

I Preliminaries (works package contract)

Part B: Pricing schedule

I.1 Management and staff

Component	Included	Unit	Pricing method	Excluded
1 Project specific management and staff	Work package contractor's project-specific management and staff.	week (number of staff by number of man hours per week by number of weeks)		
2 Staff travel	Costs associated with off-site visits such as:			
	1 Visits to employer's and consultant's offices.	nr (number of occasions)	Fixed charge.	
	2 Visits to main contractors' offices/works.			
	3 Overseas visits.			
	4 Accommodation charges and overnight expenses.			

I.2 Site establishment

Component	Included	Unit	Pricing method	Excluded
1 Site accommodation	Work package contractor's project-specific site accommodation. Type and extent of accommodation to be provided to be stated; with each type separately quantified.			
	1 Purchase charges.	item	Fixed charge.	
	2 Hire charges.	week	Time-related charge.	
	3 Delivery of temporary site accommodation to site, erection, construction and removal.	item	Fixed charge.	
	4 Intruder alarms.			
	5 Land/property rental where site accommodation located off-site.	week	Time-related charge.	

Component	Included	Unit	Pricing method	Excluded
	6 Alterations and adaptations to site accommodation, including partitioning, doors, painting and decorating, and the like. 7 Relocation and alterations of temporary accommodation during construction stage. 8 Removal of site accommodation and temporary works in connection with site accommodation.	item	Fixed charge.	
2 Temporary works in connection with site establishment	1 Temporary bases and foundations for site accommodation, including maintenance and reinstatement of existing surfaces on completion of the works. 2 Connections to temporary service, including maintenance and removal on completion of the works 3 Connections to temporary drainage, in including maintenance and removal on completion of the works.	m ² nr	1 Fixed charge. 2 Time-related charge.	
3 Furniture and equipment	1 Workstations for staff. 2 General office furniture. 3 Floor coverings. 4 Heaters, including maintenance of heaters. 5 Other office equipment, including maintenance. 6 Removal of furniture and equipment. 7 Maintenance of furniture and floor covering.	nr item	1 Fixed charge. 2 Time-related charge.	

Component	Included	Unit	Pricing method	Excluded
4 IT systems	1 Computer hardware, including purchase/rental, installation, initial set up, maintenance and running costs, such as: – desktop computers and laptop computers – CAD stations – server and network equipment – printers and plotters – other computer system/hardware.	item	1 Fixed charge. 2 Time-related charge.	
	2 Software and software licences.			
	3 Modem lines, modems and connections (i.e. email and internet capability).			
	4 WAN lines and connections (if on WAN).			
	5 Line rental charges.	week	Time-related charge.	
	6 Internet/website addresses.	nr	Fixed charge.	
	7 Internet service provider (ISP) charges.			
	8 Line calls charges.	week	Time-related charge.	
	9 IT support and maintenance.			
5 Consumables and services	1 Stationery.	week	Time-related charge.	
	2 Computer and printer consumables (e.g. ink cartridges).			
	3 Postage.			
	4 courier charges.			
	5 Tea, coffee, water bottles, etc.			
	6 First aid consumables.			
	7 Photocopier consumables (e.g. paper and toners).			
	8 Fax consumables (e.g. paper and toners).			
	9 Drawing printer consumables (e.g. ink cartridges).			

Component	Included	Unit	Pricing method	Excluded
6 Sundries	1 Work package contractor's signboards.	item	Fixed charge.	

