

Brick Development Association - Live Projects Review.

Item	Type of Building	Value	Base Month	Location	Floor Area		Specification of External Cladding Materials (Identifiable External Skin Only) Above Ground Works Only.	Unit Rates for Cladding Materials (Combined)		Other Items	
					Item	m2		Description	£/m2		£/item
1	Classroom - 3 storey steel framed building.	£4,997,442.00	Dec-06	Harpenden, Hertfordshire.	Classroom	1,038	Circa 630m2 of measured external walling. Facing bricks; Crowborough Multi-stocks (85%), Holbrook Smooth Reds (15%). Further external elements, Contractor designed double glazed aluminium windows (Sapa Building Systems Ltd) - 23 No windows ranging in size 910 x 610mm to 7178 x 1660mm & 2 No composite screens.	Half Brick Wall in Crowborough Multi-stocks	55.81	Average rate for windows £ 1,635/each	
	Sports Hall - Single storey steel framed building (with small section 2 storey)				Sports Hall	1,776		Half Brick Wall in Holbrook Smooth Reds	55.81	Average rate for screens £2,050/each	
					Assembly Hall - Refurbishment of Single Storey Building.	Assembly Hall		501	Half Brick Wall in Crowborough Multi-stocks	55.81	Average rate for doors £ 1,330/each
									Euroclad Elite System 54 vertical wall cladding on and including Eurobar spacer system; PVDF coating; insulation; white liner panel all as specification clause H31 in Wall Cladding.	47.52	Average rate for windows £ 300/each Average rate for screens £ 3,660/each
No easily identifiable works to the external walls (internal refurbishment measured).											
2	Infill of existing Atrium and creating 4 No shell only retail units.	£1,310,000.00	Nov-06	Stoke-on-Trent.	Gross	1,432	Minimal external cladding materials, only identifiable was Euroclad Elite System 2.25 roof cladding system; profile 32/1000 as described in BoTQ page 3/35. Circa 259m2. Further external elements, aluminium louvre panels, 3 No of varying sizes ranging from 4350 x 400mm to 6340 x 400mm.	Wall cladding; fixing to Kingspan cladding rails; fixing through underlining.	46.95	Average rate per louvre £1,120/each.	
3	Horizontal extension & refurbishment of retained buildings.	£1,144,832.00	Jan-07	Colchester, Essex	Gross	471.00	Not easy to identify (due to refurbishment works). However Circa 260m2 of external cladding elements appear to have been measured. Approximately 12m2 of this appears to be cavity wall construction (NB - No face brickwork measured or described in Bills of Quantities). Other surfaces described are 5m2 of Glass Block Walls, 120m2 of Fibre Cement Sheeting, Eternit P6R high strength fibre sheets etc. and 143m2 of Stotherm mineral external wall insulation system of varying thickness, laid on 100mm thick blocks (however, please note comment above - a lot of cladding and render is fixed/laid onto existing work). Further elements include 16No wrot softwood, SWS Bergan Alu/wood composite windows, 1 No screen of same description and what appears to be 22 No external door sets of varying specification.	Glass blocks, BS EN 1051-1 Glass Block Technology Limited, 190 190 x 100mm green frosted units, Colmeif Vetromix Glass Block Mortar, 10mm joints, sealant to perimeter	274.08	Average rate for windows (excluding decoration) £ 3,100/each.	
								H30 - Fibre Cement Profiled Sheet Cladding/ Covering/ Siding - Eternit P6R high strength fibre, BS EN 494 type NT, standard range colour, stainless steel screws plastic headed in matching colour to masonry, breather membrane Tyvek Supro Plus, vertical, timber structural supports 75 x 80mm at 600 centres.	36.47	Rate for the screen appears to be £2,500.	
								F10 Brick/ Block Walling. Blockwork, BS EN 771-3, Tarmac Topblock Hemlit paint quality 7N/mm2, 440 x 215 x 10mm thick stretcher bond, cement/lime/sand mortar (1:2:9), 100mm thick (see opposite).	29.36	Average rate for the door external door sets (excluding decoration) appears to be £750/each.	
								Total Rate.	65.83		
								M21 - External Insulated Render, Stotherm mineral external wall insulation system, Sto Prim Micro primer, 80mm Sto Mineral Fibre Insulation, Stoseal tape to joints, Sto Armat Novo reinforcing coat, Sto Glassfibre reinforcing mesh, Sto Primer, Stolit K1.5 acrylic resin render final coat to walls over 300mm wide	77.80		
								Plus Blocks (see above and opposite)	29.36		
								Total Rate.	107.16		
Ditto 90mm Sto Mineral Fibre Insulation ditto.	79.80										
Plus Blocks (see above and opposite)	29.36										
Total Rate.	109.16										
4	New Single Storey 22m x 19m overall x 5m high overall village hall Structure is precast concrete suspended ground floor slab and structural steel portal frame.	£425,185.00	Jun-06	Bentley, Suffolk.	Gross	256	F10 Brick/ Block Walling. 192m2 of Facing bricks, dark reds & light reds, PC £350/ 1000 (including allowance for waste), 215 x 102.5 x 65mm, stretcher bond, masonry cement mortar (1:3 & 1:5), bucket handle pointing in walls 102.5mm thick, facework one side. Further external elements, L10 and L20 wrot softwood screen (1 No) size 1.81m x 0.75m, Kawneer 502 pivot aluminium windows, permacover polyester powder coated double glazed (13 No) ranging in size from 0.685m x 0.760m to 1.81m x 2.035m and assuming the same spec (3 No) aluminium doors and window screens ranging in size from 1.585m x 2.1m to 1.81m x 3.4m.	F10 Brick/ Block Walling. Facing bricks, dark reds, PC £350/ 1000 (including allowance for waste), 215 x 102.5 x 65mm, stretcher bond, masonry cement mortar (1:3), bucket handle pointing in walls 102.5mm thick, facework one side.	44.57	Rate for softwood screen is (excluding decoration) £249.38	
5	New Single Storey 24.2m x 17.9m overall x 7.1m high and part two storey community centre. Structure is precast concrete suspended ground floor slab and structural steel frame.	£725,068.15	May-06	Tiptree, Essex.	Gross	420	Circa 426m2 of External Walling. F10 Brick/ Block Walling. Circa 36% are Facing bricks are Ibstock Leicester Red, 215 x 102.5 x 65mm, stretcher bond, in cement:lime:sand mortar (1:0.25:3 & 1:1:6 mixes), bucket handle pointing in walls 102.5mm thick, facework one side. H20, Rigid Sheet Cladding Circa 64% are Proderma Ligum Rainscreen cladding, natural wood veneer facing on resin/ cellulose core, 10mm thick, fixing in accordance with manufacturers details to and including timber framing, to blockwork (not sure what size blockwork through). Further external elements, L10 and L20 wrot softwood purpose made windows by ID Products (24 No) ranging in size from 2.36m x 0.91m to 2.26m x 1.05m, wrot softwood combined windows and door (same spec) size 1.81m x 2.1m, and 3 No wrot softwood screens borrowed lights and frames and windows ranging in size from 2m x 0.65m to 2.45m x 3.4m (overall).	F10 Brick/ Block Walling. Facing bricks, dark reds, PC £350/ 1000 (including allowance for waste), 215 x 102.5 x 65mm, stretcher bond, masonry cement mortar (1:5), bucket handle pointing in walls 102.5mm thick, facework one side.	44.57	Average rate for windows £ 854/each Average rate for screens £3,320/each	
								F10 Brick/ Block Walling. Facing bricks, Ibstock Leicester Red, 215 x 102.5 x 65mm, half lap stretcher bond, cement:lime:sand mortar (1:0.25:3), bucket handle pointing in walls 102.5mm thick, facework one side.	47.34	Average rate for windows by ID Products (excluding glazing and decoration) £293/ each.	
