

		Qty	Unit	Rate	£	p
A PRELIMINARIES/GENERAL CONDITIONS						
A10 Project particulars						
The build period has been assumed to be 16 weeks						
No allowance has been made for external hard & soft landscaping works.						
If no Structural Engineering details have been provided, all structural elements contained within have been assumed and may be subject to change.						
No floor coverings have been allowed for.						
No allowance has been made for the supply and installation of kitchen units, worktops or associated white goods.						
Decoration has been allowed for to areas of new work only						
All space heating works have been assumed as there are no details of requirements on the Architects drawings.						
All prices exclude Vat.						
A40 Contractor's general cost items: Management and staff						
Site administrative staff						
Provide general site supervision/administration						
a	General foreman	3.20	week	1000.00	3,200	00
b	Cleaner	0.80	week	360.00	288	00
A41 Contractor's general cost items: Site accommodation						
Temporary offices and the like						
Hire of temporary accommodation						
c	Portaloos hire	16.00	nr/wk	35.00	560	00
d	Delivery of portaloos and plant to site		item	110.00	110	00
e	Collection of portaloos & plant from site		item	110.00	110	00
A42 Contractor's general cost items: Services and facilities						
Provide the following services and facilities						
Rubbish disposal						
f	Skips	2.00	nr	256.11	512	22
A44 Contractor's general cost items: Temporary works						
Scaffolding up to 10m high						
Independent scaffolding						
g	Erect and subsequently dismantle	37.92	m ²	20.85	790	63
					To Collection £	5,570 85

		Qty	Unit	Rate	£	p	
MEASURED WORKS							
Demolition, stripping out & alterations							
	Removing frames						
a	windows		item	81.71	81	71	
b	doors		item	184.42	184	42	
	Existing walls						
c	remove external walls		item	963.32	963	32	
d	forming new window opening		item	322.73	322	73	
	Existing floors and ceilings						
e	remove floor finishes		item	49.77	49	77	
f	remove ceiling finishes		item	17.45	17	45	
	Existing roofs						
g	remove redundant roof structure and tile roof coverings		item	172.59	172	59	
	Existing staircases, handrails and balustrades						
h	remove staircases and associated components		item	59.27	59	27	
	Existing drainage installations						
i	remove redundant rainwater installations		item	49.42	49	42	
Foundations & ground floor							
	Foundations; excavating by machine, disposal of spoil by skip						
	600 mm wide; mass filled concrete foundations with tamped finish. Overall depth to base of foundation below DPC;						
j	1075 mm	13.07	m	141.67	1,851	63	
	Footings						
	300 mm wide, consisting of; outer skin; 100 mm dense concrete blockwork with class B engineering brickwork; inner skin; 100 mm dense concrete blockwork						
k	675 mm high	13.07	m	70.46	920	91	
	Block & beam floors; excavating by machine, disposal of spoil by skip						
	Herbicide treatment, 50 mm concrete blinding & 200 mm floor void						
l	150 mm block and beam flooring	18.69	m ²	90.63	1,693	87	
	Extra over works to block & beam floors						
	Under floor ventilation						
m	telescopic floor ventilator	10.00	nr	15.68	156	80	
	Damp proof membranes						
n	horizontal and vertical dpm		item	35.53	35	53	
© Estimating Service 2018					To Collection £	6,559	42
Page 2 / 1							

		Qty	Unit	Rate	£	p	
MEASURED WORKS continued ...							
Foundations & ground floor continued ...							
	Insulation to ground floors						
	Kingspan insulation board						
a	90 mm	18.69	m ²	22.86	427	25	
	Separation layers						
b	polythene	18.69	m ²	2.43	45	42	
	Screed surface finish to ground floors						
	Floor screed. thickness;						
c	65 mm	18.69	m ²	23.09	431	55	
External walls							
	Cavity walls						
	Brickwork/lightweight aerated Turbo concrete						
	blockwork cavity wall						
d	100mm brickwork/100mm cavity/100mm	24.16	m ²	177.04	4,277	29	
	blockwork; PC supply rate for bricks £1000/1000						
	Wall insulation						
	Dritherm						
e	100 mm	24.16	m ²	11.14	269	14	
	Proprietary Items						
	Cavity closers						
f	100 mm wide cavities	10.48	m	19.70	206	46	
	Wall extension profiles						
g	100 mm wide	15.44	m	12.27	189	45	
	Steel lintels						
	Cavity lintels						
h	1500 mm long	1.00	nr	80.17	80	17	
i	2250 mm long	1.00	nr	120.86	120	86	
Roof							
	Flat roof structure						
	C16 timber joists with solid bridging, 12 mm						
	plywood under 126 mm composite insulation						
	board/plywood decking, uPVC fascia boards. Joist						
	size;						
j	50 x 225 mm		item	2281.37	2,281	37	
	Pitched roof structure						
	C24 timber rafters with uPVC fascia & soffits						
	boards. Rafter size;						
k	50 x 200 mm		item	947.59	947	59	
© Estimating Service 2018					To Collection £	9,276	55
Page 2 / 2							

