
Estimate

123 High Street

Dated: 20 March 2024

Client Name
Address

Contact: Contact Name
Telephone: 0123456789
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00 - PRELIMINARIES

Ref	Description	Quantity	Units	Rate	Value
	<u>PRELIMINARY COSTS</u>				
	CONTRACTOR GENERAL COSTS				
	<u>Contractors general cost required to carry out the works, incl. supervision, insurance, H&S, security, cleaning, general waste disposal, etc.</u>				
A	throughout the project	20	%	662,561.76	132,512.35
	SPECIFIC PRELIMINARY COSTS				
	<u>Access</u>				
B	Scaffolding Note - Hire period - 12 weeks		Item	25,435.70	25,435.70

To Collection: 157,948.05

01 - INTERNAL STRIPOUT

Ref	Description	Quantity	Units	Rate	Value
	<u>INTERNAL STRIP OUT</u>				
	INTERNAL FITTINGS & FURNITURE				
	<u>Remove the following and dispose of</u>				
A	Kitchen units and appliances complete; cap off services		Item	653.03	653.03
B	Bathroom complete, incl. sanitaryware and tiled finishes; cap off services	4	No	313.86	1,255.44
C	WC complete, incl. sanitaryware and tiled finishes; cap off services	2	No	156.93	313.86
D	Build in wardrobes and joinery	18	No	95.27	1,714.86
	Fireplace surround and hearth:				
E	surround 1500 x 1200 mm, hearth 1200 x 600 mm	2	Nr	90.23	180.46
	MECHANICAL & ELECTRICAL				
	<u>Disconnect, make safe and remove:</u>				
F	Electrical installation up to and including consumer unit		Item	642.57	642.57
G	Mechanical installations up to stopcocks, incl. boilers, tanks, etc.		Item	992.86	992.86
	WOODWORK				
	<u>Remove the following and dispose of</u>				
	Timber doors, together with frames, linings, architraves, ironmongery and the like:				
H	single door	16	Nr	13.48	215.68
I	pair of door	4	Nr	25.12	100.48
	Timber windows and doors together with frames, linings, ironmongery and the like:				
J	casement windows: 2 sq m average size	3	Nr	30.89	92.67
K	sash windows: 1.5 sq m average size	7	Nr	43.32	303.24
L	single external door	3	Nr	39.24	117.72
	Timber skirting including grounds:				
M	150-300 mm high	245	m	1.66	406.70
	FLOOR, WALL AND CEILING FINISHINGS				

To Collection: 6,989.57

Estimate No: Bespoke - 123 High Street

01 - INTERNAL STRIPOUT

Ref	Description	Quantity	Units	Rate	Value
	<u>Remove the following and dispose of</u>				
	Wall finishes:				
A	applied finishings (backings to remain): ceramic wall tiles	11	m2	6.18	67.98
B	wall plaster: cement and sand	191	m2	20.46	3,907.86
	Ceiling finishes:				
C	plasterboard	16	m2	7.15	114.40
	Floor finishes:				
D	applied floor finishes (screed to remain): linoleum, PVC or other sheet or tile flooring	176	m2	4.15	730.40
E	applied floor finishes (screed to remain): quarry or ceramic tiles	25	m2	21.24	531.00

To Collection: 5,351.64

Ref	Description	Quantity	Units	Rate	Value
	<u>DEMOLITIONS, ALTERATIONS AND REPAIRS</u>				
	CONCRETE WORK				
	<u>Remove the following and dispose of</u>				
	Reinforced concrete solid floor slabs on ground:				
A	200 mm thick	88	m2	63.55	5,592.40
	BRICKWORK				
	<u>Remove the following and dispose of</u>				
B	taking down with care: in cement mortar: half brick wall	38	m2	24.86	944.68
	<u>Making good after removal</u>				
C	where cross wall removed: half brick thick	8	m	11.36	90.88
	BLOCKWORK				
	<u>Remove the following and dispose of</u>				
	Concrete block walls, including plasterwork where applicable:				
D	taking down with care: 100 mm thick	64	m2	16.23	1,038.72
	<u>Making good after removal</u>				
	Natural aggregate concrete blocks in gauged mortar (1:2:9) in making good; prepared for plastering:				
E	where cross-wall removed: 100 mm thick	11	m	8.84	97.24
	ROOFING				
	<u>Remove the following and dispose of</u>				
	Roof coverings and the like, incl. battens, felt, etc.				
F	lead coverings	3	m2	26.37	79.11
	START OF COMPOSITE ITEM				
	<u>DEMOLITIONS, ALTERATIONS AND REPAIRS</u>				
	ROOFING				
	<u>Remove the following and load into skips</u>				
	Roof coverings and the like:				

To Collection: 7,843.03

Ref	Description	Quantity	Units	Rate	Value
A	lead coverings	1	m2	8.79	8.79
B	wood wool decking	1	m2	7.01	7.01
C	furring pieces	1	m2	3.51	3.51
	Spoil removal				
D	Mixed waste skip	0.1125	m3	62.79	7.06
	END OF COMPOSITE ITEM				
	Eaves boarding, not exceeding 500 mm girth:				
G	timber fascia board and asbestos free cement sheet soffit including bearers	7	m	2.77	19.39
	Eaves guttering and brackets:				
H	PVC	7	m	3.59	25.13
	WOODWORK				
	<u>Remove the following and load into skips</u>				
	Board and joist floors and roofs:				
A	150 mm thick	16	m2	17.43	278.88
	Timber staircase 2650 mm rise and 2250 mm going, with 25 mm treads and 19 mm risers complete with wall strings and outer strings and handrail, balusters and newels and with finished plasterboard soffit:				
B	two flights with half space landing: 900 mm wide	2	Nr	269.55	539.10
	Timber stud partition walls including plasterboard finish both sides:				
C	taking down with care: 100 mm thick	239	m2	20.17	4,820.63
	<u>Making good after removal</u>				
	Making good floors where cross wall removed; 50 x 50 mm sawn softwood bearers; boarded floor:				
D	tongued and grooved softwood 25 mm thick: 150 mm wide	18	m	15.64	281.52
	<u>ALTERATIONS TO EXISTING BUILDINGS</u>				
	EXTERNAL WALLS				

To Collection: 5,920.13

Ref	Description	Quantity	Units	Rate	Value
E	<p><u>Cutting window openings with cast stone sills in old 250 mm external cavity walls with 100 mm concrete block inner skins; inserting lintels, wedging up to work over; cavity gutters; closing cavities; vertical dpc's; external arches; facing to reveals; removing needles and making good needle holes; making good plasterwork internally and extending to reveals</u></p> <p>Facing brick external skin (PC Sum £750 per 1000 to match); opening size:</p> <p>Form new opening in an external cavity wall facing brick external skin and concret block inner skin; 750 x 900 mm</p> <p>START OF COMPOSITE ITEM</p> <p><u>DEMOLITIONS, ALTERATIONS AND REPAIRS</u></p> <p>CUTTING OPENINGS ETC. IN WALLING</p> <p><u>Sawn timber needles and props (not exceeding 3000 mm above floor level); cutting holes for needles and making good wall after removal (per needle and pair of props) for</u></p>	1	Nr	631.80	631.80

To Collection: 6,551.93

Ref	Description	Quantity	Units	Rate	Value
	Cavity walling comprising facing brick outer skin and concrete block inner skin:				
A	250 mm thick (100 mm inner skin)	2	Nr	91.97	183.94
	<u>Cutting out walling to form new openings and for new lintels, removing debris and loading into skips</u>				
	Facing brickwork:				
B	Half brick thick	0.75	m2	24.69	18.52
	Blockwork walls:				
C	100 mm thick	0.75	m2	10.97	8.23
	Disposal by:				
D	Skip - mixed waste	0.15	m3	59.80	8.97
	<u>Cut and pin ends of new lintels and arch bars to openings cut in old walls</u>				
	Blockwork walls:				
E	75 mm thick	2	Nr	4.93	9.86
	<u>Making good jambs and sills of openings cut in cavity walling comprising facing brick outer skins and concrete block inner skins, with new facing bricks, blocks and mortar to match existing</u>				
	Facing bricks and natural aggregate concrete blocks in gauged mortar (1:2:9); returning inner skin to close cavity; building in Hyload or similar vertical damp proof course:				
F	pointing with a flush joint externally and prepared for plastering internally: 250 mm thick (100 mm inner skin)	1.79	m	60.55	108.38
	<u>Catnic lintels; bedding ends in cement mortar (1:3)</u>				
	Type CH70/100 for use in cavity walls with 70-85mm cavity; 100mm inner skin:				
G	2400 mm long	0.37	Nr	271.91	100.61
	<u>Arches built of facing bricks in gauged mortar; flush pointing where exposed; centering and supports</u>				
	Flat arches:				
A	brick-on-end; 112.5 mm soffit 225 mm high	0.6	m	78.67	47.20
	<u>Hyload or similar damp proof course to BS 8215 bedded in gauged mortar (1:2:9)</u>				

To Collection:

Ref	Description	Quantity	Units	Rate	Value
	Horizontal damp proof courses:				

