

Client	G P Motors	5502		
Address	Plot 2, Stad diwydiannol, Penygroes			
Date	28-Sep-23			
ITEM	DESCRIPTION	RATE	QUANT	TOTAL
	<u>SCHEDULE OF WORKS</u>			
[00]A	<p>GENERAL CONDITIONS</p> <ul style="list-style-type: none"> • The Contractor shall allow for complying with general contract conditions, specifications and contract particulars. • The Contractor must inspect the site prior to submitting his tender in order to be fully conversant with the actual scope of the works and actual site conditions as claims arising from failure to do so will not be considered. • The project is notifiable under the Construction (Design Management) Regulations 2015 - CDM Regulations. • The Principal Designer will be preparing a pre-construction Health & Safety pack as part of the Tendering Documents. • The playing of music or radio will not be allowed on site at any time in order to minimise disruption and nuisance to neighbouring properties. • The Contractor must take photographs of the site prior to commencing on the works to record the condition of access roadway, landscape and building structures and issue one digital set to the Employer and Architect. • The Contractor must include for all materials, workmanship and any item of works etc. in his tender, not necessarily included in the Schedule of Works to undertake and complete any element of the work to a satisfactory standard. • The Contractor must ensure the pricing of his tender follows the format outlined in the Schedule of Works. Failure to do so without notifying the Architect will result in his tender being rejected and/or returned for amendment. 			
[00]B	<p>BUILDING CONTROL</p> <p>Job reference: 22-86730</p> <p>Contractor to notify Quadrant or Building Control on 01244 456 785 on commencement of the works, to arrange periodic inspections and on completion of the works.</p>			
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[10]A	<p>DEMOLITION</p> <ul style="list-style-type: none"> Code of Practice : Comply with BS 6187 Disconnect, divert or seal off existing services to areas to be demolished. Employ methods that cause no shock or vibrations likely to damage surrounding structures. Prevent nuisance with particular reference to dust & noise. 			
[10]B	<p>DEMOLITION WORKS AND SPOT ITEMS Refer to drawing (00)01 for extent of demolition works etc.</p> <ul style="list-style-type: none"> The Contractor shall include for all demolition and alterations required to undertake the works, not necessarily itemised in the schedule. Security must be maintained to the existing property during the works. Contractor to ensure that all structures are correctly and adequately supported at all times during demolition work to prevent any possible collapse. Isolate all existing electrical, IT, drainage, hot and cold water services etc prior to undertaking any demolition works. Minimise any disturbance that may affect adjoining neighbouring units. <p>INTERNAL WORKS</p> <ul style="list-style-type: none"> Carefully remove sanitary ware in disabled toilet complete Carefully remove floor coverings throughout Carefully remove existing internal and external doors and windows and counter complete Carefully demolish existing internal walls and form new structural openings in existing outer walls Carefully saw cut approx 600mm wide x 4m length of existing concrete apron to front of existing officearea, reduce dig and excavate foundations for new main entrance and toilet extension as well as new kitchen extension <p>EXTERNAL WORKS</p> <ul style="list-style-type: none"> Carefully reduce existing ground levels by approx 600mm Carefully excavate 600mm W x 450mm D foundations for new extension perimeter outer walls Carefully take up approx 10m length of existing drainage pipe works including removal of manholes Carefully excavate 600mm wide trench to accommodate new diverted drainage run 			
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[12]A	<p>RADON</p> <ul style="list-style-type: none"> No Radon Protective measures required - refer to enclosed Radon Protective Measures Site Report. 			
[13]A	<p>GROUND FLOOR SLAB</p> <p>Ground supported floor: Max. U-Value - 0.13W/M²k</p> <p>Total exposed perimeter - 24m</p> <p>Total Internal Area - 50m²</p> <p>PA Ratio = 0.5</p> <p>New ground floor slab comprising of:</p> <ul style="list-style-type: none"> Min. 400mm depth hardcore fill compacted every 100mm with vibrating roller to receive min. 38mm sand blinding to receive Visqueen High Performance DPM (installed in strict accordance with BRE211:2015) with all joints welded and joined with Visqueen DPM Double Sided Jointing Tape and continuous with DPC to receive Min. 150mm Gen 3 concrete mix floor slab with A252 fabric mesh reinforcement on min 50mm high preformed spacers to receive Floating floor system comprising of; <ul style="list-style-type: none"> 130mm EcoTherm Eco-Versal Insulation board installed in strict 22mm Caberfloor P5 moisture resistant chipboard flooring Concrete floor slab under non-loadbearing walls thickened to 150mm to accommodate block partitions. <p>N.B. Ground conditions to be inspected and approved by the Building Control officer prior to commencement of concreting works.</p> <ul style="list-style-type: none"> Contractor must inform architect/Building Control of any amendments to the specification prior to construction of floor slab. 			