		Qty	Unit	Rate	£	p	
MEASURED WORKS continued ...							
Roof continued ...							
	Waterproofing & tiling						
a	single layer roof coverings		item	1796.02	1,796	02	
b	plain tile roof coverings		item	658.62	658	62	
	Flashing						
c	lead flashings		item	1063.41	1,063	41	
	Gutters & rainwater pipes						
d	uPVC rainwater disposal system		item	279.73	279	73	
	Roof insulation						
	Quilt roof insulation						
e	100 mm thick	8.54	m ²	3.85	32	88	
f	170 mm thick	8.54	m ²	6.10	52	09	
Windows, doors and rooflights							
	External frames						
	Windows and doors						
g	uPVC windows & doors; Modern uPVC windows quotation; windows to Family Room, Study and Front door with sidelights. All white uPVC.		item	803.37	803	37	
h	installation of windows and doorsets		item	280.00	280	00	
	Doors						
i	budget allowance for the supply and installation of aluminium doorsets including sealant work; bi-fold doors to Kitchen & Dining / Living room	10.66	m ²	478.42	5,099	96	
	Extra for;						
	Sealant						
j	silicon sealant externally & internally	19.38	m	5.99	116	09	
	Window boards						
k	MDF window boards decorated with one undercoat and one coat of trade gloss	2.61	m	16.01	41	79	
l	returned ends to window boards	4.00	nr	1.25	5	00	
Internal walls and partitions							
	50 mm x 100 mm timber stud walls; studs at 400 mm centres						
	Lined with one layer of plasterboard to one side, plastered and decorated with matt emulsion						
m	12.5 mm plain plasterboard	8.98	m ²	61.96	556	40	
	Lined with one layer of plasterboard to both sides, plastered and decorated with matt emulsion						
n	12.5 mm plain plasterboard to both sides	4.99	m ²	87.11	434	68	
© Estimating Service 2018					To Collection £	11,220	04
Page 2 / 3							

		Qty	Unit	Rate	£	p	
MEASURED WORKS continued ...							
Staircase and balustrades							
Purpose made staircases consisting of softwood strings, MDF treads and plywood risers							
Knotted, stopped and primed, finished with one coat of trade undercoat and one coat of trade gloss paint							
a	Jeldwen staircase layout pattern A	1.00	nr	1167.84	1,167	84	
Internal doors and joinery							
Skirting boards, architraves and timber mouldings							
MDF skirting boards; knotted, stopped and primed with one coat of trade undercoat and one coat of trade gloss paint finish							
b	19 x 100 mm Pencil Round skirting board	20.96	m	13.80	289	25	
Plumbing and heating							
Radiators							
Single panel radiators including flow and return pipework, valves and associated builders work							
c	1600 x 600 mm	1.00	nr	679.56	679	56	
Floor, wall & ceiling finishes							
Plasterboard linings, skimmed and decorated with white or magnolia matt emulsion							
d	12.5mm plain plasterboard linings to masonry walls	23.26	m ²	25.67	597	08	
e	12.5mm plain plasterboard linings to masonry reveals	16.05	m	15.19	243	80	
f	12.5mm plain plasterboard linings to ceilings	12.61	m ²	26.65	336	06	
g	12.5mm vapour check plasterboard linings to ceilings	9.81	m ²	28.74	281	94	
Plaster patching							
Making good to;							
h	plastered surfaces disturbed by building work		item	240.00	240	00	
Plastering accessories							
Beads and trim							
i	additional angle beads required	1.00	m	32.16	32	16	
© Estimating Service 2018					To Collection £	3,867	69
Page 2 / 4							

Contractors estimate example

	Qty	Unit	Rate	£	p
Summary					
A PRELIMINARIES/GENERAL ... Page 1 / 3			£	14,370	85
MEASURED WORKS Page 2 / 5			£	30,923	70
© Estimating Service 2018	Page S / 1		Total for Bill £	45,294	55