

PROJECT		Rock Way New											Rev(0)	
ADDRESS		United Kingdom												
Date of Plans														
Date of Submission														
BASE BID		£ 215,044												
SR #	DWG. NO.	CSI NO.	DESCRIPTION	QTY.	WASTE	QTY. W/ WASTE	UNIT	LABOR/EQUIP. COST	MATERIAL COST	TOTAL LABOR	TOTAL MATERIAL	TOTAL UNIT COST	TOTAL COST	SUBTOTALS
DIVISION 01 - GENERAL REQUIREMENTS														
1			Allowance for following general requirements	1	0%	1	LS	£ -	£ -	£ -	£ -	£ -	£ -	
2			Mobilization	1	0%	1	LS							
3			Bonds and insurance	1	0%	1	LS							
4			Project management and supervision	1	0%	1	LS							
5			Project schedule and progress	1	0%	1	LS							
6			Submittals, samples & shop drawings	1	0%	1	LS							
7			Temporary facilities & controls	1	0%	1	LS							
8			Office overheads	1	0%	1	LS							
9			Closeout procedures	1	0%	1	LS							
10			Scaffolding	40	0%	40	SM	£ 10.00	\$ -	£ 400.00	£ -	£ 10.00	£ 400.00	
			General Requirement Sub Total							£ 400.00	£ -			£ 400.00
DIVISION 02 - EXISTING CONDITIONS														
Demolition														
11			Remove Existing Window	4	0%	4	EA	£ 150.00	£ -	£ 600.00	£ -	£ 150.00	£ 600.00	
12			Remove Existing Door	5	0%	5	EA	£ 100.00	£ -	£ 500.00	£ -	£ 100.00	£ 500.00	
13			Existing Front Door To Be Carefully Removed & Reinstalled	1	0%	1	EA	£ 300.00	£ -	£ 300.00	£ -	£ 300.00	£ 300.00	
14			Slap Out Existing Wall For New Opening (1m High)	2.4	10%	3	SM	£ 30.00	£ -	£ 78.54	£ -	£ 30.00	£ 78.54	
15			Slap Out Existing Wall For New Opening (1.5m High)	7.3	10%	8	SM	£ 30.00	£ -	£ 239.58	£ -	£ 30.00	£ 239.58	
14			Slap Out Existing Wall For New Opening (2.1m High)	1.6	10%	2	SM	£ 30.00	£ -	£ 54.05	£ -	£ 30.00	£ 54.05	
16			Remove Existing Interior Partition Wall	12	10%	13	M	£ 15.00	£ -	£ 190.41	£ -	£ 15.00	£ 190.41	
17			Remove Existing Wardrobes	3.3	10%	4	M	£ 30.00	£ -	£ 107.25	£ -	£ 30.00	£ 107.25	
18			Relocate Existing (750 mmx 500 mm) Loft Hatch	1	0%	1	EA	£ 300.00	£ -	£ 300.00	£ -	£ 300.00	£ 300.00	
19			Relocated Meter Box	1	0%	1	EA	£ 300.00	£ -	£ 300.00	£ -	£ 300.00	£ 300.00	
20			Move & Install Existing Worcester Bosch Greenstar Heatslave Boiler	1	0%	1	EA	£ 500.00	£ -	£ 500.00	£ -	£ 500.00	£ 500.00	
21			Relocated Existing Radiator	1	0%	1	EA	£ 300.00	£ -	£ 300.00	£ -	£ 300.00	£ 300.00	
20			Remove Existing (880 mm Long) Exterior Concrete Stair Steps	2	0%	2	EA	£ 50.00	£ -	£ 100.00	£ -	£ 50.00	£ 100.00	
22			Remove Existing CounterTop	2.1	10%	2	SM	£ 100.00	£ -	£ 232.10	£ -	£ 100.00	£ 232.10	
23			Remove Existing Bottom Cabinets	3.5	10%	4	M	£ 30.00	£ -	£ 114.51	£ -	£ 30.00	£ 114.51	
			Existing Conditons Sub Total							£ 3,916.44	£ -			£ 3,916.44
DIVISION 03 - CONCRETE														

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Cast in Place Concrete														
Footings														
(800 mm x 800 mm x 450 mm) Footing (2 EA)														
