

John Trundle Court Final Roof Apportionment				
Bill Item Page No	Comments	Corporation Cost	Long Leaseholder	Total
Works Items				
Apportioned on Structural/ non structural defect basis				
Section 3				
BARREL VAULTS				
P2 ITEM A-D	Remove existing roof coverings, flashings and clear away	2,519.20	0.00	2,519.20
P2 ITEM E	Cut off concrete to side of gutter to form overflow outlet	704.00	0.00	704.00
P2 ITEM F	Clean off walls, m g and prepare to receive epoxy mortar	73.00	0.00	73.00
P2 ITEM G-K	Prepare surface of existing barrel roofs to receive new coverings	1,457.95	0.00	1,457.95
P2 ITEM L-M	80mm thick specialist screed	2,421.00	0.00	2,421.00
P3 ITEM A-E	concrete surface & epoxy mortar to edge barrel vaults	9,903.00	0.00	9,903.00
P3 ITEM F-J	Jabroll Insulation to barrels, troughs, open side above walkways and forming outlet	6,808.00	0.00	6,808.00
P3 ITEM K-P	Specialist triflex membrane coating to barrels, troughs, open side in parapet wall, vertical surfaces	1,691.25	18,933.75	20,625.00
P4 ITEM A-D	Specialist triflex membrane coating to side troughs, edge details, mastic seal and termination bar, parafoam fillet curved to vaulted roof	214.13	2,397.18	2,611.31
P4 ITEM E	Purpose made colour coated aluminium angle to window	3,431.00	0.00	3,431.00
HIGHER LEVEL ROOF				
P4 ITEM F-K	remove existing roof coverings, flashings and clear away	2,859.45	0.00	2,859.45
P4 ITEM L-M	sand/cement mortar infill to vertical chas	821.50	0.00	821.50
P5 ITEM A-C	Prepare existing surface to receive new coverings	418.50	0.00	418.50
P5 ITEM D-G	specialist triflex membrane coating to parapet walls	3,404.39	0.00	3,404.39
P5 ITEM H-K	Pressed aluminium trim fixed at 300mm centres	48.00	0.00	48.00
P5 ITEM L	Epoxy mortar vertically, 25mm thick	380.00	0.00	380.00
P5 ITEM M-N	Parevapo SBS' vapour barrier laid on prepared concrete surface	2,926.09	0.00	2,926.09
P6 ITEM A-C	Parafoam standard insulation fully bonded and laid with staggered joints	4,286.04	0.00	4,286.04
P6 ITEM D-H	new roof coverings	694.46	7,774.54	8,469.00
P6 ITEM J-K	pressed aluminium trim plugged and screws to concrete/render surface	3,378.50	0.00	3,378.50
SMALLER LOWER LEVEL ROOFS				
P7 ITEM A	Removal of existing paving	149.60	0.00	149.60
P7 ITEM B	Removal of built up roof covering	176.00	0.00	176.00
P7 ITEM C	Removal of existing perimeter flashing detail to walls	120.00	0.00	120.00
P7 ITEM D	Removal of rubbish, planter pots, store	150.00	0.00	150.00
P7 ITEM E	Removal of balconies edge detail, including all trims, timber	15.00	0.00	15.00
P7 ITEM F-G	Sand cement mortar infill	217.50	0.00	217.50
P7 ITEM H-M	Prepare existing surface to receive new roof covering	152.00	0.00	152.00
P7 ITEM N	Epoxy mortar to receive skirting detail	200.00	0.00	200.00
P8 ITEM A-E	new roof coverings	166.46	1,863.54	2,030.00
P8 ITEM F-G	Course textured conservation pavings	1,102.00	0.00	1,102.00
P8 ITEM H - L	Neaco Neatdeck grilles	323.00	0.00	323.00
P8 ITEM M-P	Purpose colour coated flashing	880.00	0.00	880.00
LARGER LOWER LEVEL ROOF				
P9 ITEM A	Removal of existing paving	945.20	0.00	945.20