[13]A	<p>Include a PC SUM of £2,000.00 for any possible issues with ground conditions</p>			
[16]A	<p>CONCRETE STRIP FOUNDATION</p> <p>Foundations formed in loadbearing strata to receive Gen 2 concrete mix.</p> <ul style="list-style-type: none"> 300mm Cavity Walls : 600 x 250mm with A 252 fabric mesh reinforcement on approve min 50mm high spacers <p>Actual depth of foundation to be determined on site (i.e.. to loadbearing strata)</p> <p>Minimum cover to foundation to be 450mm</p> <p>NOTE : From top of foundation to DPC level, coursing to be minimum 3 blocks</p> <p>N.B. Existing ground and soil condition to be inspected and approved by Building control officer prior to concrete pour.</p>			
[16]B	<p>EXISTING FOUNDATION</p> <p>Contractor must not undermine existing foundations</p>			
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[21]A	<p>NEW EXTERNAL CAVITY WALL Max. U-Value - 0.18W/M²k All blockwork as Mona Precast (Anglesey) Ltd Monalight 100S solid lightweight. Blockwork compressive strength: 7.30N/mm² Block Density: 1400 Kg/m³.</p> <p>1 Cavity construction below DPC</p> <ul style="list-style-type: none"> • 100mm - blockwork. • 100mm - cavity filled with Gen 2 concrete to 225mm below DPC. • 100mm - blockwork. • Min 3 no courses of facing brickwork to exposed plinth below DPC with coloured mortar. • Mortar mix 1:1:6 (Portland Cement : Lime : Fine Aggregate) measured by dry volume of materials. • High Performance DPC / Cavity Trays • Glidevale MV650 Microvent weephole at 900 ctrs. Located at ground level. <p>Cavity construction above DPC</p> <ul style="list-style-type: none"> • 100mm - blockwork. • 50mm - clear cavity. • 50mm - EcoTherm Eco-Cavity Wall Insulation. • 100mm - blockwork. • Mortar mix 1:1:6 (Portland Cement : Lime : Fine Aggregate) measured by dry volume of materials. <p>Wall Ties: Type 4 s/s wall ties embedment into wall - installed as manufacturers instructions. 750mm horizontal centres 450mm vertical centres Wall ties to all openings set back 150mm horizontally from jambs at 225mm centres</p> <p>Cavity Closers: Door and window jambs and sills closed with preformed insulated finned cavity closer to suit cavity width and installed in strict accordance with manufacturers instructions.</p> <p>Cavity tray: Preformed stepped and horizontal cavity trays with end caps dressed min 25mm into existing inner blockwork bedding course and dressed above lead cover flashing at abutment of pitched and flat roof with external walls. Cavity tray installed with strict accordance with manufacturer's instructions.</p> <p>Weep holes: Preformed weepholes in blockwork joint every max 900mm ctrs (i.e. 2no blocks).</p> <p>N.B. Contractor must inform Architect of any amendments to the specification prior to construction of cavity walls.</p>			
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[21]B	<p>LINTELS (External Walls)</p> <ul style="list-style-type: none"> Include a PC Sum of £1,500.00 for new galvanised 100mm x 100mm SHS corner post and 300mm wide x 6mm deep steel plate lintel Glidevale MV650 Microvent weephole every third brick above cavity tray. 			
[21]C	<p>WALL JUNCTIONS</p> <ul style="list-style-type: none"> New walls tied to existing with BBA Certified Stainless Steel wall connectors installed in strict accordance to manufacturer's instructions. Ties at every third brick course in new work and vertical anchor bolted to existing wall. 2mm vertical groove saw cut into existing wall 50-60mm vertical DPC installed to project min. 25mm into new cavity. Joint between new/existing walls sealed with polysulphide mastic pointing. 			