To Collection: _____

Ref	Description	Quantity	Units	Rate	Value
B	150 mm girth behind sills	0.6	m	3.41	2.05
	Horizontal damp proof courses with cavity gutters in hollow walls:				
C	over 225 mm girth	0.36	m2	20.84	7.50
	<u>Making good reveals or surrounds to opening cut in old walls with Thistle gypsum plaster and with flush joints to existing plasterwork on</u>				
	Blockwork:				
D	not exceeding 300 mm wide	0.89	m2	48.28	42.97
	<u>MASONRY</u>				
	CAST STONWORK; STOCK PATTERN OR STANDARD UNITS				
	<u>Architectural Dressings in Cotswold or North Cerney shades; bedding, jointing and pointing in waterproof cement and sand mortar (1:6)</u>				
	Sills to suit standard wood windows:				
E	150 x 140 mm, stooled at ends, in lengths: 0.673 m - 2.667 m	0.6	m	115.45	69.27
	<u>FLOOR, WALL AND CEILING FINISHES</u>				
	IN SITU FINISHINGS GYPSUM PLASTERS				
	<u>2 mm Thistle Multi-Finish on Thistle background plasters; 8 mm and 11 mm bonding; 11 mm metal lathing (including pricking up coat); 11 mm browning</u>				
	To walls:				
F	10 mm two coat work, to concrete (Bonding): not exceeding 300 mm wide	0.72	m2	33.79	24.33
	END OF COMPOSITE ITEM				
F	Form new opening in an external cavity wall facing brick external skin and concret block inner skin; 600 x 900 mm	2	Nr	631.80	1,263.60
	START OF COMPOSITE ITEM				
	<u>DEMOLITIONS, ALTERATIONS AND REPAIRS</u>				
	CUTTING OPENINGS ETC. IN WALLING				

To Collection: 1,263.60

Ref	Description	Quantity	Units	Rate	Value
	<u>Sawn timber needles and props (not exceeding 3000 mm above floor level); cutting holes for needles and making good wall after removal (per needle and pair of props) for</u>				
	Cavity walling comprising facing brick outer skin and concrete block inner skin:				
A	250 mm thick (100 mm inner skin)	2	Nr	91.97	183.94
	<u>Cutting out walling to form new openings and for new lintels, removing debris and loading into skips</u>				
	Facing brickwork:				
B	Half brick thick	0.75	m2	24.69	18.52
	Blockwork walls:				
C	100 mm thick	0.75	m2	10.97	8.23
	Disposal by:				
D	Skip - mixed waste	0.15	m3	59.80	8.97
	<u>Cut and pin ends of new lintels and arch bars to openings cut in old walls</u>				
	Blockwork walls:				
E	75 mm thick	2	Nr	4.93	9.86
	<u>Making good jambs and sills of openings cut in cavity walling comprising facing brick outer skins and concrete block inner skins, with new facing bricks, blocks and mortar to match existing</u>				
	Facing bricks and natural aggregate concrete blocks in gauged mortar (1:2:9); returning inner skin to close cavity; building in Hyload or similar vertical damp proof course:				
F	pointing with a flush joint externally and prepared for plastering internally: 250 mm thick (100 mm inner skin)	1.79	m	60.55	108.38
	<u>Catnic lintels; bedding ends in cement mortar (1:3)</u>				

To Collection: 1,263.60

Ref	Description	Quantity	Units	Rate	Value
	Type CH70/100 for use in cavity walls with 70-85mm cavity; 100mm inner skin:				
G	2400 mm long	0.37	Nr	271.91	100.61
	<u>Arches built of facing bricks in gauged mortar; flush pointing where exposed; centering and supports</u>				
	Flat arches:				
A	brick-on-end; 112.5 mm soffit 225 mm high	0.6	m	78.67	47.20
	<u>Hyload or similar damp proof course to BS 8215 bedded in gauged mortar (1:2:9)</u>				
	Horizontal damp proof courses:				
B	150 mm girth behind sills	0.6	m	3.41	2.05
	Horizontal damp proof courses with cavity gutters in hollow walls:				
C	over 225 mm girth	0.36	m2	20.84	7.50
	<u>Making good reveals or surrounds to opening cut in old walls with Thistle gypsum plaster and with flush joints to existing plasterwork on</u>				
	Blockwork:				
D	not exceeding 300 mm wide	0.89	m2	48.28	42.97
	<u>MASONRY</u>				
	CAST STONWORK; STOCK PATTERN OR STANDARD UNITS				
	<u>Architectural Dressings in Cotswold or North Cerney shades; bedding, jointing and pointing in waterproof cement and sand mortar (1:6)</u>				
	Sills to suit standard wood windows:				
E	150 x 140 mm, stooled at ends, in lengths: 0.673 m - 2.667 m	0.6	m	115.45	69.27
	<u>FLOOR, WALL AND CEILING FINISHES</u>				
	IN SITU FINISHINGS GYPSUM PLASTERS				
	<u>2 mm Thistle Multi-Finish on Thistle background plasters; 8 mm and 11 mm bonding; 11 mm metal lathing (including pricking up coat); 11 mm browning</u>				
	To walls:				

To Collection: _____

Ref	Description	Quantity	Units	Rate	Value
F	10 mm two coat work, to concrete (Bonding): not exceeding 300 mm wide	0.72	m2	33.79	24.33

To Collection:

Ref	Description	Quantity	Units	Rate	Value
G	END OF COMPOSITE ITEM				
	Form new opening in an external cavity wall facing brick external skin and concret block inner skin; 900 x 2000 mm	3	Nr	885.44	2,656.32
	START OF COMPOSITE ITEM				
	<u>DEMOLITIONS, ALTERATIONS AND REPAIRS</u>				
A	CUTTING OPENINGS ETC. IN WALLING				
	<u>Sawn timber needles and props (not exceeding 3000 mm above floor level); cutting holes for needles and making good wall after removal (per needle and pair of props) for</u>				
	Cavity walling comprising facing brick outer skin and concrete block inner skin:				
	250 mm thick (100 mm inner skin)	2	Nr	91.97	183.94
B	<u>Cutting out walling to form new openings and for new lintels, removing debris and loading into skips</u>				
	Facing brickwork:				
	Half brick thick	2.06	m2	24.69	50.86
	Blockwork walls:				
C	100 mm thick	2.06	m2	10.97	22.60
	Disposal by:				
	Skip - mixed waste	0.412	m3	59.80	24.64
	<u>Cut and pin ends of new lintels and arch bars to openings cut in old walls</u>				
E	Blockwork walls:				
	75 mm thick	2	Nr	4.93	9.86
	<u>Making good jambs and sills of openings cut in cavity walling comprising facing brick outer skins and concrete block inner skins, with new facing bricks, blocks and mortar to match existing</u>				
	Facing bricks and natural aggregate concrete blocks in gauged mortar (1:2:9); returning inner skin to close cavity; building in Hyload or similar vertical damp proof course:				
F	pointing with a flush joint externally and prepared for plastering internally: 250 mm thick (100 mm inner skin)	4	m	60.55	242.20

To Collection: 2,656.32

Ref	Description	Quantity	Units	Rate	Value
	<u>Catnic lintels; bedding ends in cement mortar (1:3)</u>				

To Collection: 2,656.32

Ref	Description	Quantity	Units	Rate	Value
	Type CH70/100 for use in cavity walls with 70-85mm cavity; 100mm inner skin:				
G	2400 mm long	0.5	Nr	271.91	135.96
	<u>Arches built of facing bricks in gauged mortar; flush pointing where exposed; centering and supports</u>				
	Flat arches:				
A	brick-on-end; 112.5 mm soffit 225 mm high	0.89	m	78.67	70.02
	<u>Hyload or similar damp proof course to BS 8215 bedded in gauged mortar (1:2:9)</u>				
	Horizontal damp proof courses with cavity gutters in hollow walls:				
B	over 225 mm girth	0.47	m2	20.84	9.79
	<u>Making good reveals or surrounds to opening cut in old walls with Thistle gypsum plaster and with flush joints to existing plasterwork on</u>				
	Blockwork:				
C	not exceeding 300 mm wide	1.78	m2	48.28	85.94
	<u>FLOOR, WALL AND CEILING FINISHES</u>				
	IN SITU FINISHINGS GYPSUM PLASTERS				
	<u>2 mm Thistle Multi-Finish on Thistle background plasters; 8 mm and 11 mm bonding; 11 mm metal lathing (including pricking up coat); 11 mm browning</u>				
	To walls:				
D	10 mm two coat work, to concrete (Bonding): not exceeding 300 mm wide	1.47	m2	33.79	49.67
	END OF COMPOSITE ITEM				
	INTERNAL WALLS				
	<u>Cutting openings in old internal walls to the finished sizes given and for concrete lintels over, including needling, propping and supports; inserting lintels, wedging up to work over; making good jambs, removing needles and making good needle holes; making good plaster work both sides and extending to jambs</u>				
	one brick thick walls; opening size:				

To Collection: _____

Ref	Description	Quantity	Units	Rate	Value
A	Form new opening in an internal one brick wall; 900 x 2000 mm	1	Nr	782.61	782.61
	START OF COMPOSITE ITEM				
	<u>DEMOLITIONS, ALTERATIONS AND REPAIRS</u>				
	CUTTING OPENINGS ETC. IN WALLING				
	<u>Sawn timber needles and props (not exceeding 3000 mm above floor level); cutting holes for needles and making good wall after removal (per needle and pair of props) for</u>				
	Brick walls:				
A	one brick thick	2	Nr	63.78	127.56
	<u>Cutting out walling to form new openings and for new lintels, removing debris and loading into skips</u>				
	Common brickwork:				
B	one brick thick	2.06	m2	24.69	50.86
	Disposal by:				
C	Skip - mixed waste	0.515	m3	59.80	30.80
	<u>Cut and pin ends of new lintels and arch bars to openings cut in old walls</u>				
	Common brickwork:				
D	one brick thick	2	Nr	9.88	19.76
	<u>Making good jambs of openings cut in old brick walls with new brickwork in mortar to match existing; bonding to existing</u>				
	Common brickwork (P.C. £363.46 per 1000) in gauged mortar (1:2:9):				
E	prepared for plastering: one brick thick	4	m	29.42	117.68

