

SIMPLY ESTIMATING

EXPRESS SERVICE

ESTIMATE IN PDF FORMAT

(INCLUDING PROFIT & PRELIMINARIES)

Estimate

123 High Street

Client Name
Address

Contact: Contact Name

Telephone: 0123456789

e-Mail: email@email.com

Ref	Description	Quantity	Units	Rate	Value
	ESTIMATE				
	PRELIMINARIES				
1	Preliminaries	15	%	70,828.40	10,624.26
	DEMOLITIONS				
	<u>Demolish and remove from site:</u>				
2	Existing internal finishes and fittings as required: - Kitchen units and appliances - Bathroom complete, incl. sanitaryware and tiled finishes - General allowance to remove various fittings and fixtures - Mechanical installation upto stopcocks, incl. boilers, tanks etc. - Electrical installation upto and incl. consumer unit. - Timber doors single / pair of doors incl. old ironmongrey frame to remain. - Timber doors single / pair of doors incl. old ironmongrey, frame, lining, architraves - External timber windows and doors - Floor finishes		Item	2,654.61	2,654.61
3	Existing structural elements: -Brickwork taking down with care: in cement mortar: half brick wall / one brick wall / one and half brick wall -Blockwork taking down with care: 100 mm thick / 150 mm thick / 200 mm thick - Roofing remove slate/ tiles / bituminous felt / lead covering / roof coverings including battens, felt etc. - Roofing remove timber boarding - Timber fascia and soffite. - Rainwater pipes and branches PVC / cast iron - Woodwork timber stud partition walls including plasterboard finish both sides.		Item	2,527.19	2,527.19
4	Supporting existing structure by using props and needles and making good area after needle removal; Structural steelwork not included; Provisional Sum subject to details		PS	1,000.00	1,000.00
	<u>Extend existing opening in existing wall</u>				
5	Extending existing opening in an internal half brick wall;	1	Nr	834.87	834.87
	STRUCTURE BELOW DPC				
	<u>Foundations</u>				

To Collection: 17,640.93

Ref	Description	Quantity	Units	Rate	Value
1	Trench fill foundations, excavated by hand, incl. earthwork support; Concrete fill grade C25 by ready mix; Engineering brick Class B and concrete block cavity walls below DPC - 150 mm above ground level; Excavation depth not exceeding 1000 mm;		Item	4,025.26	4,025.26
	<u>Ground floor</u>				
2	Ground floor; 150 mm thick hardcore; 150 mm thick plain concrete; 1200 gauge polythene sheet; 130 mm PIR insulation; 75 mm hand trowelled screed	15	m2	186.16	2,792.40
	STRUCTURE ABOVE DPC				
	<u>External walls</u>				
3	External cavity walls; external skin - 65 mm facing brick PC Sum £650/1000, flush pointing; Internal skin - 100 mm concrete block; forming and closing cavities; cavity insulation 100 mm Dritherm		Item	4,962.92	4,962.92
4	External cavity walls; external skin - 100 mm concrete block; internal skin - 100 mm concrete block; forming and closing cavities; cavity insulation 100 mm Dritherm		Item	1,435.43	1,435.43
5	Coping units; ordinary Portland cement; bedding jointing and pointing in cement mortar (1:3); Splayed copings; double throated: 300 x 75 mm	11	m	32.26	354.86
	<u>External Finishes</u>				
6	Drydash (pebbledash) finish of Derbyshire Spar chippings on and including cement, lime and sand (1:2:9) backings to brickwork, blockwork or concrete; Drydash finish on 18 mm two coat backing to walls		Item	589.42	589.42
7	Concrete tiled base below brick walls; Provisional sum subject to details		PS	500.00	500.00
	<u>Internal walls</u>				
8	Internal walls; 75 x 50 mm treated sawn softwood studding and noggings, filled with 50 mm Knauf Earthwool Roll; covering each side with 12.5 mm wallboard TEN		Item	418.87	418.87
9	Internal walls; 75 x 50 mm treated sawn softwood studding and noggings, filled with 50 mm Knauf Earthwool Roll; covering one side with 12.5 mm wallboard TEN		Item	1,380.21	1,380.21