24			Concrete	0.576	10%	1	Cu.m	£ 100.00	£ 300.00	£ 63.36	£ 190.08	£ 400.00	£ 253.44	
25			Excavation	1.134	10%	1	Cu.m	£ 100.00	£ 300.00	£ 124.74	£ 374.22	£ 400.00	£ 498.96	
26			Formwork	1.44	10%	2	SM	£ 10.00	£ 10.00	£ 15.84	£ 15.84	£ 20.00	£ 31.68	
27			One Layer Of A252 Mesh Reinforcement (Assumed)	1.28	10%	1	SM	£ 12.00	£ 18.00	£ 16.90	£ 25.34	£ 30.00	£ 42.24	
(550 mm x 200 mm) Grade "RC30" Concrete Strip Footing (14.4 M)														
28			Concrete	1.584	10%	2	Cu.m	£ 100.00	£ 300.00	£ 174.24	£ 522.72	£ 400.00	£ 696.96	
29			Excavation: 650 mm Deep	5.616	10%	6	Cu.m	£ 100.00	£ 300.00	£ 617.76	£ 1,853.28	£ 400.00	£ 2,471.04	
30			(500 mm Wide x 100 mm) Gravel Border To Wall Perimeter	0.72	10%	1	Cu.m	£ 25.00	£ 50.00	£ 19.80	£ 39.60	£ 75.00	£ 59.40	
31			One Layer Of A252 Mesh Reinforcement	8	10%	9	SM	£ 12.00	£ 18.00	£ 104.54	£ 156.82	£ 30.00	£ 261.36	
Slab														
32			(50 mm) Solum Concrete	25	10%	27	SM	£ 50.00	£ 80.00	£ 1,367.85	£ 2,188.56	£ 130.00	£ 3,556.41	
33			(150 mm) Thick Sand Blinded/Compacted Hardcore	3.75	10%	4	Cu.m	£ 10.00	£ 20.00	£ 41.25	£ 82.50	£ 30.00	£ 123.75	
34			(350 mm x 300 mm) Thick Sand Blinded/Compacted Hardcore	2.9694	10%	3	Cu.m	£ 10.00	£ 20.00	£ 32.66	£ 65.33	£ 30.00	£ 97.99	
Concrete Cill														
35			Solid Precast Concrete Cill	1.8	10%	2	M	£ 30.00	£ 90.00	£ 58.41	£ 175.23	£ 120.00	£ 233.64	
Concrete Sub Total										£ 2,637.35	£ 5,689.52			£ 8,326.87

DIVISION 04 - MASONRY														
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CMU														
36			(140 mm) CMU Block Wall (670 mm High, 15 M)	10	10%	11	SM	£ 60.00	£ 90.00	£ 658.44	£ 987.65	£ 150.00	£ 1,646.09	
37			(100 mm) CMU Block Wall (670 mm High, 7.2 M)	4.8	10%	5	SM	£ 60.00	£ 90.00	£ 315.73	£ 473.60	£ 150.00	£ 789.33	
38			(140 mm) SS Wall Starter (670 mm High, 2 EA)	1.3	10%	1	M	£ 15.00	£ 30.00	£ 22.11	£ 44.22	£ 45.00	£ 66.33	
39			(100 mm) SS Wall Starter (670 mm High, 2 EA)	1.3	10%	1	M	£ 15.00	£ 30.00	£ 22.11	£ 44.22	£ 45.00	£ 66.33	
CMU Sub Total										£ 1,018.39	£ 1,549.69			£ 2,568.08

DIVISION 05 - METALS														
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Structural Steel														
Balcony Metal Framing														
40			Galvanized Steel Balcony Beam Support (As Required)	6.7	10%	7	M	£ 15.00	£ 25.00	£ 109.73	£ 182.88	£ 40.00	£ 292.60	
41			Galvanized Balcony Steel Column (3m High)	2	0%	2	EA	£ 100.00	£ 300.00	£ 200.00	£ 600.00	£ 400.00	£ 800.00	

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			Metals Sub Total							£ 309.73	£ 782.88			£ 1,092.60
DIVISION 06 - WOOD, PLASTICS AND COMPOSITES														
			Lumber Framing											
			Miscellaneous											
42			(45 x 220 mm) C24 Timbers	36	10%	40	M	£ 8.00	£ 12.00	£ 316.80	£ 475.20	£ 20.00	£ 792.00	
