

Contractors estimate example

		Qty	Unit	Rate	£	p
PRELIM'S						
A PRELIMINARIES/GENERAL CONDITIONS						
A10 Project particulars						
The build period has been assumed to be 16 weeks						
If no datum's have been provided, all dig levels have been calculated from DPC.						
No allowance has been made for the supply and installation of kitchen units, worktops or associated white goods.						
No wall tiling work has been allowed for.						
No allowance has been made for external hard & soft landscaping works.						
Decoration has been allowed for to areas of new work only						
If no Structural Engineering details have been provided, all structural elements contained within have been assumed and may be subject to change.						
No allowance has been made for water and electricity. This has been deemed to be provided FOC by the client.						
All prices exclude Vat.						
Subtotal for A10 Project Particulars					£	0 00
A40 Contractor's general cost items: Management and staff						
Site administrative staff						
Provide general site supervision/administration						
1	General foreman	3.20	week	981.60	3,141	12
2	Cleaner	0.40	week	432.00	172	80
Subtotal for A40 Contractor's General Cost Items: ...					£	3,313 92
A41 Contractor's general cost items: Site accommodation						
Temporary offices and the like						
Hire of temporary accommodation						
3	Portaloos hire	16.00	nr/wk	36.00	576	00
Transport for temporary accommodation						
4	Delivery and collection of portaloos	1.00	nr	180.00	180	00
Subtotal for A41 Contractor's General Cost Items: Site ...					£	756 00

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A PRELIMINARIES/GENERAL continued ...						
A42 Contractor's general cost items: Services and facilities						
Provide the following services and facilities						
Rubbish disposal						
5	Skips	2.00	nr	307.33	614	66
Protect the works from inclement weather						
Protection						
6	correx floor protection	51.42	m ²	2.38	122	38
7	12 mm sterling board floor protection	23.04	m ²	4.30	99	07
Subtotal for A42 Contractor's General Cost Items: ...				£	836	11
A43 Contractor's general cost items: Mechanical plant						
Pumps						
Concrete pumps						
8	Hire of concrete pump	1.00	day	540.00	540	00
Transport of mechanical plant						
9	Delivery and collection of 1.5 tonne excavator		item	79.99	79	99
10	Delivery and collection of mini dumper		item	79.99	79	99
Subtotal for A43 Contractor's General Cost Items: ...				£	699	98
A44 Contractor's general cost items: Temporary works						
Heras fencing						
2.85m panel with feet and clips						
11	Hire cost per week, hired heras fencing	32.00	nr/wk	3.47	111	04
Scaffolding up to 10m high						
Independent scaffolding						
12	Erect and subsequently dismantle	44.02	m ²	20.64	908	57
Subtotal for A44 Contractor's General Cost Items: ...				£	1,019	61
A54 Provisional work						
13	PC Sum: demolition and rebuilding of masonry wall to allow for excavator access		item	1080.00	1,080	00
14	PC Sum: making good decoration in existing rooms		item	900.00	900	00
15	PC Sum: supply and install floor coverings		item	1851.60	1,851	60
GROUND FLOOR						
Subtotal for A54 Provisional Work				£	3,831	60
Total for A Preliminaries/General Conditions				£	10,457	22

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C EXISTING SITE/BUILDINGS/SERVICES						
C20 Demolition						
Disconnect redundant services and demolish individual structures to ground level; grub out slab and foundations						
Dispose of spoil off site; disposal costs included within rates						
16	glazed structure on brick plinth walls Pulling down - including removal of debris	27.98	m ³	36.86	1,031	34
Demolish external brick/blockwork walls in cement mortar; disposal of debris off-site						
17	2 x 102.5 mm thick skins forming cavity wall Demolishing parts of concrete structures	47.27	m ²	88.62	4,189	07
Plain concrete slabs and beds						
18	150 mm thick Demolishing parts of timber structures	25.89	m ²	41.35	1,070	55
Softwood studded partitions; dispose of debris off-site						
19	plasterboard finish Removing roof timbers	7.78	m ²	19.81	154	12
20	ceiling joists, insulation, plasterboard soffit's	25.90	m ²	20.08	520	07
21	plywood roof boarding	25.90	m ²	19.82	513	34
Subtotal for C20 Demolition				£	7,478	49
C90 Alterations - spot items						
Roof coverings						
Stripping and repairs to slate and tile roofs						
22	roofing felt or single ply waterproofing membrane; dispose of debris off-site	25.90	m ²	8.28	214	45
Removing fittings and fixtures						
Timber mouldings						
23	skirtings, architraves or dado rail; dispose of debris off-site or set aside for re-use	8.08	m	3.80	30	70
Doors including frame; dispose of debris off-site or set aside for re-use						
24	single door	2.00	nr	33.88	67	76
25	pair of French doors	1.00	nr	142.78	142	78
Windows; dispose of debris off-site or set aside for re-use						
26	casement window	1.61	m ²	36.00	57	96