To Collection: 16,459.37

Ref	Description	Quantity	Units	Rate	Value
	GLAZING				
1	Provisional allowance for Timber bifold windows; price subject to client's sign off of provided samples	5.9	m2	1,250.00	7,375.00
2	Provisional allowance for Timber single external door; price subject to client's sign off of provided samples	1	Nr	4,375.00	4,375.00
3	Proposed roof light; Provisional sum subject to final specification		PS	2,100.00	2,100.00
	ROOFING				
	<u>Roof structure</u>				
4	Flat roof; 50 x 150 mm joist @400 mm centres; Firring pieces; 12 mm plywood fascia and soffit; 18 mm exterior grade WBP plywood deck		Item	2,597.96	2,597.96
5	Formation of hidden gutter; Provisional rate £300/m subject to details	6	m	300.00	1,800.00
	<u>Guttering and down pipes</u>				
6	PVC		Item	128.67	128.67
	<u>Roof covering</u>				
7	GRP flat roof membrane to specialist specification	12	m2	125.00	1,500.00
	<u>General lead work</u>				
8	Lead work		Item	2,646.00	2,646.00
	DRYLINING & PLASTERING				
9	Ceiling Finish; 12.5 mm wallboard and 5 mm skim;		Item	660.00	660.00
10	Wall Finish; Fixing 12.5 mm wallboard using dabs and perimeter seal; finished with 5 mm skim		Item	1,189.01	1,189.01
	CARPENTRY				
11	Architraves; wrought softwood moulded 25 x 75 mm; PC sum £3.50/m		Item	252.01	252.01
12	Skirting; wrought softwood moulded 25 x 175 mm; PC Sum £7.00/m		Item	402.24	402.24
	INTERNAL FINISHES & DECORATION				
	<u>Floor Finish</u>				

To Collection: 25,025.89

Ref	Description	Quantity	Units	Rate	Value
1	Timber flooring; engineered wood flooring; PC Sum £40.00/m2 incl. underlay		Item	3,255.00	3,255.00
	<u>Wall Finish</u>				
2	Tiling; Ceramic wall tiles; PC sum £40.00/m2 Note - Considered 450mm high tile splashback to walls behind the kitchen work top		Item	427.50	427.50
	<u>Painting and decorating</u>				
	All decorating rates allow for basic white finish only, to new work only. Separate decorating quote should be agreed once finishes specification is confirmed.				
3	Ceilings; One mist & two full coats vinyl emulsion paint; white over plastered area; Dulux Trade emulsion		Item	166.50	166.50
4	Walls; One mist & two full coats vinyl emulsion paint; white over plastered area; Dulux Trade emulsion		Item	840.57	840.57
5	Skirting; prepare, knotting, stopping; one coat wood primer, one undercoat alkyd based paint, one coat alkyd based paint gloss finish		Item	160.47	160.47
6	Frames, linings and associated moulding; prepare, knotting, stopping; one coat wood primer, one undercoat alkyd based paint, one coat alkyd based paint gloss finish		Item	51.56	51.56
7	Woodwork General surface; prepare, knotting, stopping; one coat wood primer, one undercoat alkyd based paint, one coat alkyd based paint gloss finish		Item	174.87	174.87
	M&E				
8	Electrical; Provisional sum subject to details		PS	5,000.00	5,000.00
9	Plumbing; Provisional sum subject to final specifications		PS	1,500.00	1,500.00
10	Heating		Item	1,000.00	1,000.00
	EXTERNAL WORKS				
11	Making good of driveway and construction of Brick patio; Provisional sum subject to details		PS	3,000.00	3,000.00
12	Brick stepdown to rear garden; Provisional sum subject to details		PS	750.00	750.00
13	Garden planter to the rear garden; Provisional sum subject to details		PS	3,500.00	3,500.00

To Collection: 19,826.47

Ref	Description	Quantity	Units	Rate	Value
1	Concrete wet cast seat to rear side of extension; Provisional sum subject to details		PS	2,500.00	2,500.00

To Collection: 2,500.00

Express - 123 High Street

Ref	Description	Quantity	Units	Rate	Value
	Collection for ESTIMATE				
	01/1				17,640.93
	01/2				16,459.37
	01/3				25,025.89
	01/4				19,826.47
	01/5				2,500.00
	To Summary:				81,452.66

Summary

Ref	Description	Quantity	Units	Rate	Value
01	ESTIMATE				81,452.66
					Sub-Total: 81,452.66
					V.A.T. @ 20.00 % 16,290.53
					Total: 97,743.19