5	New Single Storey 24.2m x 17.9m overall x 7.1m high and part two storey community centre. Structure is precast concrete suspended ground floor slab and structural steel frame.	£725,068.15	May-06	Tiptree, Essex.	Gross	420	Circa 426m2 of External Walling. F10 Brick/ Block Walling. Circa 36% are Facing bricks are Ibstock Leicester Red, 215 x 102.5 x 65mm, stretcher bond, in cement:lime:sand mortar (1:0.25:3 & 1:1:6 mixes), bucket handle pointing in walls 102.5mm thick, facework one side. H20, Rigid Sheet Cladding Circa 64% are Proderma Ligum Rainscreen cladding, natural wood veneer facing on resin/ cellulose core, 10mm thick, fixing in accordance with manufacturers details to and including timber framing, to blockwork (not sure what size blockwork through). Further external elements, L10 and L20 wrot softwood purpose made windows by ID Products (24 No) ranging in size from 2.36m x 0.91m to 2.26m x 1.05m, wrot softwood combined windows and door (same spec) size 1.81m x 2.1m, and 3 No wrot softwood screens borrowed lights and frames and windows ranging in size from 2m x 0.65m to 2.45m x 3.4m (overall).	F10 Brick/ Block Walling. Facing bricks, Ibstock Leicester Red, 215 x 102.5 x 65mm, half lap stretcher bond, cement:lime:sand mortar (1:1:6), bucket handle pointing in walls 102.5mm thick, facework one side.	47.10	Wrot softwood combined windows and door (ditto) £ 532/ each	
								H20 Rigid Sheet Cladding. Proderma Ligum Rainscreen cladding, natural wood veneer facing on resin/ cellulose core, 10mm thick, fixing in accordance with manufacturers details to and including timber framing, to blockwork over 300mm wide.	176.78	Average rate for screens (ditto) £244/each.	
								F10 Brick/ Block Walling. Blockwork, BS EN 771-4, Themalite Shield Autoclaved aerated concrete, 4.0N/mm2, 440 x 215 x 100mm thick, half lap stretcher bond, cement:lime:sand mortar (1:1:6), 100 /140mm thick (average rate used).	22.50		
Total Rate.	199.28										
F11 Glass Block Walling. Glass blockwork, La Rochere, 190 x 190 80mm fire rated blocks, clear frosted, prefabricated panels using rod and mortar system to manufacturers details in walls 400 x 2000mm.	249.97										

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					Item	m2		Description	£/m2	
6	Gym Extension Built Under Existing Canopy	£356,160.24	Sep-06	Prudhoe, Northumberland.	Gross	314	Circa 130m2 of External Walling. Circa 95% of this is Facing brickwork, Rosedale Multi by Brick Services (F10 Brick/Block Walling). Remaining 5% is vertical weatherboarding 18mm thick plywood, 75 x 50mm softwood timber battens at 600mm centres etc. to blockwork (H21 Timber Weather Boarding). NB, not sure what size the blockwork is that is the backing material of the weatherboarding. No further information of other external skin items are.	F10 Brick/ Block Walling. Facing bricks, Rosedale Multi by Brick Services, half lap stretcher, flush brushed joints; all in accordance with manufacturer's instructions; F10.110.	60.51	
								H21 Timber Weather Boarding. Vertical timber weatherboard; 18mm thick plywood; 75 x 50mm softwood timber battens at 600 centres; breather membrane as H21.130; fixing with secret fixed annular shanked nails; all in accordance with manufacturer's instructions; H21.110 to walls over 300mm wide.	75.16	
								F10 Brick/ Block Walling. Blockwork, to BS 6073-1, 215 x 440 x 100mm thick, half lap stretcher bond, all in accordance with manufacturer's instructions; F10.350 in walls 100/140mm thick (average rate used).	25.20	
								Total Rate.	100.36	
7	Single storey steel framed sports hall building.	£1,533,064.00	Feb-07	Hagley, Worcestershire.	Gross	988	Circa 680m2 of External Walling. 80% of this is Facing brickwork; 10% is built with Himley Mixed Russetts and 70% with Landsdown Multi Gold, both supplied by Ibstock Brick Limited (F10 Brick/Block Walling). 20% is vertical weatherboarding; painted external 22mm thick boards on 25 x 50mm thick battens on 10mm thick plywood (NB - assumed fixed between steel members, not blockwork) (H21 Timber Weather Boarding). Further external elements - all contractor designed; 1 no. combined window and door unit 1.81m x 3.962m high and 8 no. windows raking in size from 0.91m x 1.35m to 3.673m x 2.463m all aluminium/ timber composite windows and doors from Ideal Combi AS; Ideal CombiFrame Range, double glazed (L10 Windows, Rooflights, Screens and Louvers) and 1 no. louvred double door set 1.81m x 2.11m, 1 no. combined unit of windows and sliding door sets 3.48m x 2.3m and 2 no. purpose made double fire exit doors and frames size 1.974m x 2.26m from the same range (NB - fire doors being timber made) (L20 Doors, Shutters and Hatches).	F10 Brick/ Block Walling. Facing brickwork, Ibstock Brick Limited; Himley Mixed Russetts; stretcher bond; coloured cement lime mortar (1:1:6); raked joints; as specification F10/112.	45.32	L10 - Rate for combined window and door £6,933/ each.
								F10 Brick/ Block Walling. Facing brickwork, Ibstock Brick Limited; Landsdown Multi Gold; stretcher bond; coloured cement lime mortar (1:1:6); raked joints; as specification F10/112.	47.27	L10 - Average rate for windows £688/ each.
								H21 Timber Weather Boarding. Sawn softwood, pressure impregnated with preservative; 22 thick, tongued, grooved and v-jointed; 25 x 50 battens and counterbattens; as specification H21/110 to walls over 300 wide.	38.54	L20 - Rate for louvred double door £1,975/ each.
