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**Estimate**

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Ref	Description	Quantity	Units	Rate	Value
	<p>1 Our price excludes VAT which will be charged at the prescribed rate at the time the works are carried out.</p> <p>2 The information used in compiling this price is as follows;</p> <p>Construction Specification Structural Calculations BR 15877 A BR 1577 B</p> <p>3 Unless otherwise stated within this tender all works have been priced on the basis that all goods and materials are supplied and fixed.</p> <p>4 Contract: We have assumed that we will enter into a JCT Building Contract for a home owner/ occupier who has not appointed a consultant to oversee the work.</p> <p>5 We have made no allowance for the following;</p> <ul style="list-style-type: none"> <li>. 1 Planning and building regulation fees</li> <li>. 2 Any fees and costs associated with skip license applications and parking bay suspensions</li> <li>. 3 Thames Water sewer building over agreements</li> <li>. 4 Architects/ Structural Engineers fees</li> <li>. 5 Party Wall Surveyors fees</li> </ul> <p>6 Our working hours are 8.00am - 4.30pm Monday to Friday unless agreed otherwise. Any agreement will still need to fall within the Local Authority restrictions on noisy working.</p> <p>7 In the event of disputes we agree that these should be settled by an adjudicator appointed by either the RICS or the RIBA as set out in the JCT contract</p> <p>8 We have assumed all of the works can be carried out in one continuous visit.</p> <p>9 We have assumed that all materials will be required to be brought through rear access of the property</p>				

To Collection: \_\_\_\_\_

Ref	Description	Quantity	Units	Rate	Value
	10 We have not allowed to set up a temporary kitchen.				

To Collection: \_\_\_\_\_

Ref	Description	Quantity	Units	Rate	Value
	<p data-bbox="236 237 507 271"><b>Collection for NOTES</b></p> <p data-bbox="236 300 276 333">1/1</p> <p data-bbox="236 338 276 371">1/2</p> <p data-bbox="676 398 847 432" style="text-align: right;"><b>To Summary:</b></p>				<hr data-bbox="1331 398 1533 403"/>

2 - PRELIMINARIES

Ref	Description	Quantity	Units	Rate	Value
	<b><u>PRELIMINARIES</u></b>				
A	Supervision - Part working foreman	10	Week		
B	Scaffolding	1	Item		
C	Skips	6	Nr		
D	Cleaning	1	Item		
E	Portaloo	10	Week		

To Collection: \_\_\_\_\_

3 - SUBSTRUCTURE AND GROUND FLOOR

Ref	Description	Quantity	Units	Rate	Value
	<b>EXCAVATIONS AND EARTHWORKS</b>				
	<b>SITE PREPARATION BY HAND</b>				
	<i>Excavating top soil to be preserved, by hand, average depth:</i>				
A	300 mm	21	m2		
	<b>EXCAVATION</b>				
	<i>Excavating starting 1.00 m below ground level</i>				
	<i>Excavating starting at natural ground level or reduced ground level</i>				
	<i>Excavating to reduce levels, maximum depth not exceeding:</i>				
B	0.25 m	9	m3		
	<i>Excavating trenches and pads to receive foundations exceeding 0.30 m in width, maximum depth not exceeding:</i>				
C	1.00 m	6	m3		
	<i>Bridging over drain</i>				
D	Form void in foundation over drain and use concrete lintel to bridge over	1	Item		
E	Levelling and compacting bottoms of excavations	8	m2		
	<i>Timber earthwork support</i>				
	<i>Earthwork support in firm ground, to opposing faces not exceeding 2.00 m apart, maximum depth not exceeding:</i>				
F	1.00 m	16	m2		
	<b>DISPOSAL OF EXCAVATED MATERIAL</b>				
	<i>Loading from spoil heaps or from side of excavations</i>				
	<i>Disposing of excavated material by removing from site to tip and paying tipping charges, average distance from site:</i>				
G	20 Km	15	m3		
	<b>CONCRETE WORK</b>				