[22]A	<p>INTERNAL BLOCKWORK WALLS</p> <p>Mona Precast (Anglesey) Ltd Monacrete 100S blockwork Compressive strength: 10.50N/mm² Density: 2000 Kg/m³.</p> <ul style="list-style-type: none"> 100 x 225mm blockwork 			
[22]B	<p>LINTELS (Internal Walls)</p> <ul style="list-style-type: none"> 75 x 100mm Pre-stressed concrete lintel for max 1m structural opening with 150mm end bearing. IG L1/HD 100 lintels to new internal structural openings and new external structural opening in reception area and new external opening in car sales manager office 			
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[27]A	<p>FLAT ROOF STRUCTURE U-Value - Max. 0.13W/M²k Max Span - 4.500mm</p> <ul style="list-style-type: none"> • 75 x 170 mm Grade C24 s/w treated flat roof joist @400mm ctrs fixed with proprietary fixing clips to 100 x 100mm wall plate on cavity wall side to receive • 100mm x 145mm s/w treated wallplate fixed to existing walls with m12 resin anchor bolts at max 1m ctrs • Max. 50mm to min 25mm s/w treated furring piece mechanically fixed to flat roof joist to receive • 25mm wbp bonded exterior plywood mechanically fixed to furring piece to receive • 175mm Mannok Therm MFR-FFR insulation board to receive • 25mm wbp bonded exterior plywood mechanically fixed to furring piece to receive • Vapour control layer installed in strict accordance with manufacturers instructions to receive • EPDM roofing system installed in strict accordance with manufacturers instructions. • Contractor must provide warrenty for the roofing system. • Code 5 leadwork to flashings. • Leadwork to BS EN 12588:2006 - applied strictly in accordance with Lead Sheet Association specification to receive Patenation oil finish. 			
[27]B	<p>LANTERN ROOF LIGHT Include for new 1.500mm x 1.500mm aluminium lantern roof light with anti-sun double glazed units complete</p>			
[27]C	<p>NEW FASCIA & SOFFIT BOARDS</p> <ul style="list-style-type: none"> • 25 x 300mm s/w treated timber fascia boards to reveice PVCu Cappit board • 9mm external quality plywood soffit board with PVCu Cappit board 			
[27]D	<p>LATERAL SUPPORT STRAPS, STRUTS & HANGERS All structural support members galvanised and installed in strict</p>			
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[30]A	<p>EXTERNAL DOORS (Employer to select) 1000mm x 2100mm Aluminium door and frame complete with U Value not exceed 1.6 W/m²K</p> <p>N.B. All glazing to be 'K' - glass double glazed units with minimum cavity of 20mm.</p> <ul style="list-style-type: none"> • Main entrance access door fitted with a photovoltaic external security light including an internal switched manual override. • All new external doors must conform to PAS 24 security standards for controlled fittings 			
[31]A	<p>INTERNAL DOORS (Employer to select)</p> <ul style="list-style-type: none"> • All internal structural door openings 1000mm x 2100mm • Toilet doors undercut by 10mm • Include a PC Sum of £2,500.00 for the supply and installation of eight number new doors complete with ironmongery 			
[31]B	<p>INTERNAL JOINERY</p> <ul style="list-style-type: none"> • Door linings - 38 x 140mm door casings / linings plugged and mechanically fixed to masonry walls inclusive of 16 x 38mm stops. • Architraves - 75 x 20mm s/w treated torus architraves. • Skirtings - 150 x 20mm s/w treated torus skirting boards. 			
[32]A	<p>WINDOWS</p> <ul style="list-style-type: none"> • Aluminium profile frame and sills with opening light for ventilation in each new widow <p>NB All glazing to be 'K' - glass double glazed units with minimum cavity of 20mm.</p>			
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[41]A	EXTERNAL WALL FINISHES (Render) To match existing <ul style="list-style-type: none"> Thoroughly prepare new outer leaf blockwork walls to receive sand cement backing/scratch coat to receive final coat render Include for all necessary pre-formed s/s bells, corner and stop 			
[42]A	INTERNAL BLOCKWORK WALL FINISHES Wall inner leaf building perimeter <ul style="list-style-type: none"> All new inner leaf Cavity blockwork walls to receive 62.5mm EcoTherm Eco-Liner Insulated Plasterboard dab fixed to blockwork to receive 3mm board finish - installed in strict accordance with manufacturer's instructions. Raglet joint maintained between underside of wall insulation and concrete floor. 			
[42]B	INTERNAL BLOCKWORK WALL FINISHES (General) <ul style="list-style-type: none"> All new partition blockwork walls to receive 12.5mm Gypsum wallboard plasterboard plaster dab fixed to blockwork to receive joint tape reinforcement to receive 3mm multi board finish - installed in strict accordance with manufacturer's instructions. 			