								H21 Timber Weather Boarding. Plywood; BS6566; WBP bonded; 10 thick to walls over 300 wide, to timber.	16.86	L20 - Rate for combined unit of window and sliding door £5,381/each
								H21 Timber Weather Boarding. Accessories; Klober Limited; Klober Permo Frame; as specification H21/130 as breather membrane over 300 wide; vertical (appears as though it has been measured twice in this BofQ).	3.22	L20 - Rate for double fire exit doors £1,863/each
								M60 Painting/Clear Finishing Externally. Staining wood, Sadolins; one preservative coat Sadolins New Base; one initial coat Sadolins Classic; two finishing coats Sadolins Extra; as specification M60/11 to general surfaces over 300 girth, irregular surfaces.	4.60	
								Total Rate.	63.22	
8	2 Storey steel-framed classroom building.	£4,371,596.00	Feb-07	St. Neots, Cambridgeshire	Gross	2,989	Circa 1,108m2 of measured external walling. 75% of this is Facing brickwork; Westley Red from Brickability Limited (F10 Brick/Block Walling). 25% is a proprietary render system, K-Rend by Kilwaughter Chemical Co. Ltd laid to blockwork (NB - not sure what size through) (M20 Plastered, Rendered, Roughcasts Coatings). Further external elements - 58 no. double glazed aluminium windows ranging in size from 1.2m diameter to some sizes being 8.008m x 1.875m. and 14 no. external aluminium double glazed doorsets ranging in size from 1.022m x 2.100m to 1.922m x 2.100m based on the Vella "System 200" range (L10 Windows, Rooflights, Screens and Louvers). Further as part of the same section, the provision of solar shading system complete as detailed to various elevations, based on the Lovelux 9000 Sunbreaker solar shading system.	F10 Brick/ Block Walling. Facing brickwork, Westley Red from Brickability (East Anglia) Ltd; in coloured cement-lime mortar (1:1:6); shaped pointing as work proceeds; as specification F10.110 in walls, half brick; stretcher bond; facework one side.	44.65	L10 - Average rate for windows £ 6,656/each
								Ditto curved to various radii.	51.15	L10 - Average rate for doors £ 2,675/each
								M20 - Plastered/ Rendered/ Roughcast Coatings, Proprietary render system; K-Rend by Kilwaughter Chemical Co Ltd; textured finish; dark blue non-standard colour; as spec clause M20.165 to walls 18 thick - over 300 wide; to blockwork.	36.97	L10 - Price for solar shading £42,950
								F10 Brick/ Block Walling. Concrete Blockwork, B.S. 6073, 440 x 215, solid, compressive strength 7 N/mm2; in cement:lime:sand mortar (1:1:6); as spec clause F10.350 in walls 100mm thick.	19.89	
								M60 Painting/Clear Finishing. Anti graffiti coatings system complete to external render; as pec clause M60.140 to general surfaces over 300 girth (part area of render only).	11.55	
								Total Rate.	68.41	
								M20 - Plastered / Rendered/ Roughcast Coatings. Refer above description, curved to various radii.	73.94	
								F10 Brick/Block Walling. Refer above description, curved to various radii.	22.89	
								M60 Painting/Clear Finishing. Refer above description (part area of render only).	11.55	
								Total Rate.	108.38	
9	Demolition and rebuild new 2 storey steel framed swimming pool	£5,968,177.00	Dec-06	Dulwich Common, London.	Gross	2,895	Circa 1,100m2 of measured external walling. 85% of this is Facing brickwork; Hampshire Stock Plain Orange by Taylor Maxwell Co. Ltd (F10 Brick/Block Walling). 8% is a Rigid Sheet Cladding, high pressure laminate board cladding by Trespa UK Ltd 10mm thick fixed onto a support system onto either steel or blockwork (not sure what size through) (H20 Rigid Sheet Cladding). Remaining 7% appears to be standard cement-lime-sand mortar, 20mm thick to brickwork/ blockwork, again not sure which surface or size of blocks (M20 Plastered, Rendered, Roughcasts Coatings). Further external elements, all contractor designed works - 16m2 of 100mm thick glassblock walls (F11 Glass Block Walling), 32 no. double glazed aluminium windows ranging in size from 1.01m x 1.35m to some sizes being 1.462m x 4.960m. 6 no. double glazed screens & frames ranging in size from 1.810m x 3.240m to 17.640m x 5.350m and 37 no. louvres and frames ranging in size from 0.910m x 0.460m to 3.273m x 0.460m and (L10 Windows, Rooflights, Screens and Louvers).	F10 Brick/ Block Walling. Facing brickwork, Taylor Maxwell Co. Ltd Hampshire Stock Plain Orange; in gauged mortar (1:1:6); bucket handle pointing as the work proceeds; Spec. F10.110 in walls half brick thick; facework one side.	58.92	F11 - Glass Block Walling, average rate £289/m2
								H20 Rigid Sheet Cladding. High pressure laminate board comprising Trespa UK Ltd.; Trespa Meteor 10mm thick standard colour range; exterior cladding system with open joints screwed to and including Eurofox Helping Hand and Tee adjustable aluminium support system to blockwork and structural metalwork; Tyvek breather membrane; vapour control layer; with 80 mm wide cavity; partially filled with Kingspan Kooltherm K15 insulation with taped joints 60mm thick to maintain continuous air gap 20mm wide all in accordance with the manufacturers instructions; detail C 110.5; Spec. H20.150A to 260 and P10.315 to walls 10mm thick, over 300mm wide.	394.67	L10/L20 - Average rate for windows/ screens and door sets £2,322 /each
								F10 Brick/ Block Walling. Lignacite; SP; 7 N/mm2, in gauged mortar (1:1:6); Spec F10.350 in walls 75/ 140 mm thick (average rate taken)	26.21	L10/L20 - Average rate for windows/ screens and door sets £2,322 /each
								Total Rate.	420.88	

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					Item	m2		Description	£/m2	
		£					There are also 28 no. external aluminium double glazed doorsets ranging in size from 1.022m x 2.560m to 1.810m x 2.560m based on the Velfax 500 and 541 range (L20 Doors, Shutters and Hatches).	M20 - Plastered/ Rendered/ Roughcast Coatings, Cement-Lime-Sand mortar; two coat work; coloured to standard colour range; trowelled smooth finish; Spec. M20.110B to walls 20mm thick - over 300mm wide; to brickwork/ blockwork. Plus Blocks (see above and opposite)	15.60	L10 - Average rate for louveres and screens £ 196/each
							Total Rate.		26.21	
10	In-situ concrete basement, structural steel frame part 2 storey building.	£3,514,924.18	Nov-06	Elstree, Hertfordshire.	Gross	1,742	Circa 670m2 of measured external walling. 60% of this is Clay Facing brickwork (F10 Brick/Block Walling). 40% is a Rigid Sheet Cladding, high pressure laminate board cladding by Trespa UK Ltd 10mm thick fixed onto a support system onto 140mm thick blockwork and timber (H20 Rigid Sheet Cladding). Further external elements - 11 no. glazed aluminium windows ranging in size from 0.61m x 0.573m to 5.41m x 1.36m, 1 no. glazed combined window and door size 2.485m x 5.09m (L10 Windows, Rooflights, Screens and Louvers), and 11 no. aluminium glazed door sets ranging in size from 1.023m x 2.055m to 2.485m x 2.055m (L20 Doors, Shutters and Hatches).	F10 Brick/ Block Walling. Clay facing brickwork; 1:1:6 & 1:0.5:4.5 cement:lime:sand; specification F10/110 in walls, 102.5 thick; facework one side. H20 Rigid Sheet Cladding. 10mm thick Trespa Metheon cladding panels; Trespa UK Ltd; DCS System 004/ALU031 cladding system Downer Cladding Systems Ltd; specification H20/150; external to walls over 300 wide; to blockwork. F10 Brick/ Block Walling. Common concrete blockwork; Lignacite SP Solid Paint Grade by Lignacite Ltd; 3/5n/mm2; mortar mix 1:1:6 spec F10/350 to walls 140 thick; facework one side.	50.38	L10 - Average rate for windows £ 868/each
							Total Rate.		260.00	L10 - Rate for combined window & door £ 4,369/each
11	5 Storey theatre building including 6th form provision.	£7,431,760.00	Nov-06	Dulwich, London	Gross	2,822	All Contractor Designed Works. Circa 2,025m2 of measured external walling. 93% of this is Facing brickwork; selected first quality multi facings by Freshfield Lane Brickwork (F10 Brick/Block Walling). Remaining 7% is a Curtain Walling System based on the Schuco International KG product range (H11 Curtain Walling). Further external elements 8 no. external door sets (5 of which form part of the curtain walling system), the remaining 3 No are steel door sets by FenderHansen ranging in size from 0.91m x 0.76m to 4.15m x 2.90m (L20 Doors, Shutters and Hatches).	F10 Brick/ Block Walling. Facing brickwork, selected first quality multi facings; Freshfield Lane Brickworks; half lap stretcher bond; mortar mix 1:2 HLM5; flush pointing: Spec. F10.110 in walls half brick thick; facework one side & building against other work (1.598m2). Ditto (287m2). H11 Curtain Walling. Curtain walling system; Schuco International KG; product reference FW60+; stick built system; all profiles extruded in anodised grade aluminium: polyester powder coated: Saint Gobain solar controlled double glazed units as Spec. L40.370 complete with all fixings, gaskets, vapour barriers, sealants and building attachment accessories etc.; Spec. H11.111; screen type as elevation shown on drawing 328/A/10; plugging; screwing; to masonry. Ditto screen type 7; as elevation shown on drawing 328/A/10; plugging; screwing; to masonry.	56.49	H11 - Average rate for door sets £ 2,401/ each.