To Collection: 782.61

Ref	Description	Quantity	Units	Rate	Value
	<u>Prestressed precast concrete lintels; reinforced with steel bars as necessary; bedding and pointing in cement mortar (1:3)</u>				
	Concrete Lintels:				
F	Precast, reinforced: 215 x 215 mm	1.2	m	152.06	182.47
	<u>Wedging and pinning up with slates in cement mortar (1:3) between top of new lintels and underside of old construction</u>				
	Thickness of wall:				
G	215 mm	1.2	m	27.35	32.82
	<u>Making good reveals or surrounds to opening cut in old walls with Thistle gypsum plaster and with flush joints to existing plasterwork on</u>				
	Brickwork:				
A	not exceeding 300 mm wide	3.15	m2	48.28	152.08
	<u>FLOOR, WALL AND CEILING FINISHES</u>				
	IN SITU FINISHINGS GYPSUM PLASTERS				
	<u>2 mm Thistle Multi-Finish on Thistle background plasters; 8 mm and 11 mm bonding; 11 mm metal lathing (including pricking up coat); 11 mm browning</u>				
	To walls:				
B	10 mm two coat work, to concrete (Bonding): not exceeding 300 mm wide	2.03	m2	33.79	68.59
	END OF COMPOSITE ITEM				
	<u>Filling in door openings in old internal walls in matching construction; preparing for raising; cutting, toothing and bonding to old work both sides; wedging and filling up to work over; making good plasterwork both sides</u>				
	one brick thick wall; opening size:				
B	Filling existing opening in an internal one brick wall; 1250 x 2000 mm	1	Nr	765.98	765.98
	START OF COMPOSITE ITEM				
	<u>DEMOLITIONS, ALTERATIONS AND REPAIRS</u>				
	FILLING IN OPENINGS ETC. IN WALLING				

To Collection: 765.98

Ref	Description	Quantity	Units	Rate	Value
A	<u>Preparing for raising</u>				
	Brickwork surfaces: one brick wide	1.25	m	1.95	2.44
B	<u>Bitumen damp proof courses, BS 8215 Table 1; 100 mm laps; in cement mortar (1:3) pointing where exposed</u>				
	Fibre base, ref. B; horizontal: 225 mm wide	1.25	m	5.74	7.18
C	<u>Common bricks (P.C. £363.46 per 1000) in gauged mortar (1:2:9) in filling to openings</u>				
	One brick wall: prepared for plastering	2.5	m2	185.87	464.68
D	<u>Bonding ends of brick walls to existing; 112.5 mm deep in alternate courses; cutting pockets in existing structure; extra material for bonding</u>				
	Common brickwork in gauged mortar (1:2:9): one brick thick	4	m	27.98	111.92
E	<u>Wedging and pinning up concealed work with slates in cement mortar (1:3)</u>				
	Brick walls and concrete block walls: one brick	1.25	m	24.75	30.94
	<u>Thistle plaster finish; browning undercoat to brick, block or stonework</u>				
	13 mm Two coat work to walls:				

To Collection: 765.98

Ref	Description	Quantity	Units	Rate	Value
F	over 300 mm wide	5	m2	26.45	132.25
G	fair flush joint to existing finishings	10.5	m	1.58	16.59
	END OF COMPOSITE ITEM				
C	Filling existing opening in an internal one brick wall; 750 x 750 mm	1	Nr	201.15	201.15
	START OF COMPOSITE ITEM				
	<u>DEMOLITIONS, ALTERATIONS AND REPAIRS</u>				
	FILLING IN OPENINGS ETC. IN WALLING				
	<u>Preparing for raising</u>				
	Brickwork surfaces:				
A	one brick wide	0.75	m	1.95	1.46
	<u>Bitumen damp proof courses, BS 8215 Table 1; 100 mm laps; in cement mortar (1:3) pointing where exposed</u>				
	Fibre base, ref. B; horizontal:				
B	225 mm wide	0.75	m	5.74	4.31
	<u>Common bricks (P.C. £363.46 per 1000) in gauged mortar (1:2:9) in filling to openings</u>				
	One brick wall:				
C	prepared for plastering	0.5625	m2	185.87	104.55
	<u>Bonding ends of brick walls to existing; 112.5 mm deep in alternate courses; cutting pockets in existing structure; extra material for bonding</u>				
	Common brickwork in gauged mortar (1:2:9):				
D	one brick thick	1.5	m	27.98	41.97
	<u>Wedging and pinning up concealed work with slates in cement mortar (1:3)</u>				
	Brick walls and concrete block walls:				
E	one brick	0.75	m	24.75	18.56
	<u>Thistle plaster finish; browning undercoat to brick, block or stonework</u>				
	13 mm Two coat work to walls:				
F	over 300 mm wide	0.7875	m2	26.45	20.83

To Collection: 201.15

Ref	Description	Quantity	Units	Rate	Value
G	fair flush joint to existing finishings	6	m	1.58	9.48
	END OF COMPOSITE ITEM				
	REMOVING CHIMNEY BREASTS AND STACKS				
	<u>Chimney breasts</u>				
	Remove projecting chimney breasts; make good walls ready for plaster				
D	Approx 300mm projection	3	Nr	1,207.30	3,621.90
	START OF COMPOSITE ITEM				
	<u>DEMOLITIONS, ALTERATIONS AND REPAIRS</u>				
	<u>Cutting back projecting chimney breasts plastered all round; loading into skips</u>				
	Common brickwork:				
A	one and a half brick projection	5	m2	72.16	360.80
	Disposal by:				
B	Skip - mixed waste	1.65	m3	59.80	98.67
	FILLING IN OPENINGS ETC. IN WALLING				
	<u>Common bricks (P.C. £346.15 per 1000) in gauged mortar (1:2:9) in filling to openings</u>				
	Half brick wall:				
C	prepared for plastering	5	m2	100.60	503.00
	REMOVING CHIMNEY BREASTS AND STACKS				
	<u>Filling to openings in floors, ceilings and roofs where chimney breasts and stacks removed</u>				
	25 mm Tongued and grooved wrought softwood boarding on and including treated sawn softwood joists at 400 mm centres:				
D	200 x 50 mm joists: not exceeding 0.50 m2	1	Nr	59.79	59.79
	9.5 mm Plasterboard and 5 mm Thistle plaster skimming coat to ceilings on and including treated sawn softwood bearers at 400 mm centres; fair flush joint to existing on three sides:				
E	50 x 100 mm joists: 0.50 - 1.00 m2	1	Nr	74.16	74.16
	FILLING IN OPENINGS ETC. IN WALLING				

To Collection: 3,823.05

Ref	Description	Quantity	Units	Rate	Value
	<u>Cement and sand (1:3) trowelled finish to brickwork, blockwork or stonework</u>				

To Collection: 3,823.05

Ref	Description	Quantity	Units	Rate	Value
F	Dubbing out, if required, per 12 mm thickness	10	m2	11.09	110.90
	END OF COMPOSITE ITEM				
	Extra over for:				
E	Skim finish, flush finish to existing plaster	3	Nr	109.69	329.07
	START OF COMPOSITE ITEM				
	<u>FLOOR, WALL AND CEILING FINISHES</u>				
	IN SITU FINISHINGS GYPSUM PLASTERS				
	<u>2 mm Thistle Multi-Finish on Thistle background plasters; 8 mm and 11 mm bonding; 11 mm metal lathing (including pricking up coat); 11 mm browning</u>				
	To walls:				
A	13 mm two coat work, to low-suction surfaces; (Bonding): over 300 mm wide	4.8	m2	20.44	98.11
	<u>Labours on plastering</u>				
B	Fair joint to flush edges of existing finishes	6	m	1.93	11.58
	END OF COMPOSITE ITEM				

To Collection: 329.07

Ref	Description	Quantity	Units	Rate	Value
	<u>SUBSTRUCTURE</u>				
	UNDERPINNING				
A	Allow to underpin the party wall to a maximum depth of 1.5m below ground level (25L/M); Provisional sum subject to details		PS	67,500.00	67,500.00
B	Allow to underpin internal walls to a maximum depth of 1.5 m below ground level (allow 4.5L/M); Provisional sum subject to details		PS	13,480.00	13,480.00
	RETANING WALLS				
	<u>Reinforced concrete wall footing; excavate (by hand) trench in firm earth; earthwork support; level and compact bottoms; backfill and remove surplus spoil from site; foundation and retaining wall section in grade 25 N/mm2 concrete; Formwork to cast the retaining wall; 12 mm diameter steel dowel bars 500 mm long cast into one side of joint and de-bonded for a length of 250 mm and capped with PVC dowel caps to connect retaining wall with existing;</u>				
	250mm thick base with 2.6 m high retaining wall with thickness:				
C	300 mm		Item	1,606.83	1,606.83
	START OF COMPOSITE ITEM				
	<u>EXCAVATIONS AND EARTHWORKS</u>				
	EXCAVATION BY HAND				
	<u>Excavating starting at natural ground level or reduced ground level</u>				
	Excavating trenches to receive foundations exceeding 0.30 m in width, maximum depth not exceeding:				
A	0.25 m	0.429	m3	53.71	23.04
	DISPOSAL OF EXCAVATED MATERIAL				
	<u>Hand loading from spoil heaps or from side of excavations</u>				
	Disposing of excavated material by removing from site				
B	mixed waste skip	0.644	m3	89.64	57.73
	EARTHWORK SUPPORT				