[42]C	INTERNAL DECORATIONS Contractor to include for all necessary preparation works. <u>New Internal Joinery:</u> Thoroughly prepare all joinery to receive one coat primer, two coats undercoat and one coat gloss paint finish <u>New Internal Walls & Ceilings:</u> Thoroughly prepare all plastered walls to receive min. one coat mist and two coats emulsion paint finish			
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[45]A	CEILING FINISHES Wet Areas: <ul style="list-style-type: none"> 12.5 Gypsum Wallboard Duplex to receive joint tape reinforcement to receive 3mm multi board finish. 34.5mm EcoTherm Eco-Liner Insulated Plasterboard to receive: Joint tape reinforcement at joints and corners to receive 3mm multi-board plaster finish 			
[47]A	LEADWORK <ul style="list-style-type: none"> Leadwork installed in strict accordance with Lead Sheet Association guidance and specification to receive Patenation oil finish comprising of; Code 4 lead cover flashings to new falt roof abutment with existing building perimeter. 			
[48]A	FLOOR FINISHES <ul style="list-style-type: none"> Burmatext Tivoli contract carpet tile to Works Manager Office, Care Slaes Manager Office, Staff side of reception counter and Main Staff Office Altro Marine non-slip fooring to Store, Reception Lobby, Lobby, Toilets and Kitchenetts 			
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[52]A N.B.	<p>BELOW GROUND DRAINAGE</p> <p>Prior to commencement of the works the contractor shall be responsible for checking the existing invert levels and pipe conditions to establish adequate falls and cover.</p> <ul style="list-style-type: none"> All drainage pipes 100mm diameter, laid to falls of 1:40 unless noted otherwise and located min. 1100mm from all foundations. Should drainage pipes be located less than 1100mm from building they will be encased in concrete. Contractor shall note and allow for the following; <ul style="list-style-type: none"> Rodding eyes / access chambers to provide points of access at heads of drains, bends and change in gradients. Pipes passing through structures: <ul style="list-style-type: none"> All drainage pipes passing through structures to have min. 50mm gap all around the pipe and effectively sealed to prevent entry of gas, bedding material and rodents. Walls over drains to be supported by concrete lintels. All pipes under buildings to be surrounded in 100mm of granular material. Where top of pipe is within 300mm of underside of slab, the pipe shall be surrounded in 150mm of concrete and cast integrally with the slab. (Flexibility of pipes maintained by building in fibreboard panels at each joint). 			
[52]B	<p>SURFACE WATER DRAINAGE</p> <ul style="list-style-type: none"> All drainage pipes 100mm diameter, laid to falls of 1:40 unless noted otherwise and located min. 1100mm from all foundations. Should drainage pipes be located less than 1100mm from building they will be encased in concrete. Gutters: Aluminium 112mm half round section Downpipes: Aluminium 68mm circular section All downpipes to discharge into Access Gullies All surface water outlet to have a cage cover onto surface to prevent any vermin entering the system. 			
[52]C	<p>EXTERNAL MANHOLES</p> <p>Form new manholes comprising of 150mm concrete base with engineering bricks complete with benching and haunching to receive either vehicular manhole cover and frame in car parking turning areas and pedestrian manhole cover and frame in all other areas. All manhole covers will be mechanically fixed with tamper proof screws.</p> <p>N.B. Actual depths to be confirmed on site.</p>			
[52]D	<p>EXTERNAL MAIN ENTRANCE DOOR DRAINAGE</p> <p>Include for ACO level door access drainage to main entrance doors</p>			
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[53]A	INTERNAL DRAINAGE Above Ground Drainage New pipework to comply with 'Sanitary Pipework Above Ground' <ul style="list-style-type: none"> • 100mm diameter S&VP's to extend min 900mm above windows • 110mm Ø connections from WC's to discharge stacks • 36mm Ø wastes from basin's with 76mm seal bottle traps • 42mm Ø wastes from Sink's with 76mm seal bottle traps • 50mm diameter Sink and branch connections shall not exceed • Automatic Air Admittance Valves to all sub-stacks • All external ducts / pipework passing through the building to • All drainage runs to be fully accessible. • In line bleeding valves provided to all baths. 			