							Total Rate.		58.49	
									503.10	L20 - Average rate for door sets £ 2,400.
									411.88	
12	Demolition of existing school and construction of new 2 Storey Junior School Extension and(See below).	£2,820,066.00	Apr-07	Leeds.	Gross	2,180	Circa 972m2 of measured external walling. 70% of this is facing brickwork, 15% of this is engineering brickwork (Brick/Block Walling). 4% of this is timber weatherboarding on timber, I have assumed that this is laid on blockwork, not sure what size (Timber Weatherboarding). Remaining 11% is external render system by Sto Ltd, Sto Rend Flex laid to blockwork, not sure what size through however I have assumed that it is 100mm thick (Plastered, Rendered, Roughcast Coatings). Further external elements - 2 no. external timber screens both 0.91m x 1.135m, 47 no. timber windows ranging in size from 0.573m x 0.610m to 3.610m x 1.735m and 4 no. combined timber windows and doors ranging in size from 3.723m x 2.345m to 4.397m x 2.345m (Windows/ Rooflights/ Screens and Louvers). There are also 7 no. timber doors sizes 1.36m x 2.045m and 1 no. rolling shutter door by Bolton Gate Co. size 2.75m x 2.60m (Doors, Shutters and Hatches).	Brick/ Block Walling. Facing brickwork, PC Sum £300/1000 delivered to site, laid in coloured mortar, F10/110 in walls 102.5 thick, facework one side. Brick/ Block Walling. Engineering brickwork, PC Sum £300/1000 delivered to site, laid in mortar, F10/380 in walls 102.5 thick, facework one side. Timber Weather Boarding. Cedar board cladding; 25 thick, secret fixing, 38 x 19 treated softwood battens, breather membrane, H21/111 over 300 wide, to timber (cannot ascertain what timber). Plastered/ Rendered/ Roughcast Coatings - External, External render; Sto Ltd, Sto Rend Flex cote system, M20/161 to walls over 300 wide, to blockwork. Brick/ Block Walling. Blockwork, 7N/mm2, laid in mortar, F10/253 in walls 100/ 140 mm thick (average rate used).	58.33	Windows etc. - Average rate for external timber screens £1,044/ each
							Total Rate.		57.57	Windows etc. - Average rate for external timber windows £ 990/each
									75.66	Windows etc. - Average rate for combined windows and doors £ 5,948/each
									55.00	Doors etc. - Average rate for timber doors £1,019/each
									27.46	Doors etc. - Rate for rolling shutter £1,751/ each
									82.46	
 Single Storey Infant School Extension.				Gross	139	Circa 117m2 of measured external walling. 62% of this is facing brickwork and 16% of this is engineering brickwork (Brick/Block Walling). The remaining 22% is external render system by Sto Ltd, Sto Rend Flex laid to blockwork, not sure what size through however I have assumed that it is 100mm thick (Plastered, Rendered, Roughcast Coatings). Further external elements - 7 no. external timber windows ranging in size from 0.45m x 1.21m to 1.81m x 1.21m and 1 no. combined timber windows and doors size 2.71m x 2.11m (Windows/ Rooflights/ Screens and Louvers). There is also 1 no. external timber sliding/ folding door set size 2.71m x 2.11m (Doors, Shutters and Hatches).	Brick/ Block Walling. Facing brickwork, PC Sum £300/1000 delivered to site, laid in coloured mortar, F10/110 in walls 102.5 thick, facework one side. Brick/ Block Walling. Engineering brickwork, PC Sum £300/1000 delivered to site, laid in mortar, F10/380 in walls 102.5 thick, facework one side. Ditto curved to various radii. Plastered/ Rendered/ Roughcast Coatings - External, External render; Sto Ltd, Sto Rend Flex cote system, M20/161 to walls over 300 wide, to blockwork. Brick/ Block Walling. Blockwork, 7N/mm2, laid in mortar, F10/250A in walls 100mm thick.	58.33	L10 - Average rate for windows £ 649/each.
									57.57	L10 - Rate for combined window and door £ 3,568/each.
									74.85	L20 - Average rate for doors £ 2,174/each.
									55.00	
									24.77	
									79.77	
									65.00	
									32.15	
									97.15	
13	Construction of a new 2 storey structural steel framed classroom block, link block and new hall block	£4,156,646.56	Feb-07	London.	Gross	1,896	Circa 1,340m2 of measured external walling. 75% of this is facing brickwork, JMHLight Multi Stock Facings by Taylor Maxwell (F10 Brick/Block Walling). The remaining 25% is an external rigid sheet panel system fixed onto supports with 100mm thick insulation backing fixed directly onto inner blockwalls (H20 Rigid Sheet Cladding). Further external elements - 46 no. external windows based on the Velfac polyester powder coated aluminium and timber composite window series 200 ranging in size from 1.81m x 0.535m to 12.525m x 2.185m, 12 no. external doors and screens based on the Velfac polyester powder coated aluminium door series windows ranging in size from 0.91m x 2.575m to 11.260m x 3.085m and 3 no. other external doors and screens based on	F10 Brick/ Block Walling. Facing brickwork, Taylor Maxwell, JMHLight Multi Stock Facings 1892: 215 x 102.5 x 65mm; in coloured group 3 mortar; bucket handle pointing as the work proceeds; Spec F10.110 in walls 102.5 mm thick; facework one side. Ditto 215 mm thick; built of 2 Nr 102.5 mm skins tied together with stainless steel Ancon SP5x150L ties at 450 mm centres each way and joint between skins fully filled with mortar, facework one side.	56.12	L11 - Average rate for ally windows £ 2,106/ each.
									113.62	L11 - Average rate for ally doors £ 5,201/ each.

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Item	Type of Building	Value £	Base Month	Location	Floor Area		Specification of External Cladding Materials (Identifiable External Skin Only) Above Ground Works Only.	Unit Rates for Cladding Materials (Combined)		Other Items £/item
					Item	m2		Description	£/m2	
							Dorma Bi-parting polyester powder coated door system with Comar frame ranging in size from 3.375m x 3.085m to 5.2875m x 3.085m (L11 Windows/ Rooflights/ Screens and Louves). There is also 1 no. external polyester powder coated steel door by JR Security & Safety Ltd. size 1.81m x 2.575m and 1 no. roller shutter door by Syston Doors to suit opening 2.50m x 2.10m (L21 Doors, Shutters and Hatches).	H20 Rigid Sheet Cladding. Eternit Pelicolor panels on Omegas and Zeds; 8mm Pelicolor fibre cement; fixing at 600mm centres with aluminium rivets and colour caps on Eternit Omega and Zed vertical support profiles at 500 mm centres fixed with 140 mm long x 7.5 mm diameter TORXX headed screws; 10mm open joints and universal corner profiles at external corners; as Spec. H20.121 to wall coverings vertical; fixing through foamglass (measured separately) to blockwork (measured separately).	168.78	L11 - Average rate for other ally doors £ 6,103/ each.