43			Window Trim (As Required)	29	10%	31	M	£ 4.00	£ 6.00	£ 125.84	£ 188.76	£ 10.00	£ 314.60	
44			(25 x 140) Conct. PT Wood Plate	15.07	10%	17	M	£ 6.00	£ 9.00	£ 99.46	£ 149.19	£ 15.00	£ 248.66	
45			(25 X 100) Cont. PT Wood Plate	3.94	10%	4	M	£ 6.00	£ 9.00	£ 26.00	£ 39.01	£ 15.00	£ 65.01	
			Balcony Deck Framing											
46			(45 x 195 mm) C24 Joists @ 400 mm C/C (5.7 SM)	17.2	10%	19	M	£ 6.00	£ 9.00	£ 113.52	£ 170.28	£ 15.00	£ 283.80	
47			Decking (As Required)	5.7	10%	6	SM	£ 30.00	£ 50.00	£ 187.44	£ 312.40	£ 80.00	£ 499.84	
			Floor Frmaing											
48			(45 x 220 mm) C24 Joists @ 600 mm C/C (28 SM)	45	10%	50	M	£ 6.00	£ 9.00	£ 297.00	£ 445.50	£ 15.00	£ 742.50	
49			(22 mm) Chipboard Flooring	28.01	10%	31	SM	£ 30.00	£ 50.00	£ 924.33	£ 1,540.55	£ 80.00	£ 2,464.88	
			Roof Framing											
50			(45 x 220 mm) C24 Joists @ 600 mm C/C (33 SM)	70	10%	76	M	£ 6.00	£ 9.00	£ 458.70	£ 688.05	£ 15.00	£ 1,146.75	
51			(18 mm) OSB3 T & G Boarding	17	10%	19	SM	£ 12.00	£ 18.00	£ 224.40	£ 336.60	£ 30.00	£ 561.00	
52			(45 x 220 mm) C24 Joists @ 600mm C/C (15.3 SM)	26	10%	29	M	£ 6.00	£ 9.00	£ 171.60	£ 257.40	£ 15.00	£ 429.00	
53			(22 mm) Sarking Board	15.3	10%	17	SM	£ 12.00	£ 18.00	£ 201.96	£ 302.94	£ 30.00	£ 504.90	
			Hardwares											
54			Joist Hangers	36	0%	36	EA	£ 5.00	£ 10.00	£ 180.00	£ 360.00	£ 15.00	£ 540.00	
55			Clips "TC"	33	0%	33	EA	£ 2.00	£ 3.00	£ 66.00	£ 99.00	£ 5.00	£ 165.00	
56			Strap	5.3	10%	6	M	£ 4.00	£ 6.00	£ 23.28	£ 34.91	£ 10.00	£ 58.19	
			Lumber Framing Sub Total							£ 3,416.33	£ 5,399.79			£ 8,816.13
DIVISION 07 - THERMAL AND MOISTURE PROTECTION														
			Roofing & Roof Accessories											
			Roofing											
57			Roof Tiles (To Match Existing)	15.33	10%	17	SM	£ 60.00	£ 70.00	£ 1,011.78	£ 1,180.41	£ 130.00	£ 2,192.19	
58			Daltex Roofshield Breathable Roofing Membrane	15.33	10%	17	SM	£ 12.00	£ 18.00	£ 202.36	£ 303.53	£ 30.00	£ 505.89	
59			Proprietary Glassfibre System	16.57	10%	18	SM	£ 25.00	£ 35.00	£ 455.68	£ 637.95	£ 60.00	£ 1,093.62	
60			Proprietary Glassfibre Flat Roof System (720 mm High)	11	10%	12	SM	£ 25.00	£ 35.00	£ 297.00	£ 415.80	£ 60.00	£ 712.80	
61			Downspout	9	10%	10	M	£ 6.00	£ 9.00	£ 58.81	£ 88.21	£ 15.00	£ 147.02	
62			Gutter	17	10%	18	M	£ 8.00	£ 12.00	£ 147.49	£ 221.23	£ 20.00	£ 368.72	
			Roof Accessories											
63			(250 mm x 150 mm) Roof Terminal	1	0%	1	EA	£ 100.00	£ 350.00	£ 100.00	£ 350.00	£ 450.00	£ 450.00	

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64			Rainwater Outlet	3	0%	3	EA	£ 100.00	£ 400.00	£ 300.00	£ 1,200.00	£ 500.00	£ 1,500.00		
65			Corner Outlet	15	10%	17	M	£ 6.00	£ 9.00	£ 99.00	£ 148.50	£ 15.00	£ 247.50		
			Insulation & Miscellaneous Items												
			Sealant & Flashings												
66			Pre-Formed Metal Flashing	8.3	10%	9	M	£ 6.00	£ 9.00	£ 54.65	£ 81.97	£ 15.00	£ 136.62		