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		Qty	Unit	Rate	£	p
C EXISTING continued ...						
C90 Alterations - spot items continued ...						
Removing plumbing and engineering installations						
Miscellaneous plumbing items						
27	strip out redundant plumbing & heating system		item	442.56	442	56
Miscellaneous electrical items						
28	strip out redundant electrical system		item	339.73	339	73
Remove finishings						
Floors						
29	carpeting	21.56	m ²	5.02	108	23
Forming door opening's in existing wall's						
Temporary support, close cavity, make good reveals, build in standard lintel						
30	through 100 mm wall	2.52	m ²	409.82	1,032	75
Block up openings in walls						
Blockwork in gauged mortar 1:4						
31	100 mm	1.89	m ²	60.12	113	63
Subtotal for C90 Alterations - Spot Items				£	2,550	55
Total for C Existing Site/Buildings/Services				£	10,029	04
D GROUNDWORK						
D20 Excavating and filling						
Excavating by machine						
To reduce levels; 1.5 tonne excavator; maximum depth not exceeding						
32	1.00 m	13.71	m ³	7.32	100	36
Trenches; 1.5 tonne excavator; width over 0.30 m, maximum depth not exceeding						
33	1.00 m	10.66	m ³	69.02	735	75
Filling by hand to excavations						
Material arising from the excavations						
34	exceeding 0.25 m	1.01	m ³	17.93	18	11
Disposal						
On site by hand						
35	in spoil heaps; distance no greater than 50 m from excavation	23.36	m ³	5.45	127	31
Excavated material; off site to tip average 15 km from site; bulking factor - 1.25						
36	loaded by grab wagon from spoil heaps	29.20	m ³	27.56	804	75

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D GROUNDWORK continued ...						
D20 Excavating and filling continued ...						
Surface treatments						
Compacting						
37	bottom of excavation	47.07	m ²	3.29	154	86
Subtotal for D20 Excavating and Filling				£	1,941	14
Total for D Groundwork				£	1,941	14
E IN SITU CONCRETE/LARGE PRECAST CONCRETE						
E10 Mixing/casting/curing in-situ concrete						
Ready mixed concrete						
Plain in situ concrete 1:2:4 - 20 mm aggregate						
38	foundations	5.11	m ³	216.83	1,108	00
39	filling to hollow walls	0.41	m ³	290.90	119	27
40	beds, thickness not exceeding 150 mm	1.82	m ³	236.46	430	36
Reinforced in situ concrete 1:2:4 - 20 mm aggregate						
41	slabs, thickness not exceeding 150 mm	7.10	m ³	297.43	2,111	75
Subtotal for E10 Mixing/Casting/Curing in-Situ Concrete				£	3,769	38
E30 Reinforcement for in situ concrete						
Fabric						
Fabric reinforcement to BS 4483						
42	A193 - 3.02 kg/m ²	61.11	m ²	5.48	334	88
Subtotal for E30 Reinforcement for in Situ Concrete				£	334	88
E40 Designed joint in situ concrete						
Formed						
Impregnated fibreboard joint filler						
43	width 150-300 mm, 12.5 mm thick	10.06	m	7.39	74	34
Dowel bars						
H10 dowel bars tied in to existing foundations or floor slab						
44	600 mm long	21.00	nr	33.90	711	90
Subtotal for E40 Designed Joint in Situ Concrete				£	786	24
E41 Worked finishes/Cutting to in situ concrete						
Worked finishes						
Tamping						
45	level	90.42	m ²	3.90	352	64
Subtotal for E41 Worked Finishes/Cutting to in Situ ...				£	352	64
Total for E in Situ Concrete/Large Precast Concrete				£	5,243	14