							F10 Brick/ Block Walling. Blockwork; Celcon Solar 2.8 lightweight concrete; 440 x 215 mm; 2.8n/mm2; in group 3 mortar; as Spec. F10.362 Walls 100mm thick.	22.47	L21 - Rate for steel security door £ 1,570/ each	
							Total Rate.	191.25	L21 - Rate for steel roller shutter door £ 2,540/ each	
14	Construction of a new single storey special educational needs 14 classroom building including a sma meals & nursery building.	£5,044,127.00	Jan-07	Maira, N. Ireland.	Gross	3,159	Circa 1,750m2 of measured external walling. 82% of this is proprietary render, Sto AG System or equal and approved laid onto 100mm thick concrete common blockwork (M20 Plastered, Rendered, Roughcast Coatings). The remaining 18% is an western red cedar rainscreen cladding system or approved fixed to 19mm thick marine grade plywood fixed to timber, which is then presumably nailed to blockwork 215mm thick combined with insulation and breather membrane forming a solid wall construction (H92 Rainscreen Cladding). Further external elements - 134 no. external aluminium faced wood windows, Combi Future or other equal and approved double glazed windows ranging in size from 1.36m x 0.675m to 6.30m x 2.70m, screens borrowed lights and frames ranging in size from 1.86m x 2.70m to 7.885m x 2.70m (L10 Timber Windows, There is also 3 no. timber flaxboard/laminated timber core doors ranging in size from 0.90m x 2.05m to 1.76m x 2.04m, and 21 no. aluminium faced wood, Dansk Combi Futura or other equal and approved doors ranging in size from 0.90m x 2.05m to 1.90m x 2.40m (L20 Timber Doors, Shutters and Hatches). There is also 1 no. aluminium polyester powder coated roller shutter and collapsible gates, Fortress ref DBR 75, door overall size 3.338m x 2.70m (L21 Metal Doors, Shutters and Hatches).	M20 - Plastered/ Rendered/ Roughcast Coatings. Proprietary render; Sto AG System or equal and approved; consisting of one coat Stoppim anti-fungal wash; one coat Stoppim Micro sealer; one coat Stolevell Cote 40mm thick; one coat Sto-primer; one final coat StoSilico K/R silicone based render; applied in accordance with manufacturer's instructions; Spec M20.101, external to walls over over 300mm wide; to brickwork/ blockwork, various heights.	28.56	L10 - Average rate for ally windows £ 980/ each.
							F10 Brick/ Block Walling. Blockwork; Concrete common blockwork; Spec F10.350 to walls 100 thick.	10.11	L10 - Average rate for screens borrowed lights £ 2,590/ each.	
							Total Rate.	38.67		
							M20 - Plastered/ Rendered/ Roughcast Coatings. As above description.	28.56		
							F10 Brick/ Block Walling. Blockwork; as above description; curved on plan to various radii.	13.57	L20 - Average rate for timber door £ 470/ each.	
							Total Rate.	42.13		
							H92 Rainscreen Cladding. Western Red Cedar rainscreen cladding system or equal and approved; 19 x 150mm shiplap boarding; 15mm air gap at top and bottom sealed with insect mesh; including all flashings, fixings, interfaces, sealants and the like; all as Spec H92 as wall coverings vertical; to timber (measured separately, included here).	21.88	L20 - Average rate for ally faced wood door £ 1,889/ each.	
							K13 Rigid Sheet Fine Linings, Panelling. Plywood; 19mm marine grade plywood to walls to steel.	20.89		
							Total Rate.	42.77		
							H92 Rainscreen Cladding. As above description curved to various radii., to timber (measured separately, included here).	43.75	L21 - Rate for ally roller shutter door £ 1,536/ each	
							K13 Rigid Sheet Fine Linings, Panelling. As above description, curved to various radii., to steel.	23.07		
							Total Rate.	66.82		
15	Single storey changing and multi use games area including new works depot and yard area.	£2,214,615.00	Jan-07	London.	Gross (New Bldg only)	565	Circa 539m2 of measured external walling. all of it is facing brickwork (F10 Brick/Block Walling). Further external elements - not easy to determine, on the changing rooms, 2 separate areas of curtain wall system, 1 no. single door, 2 no double doors, a further area of aluminium screens and borrowed lights and various aluminium loures and	F10 Brick/ Block Walling. Facing brickwork; F10/110 in walls 103 thick; flemish bond with snapped headers; facework one side; including weepholes; NOT SMM.	64.77	
							For other items such as curtain walling and screens, the QS has measured items			
16	Construction of a new 2 storey classroom block and further works.	£1,484,174.59	Jan-07	Gloucester	Gross	760	Circa 522m2 of measured external walling. 56% of this is Marley Eternit Lamina External, 6mm thick rigid sheet cladding fixed onto a framework which I have assumed fixed onto 100mm thick internal block wall (Rigid Sheet Cladding), 5% is Profiled cladding to wall comprising Corus Panels and Profiles 0.9mm thick fixed onto a spacer system, insulation backed which is not fixed onto blockwork (Metal Profiled, Flat Sheet Cladding, Coverings, Siding), the remaining 39% is external Sto Render laid to blockwork base (which I have assumed is 100mm thick) (Plastered, Rendered, Roughcast Coatings). There are also 4 no areas of curtain walling measured, various sizes 1.3m x 7.29m to 5.05m x 6.79m (Curtain Walling). Further external elements - 4 aluminium polyester powder coated loures size 7.05m x 0.675m, brise soleil polyester powder coated aluminium panel fixed directly through the Eternit external cladding size 16.2m x 1.20m (Windows, Rooflights, Screens and Louves) and 25 no polyester powder coated aluminium double glazed windows ranging in size from 0.7m diameter to 6.60m x 1.81m (Metal Windows, Rooflights, Screens and Louves).	H20 Rigid Sheet Cladding. Marley Eternit Lamina External, 6mm thick fixed with Sikatack structural adhesive to and including Omega and ZED profile angle framework; joints and fixing accessories; fixing cladding and accessories strickley in accordance with manufacturers instructions by Marley Eternit trained operatives (H20/150); panel layout and sizes as drawing 8070/06 to walls over 300mm wide to blockwork (measured separately).	160.44	L10 - Rate for loure panels and frames £1,100/each
							F10 Brick/ Block Walling. Blockwork (F10/252) to walls 100 thick.	23.76	L10 - Rate for Brise Soleil £6,240/ each.	
							Total Rate.	184.20	L11 - Average rate for windows £1,360/ each.	
							H31 Metal Profiled, Flat Sheet Cladding, Coverings, Siding. Profiled cladding to wall comprising Corus Panels and Profiles Ltd approved colour 0.9mm ythick galvanised steel ref WP40 wall panels, flashings and fastenings (H31/1221); Speed deck Isoabar spacer system (H31/180 & 186); Speed Deck Walkliner system white polyester coated galvanised steel vapour control liner (H31/240); 280mm thick glass fibre mat quilt insulation (H31/276), profile filler (H31/300), flashing and trims (H31/480, 482, 483, 490)(could not find evidence of any backing material/ component).	49.73		
							M20 Plastered/ Rendered/ Roughcast Coatings. Render and preparation Sto Ltd (M20/810) to walls over 300mm wide; to blockwork base, extending to a height of 6.5 to 8.00m above ground level.	63.02		
							F10 Brick/ Block Walling. Blockwork (F10/252) to walls 100 thick.	23.76		
							Total Rate.	86.78		
							H11 Curtain Walling. Polyester powder coated aluminium double glazed curtain walling; H11/110), pointing and sealing; reference drawing 8070/40; (Note: Passivent Air Cool loure panels by others) comprising window, window frames, glazed door, door frames, manifestation as indicated (average rate per m2 quoted)	435.00		

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					Item	m2		Description	£/m2	
17	Construction of a 3 storey steel framed arts block, link to existing building and alteration works to existing building.	£4,740,088.92	Apr-07	Middlesex.	Gross (Arts Block Only)	2,557	Circa 1,801m2 of measured external walling. 6% of this is Galvanised mild steel profiled sheeting fixed to steel (Metal Profiled Sheeting), 25% is Curtain Walling based on Schuco Curtain Wall System (Curtain Walling), the remaining 69% is external Rainscreen Cladding based on Marley Eternit High Pressure Rainscreen Cladding fixed partly to blockwork (100mm thick) and to the steel frame (Rainscreen Cladding). Further external elements - 52 no. aluminium powder coated windows, doors, loures etc based on the Schuco FW50+ and Schuco FW60+ range, ranging in size from 1.10m x 3.694m to 3.00m x 10.10m (Windows, Rooflights, Screens and Loures).	G30 Metal Profiled Sheeting. Galvanised mild steel profiled sheeting, vertical, fixed to steel posts; drawings A(2)-107 and 112.	40.00	L10 - Average rate for windows £4,516/ each.
