



ESTIMATE

FOR

BUILDING WORKS

BARONS COURT ROAD

26TH JANUARY 2017

Project: Barons Court
Date: 26/01/2017

QUALIFICATIONS, ASSUMPTIONS & EXCLUSIONS:

- 1 Qualifications:-
 - 1.1 Prices exclude 20% VAT
 - 1.2 Pre-start meeting and site investigation will be required before commencement on site
 - 1.3 Change of specification by the customer may be subject to further cost
 - 1.4 Provisional sums (Prov.) within the tender are subject to re-measure
 - 1.5 Changes to drawings or design which deviate from the information used as stated below may be subject to further cost
 - 1.6 Clients specifications will be clarified to prior to start on site and make be subject to increase/decrease in cost
 - 1.7 This tender is not final and may change, a full detailed tender will be available once all final details and specifications are determined
 - 1.8 Site inspections to be carried out, this may cause additions/omissions to the tender documents
 - 1.9 Until such time as all site inspections and specifications have been carried out this tender should not be taken as final
 - 1.10 All quantities are re-measurable and used for indicative purposes only
 - 1.11 All quantities are subject to re-measure once the project has commenced
 - 1.12 All construction and finishing details have been assumed

- 2 The following assumptions have been made in drawing up the costs:-
 - 2.1 Structural engineers details will be provided
 - 2.2 Building regulations drawings will be available
 - 2.3 Exclusions and additional information can be found under each section 'notes for pricing'
 - 2.4 Items with PC or Provisional Sums will be subject to re-measure

- 3 The following exclusions have been made within this tender:-
 - 3.1 Any items not mentioned within the tender have been excluded
 - 3.2 No allowance for incoming supplies

INFORMATION USED:

The drawings used in the preparation of this tender are as listed below:

Drawing reference:

Tender stage drawings

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Main Summary

		Total Cost (£)	
1	Demolition	£5,551.00	
2	Substructure	£6,172.32	
3	Superstructure	£6,516.57	
4	Roof	£15,793.80	
5	Windows and Doors	£31,713.00	
6	Partitions	£13,962.30	
7	Joinery	£11,301.40	
8	Decoration	£11,914.65	
9	Floor Finishes	£3,914.90	
10	Kitchen and Bathrooms	£17,044.50	
11	Electrical	£27,357.00	
12	Mechanical	£24,183.50	
13	Externals	£7,358.45	
14	Preliminaries	£23,530.00	
	Total	£206,313.39	

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Demolition

Notes for pricing

	Description	Quantity	Unit	Rate	Total
1	Isolate existing M&E	1.00	item	£165.00	£165.00
2	Strip out existing M&E as required	1.00	item	£550.00	£550.00
3	General strip out	1.00	item	£825.00	£825.00
4	Removal of fixtures and fitting	1.00	item	£550.00	£550.00
5	Strip part of existing roof as required	1.00	item	£825.00	£825.00
6	Remove windows and doors as required	1.00	item	£616.00	£616.00
7	Remove existing kitchen	1.00	item	£330.00	£330.00
8	Remove existing sanitaryware	1.00	item	£440.00	£440.00
9	Demolition of existing walls where required	1.00	item	£700.00	£700.00
10	Breakout hardstandings	1.00	item	£550.00	£550.00
					£5,551.00

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Superstructure

Notes for pricing

	Description	Quantity	Unit	Rate	Total
BLOCKWORK WALLS					
1	100mm blockwork	24.00	m2	£40.15	£963.60
2	100mm insulation	16.00	m2	£20.90	£334.40
3	Cavity ties	48	no.	£0.44	£21.12
4	Lintels	3.00	no.	£121.00	£363.00
STRUCTURAL STEELWORK					
7	203 x 203 x 46	4.00	m	£149.27	£597.08
8	152 x 89 x 16	3.50	m	£51.92	£181.72
9	152 x 152 x 30	7.50	m	£97.35	£730.13
10	152 x 152 x 37	13.00	m	£120.07	£1,560.85
11	80 x 80 x 5	3.00	m	£16.23	£48.68
12	Fireproofing	31.00	m	£33.00	£1,023.00
13	Padstones	9.00	no.	£77.00	£693.00
					£6,516.57