SIMPLY ESTIMATING

EXPRESS SERVICE

ESTIMATE IN EXCEL FORMAT

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

Express - 123 High Street

01 - ESTIMATE

Item	Description	Quantity	Units	Rate	Value
	<u>ESTIMATE</u>				
	PRELIMINARIES				
1	Preliminaries	15	%	70,828.40	10,624.26
	DEMOLITIONS				
	<u>Demolish and remove from site:</u>				
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2		1	Item	2,654.61	2,654.61
	Existing structural elements: -Brickwork taking down with care: in cement mortar: half brick wall / one brick wall / one and half brick wall -Blockwork taking down with care: 100 mm thick / 150 mm thick / 200 mm thick - Roofing remove slate/ tiles / bituminous felt / lead covering / roof coverings including battens, felt etc. - Roofing remove timber boarding - Timber fascia and soffite. - Rainwater pipes and branches PVC / cast iron - Woodwork timber stud partition walls including plasterboard finish both sides.				
3		1	Item	2,527.19	2,527.19
	Supporting existing structure by using props and needles and making good area after needle removal; Structural steelwork not included; Provisional Sum subject to details				
4		1	PS	1,000.00	1,000.00

	<u>Extend existing opening in existing wall</u>				
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	STRUCTURE BELOW DPC				
	<u>Foundations</u>				
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	<u>External walls</u>				
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	<u>Roof structure</u>			
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5	Formation of hidden gutter; Provisional rate £300/m subject to details	6 m	300.00	1,800.00
	<u>Guttering and down pipes</u>			
6	PVC	1 Item	128.67	128.67
	<u>Roof covering</u>			
7	GRP flat roof membrane to specialist specification	12 m2	125.00	1,500.00
	<u>General lead work</u>			
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DRYLINING & PLASTERING					
9	Ceiling Finish; 12.5 mm wallboard and 5 mm skim;	1	Item	660.00	660.00
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All decorating rates allow for basic white finish only, to new work only. Separate decorating quote should be agreed once finishes specification is confirmed.					
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	M&E				
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1	Concrete wet cast seat to rear side of extension; Provisional sum subject to details	1	PS	2,500.00	2,500.00
	TOTAL (Excl. VAT)				81,452.66

EXPRESS SERVICE

REPORTS:

RESOURCES: ANALYSIS OF RESOURCES

Estimate No: Express - 123 High Street**Resources By Section**

Section	Description	Quantity	Units	Rate	Value
01	ESTIMATE				
	<i>Labour</i>				
A2020	Demolition General Operative	131.54	hour	14.89	1,958.58
A1007	Trained Plumber	2.50	Hour	20.26	50.65
A1010	Electrician	1.00	hour	22.86	22.86
A0204	Brickwork gang	84.49	hour	27.14	2,293.12
A0208	Roof slating and tiling gang	0.41	hour	34.58	14.23
A0212	Plaster and Rendering Gang	32.25	hour	30.86	995.19
A2011	General Operative (BATJIC Oper. Rate)	81.14	hour	14.89	1,208.15
A2016	General Operative (semi skill B)	4.13	hour	17.72	73.10
A2019	Concretor	13.00	hour	14.89	193.62
A0205	Blockwork gang	41.38	hour	30.86	1,277.05
A1005	Carpenter	82.20	hour	19.69	1,618.60
A0219	Floor Screeding Gang	6.99	hour	30.86	215.62
A1022	Painter and Decorator	48.26	hour	19.69	950.16
A0213	Wallboard, drylining, partition gang	32.41	hour	27.14	879.53
A0211	Plumbing gang	1.34	hour	37.54	50.38
A2037	Leadwork Gang	25.75	hour	37.85	974.61
	<i>Plant</i>				
P1800001	Skip - mixed waste	40.28	m3	52.00	2,197.80
A0075	Kango hammer 900X/950X	18.70	hour	4.69	87.70
A0066	Compressor 250 cfm + 2 tools	15.99	hour	16.66	266.37
A0111	Acrow No 2 (2.0/3.0 metres)	8.00	week	2.30	18.40
A0052	Vibrating roller, single drum, 448 kg	1.65	hour	25.58	42.21
A0061	Whacker	2.31	hour	6.29	14.53
	<i>Materials</i>				
A0542	Gauged mortar (1:2:9)	0.70	m3	218.55	169.06
G0113	100 mm solid blocks	39.95	m2	16.09	674.92
G0102	Common bricks	0.08	1000	739.82	58.57
A0361	Timber for earthwork support	0.09	m3	419.85	39.32