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		Qty	Unit	Rate	£	p
F MASONRY						
F10 Brick/Block walling						
Class B engineering bricks in cement mortar 1:3						
Walls, facework one side						
46	102.5 mm	6.90	m ²	94.68	653	29
Precast concrete dense aggregate blocks to BS 6073						
Walls, facework one side						
47	100 mm solid; in gauged mortar 1:3; below DPC level	4.00	m ²	53.48	213	92
48	100 mm concrete common coursing brick; in gauged mortar 1:3; below DPC level	2.61	m ²	70.33	183	56
49	100 mm solid; in gauged mortar 1:4; above DPC level	67.25	m ²	51.20	3,443	20
Subtotal for F10 Brick/Block Walling				£	4,493	97
F30 Accessories/Sundry items for brick/block/stone walling						
Forming cavities						
50 - 100 mm cavities in hollow walls with 225 mm wall-ties at 5 per m2 using						
50	3 mm vertical-twist ties	36.77	m ²	2.45	90	09
Damp proof courses						
Polythene						
51	horizontal 100mm wide	35.54	m	0.84	29	85
Proprietary items						
Wall extension profiles, single flange, plugging and screwing						
52	100mm	9.00	m	11.94	107	46
Galvanised steel lintels						
Galvanised steel standard lintels						
53	3300mm	2.00	nr	157.78	315	56
Cavity trays						
Type W Cavity weep ventilator						
54	wall weep vent	10.00	nr	2.38	23	80
Polythene						
55	horizontal exceeding 225 mm	2.97	m ²	14.65	43	51
Stop Ends						
56	lintel stop end	4.00	nr	2.36	9	44
Subtotal for F30 Accessories/Sundry Items for ...				£	619	71

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		Qty	Unit	Rate	£	p
F MASONRY continued ...						
F31 Precast concrete sills/lintels/copings/features						
Lintels						
Prestressed lintels 65 mm x 100 mm bedded						
57	600 mm	2.00	nr	22.07	44	14
Subtotal for F31 Precast Concrete ...				£	44	14
Total for F Masonry				£	5,157	82
G STRUCTURAL/CARCASSING METAL/TIMBER						
G20 Carpentry/Timber framing/First fixing						
Impregnated sawn softwood - SC3 Grade						
Floor members; C16 stress graded unless otherwise stated						
58	50 x 200mm	103.60	m	10.74	1,112	66
59	50 x 50mm	7.20	m	4.88	35	14
Solid bridging between joists (measured over the joists); C16 stress graded						
60	50 x 200mm	9.78	m	14.84	145	14
Wall or partition members; C16 stress graded unless otherwise stated						
61	50 x 50mm	40.00	m	4.93	197	20
Metalwork						
Galvanised steel joist hangers - built in						
62	50 x 200mm	48.00	nr	5.15	247	20
63	100 x 200mm	4.00	nr	7.37	29	48
Galvanised steel straps						
64	heavy duty steel strap; once bent; 1200 mm long	6.00	nr	13.49	80	94
Bolts & Timber Connectors including cutting holes						
65	M12 bolt with nut; 130 mm long	20.00	nr	2.57	51	40
Subtotal for G20 Carpentry/Timber Framing/First Fixing				£	1,899	16
Total for G Structural/Carcassing Metal/Timber				£	1,899	16
J WATERPROOFING						
J40 Flexible sheet tanking/ damp proof membranes						
Tanking and damp proofing						
Polythene medium weight sheet underlay lapped 150 mm at joints						
66	horizontally	39.04	m ²	2.12	82	76
67	vertically	7.35	m ²	2.12	15	58
Subtotal for J40 Flexible Sheet Tanking/ Damp Proof ...				£	98	34
Total for J Waterproofing				£	98	34