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Roof

Notes for pricing

	Description	Quantity	Unit	Rate	Total
	<u>PITCHED ROOF</u>				
1	50 x 150mm rafters	44.00	m2	£64.90	£2,855.60
2	Vapour check	44.00	m2	£6.05	£266.20
3	50 x 38mm battens	44.00	m2	£15.40	£677.60
4	Insulation	44.00	m2	£22.00	£968.00
5	25 x 38mm battens	44.00	m2	£15.40	£677.60
6	Tiles	44.00	m2	£50.05	£2,202.20
	<u>FLAT ROOF</u>				
7	50 x 200mm flat roof joists	22.00	m2	£39.05	£859.10
8	Vapour check	22.00	m2	£4.40	£96.80
9	Firrings	22.00	m2	£9.90	£217.80
10	Insulation	22.00	m2	£20.90	£459.80
11	Ply	22.00	m2	£14.85	£326.70
12	Single ply membrane	22.00	m2	£110.00	£2,420.00
	<u>GENERAL</u>				
13	UPVC Soffit	20.00	m	£11.55	£231.00
14	UPVC Fascia	20.00	m	£11.55	£231.00
15	UPVC Gutters	20.00	m	£13.75	£275.00
16	UPVC Downpipes	18.00	m	£13.75	£247.50
17	Lead flashing	26.00	m	£45.65	£1,186.90
18	Front dormer	1.00	item	£1,595.00	£1,595.00
					£15,793.80

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Windows and Doors

Notes for pricing

a PC Sum to supply doors and windows - specification required

	Description	Quantity	Unit	Rate	Total
1	Door approx 800 x 2100 (front)	1.00	no.	£1,815.00	£1,815.00
2	Door approx 800 x 2100 (side passage)	1.00	no.	£1,265.00	£1,265.00
3	Door approx 850 x 2300 (rear)	2.00	no.	£1,540.00	£3,080.00
4	Window approx 2300 x 1400	1.00	no.	£1,881.00	£1,881.00
5	Window approx 3000 x 1400 (bay)	1.00	no.	£2,420.00	£2,420.00
6	Window approx 700 x 1300	1.00	no.	£610.50	£610.50
7	Window approx 2000 x 1000	1.00	no.	£1,210.00	£1,210.00
8	Window approx 500 x 1000	2.00	no.	£385.00	£770.00
9	Window approx 1500 x 1250	1.00	no.	£1,155.00	£1,155.00
10	Window approx 900 x 1500	4.00	no.	£1,265.00	£5,060.00
11	Window approx 850 x 1400	3.00	no.	£1,100.00	£3,300.00
12	Window approx 850 x 2250	1.00	no.	£1,705.00	£1,705.00
13	Rooflight approx 780 x 980	3.00	no.	£1,001.00	£3,003.00
14	Rooflight approx 700 x 500	2.00	no.	£550.00	£1,100.00
15	Rooflight approx 750 x 2500	1.00	no.	£2,282.50	£2,282.50
16	Rooflight approx 900 x 900	1.00	no.	£1,056.00	£1,056.00
					£31,713.00

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Internal Walls and Partitions

	Description	Quantity	Unit	Rate	Total
<u>STUDWORK PARTITIONS</u>					
1	50 x 100mm studwork	60.00	m2	£25.85	£1,551.00
2	100mm rockwool	60.00	m2	£8.80	£528.00
3	12.5mm plasterboard to each side	120.00	m2	£10.29	£1,234.20
4	3mm skim finish	120.00	m2	£14.30	£1,716.00
<u>NEW EXTERNAL WALLS</u>					
5	12.5mm plasterboard dabbed to walls	24.00	m2	£13.75	£330.00
6	3mm skim finish	24.00	m2	£13.20	£316.80
<u>CEILINGS</u>					
7	Frame and 12.5mm plasterboard (Prov. 20m2 for ceilings to accomodate drainage from above)	42.00	m2	£24.75	£1,039.50
8	3mm skim finish	42.00	m2	£13.20	£554.40
<u>MAKING GOOD THROUGHOUT</u>					
9	3mm skim finish - walls	352.00	m2	£13.20	£4,646.40
10	3mm skim finish - ceilings	155.00	m2	£13.20	£2,046.00
11	Repair/replace cornices to match existing (to be included separately on investigation)			Excluded	Excluded
					£13,962.30

