

**SIMPLY ESTIMATING**

## **BESPOKE SERVICE**

**ESTIMATE IN PDF FORMAT**

**(INCLUDING PROFIT & PRELIMINARIES)**

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# Estimate

123 High Street

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Client Name  
Address

Contact: Contact Name

Telephone: 0123456789

e-Mail: email@email.com

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

To Collection: 157,948.05

Ref	Description	Quantity	Units	Rate	Value
	<b><u>INTERNAL STRIP OUT</u></b>				
	<b>INTERNAL FITTINGS &amp; FURNITURE</b>				
	<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
	<b>MECHANICAL &amp; ELECTRICAL</b>				
	<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
	<b>WOODWORK</b>				
	<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
	<b>FLOOR, WALL AND CEILING FINISHINGS</b>				

To Collection: 6,989.57

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

**Estimate No: Bespoke - 123 High Street**

Ref	Description	Quantity	Units	Rate	Value
	<b>Collection for INTERNAL STRIPOUT</b>				
	01/1				6,989.57
	01/2				5,351.64
	<b>To Summary:</b>				<b>12,341.21</b>

Ref	Description	Quantity	Units	Rate	Value
	<b><u>DEMOLITIONS, ALTERATIONS AND REPAIRS</u></b>				
	<b>CONCRETE WORK</b>				
	<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
	<b>BRICKWORK</b>				
	<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
	<b>BLOCKWORK</b>				
	<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
	<b>ROOFING</b>				
	<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
	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
	<b>WOODWORK</b>				

To Collection: 7,887.55

Ref	Description	Quantity	Units	Rate	Value
	<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
	<b><u>ALTERATIONS TO EXISTING BUILDINGS</u></b>				
	<b>EXTERNAL WALLS</b>				
	<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>				
	Facing brick external skin (PC Sum £750 per 1000 to match); opening size:				
E	Form new opening in an external cavity wall facing brick external skin and concret block inner skin; 750 x 900 mm	1	Nr	631.80	631.80
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
G	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
	<b>INTERNAL WALLS</b>				

**To Collection:** 10,471.85



Ref	Description	Quantity	Units	Rate	Value
A	<p><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></p> <p>one brick thick walls; opening size:</p> <p>Form new opening in an internal one brick wall; 900 x 2000 mm</p>	1	Nr	782.61	782.61
B	<p><u>Filling in door openings in old internal walls in matching construction; preparing for raising; cutting, tothing and bonding to old work both sides; wedging and filling up to work over; making good plasterwork both sides</u></p> <p>one brick thick wall; opening size:</p> <p>Filling existing opening in an internal one brick wall; 1250 x 2000 mm</p>	1	Nr	765.98	765.98
C	<p>Filling existing opening in an internal one brick wall; 750 x 750 mm</p>	1	Nr	201.15	201.15
<b>REMOVING CHIMNEY BREASTS AND STACKS</b>					
<u>Chimney breasts</u>					
Remove projecting chimney breasts; make good walls ready for plaster					
D	<p>Approx 300mm projection</p> <p>Extra over for:</p>	3	Nr	1,207.30	3,621.90
E	<p>Skim finish, flush finish to existing plaster</p>	3	Nr	109.69	329.07

To Collection: 5,700.71

**Estimate No: Bespoke - 123 High Street**

Ref	Description	Quantity	Units	Rate	Value
	<b>Collection for DEMOLITIONS</b>				
	02/1				7,887.55
	02/2				10,471.85
	02/3				5,700.71
	<b>To Summary:</b>				<b>24,060.11</b>

Ref	Description	Quantity	Units	Rate	Value
	<b><u>SUBSTRUCTURE</u></b>				
	<b>UNDERPINNING</b>				
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
	<b>RETANING WALLS</b>				
	<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
	<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>				
	500mm thick base with 1.8m high retaining wall with thickness:				
D	300 mm	15	m	1,016.50	15,247.50
	<b>FOUNDATIONS</b>				
	<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>				

To Collection: 97,834.33

Ref	Description	Quantity	Units	Rate	Value
A	<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><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></p> <p>Reinforced concrete foundation poured against faces of excavation; not exceeding 1000 mm deep; excavating commencing at:</p>	11	m	291.19	3,203.09
B	<p>ground level</p> <p><u>Reinforcement; Hot rolled deformed high yield steel bars BS 4449, supplied cut, bent and labelled</u></p> <p>Straight and bent bars in any position:</p>	9	m3	350.85	3,157.65
C	<p>12 mm .888 kg per metre</p> <p><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></p> <p>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</p>	162	Kg	2.77	448.74
D	<p>ground level</p> <p><b>EXCAVATION BY HAND</b></p> <p><u>Excavating starting at natural ground level or reduced ground level</u></p> <p>Excavating to reduce levels, maximum depth not exceeding:</p>	7	m	342.17	2,395.19
E	<p>1.00 m</p>	112	m3	53.71	6,015.52
F	<p>2.00 m</p> <p><b>WATERPROOFING</b></p> <p><u>Newton or Delta tanking system including pump to the basement;</u></p>	25	m3	57.29	1,432.25

**To Collection:** 16,652.44

Ref	Description	Quantity	Units	Rate	Value
A	<p>Tanking to the basement; Provisional sum subject to details</p> <p><b>GROUND FLOOR</b></p> <p><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></p> <p>Reinforced concrete:</p>		PS	20,000.00	20,000.00
B	150 mm thick, including 1 layers fabric reinforcement, reference A393	114	m2	185.18	21,110.52
C	250 mm thick, including 1 layers fabric reinforcement, reference A393	23	m2	210.36	4,838.28
	<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
	Extra over for:				
E	25 mm PIR insulation to parimeter of the slab	67	m	2.97	198.99

**To Collection:** 46,458.64

**Estimate No: Bespoke - 123 High Street**

Ref	Description	Quantity	Units	Rate	Value
	<b>Collection for SUBSTRUCTURE</b>				
	03/1				97,834.33
	03/2				16,652.44
	03/3				46,458.64
	<b>To Summary:</b>				<b>160,945.41</b>

Ref	Description	Quantity	Units	Rate	Value
	<b><u>WALLS</u></b>				
	<b>MASONRY WALLS</b>				
	<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
	<b><u>STRUCTURAL STEELWORK</u></b>				
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
	<b>FABRICATED STEELWORK</b>				
	<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
	<b>CARCASSING ITEMS</b>				
	<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
	<b><u>UPPER FLOORS</u></b>				
	<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



<b>Ref</b>	<b>Description</b>	<b>Quantity</b>	<b>Units</b>	<b>Rate</b>	<b>Value</b>
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

**Estimate No: Bespoke - 123 High Street**

Ref	Description	Quantity	Units	Rate	Value
	<b>Collection for SUPERSTRUCTURE</b>				
	04/1				12,755.87
	04/2				37,806.06
	04/3				1,757.45
	<b>To Summary:</b>				<b>52,319.38</b>

Ref	Description	Quantity	Units	Rate	Value
	<b><u>FLAT ROOF</u></b>				
	<b>FLAT ROOF COMPOSITE RATE</b>				
	<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:				
A	50 x 150 mm	24	m2	167.70	4,024.80
	<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
	<b>CARCASSING ITEMS</b>				
	<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
	<b><u>PITCHED ROOF</u></b>				
	<b>CARCASSING ITEMS</b>				
	<u>Sawn softwood, C24, treated</u>				
	Doubled up rafters and joists				
F	2 no. of 50 x 120 mm	34	m	39.87	1,355.58

To Collection: 10,960.80

Ref	Description	Quantity	Units	Rate	Value
	<b><u>DOORS &amp; WINDOWS</u></b>				
	<u>Supply &amp; 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
	<b><u>ROOFLIGHT</u></b>				
	<u>Supply &amp; 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
	<b><u>CEILINGS</u></b>				
	<b>INTERNAL CEILINGS</b>				
	<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
	<b>IN SITU FINISHINGS GYPSUM PLASTERS</b>				
	<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
	<b>DRYLININGS</b>				
	<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
	<b><u>INTERNAL WALLS</u></b>				
	<b>LINING TO EXTERNAL WALLS</b>				
	<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
	<b>INTERNAL PARTITIONS</b>				
	<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

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

**To Collection:** 9,168.50

**Estimate No: Bespoke - 123 High Street**

Ref	Description	Quantity	Units	Rate	Value
	<b>Collection for INTERNAL WORKS</b>				
	07/1				26,150.27
	07/2				9,168.50
	<b>To Summary:</b>				<b>35,318.77</b>

Ref	Description	Quantity	Units	Rate	Value
	<b><u>2nd FIX CARPENTRY</u></b>				
	<b>INTERNAL DOORS</b>				
	<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
	<b>UNFRAMED SECOND FIXINGS</b>				
	<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



Ref	Description	Quantity	Units	Rate	Value
A	25 x 175 mm <b>STAIR</b> <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

**Estimate No: Bespoke - 123 High Street**

Ref	Description	Quantity	Units	Rate	Value
	<b>Collection for CARPENTRY</b>				
	08/1				33,873.18
	08/2				10,126.12
	<b>To Summary:</b>				<b>43,999.30</b>

Ref	Description	Quantity	Units	Rate	Value
	<b><u>SANITARYWARE</u></b>				
	<u>Supply &amp; installation</u>				
A	Sanitaryware per bathroom; Provisional rate £6000 per bathroom subject to final specifications	4	Nr	6,000.00	24,000.00
B	Sanitaryware per toilet; Provisional rate £2500 per toilet subject to final specifications	1	Nr	2,500.00	2,500.00
C	Shower screens for all bathroom as per quotation		Item	7,336.54	7,336.54

**To Collection:** 33,836.54

Ref	Description	Quantity	Units	Rate	Value
	<b><u>FINISHES</u></b>				
	<b>TIMBER FLOORING</b>				
	<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
	<b>TILING</b>				
	<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
	<b>CARPET</b>				
	<u>Supply &amp; 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
	<b><u>PAINTING AND DECORATING</u></b>				
	<b>INTERNAL DECORATIONS TO DESIGNERS' SPECIFICATION</b>				
	<u>One mist and three finish coats emulsion paint, Farrow &amp; 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
	<b><u>PLUMBING &amp; HEATING</u></b>				
	<b>MECHANICAL</b>				
	<u>Supply &amp; 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
	<b>PLUMBING</b>				
G	Hot & Cold water distribution	17	Nr	517.50	8,797.50
H	Waste connections	17	Nr	230.00	3,910.00
	<b><u>ELECTRICAL</u></b>				
	<b>GENERAL DISTRIBUTION</b>				
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
	<b>LIGHTING LAYOUT</b>				
	<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

**To Collection:** 78,316.87

Ref	Description	Quantity	Units	Rate	Value
A	Light switches	86	Points	103.50	8,901.00
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
	<b><u>AIR CONDITIONING SYSTEM</u></b>				
M	Supply & install Air conditioner units as; Provisional sum subject to details		PS	20,000.00	20,000.00

**To Collection:** 63,345.00

**Estimate No: Bespoke - 123 High Street**

Ref	Description	Quantity	Units	Rate	Value
	<b>Collection for MEP</b>				
	12/1				78,316.87
	12/2				63,345.00
	<b>To Summary:</b>				<b>141,661.87</b>



Ref	Description	Quantity	Units	Rate	Value
	<b><u>EXTERNAL WORKS</u></b>				
	<b>BRICKWORK</b>				
A	Soffit of front steps allow to repairs to arched masonry; Provisional sum subject to details		PS	1,000.00	1,000.00
	<b>METALWORKS</b>				
	<u>Supply &amp; installation of Metal gate; as per quotation</u>				
B	Metal gate		Item	1,437.50	1,437.50
	<u>Supply &amp; installation of Metal railing to rear side passage &amp; steps; as per quotation</u>				
C	Metal railing to rear side		Item	5,692.50	5,692.50
	<u>Supply &amp; 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
	<b>CONCRETE WORK</b>				
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
	<b>PAVINGS AND KERBS</b>				
	<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
	<b>PLANTER</b>				
	<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	<p><b>SITE PREPARATION LANDSCAPING AND PLANTING</b></p> <p><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></p> <p>Trees including 50 x 50 mm treated wrought softwood stakes and PVC ties: large; P.C. £61.11 each</p>	3	Nr	97.34	292.02