								H11 Curtain Walling. Schuco curtain walling system FW60+; Powder coated aluminium; mastic pointing; fixing to masonry or steel (H11/110 & 135, L/40) to dining areas, 6th form area, kitchen area and link bridge (average rate per m2 quoted)	421.00	
								H92 Rainscreen Cladding H92/110. Marley Eternit high pressure rainscreen cladding to walls; width exceeding 300mm; fixed to steel frame (measured separately) to blockwork (measured separately, included here). NB - items in contrasting colours and to steel frame same rate.	100.10	
								F10 Brick/ Block Walling. F10/351 - Concrete common blockwork external leaf of cavity wall; 7.3N/mm2 blocks; mortar strength class M12 designation to walls 140mm thick.	26.88	
								Total Rate.	126.98	
18	Construction of a single storey (partial 2 storey) steel framed building.	£6,339,549.00	Jun-07	Derby.	Gross	2,838	Circa 1,900m2 of External Walling. 91% of this is Facing brickwork, Hanson Building Products Tregaron Mixture [NB - there are other facing bricks measured, Hanson Building Products Blue Smooth] (F10 Brick/Block Walling), 5% is Kalwall insulated translucent sandwich panel system (H12 Plastics Glazed Vaulting, Walling). The remaining 4% is Permarent External Render System laid on blockwork [100mm thick assumed] (M20 Plastered, Rendered, Roughcast Coatings). Further external elements 36 no. timber/aluminium windows ranging in size from 1.135m x 0.76m to 2.935m x 1.735m, 15 no. external screens in timber/aluminium ranging in size from 3.835m x 2.335m to 6.310m x 2.335m, all based on AM Profile Design - 5 composite window system, and 6 no. sunshields based on Aerofoil fins, extruded aluminium polyester powder coated finish (L10 Windows, Rooflights, Screens and Loures).	F10 Brick/ Block Walling. Facing bricks, Hanson Building Products Blue Smooth, 215 x 102.5 x 65; in cement-lime mortar (1:1:6); weather struck pointing as work proceeds in walls 102.5 thick; stretcher bond; facework one side.	64.39	L10 - Average rate for timber/aluminium windows £ 794/each
								Ditto; walls curved 102.5 thick; stretcher bond; facework one side.	81.59	L10 - Average rate for timber/aluminium screens £ 3,649/each
								F10 Brick/ Block Walling. Facing bricks, Hanson Building Products Tregaron Mixture, 215 x 102.5 x 65; in cement-lime mortar (1:1:6); weather struck pointing as work proceeds in walls 102.5 thick; stretcher bond; facework one side.	53.55	L10 - Rate for sunshield £ 2,360/each
								Ditto; walls curved 102.5 thick; stretcher bond; facework one side.	70.75	L20 - Average rate for timber/aluminium doorsets £2,030/ each.
								F10 Brick/ Block Walling. Facing bricks, to match existing, 215 x 102.5 x 65; in cement-lime mortar (1:1:6); weather struck pointing as work proceeds in walls 102.5 thick; stretcher bond; facework one side.	55.25	L20 - Average rate for galvanised steel doorsets £1,058/each
								H12: Plastics Glazed Vaulting, Walling. Kalwall insulated translucent sandwich panel system; Stoakes Systems Ltd., 1 Banstead Road, Purley, Surrey CR8 3EB Tel: 020 8660 7667; factory pre-fabricated installed by Stoakes to Vertical surfaces; bars at 1200 centres; 481 long 70mm thick; thermally broken Reverse Shoji translucent panel 0.78 W/m2 K; 10% light transmission.	379.10	L20 - Rate for sliding door £6,040/each.
								M20 - Plastered/ Rendered/ Roughcast Coatings. Permarent External Render system; undercoat, 4 first coat of Permarent bedding mortar, reinforcing mesh, 3 second coat bedding mortar, sponge float finish, PermaRock Putzgrund 610 primer, finish coat of PermaRock K-Finish textured render, 3D-system colour range 11mm thick to walls on brickwork or blockwork base width exceeding 300mm.	82.00	
								F10 Brick/ Block Walling. Concrete, lightweight aggregate, blocks, B.S. 6073, 440 x 215, solid, compressive strength 7 N/mm2; in cement lime mortar (1:1:6) in walls 100mm thick; stretcher bond.	20.94	
								Total Rate.	102.94	
19	Partial 2 storey steel framed small animal research building within a university campus.	£10,593,222.65	Sep-07	University Campus, Scotland.	Gross (Say)	3,936	Circa 1,910m2 of External Walling. 8% of this is Facing brickwork (F10 Brick/Block Walling). 41% is Rigid Sheet Cladding system fixed to either blockwork or steel frame [not sure what size block through] (H20 Rigid Sheet Cladding). 33% Appears to be contractor designed stone faced walling to Gabion Walls (F20 Natural Stone Rubble Walling). The remaining 18% is contractor designed curtain wall system (H11 Curtain Walling). Further external elements - 9 no. fixed blade louver units ranging in size from 0.375m x 0.375m to 12.50m x 2.155m, 60 no. double glazed windows [NB - no sizes noted in BoQ, only drawing & type noted] and 4 no. flush doors [ditto] (L10 Windows, Rooflights, Screens and Loures). There is also an item for a contractor designed Linear Accelerator Enclosure	F10 Brick/ Block Walling. Facing bricks, as spec clause F10/110 walls 102.5 thick; half lap stretcher bond.	80.47	L10 - Average rate for loures £ 2,441/each
								H20 Rigid Sheet Cladding. Sheet cladding; as spec clause H20/155A (Grnd) Complete cladding; composite item comprising board cladding in individual boards/panels - layout as Architects drawings, fixed to and including 50 x 50 softwood battens, on and including building paper on and including external grade plywood, fixed to and including 100 x 50 softwood framing and insulation infill all fixed to blockwork (blockwork measured elsewhere); include forming all joints between cladding panels, all cavity barriers, all fixings, supports, accessories, etc as required and as manufacturer recommendations; overall construction/ make up generally as Architects drawing AA(2)10, Detail D width exceeding 300.	255.67	L10 - Average rate for windows £ 1,307/each
								F10 Brick/ Block Walling. Concrete blocks as spec Clause F10/350 and F10/355 walls 100 thick; half lap stretcher bond (average rate used).	22.09	L10 - Average rate for flush doors £ 1,080/each
								Total Rate.	277.76	
								H20 Rigid Sheet Cladding. Sheet cladding; as spec clause H20/155A (Other Areas) Complete cladding; ditto all fixed to 200 x 50 softwood framing as detailed on Structural Engineers drawings s110 and s111, with insulation infill and vapour barrier to inner face (plasterboard lining measured elsewhere); framing fixed to steelwork at head and concrete floor at base (steelwork and concrete measured elsewhere); ditto Architects drawing AA(2)17, Detail K width exceeding 300.	350.00	Item for linear acceletator enclosure £237,950
								F20 Natural Stone Rubble Walling. Gabion walling as spec clause F20/120A, walls in accordance with the specification, drawings, Employers Requirements and Manufacturers Instructions and guidelines 300 thick.	112.00	

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					Item	m2		Description	£/m2	
								H11 Curtain Walling. Curtain Walling System as spec clause H11/110 and H11/110A as described (average rate per m2 quoted)	494.00	