To Collection: \_\_\_\_\_

**3 - SUBSTRUCTURE AND GROUND FLOOR**

Ref	Description	Quantity	Units	Rate	Value
A	<p>Install 4 Nr steel beams as structural engineers details</p> <p><b>IN - SITU CONCRETE</b></p> <p><i>PLAIN dense aggregate concrete grade C20/25, filled into formwork</i></p> <p>Foundations in trenches:</p>	1	Item		
B	<p>exceeding 300 mm thick</p> <p><b>FILLING</b></p> <p><i>Material arising from the excavations</i></p> <p>Filling to make up levels by hand, transporting average 25 m, compacting with a vibrating roller:</p>	6	m3		
C	<p>over 250 mm thick</p> <p><b><u>BRICKWORK AND BLOCKWORK</u></b></p> <p><b>BRICKWORK</b></p> <p>Walls:</p> <p>Dwarf support walls:</p> <p><i>Class B Engineering Bricks to BS 3921 PC *G1003 per 1000 in cement mortar (1:3)</i></p> <p>Walls:</p>	2	m3		
D	<p>102.5 mm</p> <p><b>BLOCKWORK</b></p> <p><i>Precast concrete blocks, BS 6073, natural aggregates, compressive strength 7 N/mm2, face size 440 x 215 mm; in gauged mortar (1:2:9)</i></p> <p>Walls and partitions:</p>	7	m2		
E	<p>solid blocks, thickness: 100 mm</p> <p><i>SUNDRIES; Cavities</i></p> <p><i>SUNDRIES; Forming cavities not exceeding 75 mm wide:</i></p>	7	m2		
F	<p>SUNDRIES; 3 Nr wall ties per m2: 200 mm galvanised butterfly wire ties</p>	7	m2		

**To Collection:** \_\_\_\_\_

3 - SUBSTRUCTURE AND GROUND FLOOR

Ref	Description	Quantity	Units	Rate	Value
	<i>Air bricks, ventilating gratings and soot doors; building in to prepared openings; pointing with cement mortar (1:3)</i>				
	<i>Terracotta air bricks, louvre pattern:</i>				
A	215 x 65 mm	10	Nr		
	<b>Concrete oversite</b>				
B	C20/25; 75 mm thick	1	m3		
	<b><u>GROUND FLOOR</u></b>				
	<b>CARCASSING ITEMS</b>				
	<i>Sawn softwood,</i>				
	<i>Floors:</i>				
C	50 x 200 mm	42	m		
	<b>BOARDING AND FLOORING</b>				
	<i>Chipboard to BS 5669; flooring grade</i>				
	<i>Boarding to floors; tongued and grooved joints:</i>				
D	22 mm	15	m2		
	<b>SUNDRIES</b>				
	<i>The Expanded Metal Co. SPH joist hangers; building in to brickwork or blockwork</i>				
	<i>Type `S` standard for 50 mm joists; depth:</i>				
E	200 mm	30	Nr		
	<i>Insulation</i>				
	<i>Celotex XR3000 insulation between joists</i>				
F	110 mm thick	15	m2		

To Collection: \_\_\_\_\_



Ref	Description	Quantity	Units	Rate	Value
	<p data-bbox="236 241 831 300"><b>Collection for SUBSTRUCTURE AND GROUND FLOOR</b></p> <p data-bbox="236 327 272 353">3/1</p> <p data-bbox="236 367 272 394">3/2</p> <p data-bbox="236 407 272 434">3/3</p> <p data-bbox="676 465 847 492" style="text-align: right;"><b>To Summary:</b></p>				<hr data-bbox="1331 465 1533 470"/> <hr data-bbox="1331 517 1533 521"/>

Ref	Description	Quantity	Units	Rate	Value
	<b>Roof</b>				
	<b>Plates or the like</b>				
	<i>Treated sawn softwood; grade GS; basic sizes:</i>				
A	50 x 100 mm	7	m		
B	50 x 200 mm plate bolted to wall	7	m		
	<b>Roof</b>				
	<i>Treated sawn softwood; grade SC3; basic sizes:</i>				
	<b>Pitched roofs including ceiling joists:</b>				
C	50 x 200 mm	74	m		
D	Restraint straps fixed to blockwork	10	Nr		
	<b>Glass fibre roof insulation 600 mm wide; laid in position between joists:</b>				
E	100mm kooltherm K7 between rafters	19	m2		
	<b>Sundry</b>				
	<i>Milled lead sheet - CODE 5</i>				
	<b>Flashings:</b>				
F	300 mm girth	6	m		
	<b>Stepped flashings:</b>				
G	300 mm girth	7	m		
	<b>Rainwater Goods</b>				
H	112 mm nominal half round eaves gutters	6	m		
I	outlets	1	Nr		
J	Rainwater Pipes	3	m		
K	offsets, 150 mm projection	1	Nr		
L	UPVC Fascia, soffit including continuous vent	6	m		
	<b>Tile roofing and cladding</b>				
	<i>SANDTOFT 20/20 roof tiles ; Breathable felt and 38 x 25 mm treated sawn softwood battens</i>				
	<b>Roof covering to minimum pitches recommended by manufacturer:</b>				