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		Qty	Unit	Rate	£	p
K LININGS/SHEATHING/DRY PARTITIONING						
K10 Plasterboard drylining/partitions/ceilings						
Linings, gypsum plasterboard to BS 1230						
Fixing with plaster dabs to masonry backgrounds						
68	12.5 mm Plain Wallboard over 300 mm wide	40.51	m ²	13.16	533	11
69	12.5 mm Plain Wallboard not exceeding 300 mm wide	14.40	m	6.34	91	30
Fixing with screws to ceilings						
70	12.5 mm Soundbloc Board over 300 mm wide	36.20	m ²	13.49	488	34
Subtotal for K10 Plasterboard Drylining/Partitions/Ceilings				£	1,112	75
K20 Timber board flooring/sheathing/linings/casings						
Flooring						
Chipboard Type C4 flooring tongued and grooved all edges, width exceeding 300 mm, thickness						
71	22mm	40.01	m ²	17.53	701	38
Subtotal for K20 Timber Board ...				£	701	38
Total for K Linings/Sheathing/Dry Partitioning				£	1,814	13
L WINDOWS/DOORS/STAIRS						
L20 Doors/shutters/hatches						
Aluminium Doors						
Bi-fold doors - RAL colour finish						
72	3000 x 2100mm; 3 equal doors with each leaf in one pane	2.00	nr	4227.70	8,455	40
Flush doors						
Supply of doors						
73	budget allowance for the supply of internal doors; £80 each	2.00	nr	96.00	192	00
Installation of doors						
74	fix internal flush door	2.00	nr	51.16	102	32
Softwood door frames and linings						
Door lining sets						
75	32 x 140mm internal door lining with loose stops	2.00	nr	37.67	75	34
Subtotal for L20 Doors/Shutters/Hatches				£	8,825	06
Total for L Windows/Doors/Stairs				£	8,825	06

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M SURFACE FINISHES						
M10 Cement sand/Concrete screeds/toppings						
Cement and sand 1:3, work to floors						
Screeded beds, level and to falls not exceeding 15 degrees from horizontal, over 300 mm wide						
76	75 mm	39.04	m ²	22.27	869	42
Screed reinforcement						
Galvanised wire netting reinforcement including tying wire in beds over 300 mm wide						
77	25 mm x 20G	39.04	m ²	4.49	175	29
Subtotal for M10 Cement Sand/Concrete ...				£	1,044	71
M20 Plastered/Rendered/Roughcast coatings						
Cement and sand 1:3, work to walls						
16 mm two coat wood floated finish on brick or block walls						
78	over 300 mm wide	25.92	m ²	37.99	984	70
79	not exceeding 300 mm wide	14.41	m	19.01	273	93
Retarded hemihydrate gypsum ("Thistle") plasters to BS 1191, Class B						
3 mm board finish on walls or ceilings including scrimming joints						
80	over 300 mm wide	76.71	m ²	10.42	799	32
81	not exceeding 300 mm wide	14.40	m	5.34	76	90
Plaster patching						
82	make good surfaces disturbed by building work prior to decoration	8.00	hour	33.00	264	00
Plastering sundries						
Galvanised plaster beads						
83	thin coat angle bead	14.40	m	2.27	32	69
Plastic plaster beads						
84	angle bead	18.60	m	3.32	61	75
85	stop bead	12.38	m	8.20	101	52
Subtotal for M20 Plastered/Rendered/Roughcast ...				£	2,594	81
M60 Painting/Clear finishing						
General surfaces internally						
One mist coat and two coats of trade matt emulsion paint over 300 mm girth						
86	smooth plaster	76.71	m ²	5.16	395	82
One mist coat and two coats of trade matt emulsion paint not exceeding 300 mm girth						
87	smooth plaster	14.40	m	2.33	33	55