**To Collection:** 292.02

**Estimate No: Bespoke - 123 High Street**

Ref	Description	Quantity	Units	Rate	Value
	<b>Collection for EXTERNAL WORKS</b>				
	13/1				24,486.85
	13/2				292.02
	<b>To Summary:</b>				<hr/> <b>24,778.87</b>

Ref	Description	Quantity	Units	Rate	Value
	<p><b><u>STRUCTURAL STEELWORK</u></b></p> <p><b>FABRICATED STEELWORK</b></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
	<p><b><u>2nd FIX CARPENTRY</u></b></p> <p><b>STAIR</b></p> <p><u>Softwood / MDF Stair</u></p> <p>Bespoke stair from 2nd floor to loft, incl. sw balustrade and handrail</p>				
C	<p>Provisional Sum subject to joiner's quotation</p>		PS	4,000.00	4,000.00

To Collection: 9,655.41

**Estimate No: Bespoke - 123 High Street**

**Summary**

<b>Ref</b>	<b>Description</b>	<b>Quantity</b>	<b>Units</b>	<b>Rate</b>	<b>Value</b>
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
					<b>Sub-Total:</b>
					863,822.06
					<b>V.A.T. @ 20.00 %</b>
					172,764.41
					<b>Total:</b>
					<b>1,036,586.47</b>

**Summary**

**SIMPLY ESTIMATING**

## **BESPOKE SERVICE**

**ESTIMATE IN EXCEL FORMAT**

**(INCLUDING PROFIT, PRELIMINARIES, AND  
FORMULAS FOR SIMPLE ADJUSTMENTS)**

**Bespoke - 123 High Street****00 - PRELIMINARIES**

Item	Description	Quantity	Units	Rate	Value
	<b><u>PRELIMINARY COSTS</u></b>				
	<b>CONTRACTOR GENERAL COSTS</b>				
	<u>Contractors general cost required to carry out the works, incl. supervision, insurance, H&amp;S, security, cleaning, general waste disposal, etc.</u>				
	throughout the project	20	%	662,561.76	<b>132,512.35</b>
	<b>SPECIFIC PRELIMINARY COSTS</b>				
	<u>Access</u>				
	Scaffolding				
	Note - Hire period - 12 weeks	1	Item	25,435.70	<b>25,435.70</b>
	<b><u>Collection Total:</u></b>				<b>157,948.05</b>

**Bespoke - 123 High Street****01 - INTERNAL STRIPOUT**

Item	Description	Quantity	Units	Rate	Value
	<b><u>INTERNAL STRIP OUT</u></b>				
	<b>INTERNAL FITTINGS &amp; FURNITURE</b>				
	<u>Remove the following and dispose of</u>				
	Kitchen units and appliances complete; cap off services	1	Item	653.03	<b>653.03</b>
	Bathroom complete, incl. sanitaryware and tiled finishes; cap off services	4	No	313.86	<b>1,255.44</b>
	WC complete, incl. sanitaryware and tiled finishes; cap off services	2	No	156.93	<b>313.86</b>
	Build in wardrobes and joinery	18	No	95.27	<b>1,714.86</b>
	Fireplace surround and hearth:				
	surround 1500 x 1200 mm, hearth 1200 x 600 mm	2	Nr	90.23	<b>180.46</b>
	<b>MECHANICAL &amp; ELECTRICAL</b>				
	<u>Disconnect, make safe and remove:</u>				
	Electrical installation up to and including consumer unit	1	Item	642.57	<b>642.57</b>
	Mechanical installations up to stopcocks, incl. boilers, tanks, etc.	1	Item	992.86	<b>992.86</b>
	<b>WOODWORK</b>				

<u>Remove the following and dispose of</u>				
Timber doors, together with frames, linings, architraves, ironmongery and the like:				
single door	16	Nr	13.48	<b>215.68</b>
pair of door	4	Nr	25.12	<b>100.48</b>
Timber windows and doors together with frames, linings, ironmongery and the like:				
casement windows: 2 sq m average size	3	Nr	30.89	<b>92.67</b>
sash windows: 1.5 sq m average size	7	Nr	43.32	<b>303.24</b>
single external door	3	Nr	39.24	<b>117.72</b>
Timber skirting including grounds:				
150-300 mm high	245	m	1.66	<b>406.70</b>
<b>FLOOR, WALL AND CEILING FINISHINGS</b>				
<u>Remove the following and dispose of</u>				
Wall finishes:				
applied finishings (backings to remain): ceramic wall tiles	11	m2	6.18	<b>67.98</b>
wall plaster: cement and sand	191	m2	20.46	<b>3,907.86</b>
Ceiling finishes:				
plasterboard	16	m2	7.15	<b>114.40</b>
Floor finishes:				
applied floor finishes (screed to remain): linoleum, PVC or other sheet or tile flooring	176	m2	4.15	<b>730.40</b>
applied floor finishes (screed to remain): quarry or ceramic tiles	25	m2	21.24	<b>531.00</b>
<b><u>Collection Total:</u></b>				<b>12,341.21</b>



Item	Description	Quantity	Units	Rate	Value
	<b><u>DEMOLITIONS, ALTERATIONS AND REPAIRS</u></b>				
	<b>CONCRETE WORK</b>				
	<u>Remove the following and dispose of</u>				
	Reinforced concrete solid floor slabs on ground:				
	200 mm thick	88	m2	63.55	<b>5,592.40</b>
	<b>BRICKWORK</b>				
	<u>Remove the following and dispose of</u>				
	taking down with care: in cement mortar: half brick wall	38	m2	24.86	<b>944.68</b>
	<u>Making good after removal</u>				
	where cross wall removed: half brick thick	8	m	11.36	<b>90.88</b>
	<b>BLOCKWORK</b>				
	<u>Remove the following and dispose of</u>				
	Concrete block walls, including plasterwork where applicable:				
	taking down with care: 100 mm thick	64	m2	16.23	<b>1,038.72</b>
	<u>Making good after removal</u>				
	Natural aggregate concrete blocks in gauged mortar (1:2:9) in making good; prepared for plastering:				
	where cross-wall removed: 100 mm thick	11	m	8.84	<b>97.24</b>
	<b>ROOFING</b>				
	<u>Remove the following and dispose of</u>				
	Roof coverings and the like, incl. battens, felt, etc.				
	lead coverings	3	m2	26.37	<b>79.11</b>
	Eaves boarding, not exceeding 500 mm girth:				
	timber fascia board and asbestos free cement sheet soffit including bearers	7	m	2.77	<b>19.39</b>
	Eaves guttering and brackets:				
	PVC	7	m	3.59	<b>25.13</b>
	<b>WOODWORK</b>				
	<u>Remove the following and load into skips</u>				
	Board and joist floors and roofs:				

150 mm thick	16	m2	17.43	<b>278.88</b>
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:				
two flights with half space landing: 900 mm wide	2	Nr	269.55	<b>539.10</b>
Timber stud partition walls including plasterboard finish both sides:				
taking down with care: 100 mm thick	239	m2	20.17	<b>4,820.63</b>
<u>Making good after removal</u>				
Making good floors where cross wall removed; 50 x 50 mm sawn softwood bearers; boarded floor:				
tongued and grooved softwood 25 mm thick: 150 mm wide	18	m	15.64	<b>281.52</b>
<b><u>ALTERATIONS TO EXISTING BUILDINGS</u></b>				
<b>EXTERNAL WALLS</b>				
<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>				
Facing brick external skin (PC Sum £750 per 1000 to match); opening size:				
Form new opening in an external cavity wall facing brick external skin and concret block inner skin; 750 x 900 mm	1	Nr	631.80	<b>631.80</b>
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	<b>1,263.60</b>
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	<b>2,656.32</b>

<b>INTERNAL WALLS</b>				
<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:				
Form new opening in an internal one brick wall; 900 x 2000 mm	1	Nr	782.61	<b>782.61</b>
<u>Filling in door openings in old internal walls in matching construction; preparing for raising; cutting, tothing 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:				
Filling existing opening in an internal one brick wall; 1250 x 2000 mm	1	Nr	765.98	<b>765.98</b>
Filling existing opening in an internal one brick wall; 750 x 750 mm	1	Nr	201.15	<b>201.15</b>
<b>REMOVING CHIMNEY BREASTS AND STACKS</b>				
<u>Chimney breasts</u>				
Remove projecting chimney breasts; make good walls ready for plaster				
Approx 300mm projection	3	Nr	1,207.30	<b>3,621.90</b>
Extra over for:				
Skim finish, flush finish to existing plaster	3	Nr	109.69	<b>329.07</b>
<b><u>Collection Total:</u></b>				<b>24,060.11</b>

Item	Description	Quantity	Units	Rate	Value
	<b><u>SUBSTRUCTURE</u></b>				
	<b>UNDERPINNING</b>				
	Allow to underpin the party wall to a maximum depth of 1.5m below ground level (25L/M); Provisional sum subject to details	1	PS	67,500.00	<b>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	1	PS	13,480.00	<b>13,480.00</b>
	<b>RETANING WALLS</b>				
	<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: 300 mm	1	Item	1,606.83	<b>1,606.83</b>
	<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>				
	500mm thick base with 1.8m high retaining wall with thickness: 300 mm	15	m	1,016.50	<b>15,247.50</b>

**FOUNDATIONS**

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.

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:

1000 mm

11 m

291.19

**3,203.09**

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.

Reinforced concrete foundation poured against faces of excavation; not exceeding 1000 mm deep; excavating commencing at:

ground level

9 m3

350.85

**3,157.65**

Reinforcement; Hot rolled deformed high yield steel bars BS 4449, supplied cut, bent and labelled

Straight and bent bars in any position:

12 mm .888 kg per metre

162 Kg

2.77

**448.74**

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)

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

ground level

7 m

342.17

**2,395.19**

<b>EXCAVATION BY HAND</b>			
<u>Excavating starting at natural ground level or reduced ground level</u>			
Excavating to reduce levels, maximum depth not exceeding:			
1.00 m	112 m3	53.71	<b>6,015.52</b>
2.00 m	25 m3	57.29	<b>1,432.25</b>
<b>WATERPROOFING</b>			
<u>Newton or Delta tanking system including pump to the basement;</u>			
Tanking to the basement; Provisional sum subject to details	1 PS	20,000.00	<b>20,000.00</b>
<b>GROUND FLOOR</b>			
<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:			
150 mm thick, including 1 layers fabric reinforcement, reference A393	114 m2	185.18	<b>21,110.52</b>
250 mm thick, including 1 layers fabric reinforcement, reference A393	23 m2	210.36	<b>4,838.28</b>
<u>Over the base of retaining walls; 130 mm PIR foam insulation sheet; 1200 gauge polythene sheet; 75 mm hand trowelled screed</u>			
Base of retaining wall priced elsewhere	5 m2	62.17	<b>310.85</b>
Extra over for:			
25 mm PIR insulation to parimeter of the slab	67 m	2.97	<b>198.99</b>
<b><u>Collection Total:</u></b>			<b>160,945.41</b>

Item	Description	Quantity	Units	Rate	Value
	<b><u>WALLS</u></b>				
	<b>MASONRY WALLS</b>				
	<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:				
	100 mm natural aggregate blocks	35	m2	166.70	<b>5,834.50</b>
	Extra over for cavity insulation:				
	PIR cavity insulation; 80 mm thick	35	m2	21.96	<b>768.60</b>
	<u>Cavities</u>				
	Closing cavities with Thermabate PVCu cavity closers; fixing to backs of door/window frames with nails:				
	Cavity width: 100 mm	34	m	8.93	<b>303.62</b>
	<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:				
	110 - 115 mm	25	m	23.62	<b>590.50</b>
	<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:				
	length: 1200 mm	2	Nr	79.76	<b>159.52</b>
	length: 1500 mm	1	Nr	99.13	<b>99.13</b>
	<b><u>STRUCTURAL STEELWORK</u></b>				
	All existing timber lintels to be replaced with prestressed concrete; Provisional sum subject to survey	1	PS	1,000.00	<b>1,000.00</b>
	Existing timber floors are to be strengthened; Provisional sum subject to survey	1	PS	3,000.00	<b>3,000.00</b>
	Brick repairs with Helifix stitching; Provisional sum subject to survey	1	PS	1,000.00	<b>1,000.00</b>

NOTE: Steelwork connections to be designed by others and are not included in the estimate.