Estimate No: Express - 123 High Street**Resources By Section**

Section	Description	Quantity	Units	Rate	Value
A0511	Cement mortar (1:3)	0.23	m3	187.74	47.33
G0274	Slates 230 X 225 (damp proof course)	0.05	1000	1,114.93	59.53
T0059	Thistle Browning	0.02	tonne	501.66	12.27
T0064	Thistle Multi-Finish	0.01	tonne	340.88	3.96
T0062	Thistle Bonding coat	0.01	tonne	455.92	5.61
F0705	Prestressed precast concrete lintel 220x65mm	2.09	m	35.30	73.78
F045301	C20/25 Readymix 20mm aggregate	9.30	m3	102.69	1,003.02
G0275	Damp proof course Hyload	12.50	m2	9.80	128.63
G0292	Hyload contact adhesive	0.20	ltr	26.77	5.96
G0293	Hyload mastic	0.34	ltr	34.82	12.93
G0361	Wall ties 225 mm stainless steel flat bar tie with expanded ends, type 1	155.00	Nr	0.41	66.73
G0104	Class B Engineering bricks	0.27	1000	883.68	247.68
A035101	Hardcore,brick,stone.PC price	2.93	m3	20.74	60.66
A0331	Fine aggregate BS EN 12620	0.69	tonne	42.33	32.13
F0311	Visqueen 300mu polythene sheet 4x25m	0.30	roll	48.58	16.03
N1540	PIR Polyisocyanurate general purpose foam sheet insulation, 130 mm thick	15.00	m2	29.39	462.89
A0561	Fine conc (1:1:5:3)	1.13	m3	185.35	229.37
G1133	Thermabate PVCu cavity closers 100mm	32.00	m	6.57	220.75
G0362	Retaining clip fixed to wall tie for insulation, plastic	108.00	Nr	0.11	12.47
G1145	Cavity wall insulation 100 mm mineral wool batt (lambda value 0.038)	27.00	m2	11.07	313.83
G0105	Facing bricks	1.11	1000	835.72	974.03
Q0290	Steel lintels 283 x 232 x 3300 mm CX90/100	1.00	Nr	520.68	520.68
Q0265	Steel lintels 283 x 140 x 1800 mm CG90/100	1.00	Nr	129.13	129.13
F0360	Coping unit 300 x 75 x 600 mm splayed	12.21	Nr	11.35	142.05
T0077	Expamet external render stop ref 570	5.00	m	2.46	12.92
T0075	Expamet external angle bead ref 545	6.00	m	7.50	47.25
V0153	Matt white emulsion (Dulux)	4.06	ltr	6.13	25.51

Estimate No: Express - 123 High Street**Resources By Section**

Section	Description	Quantity	Units	Rate	Value
T0085	Derbyshire spar chippings 3-8 mm	0.07	tonne	133.62	9.82
V0016	Brush allowance - Roughcast	14.00	m2	0.05	0.70
N0023	Sawn softwood 50x75mm building quality, untreated	58.38	m	3.17	198.94
N1698	Glass fibre sound-deadening quilt type PF, 50 mm thick	14.00	m2	6.43	94.52
T0208	Gyproc Drywall sealer	2.28	ltr	8.48	21.27
T0204	Gyproc joint filler	12.54	kg	1.34	18.48
M10100003	Gyproc wallboard TEN 12.5 mm	17.00	m2	4.60	82.11
T0205	Gyproc Easi-Fill	18.81	kg	2.60	53.80
T0206	Gyproc joint tape	74.39	m	0.06	4.91
T0219	Gyproc galvanised nails 40 mm	1.71	kg	6.34	11.93
T0056	Thistle Board finish	0.35	tonne	429.12	156.67
T0067	Thistle ProTape FT50 Scrim	142.50	m	0.22	34.49
N0028	Sawn softwood 50x200mm building quality, untreated	6.00	m	7.99	51.54
N1576	Black hexagon head bolts and nuts grade 4.6 BS 4190 M12x140mm	15.00	Nr	0.61	9.38
N1636	BAT timber connectors 63mm double	15.00	Nr	1.53	23.52
N1652	Galvanised steel heavy duty restraint straps 30x5mmx1200mm girth bent	17.00	Nr	9.40	163.80
N0026	Sawn softwood 50x150mm building quality, untreated	29.00	m	5.99	186.74
N0354	Plywood to BS EN 635, WBP BB/BB, exterior grade, 18 mm	12.00	m2	20.45	257.67
N0062	Sawn softwood furring pieces 50x50mm	29.00	m	2.53	78.87
N0351	Plywood external quality, WBP bonding, Finnish Birch faced 12 mm	12.00	m2	15.78	198.83
N1619	Expanding bolts plated finish to BS EN ISO 2081 class C, loose bolt type M1225L	29.00	Nr	2.45	72.83
N1710	Expanded Metal Co. SPH joist hangers 'S' standard 50mm joists 150mm depth	29.00	Nr	6.92	205.70
R0297	Clip for rainwater pipe, PVCu, 68 mm	1.50	Nr	2.28	3.51
R0292	Rainwater pipe, PVCu, 68 mm	3.00	m	4.67	14.36

