



Project: Heron Academy
Main Contractor: Quinn London
Main Contractor QS: Joanna Kajdana
Sub Contractor QS: Adam Davis
VO Number: V07
Revision: Revision 2
SI Ref:
Date: 08/10/2025

Timber Base Plate and Timber Post Remediation	QTY	Unit	Rate (£)	Total
We have priced these works in line with the structural engineers report as requested. The report schedules out that there are 56nr locations that require remediating. There are 2 different remediation types that are required; 'Type 1 & 2 - Replace Timber Post and Base Plate' and 'Type 3 - Enhance Timber Post to Stud Connection'. Type 1 & Type 2 - Replace Timber Post and Base Plate Includes, cutting out existing rotten timber and replacing with new 4x2 treated C24 timber. Type 3 - Enhance Timber Post to Stud Connection Supply and install 4nr new Simpson ABR 90x90x65mm bracket to timber posts Total all risk, lump sum for timber remediation package	1	item	£42,600.18	£42,600.18
			Total	£42,600.18

Reason for VO:

The existing timber sole plates and some studwork is rotten. We have been asked by Quinn to provide remediation works to this timber work before covering over with sheathing board.

Exclusions:

Works to the timber panels, coating the timberwork with any additional coatings (we have allowed to use pressure treated timber, which is treated all the way through), groundworks, membranes.