**FABRICATED STEELWORK**

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.)

Steelwork in framed structures:

up to 3 storey high	8 tonne	2,672.13	<b>22,261.52</b>
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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.)

Steelwork in framed structures:

up to 3 storey high	8 tonne	862.50	<b>7,185.49</b>
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Padstones; ordinary Portland cement 30 N/mm<sup>2</sup>; bedding in cement mortar (1:3)

sizes as per SE's design	12 Nr	93.20	<b>1,118.40</b>
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**CARCASSING ITEMS**

Fitch beam

2No 50 x 225 + 225x10mm thcik steel plate	5 m	91.05	<b>455.25</b>
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2No 50 x 175 + 175x10mm thcik steel plate	16 m	70.63	<b>1,130.08</b>
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**UPPER FLOORS**

Suspended timber floors; boarding; sawn softwood joists; 50 x 50 mm herringbone strutting at mid span; joist hangers fixed to wall; all timber treated

18 mm P5 chipboard; joist centres 450 mm; joist size:

50 x 150 mm	7 m <sup>2</sup>	72.45	<b>507.15</b>
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50 x 175 mm	69 m <sup>2</sup>	57.65	<b>3,977.85</b>
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Extra over for:

Double joists 50 x 175 mm	14 m <sup>2</sup>	51.23	<b>717.22</b>
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Doubled up joists

2 no, of joists 50 x 175 mm	10 m	45.31	<b>453.10</b>
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<u>Insulation</u>				
Glass fibre sound deadening quilt; 1200 mm wide:				
100 mm thick; fixed horizontally between timbers	77	m2	13.60	<b>1,047.20</b>
Trimming around openings:				
stairs	3	Nr	147.99	<b>443.97</b>
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	<b>266.28</b>
<b><u>Collection Total:</u></b>				<b>52,319.37</b>

**Bespoke - 123 High Street**

**05 - ROOFING**

Item	Description	Quantity	Units	Rate	Value
	<b><u>FLAT ROOF</u></b>				
	<b>FLAT ROOF COMPOSITE RATE</b>				
	<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	<b>4,024.80</b>
	<u>Extra over for:</u>				
	Trimming around openings:				
	skylight	5	Nr	147.99	<b>739.95</b>
	Proprietary roof coverings				
	GRP flat roof membrane to specialist specification	24	m2	115.00	<b>2,760.00</b>

<b>CARCASSING ITEMS</b>				
<u>Sawn softwood, C24, treated</u>				
T6; Doubled up rafters and joists				
2 no. of 50 x 150 mm	25	m	51.51	<b>1,287.75</b>
T7; Doubled up rafters and joists				
3 no. of 50 x 150 mm	9	m	88.08	<b>792.72</b>
<b><u>PITCHED ROOF</u></b>				
<b>CARCASSING ITEMS</b>				
<u>Sawn softwood, C24, treated</u>				
Doubled up rafters and joists				
2 no. of 50 x 120 mm	34	m	39.87	<b>1,355.58</b>
<b><u>Collection Total:</u></b>				<b>10,960.80</b>

**Bespoke - 123 High Street**

**06 - DOORS & WINDOWS**

Item	Description	Quantity	Units	Rate	Value
<b><u>DOORS &amp; WINDOWS</u></b>					
<u>Supply &amp; installation</u>					
	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	1	Item	4,839.46	<b>4,839.46</b>
	Kitchen / Breakfast (LGF.05) & Family room (LGF.06); Sliding doors- LGF.ED06	1	Item	9,867.00	<b>9,867.00</b>
	Guest WC (LGF.03); Window - LG.W01; Provisional sum subject to details	1	PS	500.00	<b>500.00</b>
	Dinning Room (GF.03); Windows - GF.W05, 06, 07	3	Nr	2,645.55	<b>7,936.65</b>
	Principal Dressing room (FF.04); Windows - FF.W06, 08	2	Nr	2,645.55	<b>5,291.10</b>
	Principal Dressing room (FF.04); Windows - FF.W07	1	Nr	3,715.96	<b>3,715.96</b>
	Principal Ensuite (FF.05); Windows - FF.W04; Provisional sum subject to details	1	PS	500.00	<b>500.00</b>
	Bedroom 4 (SF.06); Windows - SF.W06; Provisional sum subject to details	1	PS	500.00	<b>500.00</b>

<b><u>ROOFLIGHT</u></b>				
<u>Supply &amp; installation</u>				
RL.01, 02, 03, 04, 05; Over the LGF including Anti-slip finish & Mobile crane	1	Item	14,357.75	<b>14,357.75</b>
3 no. of conservation grade rooflights to pitched roof; Provisional rate £600 per rooflight	3	Nr	600.00	<b>1,800.00</b>
<b><u>Collection Total:</u></b>				<b>49,307.92</b>

**Bespoke - 123 High Street**

**07 - INTERNAL WORKS**

Item	Description	Quantity	Units	Rate	Value
	<b><u>CEILINGS</u></b>				
	<b>INTERNAL CEILINGS</b>				
	<u>Gypsum plasterboard: tapered edges, fixed with galvanised nails to softwood</u>				
	To ceilings:				
	12.5 mm wallboard: over 300 mm wide	28	m2	22.08	<b>618.24</b>
	<b>IN SITU FINISHINGS GYPSUM PLASTERS</b>				
	<u>Thistle board finish plaster to plasterboard; 5 mm two coat work including scrimming joints</u>				
	To ceilings:				
	over 300 mm wide	38	m2	14.85	<b>564.30</b>
	<b>DRYLININGS</b>				
	<u>Gypsum plaster core cove cornice fixed with adhesive</u>				
	120 mm Girth	71	m	8.08	<b>573.68</b>
	Extra over for angles	24	Nr	9.96	<b>239.04</b>
	<b><u>INTERNAL WALLS</u></b>				
	<b>LINING TO EXTERNAL WALLS</b>				
	<u>Thermal insulating liner, battens fixed to masonry</u>				
	70 mm PIR insulation fixed to softwood battens, covered with:				
	12.5 mm wallboard, over 300 mm wide	170	m2	71.61	<b>12,173.70</b>

<u>Cement and sand (1:3) trowelled finish to brickwork, blockwork or concrete</u>				
To walls:				
12 mm one coat work: over 300 mm wide	121	m2	14.82	<b>1,793.22</b>
<b>INTERNAL PARTITIONS</b>				
<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:				
12.5 mm wallboard TEN	123	m2	82.83	<b>10,188.09</b>
<u>Plywood; external quality, to EN 636, 314-2 and 335, Class 2:</u>				
Sheathing to stud walls;:				
12 mm	16	m2	26.45	<b>423.20</b>
<u>Structural OSB board</u>				
Sheathing to stud walls;:				
9 mm	25	m2	15.00	<b>375.00</b>
Extra over for:				
forming door pockets	6	Nr	128.69	<b>772.14</b>
<b>INTERNAL BLOCKWORK</b>				
<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>				
Walls and partitions:				
hollow blocks, thickness: 100 mm	15	m2	54.15	<b>812.25</b>
<u>Prestressed precast concrete lintels; bedding and pointing in cement mortar (1:3)</u>				
Standard composite sections for brickwork; temporary supports required where over 1.20 m span:				
140 x 100 mm	2	m	60.87	<b>121.74</b>
<b>IN SITU FINISHINGS GYPSUM PLASTERS</b>				
<u>Thistle board finish plaster to plasterboard; 5 mm two coat work including scrimming joints</u>				
To walls:				
over 300 mm wide	537	m2	12.41	<b>6,664.17</b>
<b>Collection Total:</b>				<b>35,318.77</b>

Item	Description	Quantity	Units	Rate	Value
	<b><u>2nd FIX CARPENTRY</u></b>				
	<b>INTERNAL DOORS</b>				
	<u>Supply and installation</u>				
	LGF.ID01; 800 x 2020 mm	1	Item	1,771.00	<b>1,771.00</b>
	LGF.ID02; 1600 x 2020 mm	1	Item	3,254.50	<b>3,254.50</b>
	LGF.ID03; 800 x 2020 mm	1	Item	1,771.00	<b>1,771.00</b>
	LGF.ID04; 800 x 2020 mm	1	Item	1,771.00	<b>1,771.00</b>
	LGF.ID05; 1400 x 2020 mm; Double Pocket door; Provisional sum subject to details	1	PS	2,000.00	<b>2,000.00</b>
	FF.ID02; 800 x 2020 mm	1	Item	1,771.00	<b>1,771.00</b>
	FF.ID03; 1700 x 2020 mm; Double Pocket door; Provisional sum subject to details	1	PS	2,500.00	<b>2,500.00</b>
	FF.ID04; 1460 x 2020 mm; Double Pocket door; Provisional sum subject to details	1	PS	2,000.00	<b>2,000.00</b>
	SF.ID01; 800 x 2020 mm	1	Item	1,771.00	<b>1,771.00</b>
	SF.ID02; 800 x 2020 mm	1	Item	1,771.00	<b>1,771.00</b>
	SF.ID04; 800 x 2020 mm	1	Item	1,771.00	<b>1,771.00</b>
	SF.ID05; 800 x 2020 mm	1	Item	1,771.00	<b>1,771.00</b>
	TF.ID01; 800 x 2020 mm	1	Item	1,771.00	<b>1,771.00</b>
	TF.ID02; 800 x 2020 mm	1	Item	1,771.00	<b>1,771.00</b>
	TF.ID03; 800 x 2020 mm	1	Item	1,771.00	<b>1,771.00</b>
	<u>Standard doors, frames and ironmongery</u>				
	Sliding pocket door, door blank and Eclisse, or similar, sliding mechanism; decoration priced elsewhere:				
	PC Sum £450.00 per door set, incl. ironmongery	2	Nr	646.19	<b>1,292.38</b>
	<b>UNFRAMED SECOND FIXINGS</b>				
	<u>Wrought softwood; non-standard mouldings</u>				
	Architrave, moulded:				
	25 x 75 mm; PC Sum £3.50/m	189	m	17.70	<b>3,345.30</b>
	Skirting, moulded:				
	25 x 175 mm	231	m	26.52	<b>6,126.12</b>

<b>STAIR</b>				
<u>Softwood / MDF Stair</u>				
Bespoke stair LGF to GF, incl. sw balustrade and handrail				
Provisional Sum subject to joiner's quotation	1	PS	4,000.00	<b>4,000.00</b>
<b><u>Collection Total:</u></b>				<b>43,999.30</b>

**Bespoke - 123 High Street**

**09 - FIT-OUT**

Item	Description	Quantity	Units	Rate	Value
	<b><u>SANITARYWARE</u></b>				
	<u>Supply &amp; installation</u>				
	Sanitaryware per bathroom; Provisional rate £6000 per bathroom subject to final specifications	4	Nr	6,000.00	<b>24,000.00</b>
	Sanitaryware per toilet; Provisional rate £2500 per toilet subject to final specifications	1	Nr	2,500.00	<b>2,500.00</b>
	Shower screens for all bathroom as per quotation	1	Item	7,336.54	<b>7,336.54</b>
	<b><u>Collection Total:</u></b>				<b>33,836.54</b>

**Bespoke - 123 High Street**

**10 - INTERNAL FINISHES**

Item	Description	Quantity	Units	Rate	Value
	<b><u>FINISHES</u></b>				
	<b>TIMBER FLOORING</b>				
	<u>Supply and fit Herringbone engineered wood flooring and underlay</u>				
	Assumed to be fully prefinished; no site finishing allowed for; PC Sum £60/m2	178	m2	220.80	<b>39,302.40</b>
	<b>TILING</b>				
	<u>Supply and fit Porceline tiles</u>				
	Wall tiles; PC Sum £40/m2	115	m2	131.10	<b>15,076.50</b>
	Floor tiles; PC Sum £40/m2	27	m2	131.10	<b>3,539.70</b>

Extra over to tanking; Provisional rate per bathroom	6	Nr	250.00	<b>1,500.00</b>
<b>CARPET</b>				
<u>Supply &amp; fit including all preparation, wastage, adhesives, underlays,</u>				
Carpet;	135	m2	By Others	
<b><u>Collection Total:</u></b>				<b>59,418.60</b>