To Collection: 82,586.83

Ref	Description	Quantity	Units	Rate	Value
	<u>Timber earthwork support</u> Earthwork support in firm ground, to opposing faces not exceeding 2.00 m apart, maximum depth not exceeding:				
C	1.00 m	0.76	m2	4.13	3.14
	SURFACES TREATMENT				
D	Levelling and compacting bottoms of excavations	3.435	m2	1.44	4.95
	<u>CONCRETE WORK</u>				
	IN SITU CONCRETE				
	<u>REINFORCED dense aggregate concrete grade C20/25 filled into formwork</u> Foundations in trenches:				
E	150 - 300 mm thick	0.429	m3	187.23	80.32
	Walls:				
F	150 - 300 mm thick	0.988	m3	226.31	223.59
	FORMWORK GENERALLY				
	<u>Formwork to walls and associated features</u> Vertical faces of walls:				
A	one side shuttered: making	3.952	m2	129.94	513.52
B	one side shuttered: fixing	3.952	m2	39.95	157.88
	<u>Formwork to isolated beams and columns</u> Sides of isolated rectangular columns or column casings including 'Acrow' props and clamps:				
C	over 600 mm wide: making	3.952	m2	73.36	289.92
D	over 600 mm wide: fixing	3.952	m2	35.52	140.38
	JOINTS IN CONCRETE				
	<u>ADD to prices of joints for:</u> 12 mm diameter steel dowel bars 500 mm long cast into one side of joint and de-bonded for a length of 250 mm and capped with PVC dowel caps; notching formwork at:				
E	300 mm centres making	6.72	m	4.48	30.11

To Collection: _____

03 - SUBSTRUCTURE

Ref	Description	Quantity	Units	Rate	Value
F	300 mm centres fixing	6.72	m	12.24	82.25

To Collection:

Ref	Description	Quantity	Units	Rate	Value
	END OF COMPOSITE ITEM				
	<u>Reinforced concrete wall footing; excavate (by hand) trench in firm earth; earthwork support; level and compact bottoms; backfill and remove surplus spoil from site; foundation and retaining wall section in grade 25 N/mm2 concrete; Formwork to cast the retaining wall; 12 mm diameter steel dowel bars 500 mm long cast into one side of joint and debonded for a length of 250 mm and capped with PVC dowel caps to connect retaining wall with existing;</u>				
	500mm thick base with 1.8m high retaining wall with thickness:				
D	300 mm	15	m	1,016.50	15,247.50
	START OF COMPOSITE ITEM				
	<u>EXCAVATIONS AND EARTHWORKS</u>				
	EXCAVATION BY HAND				
	<u>Excavating starting at natural ground level or reduced ground level</u>				
	Excavating trenches to receive foundations exceeding 0.30 m in width, maximum depth not exceeding:				
A	0.25 m	0.3	m3	53.71	16.11
	DISPOSAL OF EXCAVATED MATERIAL				
	<u>Hand loading from spoil heaps or from side of excavations</u>				
	Disposing of excavated material by removing from site				
B	mixed waste skip	0.45	m3	89.64	40.34
	EARTHWORK SUPPORT				
	<u>Timber earthwork support</u>				
	Earthwork support in moderately firm ground, opposing faces not exceeding 2.00 m apart, maximum depth not exceeding:				
C	1.00 m	1	m2	13.44	13.44
D	2.00 m	1.8	m2	18.17	32.71
	Sides of isolated rectangular columns or column casings including 'Acrow' props and clamps:				

To Collection: 15,247.50

03 - SUBSTRUCTURE

Ref	Description	Quantity	Units	Rate	Value
E	over 600 mm wide: making	1.8	m2	73.36	132.05

To Collection: 15,247.50

Ref	Description	Quantity	Units	Rate	Value
F	over 600 mm wide: fixing	1.8	m2	35.52	63.94
	SURFACES TREATMENT				
G	Levelling and compacting bottoms of excavations	1.2	m2	1.44	1.73
	CONCRETE WORK				
	IN SITU CONCRETE				
	<u>REINFORCED dense aggregate concrete grade C20/25 filled into formwork</u>				
	Foundations in trenches:				
H	150 - 300 mm thick	0.75	m3	187.23	140.42
	Walls:				
A	150 - 300 mm thick	0.75	m3	226.31	169.73
	FORMWORK GENERALLY				
	<u>Formwork to walls and associated features</u>				
	Vertical faces of walls:				
B	one side shuttered: making	0.6	m2	129.94	77.96
C	one side shuttered: fixing	1.8	m2	39.95	71.91
	<u>Formwork to isolated beams and columns</u>				
	Sides of isolated rectangular columns or column casings including 'Acrow' props and clamps:				
D	over 600 mm wide: making	1.8	m2	73.36	132.05
E	over 600 mm wide: fixing	1.8	m2	35.52	63.94
	JOINTS IN CONCRETE				
	<u>ADD to prices of joints for:</u>				
	12 mm diameter steel dowel bars 500 mm long cast into one side of joint and de-bonded for a length of 250 mm and capped with PVC dowel caps; notching formwork at:				
F	300 mm centres making	3.6	m	4.48	16.13
G	300 mm centres fixing	3.6	m	12.24	44.06
	END OF COMPOSITE ITEM				
	FOUNDATIONS				

To Collection: _____

Ref	Description	Quantity	Units	Rate	Value
A	<p><u>Trench fill footings; excavate (by hand) trench in firm earth; earthwork support; level and compact bottoms; backfill and remove surplus spoil from site; foundation in grade 25 N/mm2 concrete; walls built up to and including horizontal damp proof course, 150 mm above original natural ground level.</u></p> <p>Cavity wall; 100 mm concrete block inner skin; Class B Engineering Bricks external skin, pointed one side; plain concrete fill to cavity, depth not exceeding:</p> <p>1000 mm</p> <p>START OF COMPOSITE ITEM</p> <p><u>EXCAVATIONS AND EARTHWORKS</u></p> <p>EXCAVATION BY HAND</p> <p><u>Excavating starting at natural ground level or reduced ground level</u></p> <p>Excavating trenches to receive foundations exceeding 0.30 m in width, maximum depth not exceeding:</p>	11	m	291.19	3,203.09
A	<p>1.00 m</p> <p>DISPOSAL OF EXCAVATED MATERIAL</p> <p><u>Hand loading from spoil heaps or from side of excavations</u></p> <p>Disposing of excavated material by removing from site</p>	0.6	m3	59.08	35.45
B	<p>mixed waste skip</p> <p>EARTHWORK SUPPORT</p> <p><u>Timber earthwork support</u></p> <p>Earthwork support in firm ground, to opposing faces not exceeding 2.00 m apart, maximum depth not exceeding:</p>	0.9	m3	89.64	80.68
C	<p>1.00 m</p> <p>SURFACES TREATMENT</p>	1.8	m2	4.13	7.43
D	<p>Levelling and compacting bottoms of excavations</p> <p><u>CONCRETE WORK</u></p> <p>IN SITU CONCRETE</p>	0.6	m2	1.44	0.86

To Collection: 3,203.09

Ref	Description	Quantity	Units	Rate	Value
E	<u>PLAIN dense aggregate concrete grade C20/25,</u> <u>filled into formwork</u>	0.48	m3	141.86	68.09
	Foundations in trenches: exceeding 300 mm thick				

To Collection: 3,203.09

Ref	Description	Quantity	Units	Rate	Value
	ADD TO THE FOREGOING PRICES, for 'overbreak' where concrete in trenches is described as 'poured against earth faces' and where the contract width of concrete shown on drawings is:				
F	not exceeding 600 mm wide	0.48	m3	12.21	5.86
	Filling to hollow walls:				
A	not exceeding 100 mm thick	0.035	m3	191.88	6.72
	<u>BRICKWORK AND BLOCKWORK</u>				
	BRICKWORK				
	<u>Class B Engineering Bricks to BS EN 771 PC</u> <u>£457.82 per 1000 in cement mortar (1:3)</u>				
	Skins of hollow walls:				
B	102.5 mm	0.35	m2	100.04	35.01
	BRICK FACEWORK				
	<u>Extra over for Class A or Class B engineering bricks</u> <u>in cement mortar (1:3) for fair face</u>				
	Flush pointing as the work proceeds in:				
C	stretcher bond	0.35	m2	11.41	3.99
	BLOCKWORK				
	<u>Precast concrete blocks, BS 6073, natural</u> <u>aggregates, compressive strength 7 N/mm2, face</u> <u>size 440 x 215 mm; in gauged mortar (1:2:9)</u>				
	Skins of hollow walls:				
D	solid blocks, thickness: 100 mm	0.35	m2	50.95	17.83
	DAMP PROOF COURSES				
	<u>Hyload pitch polymer damp proof course; 100 mm</u> <u>laps sealed with Hyload contact adhesive; in</u> <u>cement mortar (1:3) pointing where exposed</u>				
	Horizontal damp proof course:				
E	100 mm wide	2	m	2.01	4.02
	Horizontal damp proof course forming cavity gutters in hollow walls:				
F	over 225 mm wide	0.8	m2	30.08	24.06