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Joinery

Notes for pricing

	Description	Quantity	Unit	Rate	Total
	<u>SINGLE DOOR</u>				
1	Install single door	11.00	no.	£93.50	£1,028.50
2	PC Sum to supply single door	11.00	no.	£82.50	£907.50
3	Install ironmongery (supplied by client)	11.00	no.	£27.50	£302.50
4	PC Sum to supply ironmongery	11.00	no.	£42.00	£462.00
5	Door frame	11.00	no.	£60.50	£665.50
6	Architraves	110.00	m	£14.30	£1,573.00
	<u>SLIDING POCKET DOOR</u>				
7	Install sliding pocket doors	2.00	no.	£110.00	£220.00
8	PC Sum to supply sliding pocket doors	2.00	no.	£385.00	£770.00
9	Sliding door mechanism	2.00	no.	£357.50	£715.00
10	Install ironmongery	2.00	no.	£27.50	£55.00
11	PC Sum to supply ironmongery	2.00	no.	£55.00	£110.00
12	Door frame	2.00	no.	£71.50	£143.00
13	Architraves	20.00	m	£14.30	£286.00
	<u>JOINERY</u>				
14	Skirtings 100mm torus	199.00	m	£17.60	£3,502.40
15	Joinery to bathrooms and ensuites				Excluded
16	Bespoke wardrobes/cupboards				Excluded
17	Access to the top floor storage area with door and ladder	1.00	no.	£561.00	£561.00
					£11,301.40

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Decoration

Notes for pricing

	Description	Quantity	Unit	Rate	Total
1	1 mist coat and 2 final coats of matt emulsion	693.00	m2	£11.00	£7,623.00
2	1 coat of primer and 1 coat of eggshell/satinwood/gloss to skirting and architraves	329.00	m	£9.35	£3,076.15
3	1 coat of primer and 1 coat of eggshell/satinwood/gloss to doors	13.00	no.	£93.50	£1,215.50
					£11,914.65

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Floor finishes

Notes for pricing

a No allowance for floor finishes apart from the ones mentioned below

	Description	Quantity	Unit	Rate	Total
1	Install engineered timber floor to ground floor	59.00	m2	£33.55	£1,979.45
2	Supply of wooden flooring				By Client
3	Install tiles to bathroom/ensuite	17.00	m2	£47.85	£813.45
4	Supply of tiles				By Client
5	Repair and level up existing flooring (subject to investigation and confirmation with client)	TBC	TBC	TBC	TBC
5	Supply and install thin hardbroad to finish existing flooring upstairs for carpets as requested	120.00	m2	£9.35	£1,122.00
					£3,914.90

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Mechanical

Notes for pricing

- a All items are provisional and all quantities are assumed
- b No allowance for incoming supplies

	Description	Quantity	Unit	Rate	Total
1	Vaillant boiler	1.00	no.	£2,420.00	£2,420.00
2	Megaflow	1.00	no.	£1,672.00	£1,672.00
3	Gas works	1.00	item	£231.00	£231.00
4	Underfloor heating	59.00	m2	£93.50	£5,516.50
5	Install radiator	12.00	no.	£82.50	£990.00
6	Supply of radiator	12.00	no.	£110.00	£1,320.00
7	Drayton TRV	12.00	no.	£19.25	£231.00
8	Pipework for radiators	1.00	item	£1,001.00	£1,001.00
9	Hot and cold water pipe installations; pipework and sundry items to completion	1.00	item	£4,257.00	£4,257.00
10	Waste plumbing and drainage including pipework and sundry items to completion	1.00	item	£3,795.00	£3,795.00
	<u>General</u>				
11	Builders work in connection	1.00	item	£2,200.00	£2,200.00
12	Testing and commissioning	1.00	item	£550.00	£550.00
					£24,183.50

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Preliminaries

Notes for pricing

	Description	Quantity	Unit	Rate	Total
1	Rubbish removal; skips	20.00	no.	£352.00	£7,040.00
2	Scaffolding and safe stands (temporary roof option, front and side elevations)	1.00	item	£4,950.00	£4,950.00
3	Welfare facilities	1.00	item	£1,100.00	£1,100.00
4	Small plant and tools	1.00	item	£1,650.00	£1,650.00
5	Protection	1.00	item	£550.00	£550.00
6	Temporary supplies	1.00	item	£2,750.00	£2,750.00
7	Lifting and propping	1.00	item	£550.00	£550.00
8	Cleaning	1.00	item	£440.00	£440.00
9	Site records, notices, regular photographs, meetings, warranties, H&S notifications, etc	1.00	item	£1,200.00	£1,200.00
10	Foreman fees	1.00	item	£3,300.00	£3,300.00
					£23,530.00