**Bespoke - 123 High Street**

**11 - DECORATION**

Item	Description	Quantity	Units	Rate	Value
	<b><u>PAINTING AND DECORATING</u></b>				
	<b>INTERNAL DECORATIONS TO DESIGNERS' SPECIFICATION</b>				
	<u>One mist and three finish coats emulsion paint,</u>				
	<u>Farrow &amp; Ball or similar in mixed colours; incl. preparation</u>				
	Walls over 300 mm wide:				
	plastered	899	m2	29.26	<b>26,304.74</b>
	<u>One mist and two full coats vinyl emulsion paint, white.</u>				
	Ceilings over 300 mm wide:				
	plastered	380	m2	28.88	<b>10,974.40</b>
	Comice:				
	Paint to comice	71	m	17.40	<b>1,235.40</b>
	<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:				
	150 - 300 mm girth	231	m	21.53	<b>4,973.43</b>
	Frames, linings and associated mouldings:				
	not exceeding 150 mm girth	97	m	21.53	<b>2,088.41</b>
	General surfaces:				
	over 300 mm girth	42	m2	40.32	<b>1,693.44</b>
	<b><u>Collection Total:</u></b>				<b>47,269.82</b>

**Bespoke - 123 High Street**

12 - MEP

Item	Description	Quantity	Units	Rate	Value
	<b><u>PLUMBING &amp; HEATING</u></b>				
	<b>MECHANICAL</b>				
	<u>Supply &amp; fix</u>				
	Combination boiler & flue;	1	Item	2,875.00	<b>2,875.00</b>
	Pressurised hot water tank	1	Item	2,070.00	<b>2,070.00</b>
	Gas connections to boiler and hob	2	Nr	517.50	<b>1,035.00</b>
	Supply and dual fuel tower rails; PC Sum £200 per radiator and TRV set	5	Nr	667.00	<b>3,335.00</b>
	Radiators; PC Sum £100 per radiator and TRVs set	9	Nr	460.00	<b>4,140.00</b>
	Wet UFH to Bedrooms	117	m2	92.00	<b>10,764.00</b>
	<b>PLUMBING</b>				
	Hot & Cold water distribution	17	Nr	517.50	<b>8,797.50</b>
	Waste connections	17	Nr	230.00	<b>3,910.00</b>
	<b><u>ELECTRICAL</u></b>				
	<b>GENERAL DISTRIBUTION</b>				
	Consumer unit	1	Nr	1,610.00	<b>1,610.00</b>
	Supply and installation of Electric UFH; up to 8 m2	4	Nr	585.53	<b>2,342.12</b>
	<b>LIGHTING LAYOUT</b>				
	<u>Fix only cost:</u>				
	Luminaries				
	Downlights	153	Points	103.50	<b>15,835.50</b>
	Pendant	14	Points	103.50	<b>1,449.00</b>
	Wall light	57	Points	103.50	<b>5,899.50</b>
	LED Striplight	100	m	63.25	<b>6,325.00</b>
10.	5 amp lighting point	17	No	74.75	<b>1,270.75</b>
	LED downlights low level	60	Points	103.50	<b>6,210.00</b>
	Small power				
	Shaver socket	6	Points	74.75	<b>448.50</b>
	Light switches	86	Points	103.50	<b>8,901.00</b>
	Double socket with USB	12	Points	103.50	<b>1,242.00</b>
	Double Socket	65	Points	103.50	<b>6,727.50</b>
	Fused spur	3	Points	103.50	<b>310.50</b>
	Cabinet light sensor	6	Points	103.50	<b>621.00</b>



Extractor fans	6	Points	207.00	<b>1,242.00</b>
Other				
Door entry	1	Points	103.50	<b>103.50</b>
TV socket	9	Points	103.50	<b>931.50</b>
Data connector	8	Points	80.50	<b>644.00</b>
Smoke detectors	18	Nr	138.00	<b>2,484.00</b>
Heat detector	1	Nr	138.00	<b>138.00</b>
<u>Supply only</u>				
Supply of the above electrical items; Provisional sum subject to final specifications	1	PS	20,000.00	<b>20,000.00</b>
<b><u>AIR CONDITIONING SYSTEM</u></b>				
Supply & install Air conditioner units as; Provisional sum subject to details	1	PS	20,000.00	<b>20,000.00</b>
<b><u>Collection Total:</u></b>				<b>141,661.87</b>

**Bespoke - 123 High Street**

**13 - EXTERNAL WORKS**

Item	Description	Quantity	Units	Rate	Value
	<b><u>EXTERNAL WORKS</u></b>				
	<b>BRICKWORK</b>				
	Soffit of front steps allow to repairs to arched masonry; Provisional sum subject to details	1	PS	1,000.00	<b>1,000.00</b>
	<b>METALWORKS</b>				
	<u>Supply &amp; installation of Metal gate; as per quotation</u>				
	Metal gate	1	Item	1,437.50	<b>1,437.50</b>
	<u>Supply &amp; installation of Metal railing to rear side passage &amp; steps; as per quotation</u>				
	Metal railing to rear side	1	Item	5,692.50	<b>5,692.50</b>
	<u>Supply &amp; installation of the metal staircase to the rear garden on ground floor; Railing priced elsewhere</u>				
	Metal staircase; Provisional sum subject to final specifications	1	PS	2,500.00	<b>2,500.00</b>

<b>CONCRETE WORK</b>				
New concrete stairs to the front paved with stone; Provisional sum subject to details	1	PS	1,500.00	<b>1,500.00</b>
New concrete steps to the rear garden from lower ground floor; with lime stone slabs paving Provisional sum subject to details	1	PS	4,000.00	<b>4,000.00</b>
<b>PAVINGS AND KERBS</b>				
<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: Cotswold honey-brown	45	m2	107.93	<b>4,856.85</b>
<b>PLANTER</b>				
<u>Raised planter with retaining wall constructed in stepoc blocks rendered with silicon rendered</u>				
Rear garden planter; Provisional sum subject to details	1	PS	3,500.00	<b>3,500.00</b>
<b>SITE PREPARATION LANDSCAPING AND PLANTING</b>				
<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	<b>292.02</b>
<b><u>Collection Total:</u></b>				<b>24,778.87</b>

**Bespoke - 123 High Street**

14 - LOFT

Item	Description	Quantity	Units	Rate	Value
	<b><u>STRUCTURAL STEELWORK</u></b>				
	<b>FABRICATED STEELWORK</b>				
	<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>				
	Steelwork in framed structures: up to 3 storey high	2	tonne	2,672.13	<b>4,275.41</b>
	<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>				
	Steelwork in framed structures: up to 3 storey high	2	tonne	862.50	<b>1,380.00</b>
	<b><u>2nd FIX CARPENTRY</u></b>				
	<b>STAIR</b>				
	<u>Softwood / MDF Stair</u>				
	Bespoke stair from 2nd floor to loft, incl. sw balustrade and handrail				
	Provisional Sum subject to joiner's quotation	1	PS	4,000.00	<b>4,000.00</b>
	<b><u>Collection Total:</u></b>				<b>9,655.41</b>

**Bespoke - 123 High Street**

<b>Item</b>	<b>Description</b>	<b>Quantity</b>	<b>Units</b>	<b>Rate</b>	<b>Value</b>
	<b><u>Collection for 123 High Street</u></b>				
00	PRELIMINARIES				<b>157,948.05</b>
01	INTERNAL STRIPOUT				<b>12,341.21</b>
02	DEMOLITIONS				<b>24,060.11</b>
03	SUBSTRUCTURE				<b>160,945.41</b>
04	SUPERSTRUCTURE				<b>52,319.37</b>
05	ROOFING				<b>10,960.80</b>
06	DOORS & WINDOWS				<b>49,307.92</b>
07	INTERNAL WORKS				<b>35,318.77</b>
08	CARPENTRY				<b>43,999.30</b>
09	FIT-OUT				<b>33,836.54</b>
10	INTERNAL FINISHES				<b>59,418.60</b>
11	DECORATION				<b>47,269.82</b>
12	MEP				<b>141,661.87</b>
13	EXTERNAL WORKS				<b>24,778.87</b>
14	LOFT				<b>9,655.41</b>
	<b><u>Total for 123 High Street (Excl. VAT)</u></b>				<b>863,822.05</b>

**SIMPLY ESTIMATING**



## **BESPOKE SERVICE**

**REPORTS:**

**RESOURCES: ANALYSIS OF ALL RESOURCES**

**Bespoke - 123 High Street****Resources By Section**

Section	Description	Quantity	Units	Rate	Value
00	<b>PRELIMINARIES</b>				
	<i>Subcontract Trades</i>				
SCAFFOLDING	Scaffolding Subcontractor				22,118.00
01	<b>INTERNAL STRIPOUT</b>				
	<i>Labour</i>				
A2020	Demolition General Operative	391.57	hour	14.12	5,528.95
A1007	Trained Plumber	7.00	Hour	20.26	141.82
A1010	Electrician	1.00	hour	22.01	22.01
A0204	Brickwork gang	1.86	hour	25.71	47.72
	<i>Plant</i>				
P1800001	Skip - mixed waste	61.58	m3	52.00	3,362.07
A0075	Kango hammer 900X/950X	186.68	hour	4.69	875.52
	<i>Subcontract Trades</i>				
ELECTRICAL	Electrical Subcontractor				250.00
PLUMBING	Plumbing Subcontractor				500.00
02	<b>DEMOLITIONS</b>				
	<i>Labour</i>				
A2020	Demolition General Operative	315.57	hour	14.12	4,455.78
A0204	Brickwork gang	160.87	hour	25.71	4,136.02
A0208	Roof slating and tiling gang	1.54	hour	32.77	50.33
A1001	Advanced Craft (BATJIC Craft Rate)	9.65	hour	18.65	179.90
A0212	Plaster and Rendering Gang	46.18	hour	29.24	1,350.36
A0207	Reconstructed stonework gang	0.32	hour	25.71	8.33
A1005	Carpenter	3.48	hour	18.65	64.96
	<i>Plant</i>				
P1800001	Skip - mixed waste	121.75	m3	52.00	6,629.20
A0066	Compressor 250 cfm + 2 tools	74.05	hour	15.06	1,115.22
A0111	Acrow No 2 (2.0/3.0 metres)	28.00	week	2.20	61.60
	<i>Materials</i>				
A0542	Gauged mortar (1:2:9)	0.52	m3	202.57	114.80

**Bespoke - 123 High Street****Resources By Section**

Section	Description	Quantity	Units	Rate	Value
G0102	Common bricks	1.47	1000	567.00	874.11
G0113	100 mm solid blocks	1.98	m2	11.92	24.80
C0233	Wrought softwood boarding 25mm tongue & grooved	4.74	m2	25.44	129.63
C0236	Sawn softwood carcassing	0.21	m3	621.39	146.80
G010501	Facing bricks - PC Sum £750 per 1000	0.27	1000	750.00	213.18
A0361	Timber for earthwork support	0.35	m3	389.10	141.84
G0275	Damp proof course Hyload	4.67	m2	8.33	40.85
Q0167	Steel lintels 263 x 157 x 2400 mm CH70/100	2.61	Nr	219.47	572.82
T0059	Thistle Browning	0.12	tonne	444.02	56.10
T0064	Thistle Multi-Finish	0.09	tonne	297.57	27.46
K0060	Reconstructed stone sills 150 x 140 mm	1.80	m	92.95	171.49
A0623	Waterproof cement mortar (1:6)	0.00	m3	295.53	0.88
T0062	Thistle Bonding coat	0.19	tonne	397.82	81.21
C0116	Precast concrete Lintel 215 X 215	1.20	m	114.31	137.17
A0511	Cement mortar (1:3)	0.37	m3	174.06	71.04
G0274	Slates 230 X 225 (damp proof course)	0.03	1000	988.61	31.32
G0270	Damp proof course fibre base, ref B	0.46	m2	11.11	5.37
C0274	Nails 4" (G0443)	1.98	kg	4.87	10.61
T0219	Gyproc galvanised nails 40 mm	0.12	kg	5.53	0.74
T0118	Gyproc wallboard 9.5 mm	3.00	m2	3.54	11.15
T0056	Thistle Board finish	0.02	tonne	276.32	5.22
03	<b>SUBSTRUCTURE</b>				
	<i>Labour</i>				
A2011	General Operative (BATJIC Oper. Rate)	934.78	hour	14.12	13,199.13
A2016	General Operative (semi skill B)	38.98	hour	16.80	654.80
A0201	Reinforced concrete gang	113.04	hour	23.76	2,685.92
A1029	Shuttering Carpenter	155.84	hour	19.69	3,068.54
A0203	Formwork fix and striking gang	100.74	hour	23.41	2,358.38
A0204	Brickwork gang	13.07	hour	25.71	335.92