To Collection: _____

Ref	Description	Quantity	Units	Rate	Value
	SUNDRIES <u>Cavities</u> Forming cavities not exceeding 100 mm wide:				

To Collection: _____

Ref	Description	Quantity	Units	Rate	Value
A	225 mm stainless steel flat bar tie with expanded ends, type 1: 5 per m2 END OF COMPOSITE ITEM <u>Pad foundations; excavate (by hand) pit in firm earth; earth-work support; level and compact bottoms; part backfill and part remove spoil from site; foundation in grade 25 N/mm2 concrete (excavation depth equal to 1.5 times foundation thickness); formwork.</u> Reinforced concrete foundation poured against faces of excavation; not exceeding 1000 mm deep; excavating commencing at:	0.35	m2	3.31	1.16
B	ground level START OF COMPOSITE ITEM <u>EXCAVATIONS AND EARTHWORKS</u> EXCAVATION BY HAND <u>Excavating starting at natural ground level or reduced ground level</u> Excavating pits to receive bases of stanchions, isolated piers and the like having both plan dimensions less than 1.25 m, maximum depth not exceeding:	9	m3	350.85	3,157.65
A	1.00 m EARTHWORK SUPPORT <u>Timber earthwork support</u> Earthwork support in firm ground, to opposing faces not exceeding 2.00 m apart, maximum depth not exceeding:	1	m3	62.66	62.66
B	1.00 m DISPOSAL OF EXCAVATED MATERIAL <u>Hand loading from spoil heaps or from side of excavations</u> Disposing of excavated material by removing from site	3.24	m2	4.13	13.38
C	mixed waste skip FILLING <u>Material arising from the excavations</u>	0.9	m3	89.64	80.68

To Collection: 3,157.65

03 - SUBSTRUCTURE

Ref	Description	Quantity	Units	Rate	Value
D	Filling to excavations, by hand, compacting with Whacker in 250 mm layers	0.23	m3	22.56	5.19

To Collection: 3,157.65

Ref	Description	Quantity	Units	Rate	Value
	SURFACES TREATMENT				
E	Levelling and compacting bottoms of excavations	1	m2	1.44	1.44
	CONCRETE WORK				
	IN SITU CONCRETE				
	<u>REINFORCED dense aggregate concrete grade C20/25 filled into formwork</u>				
F	Isolated foundation bases to columns and piers	0.9	m3	191.74	172.57
	ADD TO THE FOREGOING PRICES, for 'overbreak' where concrete in isolated bases or pile caps is described as 'poured against earth faces' where the contract plan area of concrete shown on drawings is:				
A	not exceeding 1 m2	0.9	m3	16.59	14.93
	END OF COMPOSITE ITEM				
	<u>Reinforcement; Hot rolled deformed high yield steel bars BS 4449, supplied cut, bent and labelled</u>				
	Straight and bent bars in any position:				
C	12 mm .888 kg per metre	162	Kg	2.77	448.74
	<u>Ground beams; excavate (by hand) trench in firm earth; earthwork support; level and compact bottoms; part backfill and part remove spoil from site; beam in grade 25 N/mm2 concrete; formwork (excavation depth equal to 1.5 times ground beam thickness)</u>				
	Ground beams 0.10 - 0.25 m2 cross-sectional area; section 500 x 500 mm; excavation commencing at; Steel beam priced elsewhere Wrapped in D49 fabric mesh				
D	ground level	7	m	342.17	2,395.19
	START OF COMPOSITE ITEM				
	EXCAVATIONS AND EARTHWORKS				
	EXCAVATION BY HAND				
	<u>Excavating starting at natural ground level or reduced ground level</u>				
	Excavating trenches to receive foundations exceeding 0.30 m in width, maximum depth not exceeding:				

To Collection: 2,843.93

03 - SUBSTRUCTURE

Ref	Description	Quantity	Units	Rate	Value
A	1.00 m EXCAVATING FOR WORKING SPACE, BY HAND, FILLING WITH MATERIAL ARISING FROM EXCAVATIONS, BY HAND, COMPACTED WITH WHACKER IN 250 MM LAYERS <u>Starting at natural ground or reduced ground level</u> Excavating trenches to receive foundations exceeding 0.30 m in width, maximum depth not exceeding:	0.37	m3	59.08	21.86
B	1.00 m EARTHWORK SUPPORT <u>Timber earthwork support</u> Earthwork support in firm ground, to opposing faces not exceeding 2.00 m apart, maximum depth not exceeding:	0.37	m3	81.64	30.21

To Collection: 2,843.93

Ref	Description	Quantity	Units	Rate	Value
C	1.00 m DISPOSAL OF EXCAVATED MATERIAL <u>Hand loading from spoil heaps or from side of excavations</u> Disposing of excavated material by removing from site to tip and paying tipping charges, average distance from site:	1.5	m2	4.13	6.20
D	20 Km Extra over for cost of transporting material in urban areas rather than the rural areas allowed in the above prices, average distance from site:	0.25	m3	125.78	31.45
E	20 Km FILLING <u>Material arising from the excavations</u>	0.25	m3	8.50	2.13
A	Filling to excavations, by hand, compacting with Whacker in 250 mm layers SURFACES TREATMENT	0.12	m3	22.56	2.71
B	Levelling and compacting bottoms of excavations CONCRETE WORK IN SITU CONCRETE <u>REINFORCED dense aggregate concrete grade C20/25 filled into formwork</u> Ground Beams, cross sectional area:	1	m2	1.44	1.44
C	0.10 - 0.25 m2 FORMWORK GENERALLY <u>Formwork to foundations and beds</u> Edges and faces of foundations, ground beams and beds:	0.25	m3	208.28	52.07
D	250 - 500 mm high: making	2	m	67.46	134.92
E	250 - 500 mm high: fixing REINFORCEMENT <u>Steel fabric reinforcement BS 4483, with one width mesh side laps and one width mesh end laps</u>	2	m	23.76	47.52

To Collection: _____

Ref	Description	Quantity	Units	Rate	Value
	Wrapping fabric in casings to steel columns and beams, reference:				
F	D 49, 100 mm side laps, 100 mm end laps	0.812	m2	14.39	11.68
	END OF COMPOSITE ITEM				
	EXCAVATION BY HAND				
	<u>Excavating starting at natural ground level or reduced ground level</u>				
	Excavating to reduce levels, maximum depth not exceeding:				
E	1.00 m	112	m3	53.71	6,015.52
F	2.00 m	25	m3	57.29	1,432.25
	WATERPROOFING				
	<u>Newton or Delta tanking system including pump to the basement;</u>				
A	Tanking to the basement; Provisional sum subject to details		PS	20,000.00	20,000.00
	GROUND FLOOR				
	<u>Solid ground floors; level and compact surfaces of the ground; 150 mm thick hardcore filling, including levelling, blinding and compacting; grade 25 N/mm2 concrete bed; 130 mm PIR foam insulation sheet; 1200 gauge polythene sheet; 75 mm hand trowelled screed</u>				
	Reinforced concrete:				
B	150 mm thick, including 1 layers fabric reinforcement, reference A393	114	m2	185.18	21,110.52
	START OF COMPOSITE ITEM				
	<u>EXCAVATIONS AND EARTHWORKS</u>				
	EXCAVATION BY HAND				
	<u>Excavating starting at natural ground level or reduced ground level</u>				
	Excavating to reduce levels, maximum depth not exceeding:				
A	1.00 m	0.3	m3	53.71	16.11
	DISPOSAL OF EXCAVATED MATERIAL				

To Collection: 41,110.52

Ref	Description	Quantity	Units	Rate	Value
	<u>Hand loading from spoil heaps or from side of excavations</u>				
	Disposing of excavated material by removing from site				
B	mixed waste skip	0.36	m3	89.64	32.27
	FILLING				
	<u>Imported hardcore filling</u>				
	Filling to make up levels by hand, wheeling average 25 m, compacting with a vibrating roller:				
C	average 150 mm thick	1	m2	14.93	14.93
	SURFACES TREATMENT				
	<u>Levelling and compacting with a mechanical rammer (Whacker):</u>				
D	surfaces of open excavation and filling	2	m2	1.64	3.28

To Collection: 41,110.52

Ref	Description	Quantity	Units	Rate	Value
E	<p><u>Blinding surfaces of earth filling or hardcore filling with sand and consolidating with a vibrating roller:</u></p> <p>25 mm thick</p> <p>CONCRETE WORK</p> <p>IN SITU CONCRETE</p> <p><u>REINFORCED lightweight aggregate concrete grade LC25/28 filled into formwork</u></p> <p>Beds:</p>	1	m2	4.73	4.73
F	<p>150 - 300 mm thick</p> <p>WATERPROOF MEMBRANES</p> <p><u>300 mu (1200) gauge polythene sheet</u></p> <p>Single layer with 150 mm side and end laps; laid:</p>	0.15	m3	251.77	37.77
A	<p>horizontally over 300 mm wide</p> <p>REINFORCEMENT</p> <p><u>Steel fabric reinforcement BS 4483, with one width mesh side laps and one width mesh end laps</u></p> <p>Fabric reinforcement laid in ground slabs, reference:</p>	1	m2	1.13	1.13
B	<p>A 393</p> <p>WOODWORK</p> <p>SUNDRIES</p> <p><u>Insulation</u></p> <p>PIR Foam insulation sheet, general purpose, 0.022 W/m.K, butt joints:</p>	1	m2	13.93	13.93
C	<p>130 mm thick; laid horizontally</p> <p>FLOOR, WALL AND CEILING FINISHES</p> <p>BEDS AND BACKINGS</p> <p><u>Fine concrete (1:1.5:3-10 mm aggregate) trowelled bed laid level and to falls only</u></p> <p>To floors over 300 mm wide:</p>	1	m2	29.08	29.08
D	<p>75 mm thick</p> <p>END OF COMPOSITE ITEM</p>	1	m2	31.96	31.96