Estimate No: Express - 123 High Street**Resources By Section**

Section	Description	Quantity	Units	Rate	Value
R0314	Rainwater head, PVCu, rectangular, 252 x 195 x 210 mm,110 mm	1.00	Nr	33.84	34.69
M0551	Lead, milled to BS EN 12588	0.21	tonne	2,672.45	605.34
M0084	50 x 100 mm copper flashing clips, 0.6 mm thick, (1kg pack of 220), each	77.99	nr	0.04	3.12
G1122	Cavity tray E Standard 450 mm lengths	13.14	Nr	6.26	83.90
G1127	Cavity tray W Cavity weep/ventilator	13.14	Nr	0.70	9.38
T0121	Gyproc wallboard 12.5 mm	40.00	m2	3.57	149.90
T0136	Gyproc Dri-Wall Adhesive	137.50	kg	0.53	80.16
N0231	Machine shop labours on timber softwood	24.00	m	4.38	113.00
N0257	Wrought softwood standard moulded skirting 25 x 175 mm ogee or torus	20.00	m	6.54	140.61
V0005	Brush allowance - Plaster	303.00	m2	0.03	9.09
V0150	White emulsion (Dulux)	25.25	ltr	7.10	183.76
V0102	wood primer white and pink (Dulux)	1.82	ltr	9.32	17.34
V0191	Patent knotting solution	0.14	ltr	17.39	2.72
V0120	White undercoat (Dulux)	1.46	ltr	7.79	11.66
V0140	White gloss paint (Dulux)	1.46	ltr	7.79	11.66
V0012	Brush allowance - Smooth timber	30.00	m2	0.03	0.90
	<i>Sundry</i>				
Q9900003	extra over for reatment to timber	84.07	sum	0.15	12.61
Q10100002	extra over for timber grading and treatment	98.91	%	0.40	39.56
	<i>PC Sums</i>				
R17400001	PC Sum	242.00	sum	1.00	245.15
R23800001	PC Sum	1,360.00	sum	1.00	1,496.00
	<i>Subcontract Trades</i>				
PLUMBING	Plumbing Subcontractor				700.00
ELECTRICAL	Electrical Subcontractor				175.00
GRP ROOF	GRP Roofing Subcontractor				1,200.00
TIMBERFLOOF	Timber floor subcontractor				1,240.00

Estimate No: Express - 123 High Street

Resources By Section

Section	Description	Quantity	Units	Rate	Value
TILINGFLOOR	Tiling Subcontractor - Floor				210.00
	Estimate Totals				29,941.36

EXPRESS 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
Resources							
Labour	12,775.43	25.57	25.00	3,193.86	15,969.29		
Plant	2,627.01	5.26	25.00	656.75	3,283.76		
Materials	9,220.60	18.45	25.00	2,305.15	11,525.75		
Sundry	52.17	0.10	25.00	13.04	65.22		
PC Sums	1,741.15	3.48	25.00	435.29	2,176.44		
Domestic Subcontractors	3,525.00	7.05	25.00	881.25	4,406.25		
Un-Resourced/Lump Sum Items	9,400.00	18.81	25.00	2,350.00	11,750.00		
SubTotal:	39,341.36	78.74	25.00	9,835.34	49,176.71		
Preliminaries							
Preliminaries Items	10,624.26	21.26			10,624.26		
Spread Preliminaries							
Total Direct Costs:	49,965.62		19.68	9,835.34	59,800.97		

Other Item Costs	Estimated Cost		Assessed Recovery		Total
	Value	% of OIC	%	Value	
Prime Cost Sums					
Nominated Subcontractors					
Nominated Suppliers					
Other PC Items					
Total PC Sums:					
Provisional Sums	21,650.00	100.00			21,650.00
Dayworks Items					
Total Other Item Costs:	21,650.00				21,650.00
Summary Totals:	71,615.62				81,450.97

Recovery Element	On-Costs		% of Cost	% of Bid
	% of TDC	Value		
Resources Adjustments	19.68	9,835.34	13.73	12.07
PC Sums Profit Items				
Item-based Adjustment				
Global Profit				
Global Adjustments				
Total Recovery:	19.68	9,835.34	13.73	12.07
Total Costs		71,615.62		
Main Contractor Discount				
B of Q Rounding		1.69		

Statistics	
No Unpriced Items	
No Zero Value Resource Items	
No Items with Incomplete Dims	
Area:	36.00
Cost:	1,989.32 Per
Bid:	2,262.57 Per

Estimate Total: 81,452.66

Margin Element	Value	% of Cost	% of Bid
Total On-cost	9,835.34	13.73	12.07
Total Trading Discount			
Assessed Recovery			
Total Margin	9,835.34	13.73	12.07