**Bespoke - 123 High Street****Resources By Section**

Section	Description	Quantity	Units	Rate	Value
A2019	Concretor	9.38	hour	14.12	132.40
A0205	Blockwork gang	4.04	hour	29.24	118.09
A1030	Steelfixer	16.84	hour	18.65	314.07
A1005	Carpenter	15.29	hour	18.65	285.18
A0219	Floor Screeding Gang	66.14	hour	29.24	1,934.04
	<i>Plant</i>				
P1800001	Skip - mixed waste	74.71	m3	52.00	4,079.38
A0111	Acrow No 2 (2.0/3.0 metres)	28.98	week	2.20	63.75
A0121	Column formwork clamp	115.90	week	5.25	608.50
A0061	Whacker	22.31	hour	4.26	95.03
A0200	Tipping charges, per tonne	0.31	tonne	210.00	65.78
A0041	16 Tonne tipper truck inc operator	1.56	hour	62.65	97.69
A0052	Vibrating roller, single drum, 448 kg	15.07	hour	23.04	347.21
	<i>Materials</i>				
A0361	Timber for earthwork support	0.40	m3	389.10	163.19
F0453	C20/25 Readymix 20 mm aggregate	34.58	m3	115.23	4,183.52
F0260	Sawn softwood for formwork (C0236)	2.36	m3	732.35	1,941.23
F0263	Nails (mixed)	4.92	kg	5.13	27.79
F0261	18 mm WBP plywood, shuttering quality	77.90	m2	18.14	1,554.50
F0266	Formwork oil (Square Grip)	35.23	ltr	2.80	118.36
F0264	12 mm Dowel bars 400 mm long and PVC dowel caps	202.20	Nr	1.28	271.75
F0265	Debond resin solution	0.76	ltr	6.86	5.73
A0542	Gauged mortar (1:2:9)	0.02	m3	202.57	4.29
G0113	100 mm solid blocks	3.85	m2	11.92	48.19
G0275	Damp proof course Hyload	11.00	m2	8.33	96.21
A0511	Cement mortar (1:3)	0.18	m3	174.06	34.33
F045301	C20/25 Readymix 20mm aggregate	6.10	m3	102.69	658.08
G0104	Class B Engineering bricks	0.23	1000	677.25	164.27
G0292	Hyload contact adhesive	0.18	ltr	22.76	4.46



**Bespoke - 123 High Street****Resources By Section**

Section	Description	Quantity	Units	Rate	Value
G0293	Hyload mastic	0.30	ltr	29.61	9.67
G0361	Wall ties 225 mm stainless steel flat bar tie with expanded ends, type 1	19.25	Nr	0.40	8.09
F0324	12 mm high tensile steel bars .888 kg per metre	0.16	tonne	1,563.96	259.70
F0335	Tying wire	5.62	kg	2.15	13.29
F0341	Steel fabric reinforcement D49 .77 kg per m2	6.25	m2	3.82	24.48
A035101	Hardcore,brick,stone.PC price	26.72	m3	20.74	554.07
A0331	Fine aggregate BS EN 12620	6.30	tonne	39.20	271.74
F0502	Ready mix (Lytag) LC25/28	22.85	m3	175.40	4,208.28
F0311	Visqueen 300mu polythene sheet 4x25m	1.42	roll	47.10	73.57
F0465	Steel fabric reinforcement A393 6.16 kg per m2	148.23	m2	9.93	1,508.76
N1540	PIR Polyisocyanurate general purpose foam sheet insulation, 130 mm thick	142.00	m2	22.36	3,333.88
A0561	Fine conc (1:1:5:3)	10.65	m3	171.80	2,012.64
N1529	PIR Polyisocyanurate general purpose foam sheet insulation, 25 mm thick	20.10	m2	6.84	144.36
04	<b>SUPERSTRUCTURE</b>				
	<i>Labour</i>				
A0204	Brickwork gang	84.22	hour	25.71	2,165.38
A0205	Blockwork gang	34.79	hour	29.24	1,017.26
A1005	Carpenter	150.71	hour	18.65	2,810.81
	<i>Materials</i>				
A0542	Gauged mortar (1:2:9)	0.81	m3	202.57	179.38
G0113	100 mm solid blocks	35.00	m2	11.92	438.06
M9900011	Facing bricks PC Sum 750	2.10	1000	750.00	1,653.75
G0311	Wall ties 200 mm stainless steel flat bar tie with expanded ends, type 1	175.00	Nr	0.36	66.15
G0362	Retaining clip fixed to wall tie for insulation, plastic	140.00	Nr	0.08	11.76
G1142	PIR Polyisocyanurate cavity wall insulation board, 80 mm thick (1200 x 450mm)	35.00	m2	15.04	552.72
G1133	Thermabate PVCu cavity closers 100mm	34.00	m	6.56	234.19

**Bespoke - 123 High Street****Resources By Section**

Section	Description	Quantity	Units	Rate	Value
G0451	Wall Starters including fixings 100-115 mm	25.00	m	16.18	414.61
Q0263	Steel lintels 283 x 140 x 1200 mm CG90/100	2.00	Nr	66.11	132.22
Q0264	Steel lintels 283 x 140 x 1500 mm CG90/100	1.00	Nr	82.65	82.65
F0953	Precast concrete padstone 450x300x150mm	18.00	Nr	41.67	768.81
N1596	Black cup square hexagon carriage bolts and nuts grade 4.6 BS 4933 M12 x 150 mm	21.00	Nr	0.56	12.05
N0029	Kiln dried C24 regularised treated timber 50 x 225 mm	10.00	m	10.83	116.42
N0027	Kiln dried C24 regularised treated timber 50 x 175 mm	156.00	m	6.99	1,172.22
N0026	Sawn softwood 50x150mm building quality, untreated	19.18	m	4.20	86.60
N0014	Sawn softwood 38x38mm building quality, untreated	77.52	m	1.05	87.50
N0331	Chipboard flooring tongued and grooved 18 mm	76.00	m2	8.69	693.46
N1717	Expanded Metal Co. SPH joist hangers 'S' standard 75mm joists 150mm depth	152.00	Nr	6.89	1,073.46
N1576	Black hexagon head bolts and nuts grade 4.6 BS 4190 M12x140mm	60.00	Nr	0.61	37.52
N1636	BAT timber connectors 63mm double	60.00	Nr	1.14	70.11
N1700	Glass fibre sound-deadening quilt, 100 mm thick	77.00	m2	9.63	778.59
N1652	Galvanised steel heavy duty restraint straps 30x5mmx1200mm girth bent	21.00	Nr	6.99	150.46
	<i>Sundry</i>				
PB005A	up to 3 storey high	8.64	tonne	2,323.59	20,071.64
PB305A	up to 3 storey high	8.33	tonne	750.00	6,248.25
Q10100002	extra over for timber grading and treatment	55.24	%	0.40	22.10
05	<b>ROOFING</b>				
	<i>Labour</i>				
A1005	Carpenter	179.68	hour	18.65	3,351.05
	<i>Materials</i>				
N1540	PIR Polyisocyanurate general purpose foam sheet insulation, 130 mm thick	24.00	m2	22.36	563.47
N0026	Sawn softwood 50x150mm building quality, untreated	168.20	m	4.20	759.42
N0024	Sawn softwood 50x100mm building quality, untreated	13.68	m	2.80	41.18

**Bespoke - 123 High Street**

**Resources By Section**

Section	Description	Quantity	Units	Rate	Value
N0354	Plywood to BS EN 635, WBP BB/BB, exterior grade, 18 mm	27.60	m2	20.45	592.64
N0064	Sawn softwood furring pieces 50x75mm	75.84	m	2.64	215.23
N1648	Galvanised steel restraint straps 30x2.5x1200mm long	16.80	Nr	5.44	93.68
N1576	Black hexagon head bolts and nuts grade 4.6 BS 4190 M12x140mm	192.50	Nr	0.61	120.36
N1636	BAT timber connectors 63mm double	192.50	Nr	1.14	224.94
N0025	Kiln dried C24 regularised treated timber 50 x 125 mm	68.00	m	4.99	364.77
	<i>Sundry</i>				
MF032B	70 mm thick	24.00	m2	28.93	694.32
Q10100002	extra over for timber grading and treatment	275.66	%	0.40	110.26
	<i>Subcontract Trades</i>				
GRP ROOF 06	GRP Roofing Subcontractor				2,400.00
	<b>DOORS &amp; WINDOWS</b>				
	<i>Subcontract Trades</i>				
GLAZING 07	Glazing Subcontractor				40,006.90
	<b>INTERNAL WORKS</b>				
	<i>Labour</i>				
A0213	Wallboard, drylining, partition gang	225.95	hour	25.71	5,809.23
A0212	Plaster and Rendering Gang	229.93	hour	29.24	6,723.05
A1005	Carpenter	359.34	hour	18.65	6,701.73
A0205	Blockwork gang	14.09	hour	29.24	411.85
A0204	Brickwork gang	0.66	hour	25.71	16.97
	<i>Materials</i>				
T0219	Gyproc galvanised nails 40 mm	13.32	kg	5.53	81.03
T0208	Gyproc Drywall sealer	17.76	ltr	7.42	144.96
T0204	Gyproc joint filler	97.68	kg	1.14	122.49
T0121	Gyproc wallboard 12.5 mm	198.00	m2	3.14	652.81
T0205	Gyproc Easi-Fill	146.52	kg	2.28	367.47
T0206	Gyproc joint tape	579.42	m	0.07	44.62
T0056	Thistle Board finish	3.51	tonne	276.32	1,017.65

**Bespoke - 123 High Street**

**Resources By Section**

Section	Description	Quantity	Units	Rate	Value
T0067	Thistle ProTape FT50 Scrim	1,437.50	m	0.20	316.25
T0082	Gyproc cove, 120 mm girth	73.40	m	2.45	188.82
T0083	Gyproc Cove adhesive, 12.5 kg	22.19	kg	1.28	29.82
N0010	Sawn softwood 25x50mm building quality, untreated	850.00	m	0.91	831.51
N0021	Sawn softwood 50x50mm building quality, untreated	850.00	m	1.41	1,288.39
N1525	PIR Polyisocyanurate general purpose foam sheet insulation, 75 mm thick	170.00	m2	13.78	2,459.73
A0511	Cement mortar (1:3)	1.45	m3	174.06	278.01
N0023	Sawn softwood 50x75mm building quality, untreated	512.91	m	2.10	1,157.89
N1698	Glass fibre sound-deadening quilt type PF, 50 mm thick	123.00	m2	3.37	435.24
M10100003	Gyproc wallboard TEN 12.5 mm	246.00	m2	2.75	710.33
N0356	Plywood floor panels, to EN 636, 314-2 and 335, Class 2, Birch faced, 12 mm thick	16.00	m2	15.78	265.10
SPM23000001	9mm Structural OSB	25.00	m2	6.29	165.06
A0542	Gauged mortar (1:2:9)	0.08	m3	202.57	16.71
G0122	100 mm hollow concrete blocks, 7N/mm2	15.00	m2	17.64	277.83
F0710	Prestressed precast concrete lintel 150 x 140 mm	2.00	m	44.45	88.90
Q9900003	<i>Sundry</i> extra over for reatment to timber	738.59	sum	0.15	110.79
08	<b>CARPENTRY</b>				
	<i>Labour</i>				
A1005	Carpenter	161.12	hour	18.65	3,004.91
	<i>Materials</i>				
N0231	Machine shop labours on timber softwood	840.00	m	3.81	3,440.43
N0108	Wrought softwood, untreated 25x175mm	231.00	m	5.24	1,301.22
	<i>PC Sums</i>				
R17400001	PC Sum	1,561.50	sum	1.00	1,611.11
	<i>Subcontract Trades</i>				
CARPENTRY	Carpentry Subcontractor				19,770.00
09	<b>FIT-OUT</b>				
	<i>Subcontract Trades</i>				