To Collection: _____

Ref	Description	Quantity	Units	Rate	Value
C	250 mm thick, including 1 layers fabric reinforcement, reference A393	23	m2	210.36	4,838.28
	START OF COMPOSITE ITEM				
	<u>EXCAVATIONS AND EARTHWORKS</u>				
	EXCAVATION BY HAND				
	<u>Excavating starting at natural ground level or reduced ground level</u>				
	Excavating to reduce levels, maximum depth not exceeding:				
A	1.00 m	0.3	m3	53.71	16.11
	DISPOSAL OF EXCAVATED MATERIAL				
	<u>Hand loading from spoil heaps or from side of excavations</u>				
	Disposing of excavated material by removing from site				
B	mixed waste skip	0.36	m3	89.64	32.27
	FILLING				
	<u>Imported hardcore filling</u>				
	Filling to make up levels by hand, wheeling average 25 m, compacting with a vibrating roller:				
C	average 150 mm thick	1	m2	14.93	14.93
	SURFACES TREATMENT				
	<u>Levelling and compacting with a mechanical rammer (Whacker):</u>				
D	surfaces of open excavation and filling	2	m2	1.64	3.28
	<u>Blinding surfaces of earth filling or hardcore filling with sand and consolidating with a vibrating roller:</u>				
E	25 mm thick	1	m2	4.73	4.73
	<u>CONCRETE WORK</u>				
	IN SITU CONCRETE				
	<u>REINFORCED lightweight aggregate concrete grade LC25/28 filled into formwork</u>				
	Beds:				

To Collection: 4,838.28

Ref	Description	Quantity	Units	Rate	Value
F	150 - 300 mm thick	0.25	m3	251.77	62.94
	WATERPROOF MEMBRANES				
	<u>300 mu (1200) gauge polythene sheet</u>				
	Single layer with 150 mm side and end laps; laid:				
A	horizontally over 300 mm wide	1	m2	1.13	1.13
	REINFORCEMENT				
	<u>Steel fabric reinforcement BS 4483, with one width mesh side laps and one width mesh end laps</u>				
	Fabric reinforcement laid in ground slabs, reference:				
B	A 393	1	m2	13.93	13.93
	WOODWORK				
	SUNDRIES				
	<u>Insulation</u>				
	PIR Foam insulation sheet, general purpose, 0.022 W/m.K, butt joints:				
C	130 mm thick; laid horizontally	1	m2	29.08	29.08
	FLOOR, WALL AND CEILING FINISHES				
	BEDS AND BACKINGS				
	<u>Fine concrete (1:1.5:3-10 mm aggregate) trowelled bed laid level and to falls only</u>				
	To floors over 300 mm wide:				
D	75 mm thick	1	m2	31.96	31.96
	END OF COMPOSITE ITEM				
	<u>Over the base of retaining walls; 130 mm PIR foam insulation sheet; 1200 gauge polythene sheet; 75 mm hand trowelled screed</u>				
D	Base of retaining wall priced elsewhere	5	m2	62.17	310.85
	START OF COMPOSITE ITEM				
	WATERPROOF MEMBRANES				
	<u>300 mu (1200) gauge polythene sheet</u>				
	Single layer with 150 mm side and end laps; laid:				

To Collection: 310.85

Ref	Description	Quantity	Units	Rate	Value
A	horizontally over 300 mm wide <u>WOODWORK</u> SUNDRIES <u>Insulation</u> PIR Foam insulation sheet, general purpose, 0.022 W/m.K, butt joints:	1	m2	1.13	1.13
B	130 mm thick; laid horizontally <u>FLOOR, WALL AND CEILING FINISHES</u> BEDS AND BACKINGS <u>Fine concrete (1:1.5:3-10 mm aggregate) trowelled bed laid level and to falls only</u> To floors over 300 mm wide:	1	m2	29.08	29.08
C	75 mm thick END OF COMPOSITE ITEM Extra over for:	1	m2	31.96	31.96
E	25 mm PIR insulation to parimeter of the slab	67	m	2.97	198.99

To Collection: 509.84

Ref	Description	Quantity	Units	Rate	Value
	<u>WALLS</u>				
	MASONRY WALLS				
	<u>External Cavity Walls</u>				
	Outer skin of facing bricks PC Sum £750.00 per 1000 in gauged mortar (1:2:9); flush pointing as the work proceeds; half brick thick; inner skin:				
A	100 mm natural aggregate blocks	35	m2	166.70	5,834.50
	Extra over for cavity insulation:				
B	PIR cavity insulation; 80 mm thick	35	m2	21.96	768.60
	<u>Cavities</u>				
	Closing cavities with Thermabate PVCu cavity closers; fixing to backs of door/window frames with nails:				
C	Cavity width: 100 mm	34	m	8.93	303.62
	<u>Tying in new walling to existing</u>				
	Stainless steel wall starters; plugging to existing brickwork with plugs and screws provided; bending out tie arms at 225 mm centres and building in to joints of new walls:				
D	110 - 115 mm	25	m	23.62	590.50
	<u>Catnic Steel lintels; building into brickwork or blockwork</u>				
	Steel lintel type CG90/100; 283 mm wide lintel for 90 mm wide cavity and 100 mm wide inner leaf:				
E	length: 1200 mm	2	Nr	79.76	159.52
F	length: 1500 mm	1	Nr	99.13	99.13
	<u>STRUCTURAL STEELWORK</u>				
G	All existing timber lintels to be replaced with prestressed concrete; Provisional sum subject to survey		PS	1,000.00	1,000.00
H	Existing timber floors are to be strengthened; Provisional sum subject to survey		PS	3,000.00	3,000.00
I	Brick repairs with Helifix stitching; Provisional sum subject to survey		PS	1,000.00	1,000.00
	<u>NOTE: Steelwork connections to be designed by others and are not included in the estimate.</u>				

To Collection: 12,755.87

Ref	Description	Quantity	Units	Rate	Value
	FABRICATED STEELWORK				
	<u>Supply and delivery only; Up to 20 tonne. Welded or bolted fabrication; bolted site connections (including shot blasting and painting with one coat of simple primer as well as all necessary cold rolled sections for purlins and rails.)</u>				
A	Steelwork in framed structures: up to 3 storey high	8.331	tonne	2,672.13	22,261.52
	<u>Erection only; Up to 20 tonne. Welded or bolted fabrication; bolted site connections (including shot blasting and painting with one coat of simple primer as well as all necessary cold rolled sections for purlins and rails.)</u>				
B	Steelwork in framed structures: up to 3 storey high	8.331	tonne	862.50	7,185.49
	<u>Padstones; ordinary Portland cement 30 N/mm2; bedding in cement mortar (1:3)</u>				
C	sizes as per SE's design	12	Nr	93.20	1,118.40
	CARCASSING ITEMS				
	<u>Flitch beam</u>				
D	2No 50 x 225 + 225x10mm thcik steel plate	5	m	91.05	455.25
E	2No 50 x 175 + 175x10mm thcik steel plate	16	m	70.63	1,130.08
	<u>UPPER FLOORS</u>				
	<u>Suspended timber floors; boarding; sawn softwood joists; 50 x 50 mm herringbone strutting at mid span; joist hangers fixed to wall; all timber treated</u>				
	18 mm P5 chipboard; joist centres 450 mm; joist size:				
F	50 x 150 mm	7	m2	72.45	507.15
G	50 x 175 mm	69	m2	57.65	3,977.85
	Extra over for:				
H	Double joists 50 x 175 mm	14	m2	51.23	717.22
	Doubled up joists				
I	2 no, of joists 50 x 175 mm	10	m	45.31	453.10
	<u>Insulation</u>				

To Collection: 37,806.06

04 - SUPERSTRUCTURE

Ref	Description	Quantity	Units	Rate	Value
A	Glass fibre sound deadening quilt; 1200 mm wide: 100 mm thick; fixed horizontally between timbers	77	m2	13.60	1,047.20
B	Trimming around openings: stairs	3	Nr	147.99	443.97
C	Galvanised steel heavy duty restraint straps, 30 x 5 mm section with staggered 6 mm diameter holes: 1200 mm girth bent at 100 mm at 1500 mm centres	21	Nr	12.68	266.28

To Collection: 1,757.45

Ref	Description	Quantity	Units	Rate	Value
A	<u>FLAT ROOF</u>				
	FLAT ROOF COMPOSITE RATE				
	<u>Timber flat roof construction; 70 mm insulated decking; furring pieces, sawn softwood joists with solid strutting at 1.8 m centres, joists built into walls; all timber treated with preservative; 130 mm PIR polystyrene insulation to a U value of 0.11 W/m2 K overall fixed between joists. (Roof covering and ceiling finishes not included)</u>				
	Decking: 18 mm plywood BS EN 635 WBP BB/BB exterior grade butt joints; joist centres 400 mm; joist size: 50 x 150 mm	24	m2	167.70	4,024.80
	START OF COMPOSITE ITEM				
	<u>ROOFING</u>				
	ROOF DECKING				
	<u>Insulation</u>				
	Insulation boards laid under built-up felt roofing				
	Kingspan Thermaroom TR31, plywood backed, rigid urethane board:				
A	70 mm thick	1	m2	33.27	33.27
	<u>WOODWORK</u>				
	CARCASSING ITEMS				
	<u>Sawn softwood, Building quality, untreated</u>				
	Flat roofs:				
B	50 x 150 mm	3.16	m	8.52	26.92
	Kerbs, bearers and the like:				
C	50 x 100 mm	0.57	m	7.66	4.37
	Solid strutting to joists:				
D	50 x 150 mm	0.64	m	13.15	8.42
	BOARDING AND FLOORING				
	<u>Plywood BS EN 635 PT2 WBP BB/BB exterior grade</u>				