To Collection: \_\_\_\_\_

Ref	Description	Quantity	Units	Rate	Value
A	Generally Extra for double under-course at eaves	19	m2		
B	Generally	7	m		

To Collection: \_\_\_\_\_

Ref	Description	Quantity	Units	Rate	Value
	<p data-bbox="236 241 496 271"><b>Collection for ROOF</b></p> <p data-bbox="236 304 276 333">4/1</p> <p data-bbox="236 344 276 374">4/2</p> <p data-bbox="676 405 847 434" style="text-align: right;"><b>To Summary:</b></p>				<hr data-bbox="1331 398 1533 405"/>

## 5 - EXTERNAL WALLS

Ref	Description	Quantity	Units	Rate	Value
	<b><u>External Walls</u></b>				
	<b>Walls</b>				
	<i>Common bricks, BS 3921, PC *G1001 per 1000 in cement mortar ( 1:3 )</i>				
	<b>Skins of hollow walls:</b>				
A	102.5 mm	30	m2		
	<i>Precast concrete blocks, BS 6073, natural aggregates, compressive strength 7 N/mm2, face size 440 x 215 mm; in gauged mortar (1:2:9)</i>				
B	Skins of hollow walls;; solid blocks, thickness: 100 mm	30	m2		
	<i>Coping units; ordinary Portland cement; bedding jointing and pointing in cement mortar (1:3):</i>				
	<b>Splayed copings; double throated:</b>				
C	305 x 75 mm	7	m		
	<b>Accessories and sundry items</b>				
	<b>Forming cavities</b>				
	<i>Build in wall ties; 5 per m2:</i>				
D	3 mm stainless steel wire butterfly ties, 200 mm long	30	m2		
	<i>100mm Rockwool batts cavity wall insulation; fitting between wall ties:</i>				
E	100 mm thick	30	m2		
	<b>Damp proof courses and cavity trays</b>				
	<i>Hyload pitch polymer d.p.c.; vertical:</i>				
F	not exceeding 225 mm wide	3	m2		
	<i>Catnic Steel lintels; building into brickwork or blockwork</i>				
	<b>Steel lintels type CN81B; 100 mm wide:</b>				
G	143 mm deep; length: 2100 mm	1	Nr		
	<i>Catnic Steel lintels; building into brickwork or blockwork</i>				
	<b>Steel lintels type CN81B box beam; 100 mm wide:</b>				

To Collection: \_\_\_\_\_

**5 - EXTERNAL WALLS**

Ref	Description	Quantity	Units	Rate	Value
A	219 mm deep; length: 3000 mm	1	Nr		

**To Collection:** \_\_\_\_\_

Ref	Description	Quantity	Units	Rate	Value
	<p data-bbox="236 241 663 271"><b>Collection for EXTERNAL WALLS</b></p> <p data-bbox="236 304 276 333">5/1</p> <p data-bbox="236 344 276 374">5/2</p> <p data-bbox="676 405 847 434" style="text-align: right;"><b>To Summary:</b></p>				<hr data-bbox="1331 398 1533 405"/>

6 - EXTERNAL WINDOWS AND DOORS

Ref	Description	Quantity	Units	Rate	Value
	<p><b><u>EXTERNAL ALUMINIUM WINDOWS AND DOORS</u></b></p>				
A	<p>Aluminium bifold doors</p>	1	Item		
B	<p>1800mm wide x 1200mm UPVC window to kitchen</p>	1	Item		
	<p><b>COMPOSITE ITEMS</b></p>				
	<p><i>Velux roof windows in laminated pre-finished softwood construction; anodised aluminium external facing; pre-glazed with sealed double glazed units with 4 mm Low-E float inner pane, 16 mm gas filled cavity, 4 mm toughened outer pane; screwing to softwood</i></p>				
	<p>Velux windows, type:</p>				
C	<p>942 x 1398mm</p>	3	Nr		