1.3 Temporary services

Component	Included	Unit	Pricing method	Excluded
1 Temporary water supply	1 Temporary connections.	nr	1 Fixed charge. 2 Time-related charge.	
	2 Distribution equipment, installation and adaptations.	item		
	3 Meter charges.	week		
2 Temporary gas supply	1 Gas connection.	nr	1 Fixed charge. 2 Time-related charge.	
	2 Distribution equipment, installation and adaptations.	item		
	3 Charges.	week		
	4 Bottled gas.			
3 Temporary electricity supply	1 Temporary connections.	nr	Fixed charge.	
4 Temporary telecommunication system	1 Landlines (including connection and rental charges), including: – telephone and fax lines – ISDN lines.	item	1 Fixed charge. 2 Time-related charge.	1 Fax consumables (included in section 1.2.5: Consumables and services).
	2 Telephone and facsimile equipment (including connection and rental charges), including: – PABX equipment – handsets, including purchase or rental – fax machines, including purchase or rental – installation of equipment – maintenance of equipment.			
	3 Mobile (cellular) phones, including: – mobile phones, including purchase or rental and connection charges – spare batteries – mobile phone charges .			

Component	Included	Unit	Pricing method	Excluded
	4 Telephone charges, including: <ul style="list-style-type: none"> – telephone call charges – fax charges – fax and telephone consumables. 			
	5 Radios (including purchase or rental charges), including: <ul style="list-style-type: none"> – base set – handsets and chargers – repairs and maintenance – licences – spare batteries. 			

1.4 Control and protection

Component	Included	Unit	Pricing method	Excluded
1 Survey, inspections and monitoring	1 Surveys.	item	1 Fixed charge 2 Time-related charge.	1 Environmental monitoring (included in section 1.2.5: Safety and environmental protection)
	2 Topographical survey.			
	3 Non-employer dilapidation. survey			
	4 Structural/dilapidations survey adjoining buildings.			
	5 Environmental surveys.			
	6 Movement monitoring.			
	7 Maintenance and inspection costs.			
2 Setting out	1 Setting out primary grids.	item	1 Fixed charge. 2 Time-related charge.	
	2 Grid transfers and level checks.			
	3 Maintenance of grids.			
	4 Take over control and independent checks (i.e. on change of subcontractors).			
	5 Instruments for setting out.			

Component	Included	Unit	Pricing method	Excluded
3 Protection of Works	1 Protection of finished works to project handover.	item	1 Fixed charge. 2 Time-related charge.	
	2 Protection of stairs, balustrades and the like to project handover.			
	3 Protection of fittings and furnishings to project handover.			
	4 Protection of entrance doors and frames to project handover.			
	5 Protection of lift cars and doors to project handover.			
	6 Protection of specifically vulnerable products to project handover.			
	7 Protection of all sundry items.			
4 Samples	1 Provision of samples.	item	1 Fixed charge. 2 Time-related charge.	
	2 Provision of sample room.			
	3 Mock-ups and sample panels.			
	4 Testing of samples/mock-ups, including testing fees.			
	5 On-site laboratory equipment.			
	6 Mock-ups of complete units (e.g. residential units, student accommodation units, hotel accommodation and the like).			
5 Environmental control of building	1 Dry out building.	item	1 Fixed charge. 2 Time-related charge.	
	2 Temporary heating/cooling.			
	3 Temporary waterproofing, including over roofs.			
	4 Temporary enclosures.			

1.5 Mechanical plant

Component	Included	Unit	Pricing method	Excluded
1 Mechanical plant	Type of plant to be provided shall be stated; with each type separately quantified.			
	1 Bases.	nr	1 Fixed charge. 2 Time-related charge.	
	2 Bringing to site, erecting, testing and commissioning.	nr	Fixed charge.	
	3 Dismantling and removing from site.			
	4 Protection systems.	item	1 Fixed charge. 2 Time-related charge.	
	5 Operator/driver, including overtime.	week (number of staff by number of man hours per week by number of weeks)	Time-related charge.	
	6 Periodic safety checks/inspections.	month	Time-related charge.	
7 Other costs' specific charges.	item	1 Fixed charge. 2 Time-related charge.		