To Collection: 4,024.80

Ref	Description	Quantity	Units	Rate	Value
E	Boarding to floors or roofs; butt joints: 18 mm	1.15	m2	32.84	37.77
	FILLETS, ROLLS AND THE LIKE				
	<u>Sawn softwood, untreated NOTE: The prices allow for untreated timber add 15% to material prices for preservative treatment</u>				
	Furring pieces:				
F	50 mm wide; average depth: 75 mm	3.16	m	4.63	14.63
	SUNDRIES				
	<u>Insulation</u>				
	PIR Foam insulation sheet, general purpose, 0.022 W/m.K, butt joints:				
A	130 mm thick; fixed horizontally between timbers	1	m2	29.19	29.19
	<u>Carpenter's metalwork</u>				
	Galvanised steel standard restraint straps; 30 x 2.5 mm section with staggered 6 mm diameter holes; fixing to softwood with screws:				
B	30 x 2.5 x 1200 mm long	0.7	Nr	18.74	13.12
	END OF COMPOSITE ITEM				
	<u>Extra over for:</u>				
	Trimming around openings:				
B	skylight	5	Nr	147.99	739.95
	Proprietary roof coverings				
C	GRP flat roof membrane to specialist specification	24	m2	115.00	2,760.00
	CARCASSING ITEMS				
	<u>Sawn softwood, C24, treated</u>				
	T6; Doubled up rafters and joists				
D	2 no. of 50 x 150 mm	25	m	51.51	1,287.75
	T7; Doubled up rafters and joists				
E	3 no. of 50 x 150 mm	9	m	88.08	792.72
	<u>PITCHED ROOF</u>				

To Collection: 5,580.42

Ref	Description	Quantity	Units	Rate	Value
F	CARCASSING ITEMS				
	<u>Sawn softwood, C24, treated</u>				
	Doubled up rafters and joists				
	2 no. of 50 x 120 mm	34	m	39.87	1,355.58

To Collection: 6,936.00

06 - DOORS & WINDOWS

Ref	Description	Quantity	Units	Rate	Value
	<u>DOORS & WINDOWS</u>				
	<u>Supply & installation</u>				
A	Ground floor Timber framed glazed doors, New hardwood doors with 1000 x 2700 tall that is including separate fix window above the doors - GF.ED04, GF.ED05		Item	4,839.46	4,839.46
B	Kitchen / Breakfast (LGF.05) & Family room (LGF.06); Sliding doors- LGF.ED06		Item	9,867.00	9,867.00
C	Guest WC (LGF.03); Window - LG.W01; Provisional sum subject to details		PS	500.00	500.00
D	Dinning Room (GF.03); Windows - GF.W05, 06, 07	3	Nr	2,645.55	7,936.65
E	Principal Dressing room (FF.04); Windows - FF.W06, 08	2	Nr	2,645.55	5,291.10
F	Principal Dressing room (FF.04); Windows - FF.W07	1	Nr	3,715.96	3,715.96
G	Principal Ensuite (FF.05); Windows - FF.W04; Provisional sum subject to details		PS	500.00	500.00
H	Bedroom 4 (SF.06); Windows - SF.W06; Provisional sum subject to details		PS	500.00	500.00
	<u>ROOFLIGHT</u>				
	<u>Supply & installation</u>				
I	RL.01, 02, 03, 04, 05; Over the LGF including Anti- slip finish & Mobile crane		Item	14,357.75	14,357.75
J	3 no. of conservation grade rooflights to pitched roof; Provisional rate £600 per rooflight	3	Nr	600.00	1,800.00

To Collection: 49,307.92

Ref	Description	Quantity	Units	Rate	Value
	<u>CEILINGS</u>				
	INTERNAL CEILINGS				
	<u>Gypsum plasterboard: tapered edges, fixed with galvanised nails to softwood</u>				
	To ceilings:				
A	12.5 mm wallboard: over 300 mm wide	28	m2	22.08	618.24
	IN SITU FINISHINGS GYPSUM PLASTERS				
	<u>Thistle board finish plaster to plasterboard; 5 mm two coat work including scrimming joints</u>				
	To ceilings:				
B	over 300 mm wide	38	m2	14.85	564.30
	DRYLININGS				
	<u>Gypsum plaster core cove cornice fixed with adhesive</u>				
C	120 mm Girth	71	m	8.08	573.68
D	Extra over for angles	24	Nr	9.96	239.04
	<u>INTERNAL WALLS</u>				
	LINING TO EXTERNAL WALLS				
	<u>Thermal insulating liner, battens fixed to masonry</u>				
	70 mm PIR insulation fixed to softwood battens, covered with:				
E	12.5 mm wallboard, over 300 mm wide	170	m2	71.61	12,173.70
	<u>Cement and sand (1:3) trowelled finish to brickwork, blockwork or concrete</u>				
	To walls:				
F	12 mm one coat work: over 300 mm wide	121	m2	14.82	1,793.22
	INTERNAL PARTITIONS				
	<u>Timber stud partitions</u>				
	Internal stud partitions; 75 x 50 mm treated sawn softwood studding and noggings, filled with 50 mm Knauf Earhwool Roll; covering each side with:				
G	12.5 mm wallboard TEN	123	m2	82.83	10,188.09

To Collection: 26,150.27

07 - INTERNAL WORKS

Ref	Description	Quantity	Units	Rate	Value
A	<u>Plywood; external quality, to EN 636, 314-2 and 335, Class 2:</u>	16	m2	26.45	423.20
	Sheathing to stud walls;:				
	12 mm				
B	<u>Structural OSB board</u>	25	m2	15.00	375.00
	Sheathing to stud walls;:				
	9 mm				
C	Extra over for:	6	Nr	128.69	772.14
	forming door pockets				
	INTERNAL BLOCKWORK				
D	<u>Precast concrete blocks, BS 6073, natural aggregates, compressive strength 7 N/mm2, face size 440 x 215 mm; in gauged mortar (1:2:9)</u>	15	m2	54.15	812.25
	Walls and partitions:				
	hollow blocks, thickness: 100 mm				
E	<u>Prestressed precast concrete lintels; bedding and pointing in cement mortar (1:3)</u>	2	m	60.87	121.74
	Standard composite sections for brickwork; temporary supports required where over 1.20 m span:				
	140 x 100 mm				
F	IN SITU FINISHINGS GYPSUM PLASTERS	537	m2	12.41	6,664.17
	<u>Thistle board finish plaster to plasterboard; 5 mm two coat work including scrimming joints</u>				
	To walls:				
	over 300 mm wide				

To Collection: 9,168.50

Ref	Description	Quantity	Units	Rate	Value
	<u>2nd FIX CARPENTRY</u>				
	INTERNAL DOORS				
	<u>Supply and installation</u>				
A	LGF.ID01; 800 x 2020 mm		Item	1,771.00	1,771.00
B	LGF.ID02; 1600 x 2020 mm		Item	3,254.50	3,254.50
C	LGF.ID03; 800 x 2020 mm		Item	1,771.00	1,771.00
D	LGF.ID04; 800 x 2020 mm		Item	1,771.00	1,771.00
E	LGF.ID05; 1400 x 2020 mm; Double Pocket door; Provisional sum subject to details		PS	2,000.00	2,000.00
F	FF.ID02; 800 x 2020 mm		Item	1,771.00	1,771.00
G	FF.ID03; 1700 x 2020 mm; Double Pocket door; Provisional sum subject to details		PS	2,500.00	2,500.00
H	FF.ID04; 1460 x 2020 mm; Double Pocket door; Provisional sum subject to details		PS	2,000.00	2,000.00
I	SF.ID01; 800 x 2020 mm		Item	1,771.00	1,771.00
J	SF.ID02; 800 x 2020 mm		Item	1,771.00	1,771.00
K	SF.ID04; 800 x 2020 mm		Item	1,771.00	1,771.00
L	SF.ID05; 800 x 2020 mm		Item	1,771.00	1,771.00
M	TF.ID01; 800 x 2020 mm		Item	1,771.00	1,771.00
N	TF.ID02; 800 x 2020 mm		Item	1,771.00	1,771.00
O	TF.ID03; 800 x 2020 mm		Item	1,771.00	1,771.00
	<u>Standard doors, frames and ironmongery</u>				
	Sliding pocket door, door blank and Eclisse, or similar, sliding mechanism; decoration priced elsewhere:				
P	PC Sum £450.00 per door set, incl. ironmongery	2	Nr	646.19	1,292.38
	UNFRAMED SECOND FIXINGS				
	<u>Wrought softwood; non-standard mouldings</u>				
	Architrave, moulded:				
Q	25 x 75 mm; PC Sum £3.50/m	189	m	17.70	3,345.30
	Skirting, moulded:				