To Collection: \_\_\_\_\_



**7 - DEMOLITION AND ALTERATIONS**

Ref	Description	Quantity	Units	Rate	Value
	<b>DEMOLITIONS, ALTERATIONS AND REPAIRS</b>				
A	Form opening between wall existing kitchen and new extension. Install steel beam with padstones	1	Item		
B	Making good following alterations	1	Item		

**To Collection:** \_\_\_\_\_

8 - INTERNAL WALLS

Ref	Description	Quantity	Units	Rate	Value
A	<p><u>Internal Walls</u></p> <p>Form new cupboard to dining area (stud only, board and finishing measured separately)</p>	1	Item		

To Collection: \_\_\_\_\_

9 - INTERNAL DOORS

Ref	Description	Quantity	Units	Rate	Value
	<b><u>Internal Doors</u></b>				
	<i>SECOND FIXINGS: STANDARD DOORS</i>				
A	838 x 1981 mm	1	Nr		
	<i>IRONMONGERY</i>				
	Light pattern pressed steel butts and labour hanging door:				
B	75 mm	1.5	Pair		
	Lever and latches:				
C	Lever and furniture	1	Nr		
	Linings; tongued at angles:				
D	25 mm x 125 mm	5	m		
	<b>Architraves, skirtings, picture rails or the like; wrought softwood; basic sizes</b>				
	<i>Architraves; bullnosed or chamfered and rounded:</i>				
E	19 x 50 mm	10	m		

To Collection: \_\_\_\_\_

10 - FLOOR WALL AND CEILING FINISHES

Ref	Description	Quantity	Units	Rate	Value
	<b><u>Floor Wall and Ceiling Finishes</u></b>				
	<b>Architraves, skirtings, picture rails or the like; wrought softwood; basic sizes</b>				
	<i>Skirtings; bullnosed or chamfered and rounded:</i>				
A	2.5inch thick x 100 mm	18	m		
	<b>Thistle finishing plaster</b>				
	<i>To walls; 2 mm thick; one coat work; to plasterboard backgrounds including scrimming joints and filling nail holes; board finish:</i>				
B	all widths including beads etc	44	m2		
	<b>Gyproc linings; 12.5 mm wall board dot and dabbed or tacked to stud</b>				
	<i>Linings to walls;</i>				
C	all widths	44	m2		
	<b>Thistle finishing plaster</b>				
	<i>To ceilings; 2 mm thick; one coat work; to plasterboard backgrounds including scrimming joints and filling nail holes; board finish:</i>				
D	all widths including beads etc	39	m2		
	<b>Gyproc linings; 12.5 mm tapered edge wallboard to woodwork backgrounds; fixing with nails; joints flush filled, taped and finished for direct decoration</b>				
	<i>Linings to ceilings;</i>				
E	all widths	20	m2		
	<i>Kingspan Kooltherm K8 thermal board; tapered edges, fix ed to plastered or smooth faced surfaces with Gyproc acrylic adhesive and nailable plugs secondary fixing; joints filled, taped and finished flush; holes filled with joint filler; surface finished with one coat Gyproc Drywall Sealer</i>				
	<i>To ceilings:</i>				
F	62.5 mm thick	19	m2		
	<b>Floor finishes</b>				
G	Fitting only of wooden flooring to kitchen and dining area	36	m2		

To Collection: \_\_\_\_\_

Ref	Description	Quantity	Units	Rate	Value
A	<p><u>Fittings</u></p> <p>Kitchens</p> <p>Fitting only of kitchen - client to supply</p>	1	Item		