**Bespoke - 123 High Street**

**Resources By Section**

Section	Description	Quantity	Units	Rate	Value
GLAZING 10	Glazing Subcontractor				6,379.60
	<b>INTERNAL FINISHES</b>				
	<i>PC Sums</i>				
R23800001	PC Sum	16,360.00	sum	1.00	17,996.00
	<i>Subcontract Trades</i>				
TILINGFLOOR 11	Tiling Subcontractor - Floor				32,368.00
	<b>DECORATION</b>				
	<i>Labour</i>				
A1022	Painter and Decorator	1,198.87	hour	23.31	27,948.64
	<i>Materials</i>				
V0005	Brush allowance - Plaster	5,346.75	m2	0.03	160.40
SPM23000002	Paint - F&B	476.79	m2	19.00	9,285.44
V0107	alkali resisting primer (Dulux)	148.50	ltr	16.33	2,485.63
V0191	Patent knotting solution	1.78	ltr	19.66	38.48
SPM23000004	Modern eggshell; F&B	23.54	Ltr	26.00	627.34
SPM23000005	Undercoat; F&B	23.54	Ltr	19.00	458.44
V0102	wood primer white and pink (Dulux)	10.33	ltr	8.75	92.67
V0012	Brush allowance - Smooth timber	126.00	m2	0.03	3.78
12	<b>MEP</b>				
	<i>Labour</i>				
A2015	General Operative (semi skill A)	16.00	hour	17.29	276.64
	<i>Materials</i>				
SPM23000006	Electric UFH incl. thermostat - 8m2	4.00	Nr	260.00	1,040.00
	<i>PC Sums</i>				
R17400001	PC Sum	1,000.00	sum	1.00	1,000.00
R27800001	PC Sum	900.00	sum	1.00	900.00
	<i>Subcontract Trades</i>				
PLUMBING	Plumbing Subcontractor				29,810.00
ELECTRICAL	Electrical Subcontractor				55,375.00
13	<b>EXTERNAL WORKS</b>				
	<i>Labour</i>				

**Bespoke - 123 High Street****Resources By Section**

Section	Description	Quantity	Units	Rate	Value
A2011	General Operative (BATJIC Oper. Rate)	34.65	hour	14.12	489.26
A1016	Landscape Gardener	2.48	hour	19.69	48.73
	<i>Materials</i>				
Y0206	Bradstone paving Cotswold honey-brown 600 x 450 mm	160.20	Nr	21.17	3,561.01
A0643	Coloured gauged mortar (1:1:6), including mixing	0.32	m3	313.35	108.58
A0641	Gauged mortar (1:1:6), including mixing	0.23	m3	260.19	64.40
Y0082	Large tree up to 10 ft. tall	3.00	Nr	61.11	187.91
Y0087	Sawn softwood stakes 50 x 50 mm	10.50	m	1.41	15.18
Y0089	PVC ties 600 x 25 mm	3.00	Nr	0.67	2.11
	<i>Subcontract Trades</i>				
METALWORKS	Metalwork Subcontractor				6,200.00
14	<b>LOFT</b>				
	<i>Sundry</i>				
PB005A	up to 3 storey high	1.60	tonne	2,323.59	3,717.74
PB305A	up to 3 storey high	1.60	tonne	750.00	1,200.00
	Estimate Totals				458,277.81

## **BESPOKE SERVICE**

### **REPORTS:**

**TENDER ANALYSIS: ANALYSIS OF COST AND PROFITS,  
INCLUDING PROVISIONAL SUMS AND PRELIMINARIES**

Tender Adjudication

Measured Work Items	Estimated Cost		Adjustments		Total	Trading Discount	
	Value	% of TDC	%	Value		%	Value
<b>Resources</b>							
Labour	101,848.16	22.22	15.00	15,277.22	117,125.38		
Plant	17,400.96	3.80	15.00	2,610.14	20,011.10		
Materials	70,168.99	15.31	15.00	10,525.35	80,694.33		
Sundry	32,175.10	7.02	15.00	4,826.26	37,001.36		
PC Sums	21,507.11	4.69	15.00	3,226.07	24,733.18		
Domestic Subcontractors	193,059.50	42.13	15.00	28,958.93	222,018.43		
Un-Resourced/Lump Sum Items							
<b>SubTotal:</b>	<b>436,159.81</b>	<b>95.17</b>	<b>15.00</b>	<b>65,423.97</b>	<b>501,583.78</b>		
<b>Preliminaries</b>							
Preliminaries Items	22,118.00	4.83	15.00	3,317.70	25,435.70		
Spread Preliminaries							
<b>Total Direct Costs:</b>	<b>458,277.81</b>		<b>15.00</b>	<b>68,741.67</b>	<b>527,019.48</b>		

Other Item Costs	Estimated Cost		Assessed Recovery		Total
	Value	% of OIC	%	Value	
<b>Prime Cost Sums</b>					
Nominated Subcontractors					
Nominated Suppliers					
Other PC Items	132,512.35	39.35			132,512.35
<b>Total PC Sums:</b>	<b>132,512.35</b>	<b>39.35</b>			<b>132,512.35</b>
Provisional Sums	204,280.00	60.65			204,280.00
Dayworks Items					
<b>Total Other Item Costs:</b>	<b>336,792.35</b>				<b>336,792.35</b>
<b>Summary Totals:</b>	<b>795,070.16</b>				<b>863,811.84</b>

Recovery Element	On-Costs		% of Cost	% of Bid
	% of TDC	Value		
Resources Adjustments	15.00	68,741.67	8.65	7.96
PC Sums Profit Items				
Item-based Adjustment				
Global Profit				
Global Adjustments				
<b>Total Recovery:</b>	<b>15.00</b>	<b>68,741.67</b>	<b>8.65</b>	<b>7.96</b>
Total Costs		795,070.16		
Main Contractor Discount				
B of Q Rounding		10.22		

Statistics	
No Unpriced Items	
No Zero Value Resource Items	
No Items with Incomplete Dims	
Area:	388.00
Cost:	2,049.15 Per
Bid:	2,226.35 Per

**Estimate Total:** **863,822.06**

Margin Element	Value	% of Cost	% of Bid
Total On-cost	68,741.67	8.65	7.96
Total Trading Discount			
Assessed Recovery			
<b>Total Margin</b>	<b>68,741.67</b>	<b>8.65</b>	<b>7.96</b>



## **BESPOKE SERVICE**

### **REPORTS:**

**PACKAGES:** ANALYSIS OF ALL PACKAGES SENT  
OUT TO SUBCONTRACTORS AND SUPPLIERS,  
INCLUDING QUOTATIONS

Packages	Description	Drawings	Source	Enquiry sent / Date	Q-ty	Unit	Rate	Total	Notes
Scaffolding	Scaffolding	GA 01- Rev D, GA 08-Rev A	Subcontractor 1	01.02.2024	1.00	item	22,118.00	22,118.00	Hire period - 12 weeks
Scaffolding	Scaffolding	GA 01- Rev D, GA 08-Rev A	Subcontractor 2	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Scaffolding	Scaffolding	GA 01- Rev D, GA 08-Rev A	Subcontractor 3	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Substructure	Underpinning	23007-ASL-SK-001- Rev B1, 23007-ASL-SK-004- Rev B1, GA010- Rev A, GA011- Rev A, GA 01- Rev D	Subcontractor 1	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Substructure	Underpinning	23007-ASL-SK-001- Rev B1, 23007-ASL-SK-004- Rev B1, GA010- Rev A, GA011- Rev A, GA 01- Rev D	Subcontractor 2	01.02.2024	1.00	item	80,980.00	80,980.00	Budget cost.
Substructure	Underpinning	23007-ASL-SK-001- Rev B1, 23007-ASL-SK-004- Rev B1, GA010- Rev A, GA011- Rev A, GA 01- Rev D	Subcontractor 3	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Substructure	Tanking		<a href="https://allianceremedialsupplies.co.uk/product/base">https://allianceremedialsupplies.co.uk/product/base</a>		1.00	m2	15.93	15.93	Basement Tanking 8mm Stud Cavity Membrane Waterproofing System
Glazing	Shower screen	GA 03 Rev-B, GA 04 Rev-A, GA 05 Rev-A, SET 01-05	Subcontractor 1	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Glazing	Shower screen	GA 03 Rev-B, GA 04 Rev-A, GA 05 Rev-A, SET 01-05	Subcontractor 2	01.02.2024	1.00	item	6,379.60	6,379.60	Supply and installation
Glazing	Shower screen	GA 03 Rev-B, GA 04 Rev-A, GA 05 Rev-A, SET 01-05	Subcontractor 3	01.02.2024	1.00	item	4,780.00	4,780.00	Supply and installation
Doors, windows and rooflights	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	GA 02- Rev- D, GA 08- Rev- A	Subcontractor 1	01.02.2024	1.00	item	4,208.23	4,208.23	Supply and fit ( Installation charges included in sash window quotation)
Doors, windows and rooflights	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	GA 02- Rev- D, GA 08- Rev- A	Subcontractor 2	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Doors, windows and rooflights	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	GA 02- Rev- D, GA 08- Rev- A	Subcontractor 3	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Doors, windows and rooflights	Sliding doors- LGF.ED06	GA01- Rev- D, GA 08- Rev- A	Subcontractor 1	01.02.2024	1.00	item	8,580.00	8,580.00	Supply and installation
Doors, windows and rooflights	Sliding doors- LGF.ED06	GA01- Rev- D, GA 08- Rev- A	Subcontractor 2	01.02.2024	1.00	item	7,722.30	7,722.30	Supply and installation
Doors, windows and rooflights	Sliding doors- LGF.ED06	GA01- Rev- D, GA 08- Rev- A	Subcontractor 3	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Doors, windows and rooflights	Side sash windows, fixed shuts - GF.W05, GF.W06, GF.W07	GA 02- Rev- D, GA010 Rev- A, GA 08Rev-A	Subcontractor 1	01.02.2024	1.00	item	Included	Included	ADDITIONAL INSTALLATION- £300.00, COST SAFETY HARNESS- £350.00
Doors, windows and rooflights	Side sash windows, fixed shuts - FF.W06, FF.W07, FF.W08	GA 03- Rev- B, GA010 Rev- A, GA 08Rev-A	Subcontractor 1	01.02.2024	1.00	item	Included	Included	Installation added above
Doors, windows and rooflights	Side sash windows, fixed shuts - GF.W05, GF.W06, GF.W07	GA 02- Rev- D, GA010 Rev- A, GA 08Rev-A	Subcontractor 2	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Doors, windows and rooflights	Side sash windows, fixed shuts - FF.W06, FF.W07, FF.W08	GA 03- Rev- B, GA010 Rev- A, GA 08Rev-A	Subcontractor 2	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Doors, windows and rooflights	Side sash windows, fixed shuts - GF.W05, GF.W06, GF.W07	GA 02- Rev- D, GA010 Rev- A, GA 08Rev-A	Subcontractor 3	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Doors, windows and rooflights	Side sash windows, fixed shuts - FF.W06, FF.W07, FF.W08	GA 03- Rev- B, GA010 Rev- A, GA 08Rev-A	Subcontractor 3	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Doors, windows and rooflights	Doors- LGF.ID01, LGF.ID02, LGF.ID04, GF.ID02, SF.ID02, SF.ID04, SF.ID05, TF.ID01, TF.ID02, TF.ID03	GA 01- Rev D, GA 02- Rev- D, GA 03 Rev-B, GA 04 Rev-A, GA 05 Rev-A, GA010 Rev- A, GA011	Subcontractor 1	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Doors, windows and rooflights	Doors- LGF.ID01, LGF.ID02, LGF.ID04, GF.ID02, SF.ID02, SF.ID04, SF.ID05, TF.ID01, TF.ID02, TF.ID03	GA 01- Rev D, GA 02- Rev- D, GA 03 Rev-B, GA 04 Rev-A, GA 05 Rev-A, GA010 Rev- A, GA011	Subcontractor 2	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Doors, windows and rooflights	Doors- LGF.ID01, LGF.ID02, LGF.ID04, GF.ID02, SF.ID02, SF.ID04, SF.ID05, TF.ID01, TF.ID02, TF.ID03	GA 01- Rev D, GA 02- Rev- D, GA 03 Rev-B, GA 04 Rev-A, GA 05 Rev-A, GA010 Rev- A, GA011	Subcontractor 3	01.02.2024	1.00	item	18,130.00	18,130.00	Supply and installation
Doors, windows and rooflights	Fire door- GF.ID03	GA 02- Rev- D, GA010 Rev- A	<a href="https://www.eclisse.co.uk/single-fire-rated-pocket-">https://www.eclisse.co.uk/single-fire-rated-pocket-</a>		1.00	item	569.00	569.00	SINGLE FIRE-RATED Pocket Door System (Rev E) only, excluding door
Doors, windows and rooflights	Window - LG.W01	Need more details			1.00	item	0.00	0.00	QS to allow PS
Doors, windows and rooflights	Rooflights- RL.01-05 and 3 Rooflights on roof	GA 02- Rev- D, GA 06	Subcontractor 1	01.02.2024	1.00	item	7,153.00	7,153.00	Supply and installation
Doors, windows and rooflights	Rooflights- RL.01-05 and 3 Rooflights on roof	GA 02- Rev- D, GA 06	Subcontractor 2	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Doors, windows and rooflights	Rooflights- RL.01-05 and 3 Rooflights on roof	GA 02- Rev- D, GA 06	Subcontractor 3	01.02.2024	1.00	item	9,965.00	9,965.00	Supply and installation
Metal works	Metal gate	Need more details	Subcontractor 1	01.02.2024	1.00	item	1,250.00	1,250.00	Supply and installation
Metal works	Metal railing	GA 02- Rev- D, GA 08- Rev- A	Subcontractor 1	01.02.2024	1.00	item	4,950.00	4,950.00	Supply and installation
Metal works	Metal railing	GA 02- Rev- D, GA 08- Rev- A	Subcontractor 2	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Metal works	Metal railing	GA 02- Rev- D, GA 08- Rev- A	Subcontractor 3	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Joinery	Staircase	GA 04 - Rev A, GA 05- Rev A, GA 011	Subcontractor 1	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Joinery	Staircase	GA 04 - Rev A, GA 05- Rev A, GA 011	Subcontractor 2	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024
Joinery	Staircase	GA 04 - Rev A, GA 05- Rev A, GA 011	Subcontractor 3	01.02.2024	1.00	item	0.00	0.00	Chased on 05.02.2024