[53]B	HOT & COLD WATER PIPES <ul style="list-style-type: none"> • Allow for all necessary copper pipework including all brackets 			
[53]C	INSULATION TO INTERNAL PIPEWORK <ul style="list-style-type: none"> • Material: Preformed flexible closed cell or mineral fibre split tube with thermal conductivity not exceeding 0.145 W/mk (thickness to be confirmed). • Fire performance: Class 1 spread of flame 			
[53]D	SANITARY FITTINGS <ul style="list-style-type: none"> • Include for Doc M Pack complete for Male and Female toilets 			
[53]E	KITCHENETTE Include a PC Sum of £1,000.00 - Employer to confirm requirements			
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[56]A	<p>SPACE HEATING</p> <p>Extend existing heating system: Contractor to assess and confirm output and suitability of existing boiler to accommodate new extension. The contractor shall also prepare design drawings and calculations for the new/extended heating system for approval prior to commencement of the works on site.</p> <p>INSTALLATIONS AND COMPLETION:</p> <ul style="list-style-type: none"> • Responsibility for achieving compliance with requirements of Part L1 of the Approved Documents rests with the contractor or the specialist sub-contractor who will carry out the heating and hot water systems works. • The Contractor / specialist sub-contractor shall provide a certificate by a qualified certifier to the client and building control officer to show that commissioning of the systems has been successfully carried out. 			
[57]A	<p>MECHANICAL VENTILATION</p> <p>W/C's:</p> <ul style="list-style-type: none"> • Extract ventilation fan rate required: 15 l/s • Mechanical ventilator to be controlled by the operation of the main light switch and will have minimum 15 minutes overrun. 			
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[63]A	<p>ELECTRICAL INSTALLATION All electrical works undertaken by NICEIC or ELECSA registered electrical contractor and to meet the requirements of Part P (Electrical Safety) of the Approved Building Regulations Documents. Contractor to provide evidence / documentation of registration.</p> <p><u>INSTALLATIONS AND COMPLETION:</u></p> <ul style="list-style-type: none"> • An Approved Electrical Contractor shall provide electrical installation certificate on completion of the works. • The electrical contractor shall include for supplying the user with logbook certificate of installation and commissioning and record drawings. • All electrical sockets to include fast charge USB • Bottom of Electrical accessories / Equipment to be positioned at the following height above FFL: • Light switches: 1000mm • Power socket outlet and spurs: 500mm • Power socket outlet & spurs above worktops (in kitchen): 1050 • Power socket outlet & spurs below worktops (in kitchen): 500 • Cooker Control Unit: 1050mm • Immersion heater control: 1000mm • Room thermostat / time clock: 1000mm • Unswitched socket outlet: 500mm 			
[63]B	<p>INTERNAL LIGHTING</p> <ul style="list-style-type: none"> • LED internal lighting in habitable rooms to be provided with fixed lighting that only takes a luminous efficacy greater than 40 lumens per circuit watt to meet with the Approved Document: part L1B, 2010 edition. • Refer to Information Leaflet GIL 20, 1995: Low energy domestic lighting for guidance on identifying suitable locations. 			
[63]C	<p>ELECTRICAL FITTINGS</p> <ul style="list-style-type: none"> • Include a PC Sum of £3,000.00 - Employer to select and confirm electrical layout 			
[63]D	<p>INFORMATION TECHNOLOGY</p> <ul style="list-style-type: none"> • Include a PC Sum of £1,000.00 - Employer to select and confirm requirements 			
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[68]A	<p>FIRE PROTECTION</p> <ul style="list-style-type: none"> • Self contained mains operated with tamper proof battery back-up) on a separate fused circuit. • Back-up to provide in excess of 72 hrs power supply in the event of mains failure or disconnection. • All detectors to be min. 300mm clear of lights and wall fittings. • All detectors to be inter-linked to provide comprehensive cover. <p>N.B. The Contractor / specialist sub-contractor shall handover design, commissioning and handover certificates to the client and building control officer</p>			
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[74]A	SANITARY FIXTURES (Employer to select) Provisions must be made by installing fixtures and fittings that are water efficient to prevent any excess consumption of water.			
[75]A	CULINARY FIXTURES (Employer to select) Provisions must be made by installing fixtures and fittings that are water efficient to prevent any excess consumption of water.			
[90]A	EXTERNAL LIGHTING <ul style="list-style-type: none"> • To conform with Secured by Design requirements. • External quality LED bulkhead lights to all external entrance locations. 			
[90]B	SITE CLEARANCE Allow for general site clearance and any necessary making good upon completion of works to the satisfaction of the employer and Architect.			
[90]C	EXTERNAL WORKS Include a PC Sum of £5,000.00 - Employer to confirm extent of works			
[100]A	CONTINGENCY SUM Include for any possible unforeseen or additional works instructed by the employer of £10,000.00			
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