67			Code 5 Lead Flashing	15	10%	17	M	£ 6.00	£ 9.00	£ 99.00	£ 148.50	£ 15.00	£ 247.50		
68			Ridge Flashing	3.1	10%	3	M	£ 6.00	£ 9.00	£ 20.59	£ 30.89	£ 15.00	£ 51.48		
69			Cear Silicone Sealant	40	10%	44	M	£ 2.00	£ 3.00	£ 88.00	£ 132.00	£ 5.00	£ 220.00		
70			Vertical Starter Profile	5.3	10%	6	M	£ 2.00	£ 3.00	£ 11.75	£ 17.62	£ 5.00	£ 29.37		
			Insulation & Vapor Barrier												
71			(1200g) dpm	25	10%	28	SM	£ 8.00	£ 12.00	£ 220.00	£ 330.00	£ 20.00	£ 550.00		
72			(200 mm) Monnok Therm MF Insulation Fitted B/w Joists	28.01	10%	31	SM	£ 6.00	£ 9.00	£ 184.87	£ 277.30	£ 15.00	£ 462.17		
73			Procheck Premier 500 VCL	28.01	10%	31	SM	£ 12.00	£ 18.00	£ 369.73	£ 554.60	£ 30.00	£ 924.33		
74			(170 mm) Mannok Therm MF Insulation	26.06	10%	29	SM	£ 6.00	£ 9.00	£ 172.00	£ 257.99	£ 15.00	£ 429.99		
75			(200 mm) Crownwool 40 Insulation	8.48	10%	9	SM	£ 6.00	£ 9.00	£ 55.97	£ 83.95	£ 15.00	£ 139.92		
			Thermal & Moisture Protection Sub Total									£ 3,948.66	£ 6,460.46		£ 10,409.11
DIVISION 08 - OPENINGS															
			Door and Frames												
76			(900 mm x 2100 mm) Exterior White UPVC French Door W/ (300 mm x 1600 mm) Glass Piece Fitted & Door Frame	1	0%	1	EA	£ 600.00	£ 1,200.00	£ 600.00	£ 1,200.00	£ 1,800.00	£ 1,800.00		
77			(900 mm x 2100 mm) Exterior White UPVC French Door W/ (600 mm x 900 mm) Glass Piece Fitted & Door Frame	1	0%	1	EA	£ 600.00	£ 1,200.00	£ 600.00	£ 1,200.00	£ 1,800.00	£ 1,800.00		
78			(730 mm x 2100 mm) White UPVC Interior Doors W/ Door Frame	3	0%	3	EA	£ 300.00	£ 500.00	£ 900.00	£ 1,500.00	£ 800.00	£ 2,400.00		
79			(2) (400 mm x 2100 mm) Double Leaf Door W/ Door Frame	1	0%	1	EA	£ 300.00	£ 500.00	£ 300.00	£ 500.00	£ 800.00	£ 800.00		
80			(2) (850 mm x 2050 mm) White UPVC Double Leaf Glass French Door (2) (670 mm x 1850 mm) Glass Fitted	1	0%	1	EA	£ 800.00	£ 1,800.00	£ 800.00	£ 1,800.00	£ 2,600.00	£ 2,600.00		
			Windows												
81			(900 mm x 1200 mm) Awning Type White UPVC Window W/ Insect Screen	4	0%	4	EA	£ 250.00	£ 500.00	£ 1,000.00	£ 2,000.00	£ 750.00	£ 3,000.00		
82			(820 mm x 960 mm) Awning Type White UPVC Window W/ Insect Screen	2	0%	2	EA	£ 200.00	£ 400.00	£ 400.00	£ 800.00	£ 600.00	£ 1,200.00		

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83			(1700 mm x 1000 mm) White UPVC Window W/ (1) (530 mm x 1000 mm) Fixed Panel & (2) (530 mm x 1000 mm) Awning Type Panels	1	0%	1	EA	£ 600.00	£ 1,000.00	£ 600.00	£ 1,000.00	£ 1,600.00	£ 1,600.00	
84			(900 mm x 1000 mm) Awning Type White UPVC Window W/ Insect Screen	2	0%	2	EA	£ 200.00	£ 400.00	£ 400.00	£ 800.00	£ 600.00	£ 1,200.00	
			Door Hardware											
85			Doors Hardware Sets (As Required)	7	0%	7	EA	£ 100.00	£ 150.00	£ 700.00	£ 1,050.00	£ 250.00	£ 1,750.00	
			Trim											
86			Door Trim (As Required)	70	10%	77	M	£ 4.00	£ 6.00	£ 308.00	£ 462.00	£ 10.00	£ 770.00	