## Estimate

DESCRIPTION	price
LGF.ID01	£ 1 260.00
Fitting	£ 280.00
LGF.ID02 (double door, w1600xh2020)	£ 2 470.00
Fitting	£ 360.00
LGF.ID04	£ 1 260.00
Fitting	£ 280.00
GF.ID02 (ground floor double door, w1700xh2020)	£ 2 620.00
Fitting	£ 360.00
SF.ID02	£ 1 260.00
Fitting	£ 280.00
SF.ID04	£ 1 260.00
Fitting	£ 280.00
SF.ID05	£ 1 260.00
Fitting	£ 280.00
TF.ID01	£ 1 260.00
Fitting	£ 280.00
TF.ID02	£ 1 260.00
Fitting	£ 280.00
TF.ID03	£ 1 260.00
Fitting	£ 280.00
<b>TOTAL</b>	<b>£ 18 130.00</b>
VAT 20%	£ 3 626.00
<b>TOTAL INCLUDING VAT</b>	<b>£ 21 756.00</b>

### Specification

**The following items are included as part of the quote for doors:**

Timber: Solid hardwood

Two coats of primer and one top coat in any RAL mat finish will be spray painted.  
Standard ball bearing hinges are included. Rest of the ironmongery have to be provided by client and fitted by us.

Fitting price includes:

- Delivery
- Properly fit new items (fixing frames to walls)

- Apply expanding foam
- Collect rubbish

**Architraves are not included in estimate.**

**Payment terms**

**50% of the deposit is required in amount of £ 9 065.00 + VAT (£ 10 878.00 incl. VAT) at the beginning to secure your order.**

Next payment in the amount of £ 7 252.00 + VAT (£ 8 702.40 incl. VAT) will be required few days prior to the estimated day of delivery.

Rest of the sum in the amount of £ 1 813.00 + VAT (£ 2 175.60 incl. VAT) is required on the day of delivery as an acceptance of the order.

Please note this estimate will expire on the: 17/05/2024

**Telephone:**  
**Mobile:**  
**Email:** \_\_\_\_\_  
**VAT Number:**  
**Website:** \_\_\_\_\_

**QUOTATION**

**Quotation number:**

---

**Customer**  
**Our reference**  
**Delivery address**

---

*Description*

1) *Supply and install the metal railing for the ground floor*

*back side over garden store, painted black*

*(same as drawing details) for 2 sides*

*Net Amount: £4,950.00                      VAT: £990.00                      Total: £5,940.00*

2) *Supply and install the metal side gate fixed by metal*

*frames and key lock and painted black (the price below is for each gate)*

*Net Amount: £1,250.00                      VAT: £250.00                      Total: £1,500.00*

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**(Net Amount: £6,200.00)                      (VAT: £1,240.00)                      (Total £7,440.00)**

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**Terms and Conditions:**

1. Quotations are valid for 30 days from the date of the quotation.
2. 50% of the total amount of the quotation in advance to commence the work.
3. 25% of the total amount of the quotation upon delivery of the materials to the site.
4. 25% of the total amount of the quotation payable on completion due immediately upon delivery of invoice.
5. All debit and credit cards are accepted except for American Express.
6. Goods remain the property of xxx until payment is received in full.

# QUOTATION

Email: admin@simplyestimating.co.uk

Tel: 02031502286

Address: Ideas House Station Estate, Eastwood Close London  
E18 1BY

Installation is not offered for Pitchglaze roof windows. If alternate  
**rooflights are chosen, install cost will be added.**

Thank you for choosing Glazing Vision for your quotation, we have summarised costs, lead times, delivery terms, site measure and installation on this page, overleaf we have included more detailed information regarding each individual product. If you require further assistance regarding any aspect of this quote please contact us on the details at the bottom of the page.

## SUMMARY OF COSTS

Rooflight(s)	£5,197
Optional extras	£1,125
Site measure	£500
Dedicated despatch	£331
<b>Total (excl VAT and alt items if applicable)</b>	<b>£7,153</b>

## LEAD TIME

Standard product lead time based on the specified products: 8 weeks\*

\*Lead times cannot be guaranteed as they are changing constantly influenced by demand, for the most up to date and accurate lead times please consult your Technical Specification Manager

Lead times are effective upon receipt of signed order confirmation and deposit payment and are subject to change dependant on factory load.

Where pre manufacture site measure has been specified, lead time is effective upon completion of site measure.

Where post manufacture site measure has been specified, lead time is effective upon receipt of signed order confirmation and deposit payment, however final installation date is subject to completion of site measure and confirmation that kerbs have been constructed in accordance with ordered dimensions, any corrections required to kerbs may delay installation.

## DELIVERY TERMS

Delivery to: 1 Essex Villas London W8 7BP

Delivery to the above delivery address. Our supply service does not include moving the product(s) from an unloading point to the area of installation

Delivery service does not include moving the product(s) from an unloading point or delivery vehicle to the area of installation.

## INSTALLATION

Pre-Manuf. Site Measurement

To check upstands are made correctly and a site me

Installation excludes strip out, access/crane usage, structural steelwork and upstand kerb construction.

Payment terms vary - deposit generally required and full balance on completion of manufacture.

We do not accept self billing arrangements.

We do not accept liquidated or ascertained damages.

We do not accept the withholding or retention monies.

We do not offer Main Contractors Discount.

Prices quoted are subject to VAT (Sales Tax) where applicable at the prevailing rate.

Unit prices are subject to quantities indicated on this quotation and may be increased if quantities are reduced.

Once quotation expires prices may be subject to change.

10 years Warranty with Glazing Vision install (subject to GV standard terms and conditions), 2 years if installed by others.

Full terms and conditions can be found on our website.

Every effort has been made to ensure this quotation meets your exact specification; however it remains the responsibility of the purchaser or specifier to ensure that the details provided in this quotation including all dimensions, wall abutments, colour, glass type, loadings and quantity meet their intended specification and that the products intended use complies with all up to date local and national legislation, building regulations, standards, codes of practice and any other requirement.

# Quote

Simply Estimating Ltd  
 Ideas House  
 Station Estate  
 Eastwood Close  
 E18 1BY  
 United Kingdom

**Quote Number:**  
**Quote Date:**  
**Valid For:**  
**Account:**  
**Quote Ref:**

Qty	Description	Rate	Total	VAT
Supply, erect and dismantle on completion of works tube and fitting independent access scaffold and temporary roof up to 12 weeks hire - after that period, 5% of the total value applies per each additional week of hire. Works to be carried out in compliance with BS EN 12811-1 and The Work at Height Regulations.				
1	Scaffolding front elevation fully boarded up to the gutter level. - 2m lifts  Including erection, hire & dismantle of the scaffolding.	2,688.00	2,688.00	537.60
1	Scaffolding LHS elevation fully boarded up to the gutter level. - 2m lifts - bridge above side extension - beam work  Including erection, hire & dismantle of the scaffolding.	4,190.00	4,190.00	838.00
1	Scaffolding rear elevation fully boarded up to the gutter level. - bridge above new extension - beam work  Including erection, hire & dismantle of the scaffolding.	2,912.00	2,912.00	582.40
1	Scaffolding from the gutter level including temporary roof	7,714.00	7,714.00	1,542.80
1	Monorflex Supply From gutter level up to the roof Any maintenance once is handed over is chargeable.	1,820.00	1,820.00	364.00

Qty	Description	Rate	Total	VAT
1	Safety Netting Supply & fit To perimeter of the scaffolding. Any maintenance once is handed over is chargeable.	1,344.00	1,344.00	268.80
1	Scaffolding design drawings for the above scope of works. On this quote is allowed for 1no of revision once first drawings are provided.	1,450.00	1,450.00	290.00

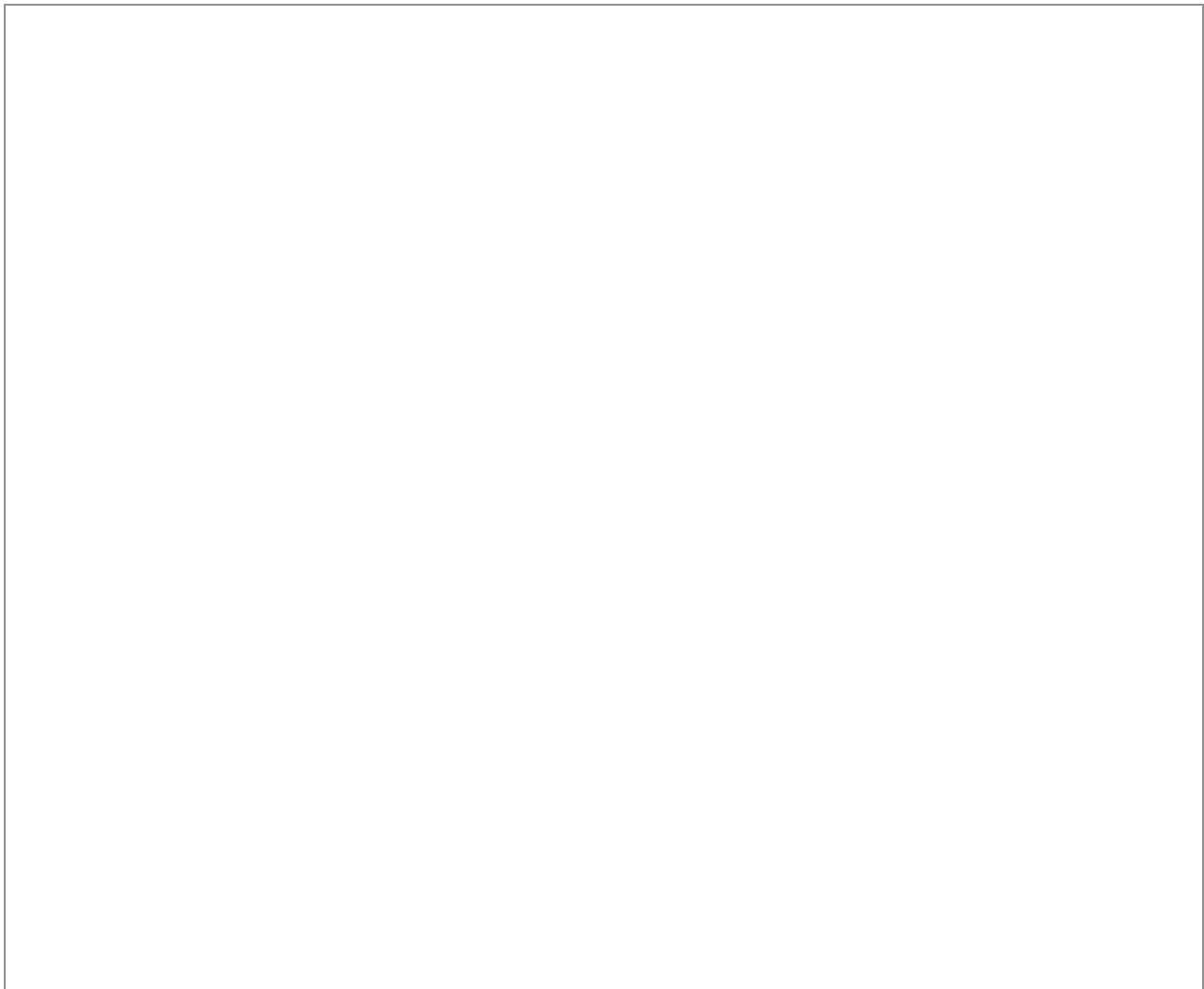
Weekly Inspection: If scaffolding is to be inspected by , please allow £180 per visit.