P9	ITEM B	Removal of existing built up roof covering	1,112.00	0.00	1,112.00
P9	ITEM C	Removal of existing perimeter flashing detail	336.00	0.00	336.00
P9	ITEM D	Removal of 'balcony edge detail'	93.00	0.00	93.00
P9	ITEM E	Removal of rubbish, planter pots, store and reposition on completion	216.00	0.00	216.00
P9	ITEM F	Bush hammer sides of walls to receive new epoxy mortar	119.00	0.00	119.00
P9	ITEM G-H	Sand cement mortar infill to chase	448.50	0.00	448.50
P9	ITEM J	Epoxy mortar to receive skirting detail	340.00	0.00	340.00
P9	ITEM K - N	Prepare existing surface to receive new roof covering	282.00	0.00	282.00
P10	ITEM A - B	Parevapo SBS vapour barrier to general areas and upstands	2,737.73	0.00	2,737.73
P10	ITEM C - E	Parafoam urethane boards	4,045.40	0.00	4,045.40
P10	ITEM F - L	New roof coverings	619.76	6,938.29	7,558.05
P10	ITEM M	50mm course textured conservation pavings	6,875.00	0.00	6,875.00
P11	ITEM A	larger sized paving	250.00	0.00	250.00
P11	ITEM B	cutting and making good around railing posts	100.00	0.00	100.00
P11	ITEM C - F	aluminium Neaco Neatdeck open slotted grille	1,017.00	0.00	1,017.00
P11	ITEM G - J	colour coated flashing, plugged and screwed to concrete	2,600.00	0.00	2,600.00
P11	ITEM K	balcony edge railings - timber kerb	232.50	0.00	232.50
P11	ITEM L	balcony edge railings - edge trim	186.00	0.00	186.00
P12	ITEM A	balcony edge railings - extend post, add welded skirt	1,560.00	0.00	1,560.00
P12	ITEM B	balcony edge railings - replacement fixings and making good	1,395.00	0.00	1,395.00
P12	ITEM C	balcony edge railings - angle welded to hangers	1,000.06	0.00	1,000.06
			0.00	0.00	
MAIN FLAT ROOF			0.00	0.00	
P12	ITEM D - H	remove existing roof coverings and clear away	3,597.25	0.00	3,597.25
P12	ITEM J	sand/cement mortar infill to vertical chase	875.00	0.00	875.00
P12	ITEM K	epoxy mortar to receive skirting detail	875.00	0.00	875.00
P13	ITEM A - C	Parevapo SBS vapour barrier	6,395.61	0.00	6,395.61
P13	ITEM D - F	Parafoam standard urethane boards	9,909.66	0.00	9,909.66
P13	ITEM G - P	new roof coverings	1,695.32	18,979.33	20,674.65
P14	ITEM A - B	Galvanised steel free standing edge protection	6,850.00	0.00	6,850.00
ENTRANCE LEVEL WALKWAY					
P14	ITEM C	removal of existing paving	1,060.80	0.00	1,060.80
P14	ITEM D	removal of existing roof coverings	1,248.00	0.00	1,248.00
P14	ITEM E	removal of coverings to parapet wall	600.00	0.00	600.00
P14	ITEM F	removal of coverings to external face of entrance screen	360.00	0.00	360.00
P14	ITEM G	prepare surface to wall to receive waterproof membrane	2,580.00	0.00	2,580.00
P14	ITEM J	fill rebate with sand cement render to form smooth face for waterproofing system	840.00	0.00	840.00
P15	ITEM A - C	Prepare surface existing walkway roofs to receive new coverings	474.00	0.00	474.00
P15	ITEM D - M	New roof coverings	855.37	9,576.03	10,431.40
P15	ITEM N	colour coated pressed metal flashings	5,040.00	0.00	5,040.00
P16	ITEM A - D	colour coated pressed aluminium flashing plugged and screwed to concrete/screen	4,176.00	0.00	4,176.00
P16	ITEM E - F	Course textured conservation pavings	7,239.00	0.00	7,239.00
P16	ITEM G	removal of existing expansion joint filler	30.00	0.00	30.00
P16	ITEM H - L	Neaco Neatdeck grilles	9,668.00	0.00	9,668.00
P16	ITEM N	hyload damp proof course under drainage grille	1,440.00	0.00	1,440.00
			0.00	0.00	
SERVICE CUPBOARD FLAT ROOFS			0.00	0.00	