			Openings Sub Total							£ 6,608.00	£ 12,312.00			£ 18,920.00
			DIVISION 09 - FINISHES											
			Drywall											
			Interior Partition Wall (10.6 M, 2.43 m High)											
			(12.5 mm) Gyproc Wallboard	51.273	10%	56	SM	£ 8.00	£ 12.00	£ 451.20	£ 676.80	£ 20.00	£ 1,128.01	
87			(95 x 45mm) C16 Studs @ 600 mm Ctrs (18 EA, 43 M)	29	10%	32	SM	£ 12.00	£ 18.00	£ 381.98	£ 572.97	£ 30.00	£ 954.95	
88			(95 x 45 mm) Top Plate	21.1	10%	23	M	£ 6.00	£ 9.00	£ 139.26	£ 208.89	£ 15.00	£ 348.15	
88			(95 x 45 mm) Bottom Plate	10.55	10%	12	M	£ 6.00	£ 9.00	£ 69.63	£ 104.45	£ 15.00	£ 174.08	
89			Acoustical Sealant	42.2	10%	46	M	£ 2.00	£ 3.00	£ 92.84	£ 139.26	£ 5.00	£ 232.10	
			Interior Load Bearing Partition Wall (3 M, 2.43 m High)											
91			(12.5 mm) Gyproc Wallboard	7.3	10%	8	SM	£ 8.00	£ 12.00	£ 64.15	£ 96.23	£ 20.00	£ 160.38	
91			(9 mm) OSB Sheathing	7.3	10%	8	SM	£ 12.00	£ 18.00	£ 96.23	£ 144.34	£ 30.00	£ 240.57	
92			(95 x 45mm) C16 Studs @ 600 mm Ctrs (5 EA, 12 M)	7.3	10%	8	SM	£ 12.00	£ 18.00	£ 96.23	£ 144.34	£ 30.00	£ 240.57	
93			(95 x 45 mm) Top Plate	6	10%	7	M	£ 6.00	£ 9.00	£ 39.60	£ 59.40	£ 15.00	£ 99.00	
94			(95 x 45 mm) Bottom Plate	3	10%	3	M	£ 6.00	£ 9.00	£ 19.80	£ 29.70	£ 15.00	£ 49.50	
95			(45 x 95 mm) Mid-Row	3	10%	3	M	£ 6.00	£ 9.00	£ 19.80	£ 29.70	£ 15.00	£ 49.50	
94			Acoustical Sealant	6	10%	7	M	£ 2.00	£ 3.00	£ 13.20	£ 19.80	£ 5.00	£ 33.00	
			Exterior Wall (15 M, 2.4 m High)											
96			(12.5 mm) Gyproc Wallboard	36	10%	39	SM	£ 8.00	£ 12.00	£ 314.69	£ 472.03	£ 20.00	£ 786.72	
97			(25 mm) Mannok Therma Wall MW (Unbridged) Insulation	36	10%	39	SM	£ 6.00	£ 9.00	£ 236.02	£ 354.02	£ 15.00	£ 590.04	
96			(140 mm) Mannok Therma Wall MW Insulation	36	10%	39	SM	£ 6.00	£ 9.00	£ 236.02	£ 354.02	£ 15.00	£ 590.04	
98			(9.5 mm) Sheathing Ply	36	10%	39	SM	£ 12.00	£ 18.00	£ 472.03	£ 708.05	£ 30.00	£ 1,180.08	
99			(145 x 45 mm) C16 Studs @ 600 mm Ctrs (25 EA, 60 M)	36	10%	39	SM	£ 8.00	£ 12.00	£ 314.69	£ 472.03	£ 20.00	£ 786.72	
100			(145 x 45 mm) Top Plate	30	10%	33	M	£ 6.00	£ 9.00	£ 196.68	£ 295.02	£ 15.00	£ 491.70	
101			(145 x 45) Bottom Plate	15	10%	17	M	£ 6.00	£ 9.00	£ 99.00	£ 148.50	£ 15.00	£ 247.50	
102			Acoustical Sealant	30	10%	33	M	£ 2.00	£ 3.00	£ 66.00	£ 99.00	£ 5.00	£ 165.00	

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			Plumbing Wall (2 M, 2.4 m High)											
103			(12.5 mm) Gyproc Wallboard	4	10%	4	SM	£ 8.00	£ 12.00	£ 35.90	£ 53.86	£ 20.00	£ 89.76	
104			(140 mm) Mannok Therma Wall MW Insulation	4	10%	4	SM	£ 6.00	£ 9.00	£ 26.93	£ 40.39	£ 15.00	£ 67.32	
105			(145 x 45 mm) C16 Studs @ 600 mm Ctrs (4 EA, 10 M)	4	10%	4	SM	£ 12.00	£ 18.00	£ 53.86	£ 80.78	£ 30.00	£ 134.64	
106			(145 x 45 mm) Top Plate	4	10%	4	M	£ 6.00	£ 9.00	£ 26.40	£ 39.60	£ 15.00	£ 66.00	
107			(145 x 45) Bottom Plate	2	10%	2	M	£ 6.00	£ 9.00	£ 13.20	£ 19.80	£ 15.00	£ 33.00	