1.6 Temporary works

Component	Included	Unit	Pricing method	Excluded
1 Access scaffolding	Access scaffolding specifically required by work package contractor (type of access scaffolding to be specified):			
	– access scaffolding to elevations, lift shafts and the like, including: fans and mesh screens.			
	– structural scaffolding (e.g. to party walls).			
	– birdcage scaffolding.			
	– cantilever access scaffolding.			
– staircase platforms.				
– primary loading platforms.				
– travelling access platforms.				
1 Bringing to site, erecting and initial safety checks.		nr	Fixed charge.	
2 Hire charges.		week	Time-related charge.	
3 Altering and adapting during construction.		nr	Fixed charge.	
4 Dismantling and removing from site.				

Component	Included	Unit	Pricing method	Excluded
2 Temporary works	Temporary works specifically required by work package contractor: – support scaffolding and propping – crash decks – temporary protection to existing trees and/or vegetation – floodlights.			
	1 Bringing to site, erecting and initial safety checks.	nr	Fixed charge.	
	2 Hire charges.	week	Time-related charge.	
	3 Altering and adapting during construction.	nr	Fixed charge.	
	4 Dismantling and removing from site.			

1.7 Site records

Component	Included	Unit	Pricing method	Excluded
1 Site records	Unless otherwise indicated, costs associated with the following shall be deemed to be included in management and staff costs: 1 Photography: – Camera purchase – Consumables – Printing and presentation	item	1 Fixed charge. 2 Time-related charge.	

Component	Included	Unit	Pricing method	Excluded
	2 Works records: <ul style="list-style-type: none"> – Progress reporting – Site setting out drawings – Condition surveys and reports – Operation and maintenance manuals – as-built/installed drawings and schedules – co-ordinating, gathering and compiling health and safety information and presentation to CDM co-ordinator – compilation of health and safety file (if required). 			

1.8 Completion and post-completion requirements

Component	Included	Unit	Pricing method	Excluded
I Testing and commissioning plan	Costs associated with the following shall be deemed to be included in section 1.1: Management and staff costs: <ul style="list-style-type: none"> 1 Preparation of commissioning plan. 	item	<ul style="list-style-type: none"> 1 Fixed charge. 2 Time-related charge. 	I Testing and commissioning of services
I Handover	Unless otherwise indicated, costs associated with the following shall be deemed to be included in section 1.1: Management and staff costs: <ul style="list-style-type: none"> 1 Preparation of Handover Plan. 2 Training of building user's staff in the operation and maintenance of the building engineering services systems. 3 Provision of spare parts for maintenance of building engineering services. 4 Provision of tools and portable indicating instruments for the operation and maintenance of building engineering services systems. 5 Pre-completion inspections. 6 Final inspections. 	item	<ul style="list-style-type: none"> 1 Fixed charge. 2 Time-related charge. 	

Component	Included	Unit	Pricing method	Excluded
3 Post-completion services	1 Supervisory staff (employer/tenant care).	week (number of staff by number of man hours per week by number of weeks)	Time-related charge.	
	2 Handyman.			
	3 Minor materials and sundry items.	item	Fixed charge.	
	4 Insurances.			
	5 Other post-construction staff.	week (number of staff by number of man hours per week by number of weeks)	Time-related charge.	

1.9 Cleaning

Component	Included	Unit	Pricing method	Excluded
1 Site tidy	1 Cleaning site accommodation – internal, including cleaning telephone handsets, other office furniture and equipment and window cleaning.	week	Time-related charge.	
	2 Periodic maintenance of site accommodation, including redecoration (internal and external).			
	3 Waste management, including rubbish disposal (including compactor visits; skips and waste bins; roll-off, roll-on waste bins) and other disposal.			
	4 Pest control.			

I.10 Fees and charges

Component	Included	Unit	Pricing method	Excluded
I Charges	I Rates on temporary accommodation.	week	Time-related charge.	

I.11 Insurances, bonds, guarantees and warranties

Component	Included	Unit	Pricing method	Excluded
I Insurances		item	1 Fixed charge. 2 Time-related charge.	