20	Construction of a 3 storey steel framed teaching block..	£4,347,960.67	Aug-07	Kirkcaldy, Fife.	Gross	3,175	Circa 1,220m2 of External Walling. 1% Of this is glass block walling (F11 Glass Block Walling). 13% is Curtain Walling based on a system by Aluminium Systems Ltd (H11 Curtain Walling). 2% is high level timber weatherboarding fixed to timber (fixed to metal frame) (H21 Timber Weatherboarding). The remaining 75% is external roughcast rendering laid on 100mm thick blocks (M20 Plastered, Rendered, Roughcast Coatings) Further external elements - 5 no. softwood screens ranging in size from 0.73m x 1.30m to 1.54m x 1.30m and 27 no. double glazed aluminium windows ranging in size from 1.36m x 1.135m to 5.86m x 1.135m (L10 Windows, Rooflights, Screens and Louvers).	F11 Glass Block Walling. Glass Block walling spec F11:110 with joint reinforcement in walls; filling in openings; bonding to other work 150mm thick; as drawing ref (30)05. H11 Curtain Walling. Curtain Walling System as spec clause H11/111, senior Aluminium Systems Ltd, SMR curtain walling; or equal and approved including windows and doors as required to various areas (average rate per m2 quoted) H21 Timber Weatherboarding. Softwood Spec H21:110 to walls, shiplapped joints; 18mm thick, 100 wide boards width exceeding 300; secret fixing to timber NB - rate excludes battens, counterbattens and plywood backing). M20 - Plastered/ Rendered/ Roughcast Coatings. Roughcast spec M20/120 (Harling): Substrate, Undercoats and Final Coat; 20 work to walls on brickwork or blockwork base width exceeding 300mm. F10 Brick/ Block Walling. Concrete blockwork; Tarmac Topblock Ltd.; as spec 352 to walls 100mm thick. Total Rate.	650.00 304.30 14.00 17.06 22.00 39.06	L10 - Average rate for softwood screens £ 471/each L10 - Average rate for aluminium windows £ 2,330/each
21	Refurbishment within an existing single storey building.	£3,133,239.76	Apr-07	Wemyss Bay, Inverclyde.	Gross (Area affected by Works Only)	961	76m2 of External Walling construction measured. All of this is a cavity wall construction of either inner block/outer common bricks or vice-versa (F10 Brick, Block Walling). NB - There is also 320m2 of externally measured insulated render, based on weber system (M20 Plastered, Rendered, Roughcast Coatings). Further external elements - 3 no. softwood screens ranging in size from 0.45m x 2.10m to 1.76m x 2.10m, 27 No double glazed polyester powder coated aluminium windows from Metal Technology ranging in size from 0.685m x 0.635m to 2.035m x 2.26m (L10 Windows, Rooflights, Screens and Louvers). There are also 7 no. Portcullis Bastille Steel Doorsets, powder coated finish ranging in size from 0.826m x 2.01m to 1.80m x 2.01m and 4 no. Roller Shutters in galvanised steel, Arrow Security Systems to fit openings 1.25m x 1.25m (L20 Doors, Shutters and Hatches).	F10 Brick/ Block Walling. Common bricks, B.S. 3921, Category FL or FN, 215 x 102.5 x 65, minimum compressive strength 27.5 N/mm2; in mortar designation (ii) in walls 102.5 thick; stretcher bond (provisional). F10 Brick/ Block Walling. Dense concrete blocks; 440 x 215, high strength solid blocks, compressive strength 7 N/mm2 in mortar designation (ii) in walls 102.5 thick, stretcher bond (provisional). Average rate for above walls. M21: Insulation with Rendered Finish, Preparatory Work. Brush down surfaces to remove all moss, lichen etc; all in strict accordance with the manufacturers printed instructions and recommendations width exceeding 300mm. Ditto. Weber CL 150 fungicidal solution; applied to existing fair faced blockwork walls at ground floor level; applied in strict accordance with the manufacturers printed instructions and recommendations width exceeding 300mm. Ditto. Rock-fibre insulation board; Weber Building Solutions, Weber-Therm MFS; fixing to brickwork with Weber-Rend LAC adhesive and mechanical fixings all in accordance with the manufacturers written instructions and recommendations 90 work to walls on existing brickwork or blockwork base width exceeding 300mm Ditto. Glass fibre meshcloth; Weber Building Solutions, Weber Mesh Standard; fixing with adhesive all in accordance with the manufacturers written instructions and recommendations to walls on mineral wool insulation base width exceeding 300mm. Ditto. Polymer modified cement based coloured render, white; minimum 12 thick applied in two passes; dry dash aggregate, Canterbury Spar; Weber Building Solutions, Weber-Therm M1; applied all in accordance with the manufacturers written instructions and recommendations to walls on mineral wool insulation base width exceeding 300. Total Rate.	31.49 31.71 31.60 incl incl 69.00 incl 100.60	L10 - Average rate for softwood screens £ 1,311/ each L10 - Average rate for aluminium windows £ 721/each L20 - Average rate for doorsets £ 2,726/each L20 - Rate for roller shutters £576/each
	2 Storey steel framed extension school building.				Gross	1,135	Circa 737m2 of External Walling construction measured. 62% facing brickwork, Langdale-Multi by Hanson Building Products (F10 Brick, Block Walling). The remaining 38% is polymer modified cement based coloured render by Weber Building Solutions (M20 Plastered, Rendered, Roughcast Coatings). Further external elements - 22 no. double glazed polyester powder coated aluminium windows by Metal Technology Ltd ranging in size from 0.91m x 1.21m to 2.26m x 1.575m (L10 Windows, Rooflights, Screens and Louvers). There are also 2 no. Portcullis Bastille Steel Doorsets, powder coated finish ranging both sized at 1.80m x 2.01m (L20 Doors, Shutters and Hatches).	F10 Brick/ Block Walling. Facing brickwork, Hanson Building Products, Langdale-Multi, 215 x 102.5 x 65; im mortar designation (ii); bucket handle pointing as work proceeds in walls 102.5 mm thick; stretcher bond. M20 - Plastered/ Rendered/ Roughcast Coatings. Polymer modified cement based coloured render, white; minimum 12 thick applied in two passes; dry dash aggregate, Canterbury Spar; Weber Building Solutions, Weber-Therm M1; applied all in accordance with the manufacturers written recommendations 12 work to walls on brickwork or blockwork base width exceeding 300mm. F10 Brick/ Block Walling. Dense concrete blocks; 440 x 215, high strength solid blocks, compressive strength 7 N/mm2 in mortar designation (ii) in walls 102.5 thick, stretcher bond. Total Rate.	55.60 28.50 31.71 60.21	L10 - Average rate for aluminium windows £ 1,286 L20 - Rate for doorsets £ 3,629/ each.
22	Refurbishment with an existing Pavilion Building and....	£3,061,071.65	Mar-07	Aberdeen.	Gross (Area affected by Works Only)	341	256 m2 (Provisional) Measured external skin works only, which is cleaning of the natural stone façade with detergent and applying treatment (C40 Cleaning Masonry, Concrete) There are a number of spot demolition items. Other external elements, 2 no timber windows sizes 1m x 1m & 1.3m x 1.2m (L10 Windows, Rooflights, Screens and Louvers). Further there are 5 no. timber doors ranging in size from 0.9m x 2.4m to 1.07m x 2.43m (L20 Doors, Shutters and Hatches).	C40 Cleaning Masonry, Concrete. Cleaning natural stonework; detergent as spec. C40/363 all as per manufacturer's printed instructions generally; (PROVISIONAL). C40 Cleaning Masonry, Concrete. Applying surface biocides to natural stonework; as spec C40/412, treating of masonry walls etc; surface biocides as spec C40/312 generally; (PROVISIONAL). Total Rate.	7.50 10.00 17.50	L10 - Average rate for timber windows £ 195/each. L20 - Average rate for timber doors £ 396/each.