106			Acoustical Sealant	4	10%	4	M	£ 2.00	£ 3.00	£ 8.80	£ 13.20	£ 5.00	£ 22.00	
108			(12.5 mm) Gyproc Wallboard Lining (2.4 m High, 10 M)	24.432	10%	27	SM	£ 12.00	£ 18.00	£ 322.50	£ 483.75	£ 30.00	£ 806.26	
109			Parapet Wall (15 M, 750 mm High) As;	15	10%	17	M	£ 30.00	£ 50.00	£ 495.00	£ 825.00	£ 80.00	£ 1,320.00	
109			Dressed Hardwood Capping Member	15	10%	17	M	£ 30.00	£ 50.00	£ 495.00	£ 825.00	£ 80.00	£ 1,320.00	
110			(25 x 50 mm) tsw Vertical Battens (750 mm) High	11.25	10%	12	SM	£ 12.00	£ 18.00	£ 148.50	£ 222.75	£ 30.00	£ 371.25	
111			Marley Cedral External Weather Boarding (600 mm) High	9	10%	10	SM	£ 15.00	£ 25.00	£ 148.50	£ 247.50	£ 40.00	£ 396.00	
112			(95 x 45 mm) C16 Framing (750 mm High)	11.25	10%	12	SM	£ 12.00	£ 18.00	£ 148.50	£ 222.75	£ 30.00	£ 371.25	
113			(95 x 45) Bottom Plate	15	10%	17	M	£ 6.00	£ 9.00	£ 99.00	£ 148.50	£ 15.00	£ 247.50	
112			(95 x 45) Doble Top Rail	30	10%	33	M	£ 6.00	£ 9.00	£ 198.00	£ 297.00	£ 15.00	£ 495.00	
			Dry Wall Sub Total							£ 5,639.13	£ 8,648.45		£ 14,287.58	
			Ceiling											
114			1 layer (12.5 mm) Gyproc Duplex Plasterboard	26	10%	29	SM	£ 15.00	£ 18.00	£ 429.00	£ 514.80	£ 33.00	£ 943.80	
115			Plasterboard Paint Finish	26	10%	29	SM	£ 6.00	£ 9.00	£ 171.60	£ 257.40	£ 15.00	£ 429.00	
116			Ceiling Finish Patch & Repair (As Required)	6	10%	7	SM	£ 15.00	£ 25.00	£ 99.00	£ 165.00	£ 40.00	£ 264.00	
			Ceiling Sub Total							£ 699.60	£ 937.20		£ 1,636.80	
			Flooring											
117			Floor Finish @ Utility (As Required)	12.11	10%	13	SM	£ 20.00	£ 40.00	£ 266.42	£ 532.84	£ 60.00	£ 799.26	
118			Floor Finish @ Vest (As Required)	12.24	10%	13	SM	£ 20.00	£ 40.00	£ 269.28	£ 538.56	£ 60.00	£ 807.84	
119			Wall Base (As Required)	31.24	10%	34	M	£ 6.00	£ 9.00	£ 206.18	£ 309.28	£ 15.00	£ 515.46	
120			Floor Finish Patch & Repair (As Required)	6	10%	7	SM	£ 20.00	£ 30.00	£ 132.44	£ 198.66	£ 50.00	£ 331.10	
			Flooring Sub Total							£ 874.32	£ 1,579.34		£ 2,453.66	
			Wall Finishes											
121			Wall Paint Finish (2.4 m) High	138.7	10%	153	SM	£ 6.00	£ 9.00	£ 915.24	£ 1,372.85	£ 15.00	£ 2,288.09	

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			Wall Finishes Sub Total							£ 915.24	£ 1,372.85			£ 2,288.09
			Exterior Finishes											
122			Starter Profile Trim	22	10%	24	M	£ 4.00	£ 6.00	£ 96.80	£ 145.20	£ 10.00	£ 242.00	
123			Insect Mesh @ Cladding Starter	22	10%	24	M	£ 20.00	£ 30.00	£ 484.00	£ 726.00	£ 50.00	£ 1,210.00	
124			Vertical Cedral Cladding	31	10%	34	SM	£ 40.00	£ 80.00	£ 1,364.00	£ 2,728.00	£ 120.00	£ 4,092.00	
125			Glidvale Protect TF200 Thermo Breather Paper	31	10%	34	SM	£ 6.00	£ 7.00	£ 204.60	£ 238.70	£ 13.00	£ 443.30	
124			(300 mm) Wide Soffit	16	10%	18	M	£ 20.00	£ 15.00	£ 352.00	£ 264.00	£ 35.00	£ 616.00	