To Collection: \_\_\_\_\_

12 - MECHANICAL AND ELECTRICAL

Ref	Description	Quantity	Units	Rate	Value
	<b><u>PLUMBING AND MECHANICAL ENGINEERING INSTALLATIONS</u></b>				
	Water service pipework including allowances for all pipe fittings, bends, elbows, tees, stop valves, draw-off cocks and the like				
	Hot water services, insulated where concealed:				
A	Water service pipework including allowances for all pipe fittings, bends, elbows, tees, stop valves, draw-off cocks and the like; copper pipes: 1 - 10 points	1	Nr		
	Water service pipework including allowances for all pipe fittings, bends, elbows, tees, stop valves, draw-off cocks and the like; Cold water services in copper pipework:				
B	Water service pipework including allowances for all pipe fittings, bends, elbows, tees, stop valves, draw-off cocks and the like; copper pipes: 1 - 10 points	1	Nr		
	Vertical soil and vent pipes including allowances for branches, boss connectors, bends, access doors, cowls, connections to drains, weathering slates and the like and pipe casing of Supalux on sawn softwood framework, finished with 2 coats emulsion paint:				
C	Soil and vent pipes; PVCu 110 mm	3	m		
	Central heating services, insulated where concealed:				
D	Water service pipework including allowances for all pipe fittings, bends, elbows, tees, stop valves, draw-off cocks and the like; copper pipes: 1 - 10 points	1	Nr		
	Double panel radiators with one convector surface, 600 mm high:				
E	960 mm long	1	Nr		
	<b>CENTRAL HEATING INSTALLATIONS</b>				
	<i>Gas fired boilers</i>				
F	Provisional sum for existing moving boiler to new position	1	Item		
	<b><u>ELECTRICAL INSTALLATIONS</u></b>				
G	Provisional sum for electrics to kitchen	1	Item		

To Collection: \_\_\_\_\_

12 - MECHANICAL AND ELECTRICAL

Ref	Description	Quantity	Units	Rate	Value
A	Provisional sum for LED spot lights to kitchen	1	Item		
B	Mechanical equipment points; concealed wiring: fans <i>Fire Alarm Equipment to BS 5839. Part 1; Tann Synchronome; supply and connection to prewired MICC cable. (see cables section for prices)</i> Equipment:	1	Nr		
C	4400 fixed temperature heat detector	1	Nr		

To Collection: \_\_\_\_\_

Ref	Description	Quantity	Units	Rate	Value
	<p data-bbox="236 237 839 271"><b>Collection for MECHANICAL AND ELECTRICAL</b></p> <p data-bbox="236 300 288 329">12/1</p> <p data-bbox="236 338 288 367">12/2</p> <p data-bbox="676 398 847 432"><b>To Summary:</b></p>				<hr data-bbox="1331 398 1533 403"/>



Ref	Description	Quantity	Units	Rate	Value
	<b><u>Painting and clear finishing</u></b>				
	<b>Emulsion paint</b>				
	<i>Prepare, apply one mist coat and two full coats; plaster backgrounds:</i>				
A	walls	70	m2		
B	ceilings	39	m2		
	<b>Oil paint; woodwork backgrounds; one undercoat, one top coat</b>				
	<i>Prepare, knot, prime and stop, apply one undercoat and one top coat gloss paint; general surfaces:</i>				
C	over 300 mm girth	4	m2		
D	n.e. 300 mm girth	28	m		

To Collection: \_\_\_\_\_

Ref	Description	Quantity	Units	Rate	Value
	<b><u>Drainage</u></b>				
	<b>Drainage</b>				
	<b>Excavation of trenches; for drainage pipes or the like, including disposal and filling</b>				
	<i>Trenches to suit pipes not exceeding 200 mm diameter; average depth:</i>				
A	0.75 m	10	m		
	<b>Beds and coverings for drainage pipes</b>				
	<i>150 mm bed and 150 mm covering of pea shingle to pipes:</i>				
B	not exceeding 200 mm diameter	10	m		
	<b>Drainage pipes</b>				
	<i>UPVC pipes</i>				
C	110mm	10	m		
	<b>Drainage fittings</b>				
	<i>UPVC fittings</i>				
D	100 mm rest bends	1	Nr		
	<b>Connections to existing</b>				
E	Form two new connections to existing clay pipe	1	Item		
	<b>Soakaway</b>				
F	Form soakaway	1	Item		

To Collection: \_\_\_\_\_

**Summary**

Ref	Description	Quantity	Units	Rate	Value
2	PRELIMINARIES				
3	SUBSTRUCTURE AND GROUND FLOOR				
4	ROOF				
5	EXTERNAL WALLS				
6	EXTERNAL WINDOWS AND DOORS				
7	DEMOLITION AND ALTERATIONS				
8	INTERNAL WALLS				
9	INTERNAL DOORS				
10	FLOOR WALL AND CEILING FINISHES				
11	FITTINGS				
12	MECHANICAL AND ELECTRICAL				
13	DECORATION				
14	DRAINAGE				
	<b>Sub-Total:</b>				
	<b>V.A.T. @ 20.00 %</b>				
	<b>Total:</b>				

X