	...New single storey steel framed building .				Gross	526	Not easy to identify, however there is at least 367m2 of externally measured wall construction. At least 5% of this is Granite walling using blocks previously set aside, 100mm and 150mm thick (F20 Natural Stone Rubble Walling), 13% of this Kalwall Patent Glazing System (H10 Patent Glazing) and the remaining 82% is Painted	F20 Natural Stone Rubble Walling. Granite walling; as spec. F20/111 walls; granite blocks previously set aside; re-dressing to stated thickness, face size to match existing; coursing to run through with existing pavilion 100 thick.	150.00	L10 - Average rate for timber windows £ 250/each

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					Item	m2		Description	£/m2	
		£								
							Cement/Lime/Sand Render finish on 100mm thick blockwalls (M20 Plastered, Rendered, Roughcast Coatings & M60 Painting, Clear Finishing). Further external elements - 10 no. timber hardwood and redwood windows ranging in size from 0.51m x 0.375m to 1.97m x 0.75m and 2 no. high performance aluminium louveres size 1.95m x 0.725m (L10 Windows, Rooflights, Screens and Louvers). Further there are 6 no. timber doors in softwood 0.655m x 2.21m to 0.921m x 2.21m	Ditto 150 thick	190.00	L10 - Rate for HP louveres £850/each
								H10 Patent Glazing. As spec. H10/110 (Kalwall system), vertical surfaces; fanlights, (9nr) single tier; translucent fixed with clamp tight powder coated aluminium closing sections at head, sill and jambs; closure sections fixed to structure with stainless steel fixings through and including packers/ shims; site drilling closure sections and backgrounds/ sealing all round with a low modulus silicone sealant; all as Drawing Nos. A(21) 19,20 & 21 and to manufacture's printed instructions.	550.00	L20 - Average rate for timber doors £ 712/each.
								M20 - Plastered/ Rendered/ Roughcast Coatings. Render; as spec. M20/110 (Substrate, Undercoats & Final Coat); 15 work to walls on brickwork or blockwork base width exceeding 300mm.	22.00	
								F10 Brick/ Block Walling. Concrete blocks; as spec. F10/350 to walls 100 thick, BRC Bricktor stainless steel reinforcement every second course.	22.00	
								M60 Painting/Clear Finishing. Masonry Paint, as spec M60/170 to smooth rendered general surfaces girth exceeding 300.	7.00	
								Total Rate.	51.00	

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					Item	m2		Description	£/m2	
23	Single storey traditionally built school building.	£1,497,204.00	Dec-06	Downpatrick, County Down.	Gross	948	Circa 629m2 of External Walling construction measured. 16% facing brickwork (F10 Brick, Block Walling). The remaining 84% is a painted cement-lime-sand rendered surface on say 100mm blockwork (M20 Plastered, Rendered, Roughcast Coatings & M60 Painting, Clear Finishing). Further external elements - only an assumption based on information available, 58 no. various openings for doors and windows, no information kept regarding size and make-up.	F10 Brick/ Block Walling. Facing brickwork; Spec. F10.250A in Walls 100 thick; joints filled with mortar as work progresses; 20 x 3 x 125 galvanised wall ties at 450 centres vertically and 450 centres horizontally; building against other work.	17.83	Not able to fill in.
							M20 - Plastered/ Rendered/ Roughcast Coatings. Render; undercoat cement-lime-sand (1:1:3), 10mm thick; finishing coat cement-lime-sand (1:1:6), 10mm thick wood float finish; external; spec M20.110 to Walls over 300 wide, to blockwork.		14.85	
							M60 Painting/Clear Finishing. Painting external render; prepare, two coats Sandtex Fine Textured Masonry paint; Spec M60.120 General Surfaces over 300 girth.		2.85	
							F10 Brick/ Block Walling. Concrete blocks; Spec. F10.350 to walls 100 thick.		9.94	
							Total Rate.		27.64	
24	Construction of a partial two storey steel framed sports hall building.	£2,091,910.00	Mar-07	Upton, Northampton.	Gross	1,360	Circa 809m2 of External Walling construction measured. 38% is facing brickwork, Multi Red facing bricks by Hanson Breckland (F10 Brick, Block Walling). The remaining 62% is treated timber weatherboarding fixed to either blockwork backing [140mm thick] or steel (H21 Timber Weatherboarding). Further external elements - various sizes of hardwood glazed windows, screens and doors (NB - No information kept regarding size and other details).	F10 Brick/ Block Walling. Clay facing brickwork; Hanson Breckland Multi Red facing bricks, stretcher bond in coloured cement-lime-sand mortar (1:1:6); bucket handle pointing as work proceeds; F10:110 in Skins of hollow walls half brick thick; facework and pointing one side.	55.02	
							H21 Timber Weather Boarding. Wrot softwood, treated with preservative, Boarding (H21:110) Feather edged boarding, laid horizontally, screw fixed on and including 25 x 50 vertical treated wrought softwood battens fixed at 150 centres on counterbattens to blockwork including breather membrane (H21:130).		20.95	
							F10 Brick/ Block Walling. Concrete common blockwork; medium density; 7n/mms; F10.350 to walls 140 thick & 140mm thick; facework and pointing one side (average rate used)..		26.71	
							Total Rate.		47.66	
							H21 Timber Weather Boarding. Wrot softwood, treated with preservative, Boarding (H21:110) Feather edged boarding, laid horizontally, screw fixed on and including 25 x 50 vertical treated wrought softwood battens fixed at 150 centres on counterbattens to metal cladding sheets (measured elsewhere) including breather membrane (H21:130).		22.05	
25	New Build single storey extension to an existing hospice building built with load-bearing external walls.	£536,050.00	Aug-06	Slyne, Lancaster	Gross	272	Circa 228m2 of External Walling construction measured. 35% is Natural Stone, Lancr Antique Random by Lancashire Brick and Tile Limited (F20 Natural Stone Rubble Walling). The remaining 65% is painted 3 coat render work with white cement and a finishing coat of wet dash render laid on blockwork (M20 Plastered, Rendered, Roughcast Coatings & M60 Painting, Clear Finishing). Further external elements - 4 no. wrot softwood European Redwood screens ranging in size from 1.75m x 2.10m to 2.76m x 2.10m, 10 no. UPVC windows, timber effect double glazed windows ranging in size from 0.75m x 0.685m to 1.36m x 2.035m, 1 no. combined window and door size 1.36m x 2.25m and 2 no. UPVC doors and frames sizes 1.135m x 2.25m & 1.81m x 2.25m (L10 Windows, Rooflights, Screens and Louvers). Further there is 1 no. aluminium polyester powder coated doorset 1.81m x 2.25m (L20 Doors, Shutters and Hatches).	F20 Natural Stone Rubble Walling. Stonework; Lancr Antique Random; Lancashire Brick and Tile Limited, Tel. 01204 400400; uncoursed to match existing; cement lime sand mortar (1:2:9); colour and pointing to match existing; building against other work; forming cavity, 10 wide; 100 long Ancon Clark SPV grade 304 stainless steel times at 750 horizontal and 450 vertical centres and additional ties every block course at reveals and corners; plugging and screwing to masonry in Walls 150 thick; faced one side.	132.05	L10 - Average rate for timber screens £354/each.
							M60 Painting/Clear Finishing. Painting; preparing; one mist coat and two coats Dulux Trade Weathershield Smooth Masonry paint General surfaces; render over 300 girth.		9.50	L10 - Average rate for UPVC windows £ 397/each.
							M20 - Plastered/ Rendered/ Roughcast Coatings. Render; three coat work; comprising undercoat White portland cement lime sand mortar (1:0.5:4 to 4.5) 10 thick; final coat of White portland cement lime sand mortar (1:2: 8 to 9) 8 thick; finishing coat of wet dash render Walls 18 minimum thickness; over 300 wide; to blockwork.		26.20	L10 - Rate for combined window and door £ 1,464/ each.
							F10 Brick/ Block Walling. Blockwork; BS 6073; Topblock; compressive strength 7N/mm2; 440 x 215; solid DCM; cement lime sand mortar designated (iii) mix; (1:1:5 to 6); stretcher bond Walls 100 thick.		20.00	L10 - Average rate for doors and frames £ 1,008/each.
							Total Rate.		55.70	L20 - Rate for aluminium doorset £4,755/each L20 - Rate for aluminium doorset £4,755/each

Notes.

Refer list of notes issued with work issued 12th April 2007:-

We have ignored items such as lintols, dpc's and narrow widths. Further no account of method related charges.

Only takes into account the general square metre items that can be directly attributable to the external skin.