing posts and re-weld supports to lift glass by approx 75mm	1,920.00		1,920.00
CI 2.16	Page 19 - Item f. Provide and fix 1.5 pairs of sheradized butt hinges to each door & provide dead locks to match existing for each door.	1,476.00		1,476.00
CI 2.17	Level 6 Louvre doors - Remove doors from frame, raise threshold & supply & fit new cill. Remove Louvre and adjust height to suit new raised door. Refix door and make good	698.00		698.00
CI 4.1	From Page 2 item F - Cut side of gutter to form overflow outlet 150mm wide	176.00		176.00
CI 5.4	Allow for the removal of additional asbestos blocks found under planters	862.50		862.50
V/O 46	Triflex 20 Year Guarantee		2,558.49	2,558.49
V/O 47	Supply and install new timber hardwood steps to faults as required	750.00		750.00
V/O 48	Carry out mastic works to ends of balcony flashings.	375.00		375.00
V/O 50	Supply and install additional layer of support pads to achieve level finish between paving slabs and kerb detail to 7th floor terraces.	713.99		713.99
V/O 52	Lift and relay balcony paving slabs on solid sand cement mortar bedding on a heavy duty polythene slip sheet.	1,358.15		1,358.15
V/O 53	Provide sand and cement mortar packer around the rainwater outlets to accept the Neta deck grilles to the 7th floor balconies	250.13		250.13
V/O 54	Supply and fit 1 nr roof outlet to the higher roof East End.	164.00		164.00
V/O 55	Carrying out additional flashings and termination bars	2,673.50		2,673.50
V/O 56	Provide and install lead collar 250mm diameter sleeve upper walkway roof.	303.60		303.60
V/O 57	Pack void between barrel's V1 & V2 to create a flat area for Triflex coating	110.53		110.53
V/O 58	Following decision to not use two outlets previously cut apply Triflex coating and supply 2 extra lead shutes to barrels V1, V2 & V16	868.96		868.96
V/O 59	Supply and fix 150 x 150mm Triflex fleece to all barrel vault roofs, patched to hide the black felt patches used to fix the lightning conductor tape		1,267.41	1,267.41

V/O 60	Re-painting to the outer handrail to John Trundle and Bunyan as instructed		192.15	192.15
V/O 61	Carry out replastering and making good to the interiors of the flats where new doors fixed in different position as instructed	1,035.31		1,035.31
V/O 63	Carry out re-decoration of Staircase area as instructed		1,934.85	1,934.85
				0.00
				0.00
OMISSIONS				0.00
				0.00
CI 2.15	High Level windows Omit items from page 21 A-G	-13,262.00		-13,262.00
CI 7.2	Rake out and infill chases where directed on site and marked up on record drawings	-1,067.00		-1,067.00
TOTAL ROOF WORK ITEMS		175,630.04	84,080.19	259,710.23
Percentage		67.63%	32.37%	
NORMAL MAINTENANCE ITEMS ALSO BEING ADDRESSED UNDER THIS CONTRACT				
DECORATIONS				
P22 ITEM C-E	apply sikkens novatech system to window and external doors and frames (timber)	0.00	9,920.70	9,920.70
P22 ITEM F-M	apply sikkens novatech system to windows, doors, privacy screens, handrails (metal)	0.00	2,296.30	2,296.30
P23 ITEM A-B	rake out mastic joint and replace to window unit	0.00	1,191.00	1,191.00
P23 ITEM C	rake out mastic joint to expansion joint and replace	0.00	160.00	160.00
P23 ITEM D-F	apply sikkens system to doors, frames and hardwood architrave (external timber)	0.00	1,053.04	1,053.04
P23 ITEM G-J	apply sikkens system to doors, frames and hardwood architrave (external internal)	0.00	1,053.04	1,053.04
Total Normal Maintenance Items		0.00	15,674.08	15,674.08
Percentage		0.00%	100.00%	
Total Roof Works and Normal Maintenance Items		175,630.04	99,754.27	275,384.31
Percentage		63.78%	36.22%	
Preliminaries		101,291.88	57,531.71	158,823.59
Contingencies / Provisional Items		-2,428.40	-1,379.28	-3,807.68
Temporary enabling works		733.43	416.57	1,150.00
arithmetical error (£20.62)		-13.15	-7.47	-20.62
TENDER FIGURE		275,213.79	156,315.81	431,529.60
Works outside main contract- install electrical meter for contractors services		379.51	0.00	379.51
Drainage Works		257.95	0.00	257.95
Eyebolts		1,138.88	0.00	1,138.88
Fixed consultant fees		14,623.16	8,305.65	22,928.81
Staff Costs		15,491.19	8,798.68	24,289.87

Allowance for historic costs (£52460.43)	35,476.57	-35,476.57	
52,460.43			
GRAND TOTAL	342,581.05	137,943.57	480,524.62
	71.29%	28.71%	