126			Stucco Finish (To Match Existing)	4	10%	4	SM	£ 15.00	£ 25.00	£ 66.00	£ 110.00	£ 40.00	£ 176.00	
			UPVC Fascia Board	17	10%	18	M	£ 6.00	£ 9.00	£ 109.36	£ 164.04	£ 15.00	£ 273.41	
			Exterior Finishes Sub Total							£ 2,676.76	£ 4,375.94			£ 7,052.71
DIVISION 10 - SPECIALTIES														
			Railing											
127			(1100 mm) High Guardrail W/ Corner Posts & Glazed Infill Panels	6.8	10%	8	M	£ 60.00	£ 90.00	£ 450.78	£ 676.17	£ 150.00	£ 1,126.95	
128			(350 mm) High Glass Railing	11.86	10%	13	M	£ 50.00	£ 300.00	£ 652.30	£ 3,913.80	£ 350.00	£ 4,566.10	
			Millwork											
128			Countertop	3	10%	3	SM	£ 50.00	£ 350.00	£ 155.10	£ 1,085.70	£ 400.00	£ 1,240.80	
129			(310 mm Wide x 860 mm High) Bottom Cabinet	3.2	10%	4	M	£ 50.00	£ 400.00	£ 175.45	£ 1,403.60	£ 450.00	£ 1,579.05	
130			(600 mm Wide x 860 mm High) Bottom Cabinet	3.2	10%	3	M	£ 50.00	£ 400.00	£ 174.90	£ 1,399.20	£ 450.00	£ 1,574.10	
			Specialties Sub Total							£ 1,608.53	£ 8,478.47			£ 10,087.00
DIVISION 22 - PLUMBING														
			Plumbing Fixtures & Pipes											
131			Kitchen Sink	1	0%	1	EA	£ 500.00	£ 1,000.00	£ 500.00	£ 1,000.00	£ 1,500.00	£ 1,500.00	
132			(110 mm) Dia Drainage Pipe	0.9	10%	1	M	£ 12.00	£ 30.00	£ 11.88	£ 29.70	£ 42.00	£ 41.58	
133			(100 mm) Dia Pipe	0.44	10%	0	M	£ 12.00	£ 30.00	£ 5.81	£ 14.52	£ 42.00	£ 20.33	
134			Balanced Flue Terminal & Guard	1	0%	1	EA	£ 150.00	£ 350.00	£ 150.00	£ 350.00	£ 500.00	£ 500.00	
135			Hot Water Supply Into New Extension	11.57	10%	13	M	£ 12.00	£ 30.00	£ 152.72	£ 381.81	£ 42.00	£ 534.53	
136			Anti- Syphon Traps	1	0%	1	EA	£ 100.00	£ 200.00	£ 100.00	£ 200.00	£ 300.00	£ 300.00	
137			(38 mm) Dia upvc Waste Pipe	6.57	10%	7	M	£ 8.00	£ 16.00	£ 57.82	£ 115.63	£ 24.00	£ 173.45	
138			Durgo Valve	1	0%	1	EA	£ 100.00	£ 200.00	£ 100.00	£ 200.00	£ 300.00	£ 300.00	
139			Access Point	2	0%	2	EA	£ 100.00	£ 200.00	£ 200.00	£ 400.00	£ 300.00	£ 600.00	
			Plumbing Sub Total							£ 1,278.23	£ 2,691.66			£ 3,969.89

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DIVISION 23 - MECHANICAL														
Mechanical Equipments														
140			Extract Fan	1	0%	1	EA	£ 150.00	£ 300.00	£ 150.00	£ 300.00	£ 450.00	£ 450.00	
141			Radiator W/ Thermostatic Radiator Valves Heating & Hot Water Pipes W/ Tubule Polyethylene Pipe Insulation (200 mm Thick)	4	0%	4	EA	£ 300.00	£ 600.00	£ 1,200.00	£ 2,400.00	£ 900.00	£ 3,600.00	
142			Existing Heating System To Be Inspected & Upgraded as Necessary For Additional Radiators	1	0%	1	EA	£ 500.00	£ 1,000.00	£ 500.00	£ 1,000.00	£ 1,500.00	£ 1,500.00	
143			Trickle Ventilator @ Window Head (4000-6000 mm square Per Unit)	10	0%	10	EA	£ 500.00	£ 1,000.00	£ 5,000.00	£ 10,000.00	£ 1,500.00	£ 15,000.00	
143			Underfloor Fresh Air Ventilators	10	0%	10	EA	£ 500.00	£ 1,000.00	£ 5,000.00	£ 10,000.00	£ 1,500.00	£ 15,000.00	