To Collection: 33,873.18

Estimate No: Bespoke - 123 High Street

08 - CARPENTRY

Ref	Description	Quantity	Units	Rate	Value
A	25 x 175 mm STAIR <u>Softwood / MDF Stair</u> Bespoke stair LGF to GF, incl. sw balustrade and handrail	231	m	26.52	6,126.12
B	Provisional Sum subject to joiner's quotation		PS	4,000.00	4,000.00

To Collection: 10,126.12

To Collection: 33,836.54

10 - INTERNAL FINISHES

Ref	Description	Quantity	Units	Rate	Value
	FINISHES				
	TIMBER FLOORING				
	<u>Supply and fit Herringbone engineered wood flooring and underlay</u>				
A	Assumed to be fully prefinished; no site finishing allowed for; PC Sum £60/m2	178	m2	220.80	39,302.40
	TILING				
	<u>Supply and fit Porceline tiles</u>				
B	Wall tiles; PC Sum £40/m2	115	m2	131.10	15,076.50
C	Floor tiles; PC Sum £40/m2	27	m2	131.10	3,539.70
D	Extra over to tanking; Provisional rate per bathroom	6	Nr	250.00	1,500.00
	CARPET				
	<u>Supply & fit including all preparation, wastage, adhesives, underlays,</u>				
E	Carpet;	135	m2	By Others	

To Collection: 59,418.60

Ref	Description	Quantity	Units	Rate	Value
	<u>PAINTING AND DECORATING</u>				
	INTERNAL DECORATIONS TO DESIGNERS' SPECIFICATION				
	<u>One mist and three finish coats emulsion paint, Farrow & Ball or similar in mixed colours; incl. preparation</u>				
	Walls over 300 mm wide:				
A	plastered	899	m2	29.26	26,304.74
	<u>One mist and two full coats vinyl emulsion paint, white.</u>				
	Ceilings over 300 mm wide:				
B	plastered	380	m2	28.88	10,974.40
	Cornice:				
C	Paint to cornice	71	m	17.40	1,235.40
	<u>Prepare, knotting, stopping; one coat wood primer, one undercoat, two coats eggshell; Farrow and Ball or similar; incl. preparation</u>				
	Skirtings, dado rails, picture rails and the like:				
D	150 - 300 mm girth	231	m	21.53	4,973.43
	Frames, linings and associated mouldings:				
E	not exceeding 150 mm girth	97	m	21.53	2,088.41
	General surfaces:				
F	over 300 mm girth	42	m2	40.32	1,693.44

To Collection: 47,269.82

Ref	Description	Quantity	Units	Rate	Value
	<u>PLUMBING & HEATING</u>				
	MECHANICAL				
	<u>Supply & fix</u>				
A	Combination boiler & flue;		Item	2,875.00	2,875.00
B	Pressurised hot water tank		Item	2,070.00	2,070.00
C	Gas connections to boiler and hob	2	Nr	517.50	1,035.00
D	Supply and dual fuel tower rails; PC Sum £200 per radiator and TRV set	5	Nr	667.00	3,335.00
E	Radiators; PC Sum £100 per radiator and TRVs set	9	Nr	460.00	4,140.00
F	Wet UFH to Bedrooms	117	m2	92.00	10,764.00
	PLUMBING				
G	Hot & Cold water distribution	17	Nr	517.50	8,797.50
H	Waste connections	17	Nr	230.00	3,910.00
	<u>ELECTRICAL</u>				
	GENERAL DISTRIBUTION				
I	Consumer unit	1	Nr	1,610.00	1,610.00
J	Supply and installation of Electric UFH; up to 8 m2	4	Nr	585.53	2,342.12
	LIGHTING LAYOUT				
	<u>Fix only cost:</u>				
	Luminaries				
K	Downlights	153	Points	103.50	15,835.50
L	Pendant	14	Points	103.50	1,449.00
M	Wall light	57	Points	103.50	5,899.50
N	LED Striplight	100	m	63.25	6,325.00
O	5 amp lighting point	17	No	74.75	1,270.75
P	LED downlights low level	60	Points	103.50	6,210.00
	Small power				
Q	Shaver socket	6	Points	74.75	448.50
A	Light switches	86	Points	103.50	8,901.00

To Collection: 8,901.00

Ref	Description	Quantity	Units	Rate	Value
B	Double socket with USB	12	Points	103.50	1,242.00
C	Double Socket	65	Points	103.50	6,727.50
D	Fused spur	3	Points	103.50	310.50
E	Cabinet light sensor	6	Points	103.50	621.00
F	Extractor fans	6	Points	207.00	1,242.00
	Other				
G	Door entry	1	Points	103.50	103.50
H	TV socket	9	Points	103.50	931.50
I	Data connector	8	Points	80.50	644.00
J	Smoke detectors	18	Nr	138.00	2,484.00
K	Heat detector	1	Nr	138.00	138.00
	<u>Supply only</u>				
L	Supply of the above electrical items; Provisional sum subject to final specifications		PS	20,000.00	20,000.00
	<u>AIR CONDITIONING SYSTEM</u>				
M	Supply & install Air conditioner units as; Provisional sum subject to details		PS	20,000.00	20,000.00

To Collection: 63,345.00

13 - EXTERNAL WORKS

Ref	Description	Quantity	Units	Rate	Value
	<u>EXTERNAL WORKS</u>				
	BRICKWORK				
A	Soffit of front steps allow to repairs to arched masonry; Provisional sum subject to details		PS	1,000.00	1,000.00
	METALWORKS				
	<u>Supply & installation of Metal gate; as per quotation</u>				
B	Metal gate		Item	1,437.50	1,437.50
	<u>Supply & installation of Metal railing to rear side passage & steps; as per quotation</u>				
C	Metal railing to rear side		Item	5,692.50	5,692.50
	<u>Supply & installation of the metal staircase to the rear garden on ground floor; Railing priced elsewhere</u>				
D	Metal staircase; Provisional sum subject to final specifications		PS	2,500.00	2,500.00
	CONCRETE WORK				
E	New concrete stairs to the front paved with stone; Provisional sum subject to details		PS	1,500.00	1,500.00
F	New concrete steps to the rear garden from lower ground floor; with lime stone slabs paving Provisional sum subject to details		PS	4,000.00	4,000.00
	PAVINGS AND KERBS				
	<u>Reconstructed stone paving slabs, riven finish, 40 mm thick; spot bedding in cement lime mortar (1:1:6); 10 mm open joints, straight both ways, to symmetrical layout; pointing with coloured cement lime mortar (1:1:6); on concrete base; to pavings; to falls, crossfalls and slopes not exceeding 15 degrees from horizontal; over 300 mm wide</u>				
	600 x 450 mm, colour:				
G	Cotswold honey-brown	45	m2	107.93	4,856.85
	PLANTER				
	<u>Raised planter with retaining wall constructed in stepoc blocks rendered with silicon rendered</u>				
H	Rear garden planter; Provisional sum subject to details		PS	3,500.00	3,500.00

To Collection: 24,486.85

Ref	Description	Quantity	Units	Rate	Value
A	SITE PREPARATION LANDSCAPING AND PLANTING				
	<u>Planting; providing and planting minimum two year old hedges, trees and shrubs; excavating holes, breaking up bottoms of excavation; carefully backfilling with selected excavated material and disposing of surplus spoil by spreading and levelling close at hand; maintaining until established</u> Trees including 50 x 50 mm treated wrought softwood stakes and PVC ties: large; P.C. £61.11 each	3	Nr	97.34	292.02

To Collection: 292.02

Ref	Description	Quantity	Units	Rate	Value
A	<p><u>STRUCTURAL STEELWORK</u></p> <p>FABRICATED STEELWORK</p> <p><u>Supply and delivery only; Up to 20 tonne. Welded or bolted fabrication; bolted site connections (including shot blasting and painting with one coat of simple primer as well as all necessary cold rolled sections for purlins and rails.)</u></p> <p>Steelwork in framed structures:</p> <p>up to 3 storey high</p>	1.6	tonne	2,672.13	4,275.41
	<p><u>Erection only; Up to 20 tonne. Welded or bolted fabrication; bolted site connections (including shot blasting and painting with one coat of simple primer as well as all necessary cold rolled sections for purlins and rails.)</u></p> <p>Steelwork in framed structures:</p> <p>up to 3 storey high</p>	1.6	tonne	862.50	1,380.00
C	<p><u>2nd FIX CARPENTRY</u></p> <p>STAIR</p> <p><u>Softwood / MDF Stair</u></p> <p>Bespoke stair from 2nd floor to loft, incl. sw balustrade and handrail</p>				
	<p>Provisional Sum subject to joiner's quotation</p>		PS	4,000.00	4,000.00

To Collection: 9,655.41

Summary

Ref	Description	Quantity	Units	Rate	Value
00	PRELIMINARIES				157,948.05
01	INTERNAL STRIPOUT				12,341.21
02	DEMOLITIONS				24,060.11
03	SUBSTRUCTURE				160,945.41
04	SUPERSTRUCTURE				52,319.38
05	ROOFING				10,960.80
06	DOORS & WINDOWS				49,307.92
07	INTERNAL WORKS				35,318.77
08	CARPENTRY				43,999.30
09	FIT-OUT				33,836.54
10	INTERNAL FINISHES				59,418.60
11	DECORATION				47,269.82
12	MEP				141,661.87
13	EXTERNAL WORKS				24,778.87
14	LOFT				9,655.41
Sub-Total:					863,822.06
V.A.T. @ 20.00 %					172,764.41
Total:					1,036,586.47