P17 ITEM E - F	Remove existing roof coverings and remove from site	282.60	0.00	282.60
P17 ITEM G	removal of rubbish, planter pots (return after completion)	72.00	0.00	72.00
P17 ITEM H	Bush hammer sides of concrete walls to receive new epoxy mortar	49.00	0.00	49.00
P17 ITEM J	apply epoxy mortar	140.00	0.00	140.00
P17 ITEM K - M	prepare roof surface to receive new coverings	111.00	0.00	111.00
P18 ITEM A - C	Parevapo SBS vapour barrier laid on concrete surface	741.82	0.00	741.82
P18 ITEM D - J	Lay new roof coverings	230.35	2,578.83	2,809.18
WINDOWS/LOUVRES				
P19 ITEM A	remove privacy screens, planters, doors - store for re-use	0.00	800.00	800.00
P19 ITEM B	Rub down frames and spot prime	0.00	160.00	160.00
P19 ITEM C	Re-fix privacy screens, doors and planters	0.00	1,700.00	1,700.00
THRESHOLDS TO DOORS AND FRAMES				
P20 ITEM E - J, P21 ITEM A-G	Raise thresholds to doors and frames	15,633.00	0.00	15,633.00
P21 ITEM J - L	Apply sikkens system to new timber surfaces externally	1,961.96	0.00	1,961.96
P22 ITEM A - C	Apply sikkens system to new timber surfaces internally	1,961.96	0.00	1,961.96
P23 ITEM A	prepare and paint surfaces to existing ladder access	900.00	0.00	900.00
P23 ITEM B	prepare and paint surfaces to roof safety rail	600.00	0.00	600.00
P24 ITEM A - B	installation of lightning conductors	0.00	4,740.00	4,740.00
RAINWATER INSTALLATION				
P25 ITEM H	form opening in concrete parapet wall	1,184.00	0.00	1,184.00
P25 ITEM J	form lead chute	1,280.00	0.00	1,280.00
P26 ITEM A - D	cast iron hopper, down pipes, shoes, bends	5,309.12	0.00	5,309.12
P26 ITEM E - J	remove grating to outlet clear out and refit	473.00	0.00	473.00
P26 ITEM K	remove existing flat roof drainage outlet and leave area ready to receive new outlet	650.00	0.00	650.00
UPPER FLAT ROOF EXPANSION JOINT				
P27 ITEM B	remove all coverings and flashings ready to receive new concrete upstand	48.00	0.00	48.00
P27 ITEM C	clean out expansion joint and fill with foam up to top of new kerb	80.00	0.00	80.00
P27 ITEM D	form new concrete kerb	880.00	0.00	880.00
P27 ITEM E	lead cover flashings	560.00	0.00	560.00
ADDITIONS				
CI 1.1	Over Arup fees	324.34		324.34
CI 2.13	Install 11nr Bund Outlets sealed to the existing outlets and diagonally across the Balcony to discharge over the parapet	3,588.82		3,588.82
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 E - Cut side of gutter to form overflow outlet 150mm wide	176.00		176.00
CI 4.7	Supply and lay 4 No. Promenade tiles laid in hot bitumen to top access ladder to main roof.	450.80		450.80

CI 6.3	Carry out rebuilding of existing service cupboards located on roofs LL1-LL6 inclusive	0.00	14,973.54	14,973.54
CI 6.4	Provide lead slated to existing roof outlets discharging onto LL1 -LL6 inclusive - 2 no. per roof.	552.00		552.00
V/O 46	Triflex 20 Year Guarantee		2,662.92	2,662.92
V/O 47	Supply and install new timber hardwood steps to flats 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.	734.46		734.46
V/O 53	Provide sand and cement mortar packer around the rainwater outlets to accept the Neta deck grilles to the 7th floor balconies	250.12		250.12
V/O 56	Provide and install lead collar 250mm diameter sleeve upper walkway roof.	303.60		303.60
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		1,267.43	1,267.43
V/O 60	Re-painting to the outer handrail to John Trundle and Bunyan as instructed		119.70	119.70
V/O 61	Carry out replastering and making good to the interiors of the flats where new doors fixed in different position as instructed	1,035.32		1,035.32
V/O 62	Supply 1 ltr of Magnolia paint to tenant of Nr 64	10.00		10.00
CI 7.2	Rake out and infill chases where directed on site and marked up on record drawings	564.00		564.00
OMISSIONS				
TOTAL ROOF WORK ITEMS				
Percentage		187,370.44	95,465.07	282,835.51
		66.25%	33.75%	
NORMAL MAINTENANCE ITEMS ALSO BEING ADDRESSED UNDER THIS CONTRACT				
DECORATIONS				
P19 ITEM E - F	Prepare and apply sikkens novatech to windows and external doors timber surfaces	0.00	11,252.80	11,252.80
P19 ITEM G	Prepare and apply sikkens system to external doors and windows, steel surfaces	0.00	494.00	494.00
P19 ITEM K	prepare and apply sikkens system to metal vent grilles	0.00	375.00	375.00
P20 ITEM A	prepare and apply sikkens system to privacy screens, posts and handrails	0.00	597.65	597.65
P20 ITEM B - C	rake out mastic joint to window unit and replace	0.00	774.00	774.00
P20 ITEM D	rake out mastic joint to expansion joint and repaint	0.00	240.00	240.00
Total Normal Maintenance Items		0.00	13,733.45	13,733.45
Percentage		0.00%	100.00%	

Total Roof Works and Normal Maintenance Items		187,370.44	109,198.52	296,568.96
Percentage		63.18%	36.82%	
Preliminaries		100,343.77	58,479.83	158,823.60
Contingencies / Provisional Items		-908.72	-529.60	-1,438.32
temp enabling works		726.56	423.44	1,150.00
arithmetical error (£51.62)		-32.61	-19.01	-51.62
TENDER FIGURE		287,499.44	167,553.18	455,052.62
Works outside main contract- install electrical meter for contractors services		400.25	0.00	400.25
Drainage Works		272.05	0.00	272.05
Eyebolts		1,201.12	0.00	1,201.12
Fixed consultant fees		15,278.01	8,903.94	24,181.95
Staff Costs		16,184.92	9,432.49	25,617.41
Allowance for historic costs (£57050.02)		37,794.01	-37,794.01	
57,050.02				0.00
GRAND TOTAL		358,629.79	148,095.61	506,725.40
		70.77%	29.23%	