Mechanical Sub Total										£11,850.00	£ 23,700.00			£ 35,550.00
DIVISION 26 - ELECTRICAL														
Fixtures														
144			External Light With "PIR" Sensor	3	0%	3	EA	£ 150.00	£ 300.00	£ 450.00	£ 900.00	£ 450.00	£ 1,350.00	
145			13 amp Double Switch Socket Flush Outlets	15	0%	15	EA	£ 100.00	£ 200.00	£ 1,500.00	£ 3,000.00	£ 300.00	£ 4,500.00	
146			Smoke Detector	3	0%	3	EA	£ 100.00	£ 200.00	£ 300.00	£ 600.00	£ 300.00	£ 900.00	
147			Plain Pendant Ceiling Rose & Flex Fitted	3	0%	3	EA	£ 200.00	£ 400.00	£ 600.00	£ 1,200.00	£ 600.00	£ 1,800.00	
146			LED Light Ceiling Mounted Downlight 30 Min Fire Rated	6	0%	6	EA	£ 150.00	£ 350.00	£ 900.00	£ 2,100.00	£ 500.00	£ 3,000.00	
148			Carbon Monoxide Detector	1	0%	1	EA	£ 100.00	£ 200.00	£ 100.00	£ 200.00	£ 300.00	£ 300.00	
Power														
149			Wiring	454	10%	499	M	£ 6.00	£ 9.00	£ 2,994.15	£ 4,491.22	£ 15.00	£ 7,485.37	
150			Conduit	151	10%	166	M	£ 8.00	£ 12.00	£ 1,330.73	£ 1,996.10	£ 20.00	£ 3,326.83	
Electrical Sub Total										£ 8,174.88	£ 14,487.32			£ 22,662.20
DIVISION 32 - EXTERIOR IMPROVEMENT/SITE														
(850 mm Wide x 2550 mm Long x 1670 mm High) Log Store (1 EA)														
151			Wooden Roof Frmaing	1.4195	10%	2	SM	£ 30.00	£ 50.00	£ 46.84	£ 78.07	£ 80.00	£ 124.92	
152			Felt Roof	1.4195	10%	2	SM	£ 6.00	£ 7.00	£ 9.37	£ 10.93	£ 13.00	£ 20.30	
153			Wooden Floor Framing	1.4195	10%	2	SM	£ 20.00	£ 30.00	£ 31.23	£ 46.84	£ 50.00	£ 78.07	
152			Wooden Exterior Framed Wall	8.6	10%	9	SM	£ 20.00	£ 30.00	£ 189.06	£ 283.59	£ 50.00	£ 472.64	
154			Slated Timber Boarding To Sides & Rear	8.6	10%	9	SM	£ 30.00	£ 50.00	£ 283.59	£ 472.64	£ 80.00	£ 756.23	

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Drainage														
155			(3m Long x 0.6m Wide x 1.0m Deep) Soakway	1	0%	1	EA	£ 300.00	£ 650.00	£ 300.00	£ 650.00	£ 950.00	£ 950.00	
155			(110 mm) upvc Foul Drainage Pipe (As Required)	28	10%	31	M	£ 12.00	£ 30.00	£ 369.60	£ 924.00	£ 42.00	£ 1,293.60	
156			(300 mm) Wide x (150 mm) Thick Pea Gravels Infill	1.26	10%	1	Cu.m	£ 25.00	£ 50.00	£ 34.65	£ 69.30	£ 75.00	£ 103.95	
157			(700 mm) Wide x (150 mm) Thick PC Lintel (28 M)	2.94	10%	3	Cu.m	£ 100.00	£ 300.00	£ 323.40	£ 970.20	£ 400.00	£ 1,293.60	
158			Excavation	10.08	10%	11	Cu.m	£ 35.00	£ -	£ 388.08	£ -	£ 35.00	£ 388.08	
159			Inspection Chamber	2	0%	2	EA	£ 300.00	£ 700.00	£ 600.00	£ 1,400.00	£ 1,000.00	£ 2,000.00	
159			Gully Traps	3	0%	3	EA	£ 300.00	£ 600.00	£ 900.00	£ 1,800.00	£ 900.00	£ 2,700.00	
160			Rodding Eye	2	0%	2	EA	£ 100.00	£ 300.00	£ 200.00	£ 600.00	£ 400.00	£ 800.00	
Exterior Improvement Sub Total										£ 3,675.81	£ 7,305.57			£ 10,981.39
TOTAL										£59,647.40	£ 105,771.13			£ 165,418.53
OVERHEAD & PROFIT														£ 33,083.71
INSURANCE														£ 4,962.56
CONTINGENCY														£ 11,579.30
TOTAL BASE BID														£ 215,044.09