Prices are subject to change after scaffolding design is completed.

Total Net Amount: £22,118.00

VAT @ 20%: £4,423.60

Quote Total: £26,541.60





Simply Estimating LTD  
 Ideas House, Station Estate  
 Eastwood Close, London, E18 1BY  
 02031502286  
 admin@simplyestimating.co.uk

**QUOTATION**

Page 1

<b>Quotation No</b>	
<b>Quotation Date</b>	
<b>Order No</b>	
<b>Account Ref</b>	

<b>m2 area</b>	<b>Product Type</b>	<b>Unit Price</b>	<b>Net Amt</b>	<b>VAT %</b>	<b>VAT</b>
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**Note: THIS IS NOT A V.A.T. INVOICE**

1.00	Site Survey	75.00	75.00	20.00	15.00
	P1057 - 2F BATHROOM - Double Doors				
1.68	10mm Clear PAR TXD 700mm x 2400mm	160.00	268.80	20.00	53.76
1.68	10mm Clear PAR TXD 700mm x 2400mm	160.00	268.80	20.00	53.76
2.00	Drill Hole (6-25)	7.00	14.00	20.00	2.80
6.00	CUT OUT	25.00	150.00	20.00	30.00
2.00	Door Knob Standard	40.00	80.00	20.00	16.00
3.00	Glass to Wall Hinge	95.00	285.00	20.00	57.00
2.00	Shower seals set	50.00	100.00	20.00	20.00
1.00	Installation	210.00	210.00	20.00	42.00
	SET04 - 2F ENSUITE - Bi-fold Doors				
1.05	10mm Clear PAR TXD 500mm x 2100mm	160.00	168.00	20.00	33.60
1.05	10mm Clear PAR TXD 500mm x 2100mm	160.00	168.00	20.00	33.60
2.00	Finger pull holes	60.00	120.00	20.00	24.00
9.00	CUT OUT	25.00	225.00	20.00	45.00
3.00	Glass to Wall Hinge	95.00	285.00	20.00	57.00
3.00	Glass to Glass Hinge	150.00	450.00	20.00	90.00

Simply Estimating LTD  
 Ideas House, Station Estate  
 Eastwood Close, London, E18 1BY  
 02031502286  
 admin@simplyestimating.co.uk

**QUOTATION**

<b>Quotation No</b>	
<b>Quotation Date</b>	
<b>Order No</b>	
<b>Account Ref</b>	

<b>m2 area</b>	<b>Product Type</b>	<b>Unit Price</b>	<b>Net Amt</b>	<b>VAT %</b>	<b>VAT</b>
2.00	Shower seals set	50.00	100.00	20.00	20.00
1.00	Installation	210.00	210.00	20.00	42.00
	SET05 - 3F BATHROOM - Shaped enclosure				
0.42	10mm Clear PAR TXD 200mm x 2100mm (fixed)	160.00	67.20	20.00	13.44
1.47	10mm Clear PAR TXD 700mm x 2100mm (door)	160.00	235.20	20.00	47.04
1.05	10mm Clear PAR TXD 500mm x 2100mm (fixed-shaped)	160.00	168.00	20.00	33.60
1.00	Drill Hole (6-25)	7.00	7.00	20.00	1.40
4.00	CUT OUT	30.00	120.00	20.00	24.00
1.00	Door Knob Standard	40.00	40.00	20.00	8.00
2.00	Glass to Glass Hinge	125.00	250.00	20.00	50.00
1.00	Shower arm 45 degrees	90.00	90.00	20.00	18.00
5.10	Aluminium Glazing Channel (plm)	30.00	153.00	20.00	30.60
1.00	Shower seals set	50.00	50.00	20.00	10.00
1.00	Installation	250.00	250.00	20.00	50.00
	Principle Ensuite Bathroom				
1.89	10mm Clear PAR TXD 900mm x 2100mm (fixed)	160.00	302.40	20.00	60.48
1.26	10mm Clear PAR TXD 600mm x 2100mm (door)	160.00	201.60	20.00	40.32

Simply Estimating LTD  
Ideas House, Station Estate  
Eastwood Close, London, E18 1BY  
02031502286  
admin@simplyestimating.co.uk

**QUOTATION**

Page 3

<b>Quotation No</b>	
<b>Quotation Date</b>	
<b>Order No</b>	
<b>Account Ref</b>	

<b>m2 area</b>	<b>Product Type</b>	<b>Unit Price</b>	<b>Net Amt</b>	<b>VAT %</b>	<b>VAT</b>
1.26	10mm Clear PAR TXD 600mm x 2100mm (fixed)	160.00	201.60	20.00	40.32
1.00	Drill Hole (6-25)	7.00	7.00	20.00	1.40
4.00	CUT OUT	30.00	120.00	20.00	24.00
1.00	Door Knob Standard	40.00	40.00	20.00	8.00
2.00	Glass to Glass Hinge	125.00	250.00	20.00	50.00
5.80	Aluminium Glazing Channel (plm)	30.00	174.00	20.00	34.80
1.00	Shower arm with T junction	145.00	145.00	20.00	29.00
1.00	Shower seals set	50.00	50.00	20.00	10.00
1.00	Installation	280.00	280.00	20.00	56.00

<b>Total Net Amount</b>	£	6,379.60
<b>Total VAT Amount</b>	£	1,275.92
<b>Invoice Total</b>	£	7,655.52

**ALL ESTIMATES ARE VALID FOR 30 DAYS - OUR TOLERANCES ARE BETWEEN + - 3MM.**

Our quotes and invoices are based on our standard delivery times for the product. We reserve the right to charge a premium if the product is then ordered and required within a shorter or express lead time.

For non account customers payment is required in full before manufacture of the goods.

TERMS AND CONDITIONS APPLY.

[ALL OUR WORKS ARE CONDUCTED IN STRICT ACCORDANCE WITH BS HEALTH & SAFETY REGULATIONS.](#)

**ALL TOUGHENED GLASS IS STAMPED BS EN 12150 1C1 ON EDGE OF GLASS.**

Quotation Number:

Thank you for your recent inquiry.

Please find below our estimate as requested.

Please ensure this quote number is referenced on any future correspondence.

Based on information provided:

**I. Glass Shower Screen - Principle En suite 1 :**

10mm Clear Toughened Glass PAR	x	1no. fixed panel	1100 x 2100
Fixing channel	x	2no.	
Labour inc templating, supply and fit	x	1no.	

**Estimated price £ 920.00 + vat**

**II. Glass Shower Screen - Bathroom 3 :**

10mm Clear Toughened Glass PAR	x	1no. fixed panel	1000 x 2100
Fixing channel	x	2no.	
Labour inc templating, supply and fit	x	1no.	

**Estimated price £ 870.00 + vat**

**III. Shower bifold shower door - En suite 2 :**

10mm Clear Toughened Glass PAR	x	2no. bohold door with hinges cut outs	
Hinges glass to glass	x	2no.	
Fixing channel	x	4no.	
Knob handle	x	1no.	
Schower seals	x	3no.	
Labour inc templating, supply and fit	x	1no.	

**Estimated price £ 1,310.00 + vat**

**IV. Shower enclosure : En suite 4**

10mm Clear Toughened Glass PAR	x	1no. fixed panel	
10mm Clear Toughened Glass PAR	x	1no. fixed panel with cut out	
10mm Clear Toughened Glass PAR	x	1no. door	
Hinges glass to glass	x	2no.	
Fixing channel	x	4no.	
Knob handle	x	1no.	
Schower seals	x	3no.	
Labour inc templating, supply and fit	x	1no.	

**Estimated price £ 1,680.00 + vat**

**Price inc. supply and fit !**

Kind regards.

# QUOTE

Simply Estimating Ltd  
Ideas House  
Eastwood Close  
London  
E18 1BY

Date

Expiry

Quote Number

Reference

VAT Number

## To supply & install

Aluminium  
Ral 7016 Anthracite Grey

Description	Quantity	Unit Price	VAT	Amount GBP
Cortizo 4700 40mm Interlocks Double Glazed With 6.8mm Tough/Laminated Glass  2x 2 section sliding door both sections able to slide	2.00	4,290.00	20%	8,580.00
			Subtotal	8,580.00
			TOTAL VAT 20%	1,716.00
			<b>TOTAL GBP</b>	<b>10,296.00</b>

## Terms

50% Deposit, 40% Prior To Installation, 10% Upon Completion

Our fitting and surveying teams are in-house and not subcontracted, which we feel is very important when fitting our premium products into your home, our staff take pride in maintaining our reputation.

The teams are highly trained and know our product range inside out therefore making the whole journey trouble and stress free. We like to get it right first time and pay attention to each and every detail to ensure you are more than satisfied with the end result.

Full comprehensive site Survey Includes:

Survey the overall property to check for compliance.

Ensure measurements are accurate to the nearest millimeter using laser precision equipment. Load bearing advice.

Finished Floor level calculations to ensure a flush finish (where required).

Comprehensive Installation:

Unfortunately, the information that was sent through was inadequate, anyhow but as a budget for the underpinning is as follows:

1. Allow to underpin the party wall as highlighted on attached drawing to a maximum depth of 1.5m below ground level (25L/M) £67,500.00+vat.
2. Allow to underpin internal walls as highlighted to a maximum depth of 1.5m below ground level(allow 4.5L/M) £13,480.00+vat.

The above should be read in conjunction with the following:

Please note we have not had the opportunity of inspecting the site prior to tender submission and have therefore assumed that all skips, plant and materials necessary for the works may be placed adjacent to and on the same level plane of the works. In addition, we have assumed that should it be necessary to pay any fees in respect of suspension of the parking bays, temporary fences licences or any other application or licence in respect of the siting of skip, plant and materials, these will be borne by the main contractor.

We have assumed that groundwater and obstructions will not be encountered.

This offer is based upon the information provided at the time of tender and is limited to those works specifically detailed within our quotation.

Please note that we have assumed that there will be no restrictions from noise emanating from plant, tools or works practices normally associated with this type of work.

We have not to date visited site to assess the access or working room available and therefore we will require a site visit prior to acceptance of order.

Please note we have made no allowance for any works in connection with the procurement and/or requirements of potential party wall awards.

- We have assumed that we shall be given free and uninterrupted access to the area of works and the public carriageway immediately to the fore of the property.

We require a drawing accurately marking out the positions of all incoming services to the subject property prior to us commencing any excavation works.

We have assumed that the brickwork/footing against which the underpinning will be dry packed is in reasonable structural condition and properly bonded.

We have assumed that we shall be allowed mains water and a 240-volt electricity supply free of charge for the duration of the works.