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		Qty	Unit	Rate	£	p
M SURFACE FINISHES continued ...						
M60 Painting/Clear finishing continued ...						
General surfaces internally continued ...						
Knot, prime, stop and paint one undercoat and one coat of satinwood or gloss finish paint on joinery						
88	isolated surfaces, not exceeding 300 mm girth	34.31	m	2.72	93	32
Three coats of polyurethane varnish on joinery						
89	over 300 mm girth	6.32	m ²	8.98	56	75
90	isolated surfaces, not exceeding 300 mm girth	1.12	m	3.24	3	63
General surfaces, externally						
Three coats of textured cement paint						
91	rendering, fair face or similar textured surfaces over 300 mm girth	25.92	m ²	9.32	241	57
92	rendering, fair face or similar textured surfaces not exceeding 300 mm girth	14.41	m	3.17	45	68
Subtotal for M60 Painting/Clear Finishing				£	870	32
Total for M Surface Finishes				£	4,509	84
P BUILDING FABRIC SUNDRIES						
P10 Sundry insulation/proofing work/fire stops						
Insulating quilts						
Loft insulation, thermal insulating quilts						
93	100 mm thick Isover	44.01	m ²	3.04	133	79
Insulating boards						
Celotex Insulation Tuff-R range						
94	80 mm	39.04	m ²	17.42	680	08
Celotex Insulation T-Break range						
95	25 mm	2.26	m ²	10.34	23	37
Cavity wall Insulation						
Slab insulation to masonry walls						
96	50 mm thick Celotex cavity insulation	30.02	m ²	15.92	477	92
Vapour barriers						
Vapour barriers						
97	Polythene vapour barrier	43.56	m ²	2.81	122	40
Subtotal for P10 Sundry Insulation/Proofing Work/Fire ...				£	1,437	56
P20 Unframed isolated trims/skirtings/sundry items						
Skirtings, picture rails, architraves and the like						
MDF skirtings						
98	19 x 90 mm Chamfered	24.11	m	5.35	128	99
99	mitres	11.00	nr	2.69	29	59

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		Qty	Unit	Rate	£	p
P BUILDING FABRIC SUNDRIES continued ...						
P20 Unframed isolated continued ...						
Skirtings, picture rails, architraves and continued ...						
MDF Architraves						
100	19 x 68 mm Chamfered	11.20	m	4.94	55	33
101	mitres	4.00	nr	2.69	10	76
Threshold strips						
25mm thick Oak						
102	140mm wide	1.12	m	24.26	27	17
Subtotal for P20 Unframed Isolated ...				£	251	84
P21 Ironmongery						
Fixing to Softwood or Hardwood						
Latches						
103	63mm mortice latch	1.00	nr	27.00	27	00
Hinges						
104	75mm butt hinges	3.00	pair	8.65	25	95
Door handles						
105	lever latch handles	2.00	pair	27.56	55	12
Bolts						
106	150mm flush bolt	2.00	nr	21.72	43	44
Subtotal for P21 Ironmongery				£	151	51
P22 Sealant joints						
Mastic sealant						
107	internal silicon pointing; 10mm bead	14.40	m	3.29	47	38
Subtotal for P22 Sealant Joints				£	47	38
Total for P Building Fabric Sundries				£	1,888	29
R DISPOSAL SYSTEMS						
R11 Foul drainage above ground						
Unplasticised PVC						
40 mm pipes						
108	jointed with solvent welded fittings and fixed with clips plugged to walls	2.71	m	11.59	31	41
Extra for						
109	bends	3.00	nr	10.87	32	61
100 mm pipes						
110	two storey SVP stack	1.00	nr	372.70	372	70
Extra for						
111	40 mm boss connector	1.00	nr	18.00	18	00
Subtotal for R11 Foul Drainage Above Ground				£	454	72

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R DISPOSAL SYSTEMS continued ...						
R12 Drainage below ground						
Excavation by machine						
Trenches for drain pipes not exceeding 200 mm nominal size, grading bottoms, earthwork support and backfilling with excavated material; average depth						
112	0.75 m	13.83	m	13.99	193	48
113	1.00 m	15.70	m	28.63	449	49
Disposal of material arising from drainage excavations						
On site by hand						
114	in spoil heaps; distance no greater than 50 m from excavation	3.99	m ³	6.35	25	34
Excavated material; bulking factor 1.25						
115	loaded by grab wagon from spoil heaps	4.99	m ³	25.06	125	05
Imported granular material						
150 mm beds and side filling to half height of pipes						
116	450 mm wide to 100 mm pipes	29.53	m	10.33	305	04
Unplasticised PVC pipes and fittings to BS 4660						
110 mm pipes						
117	in trenches	29.53	m	10.68	315	38
Extra for						
118	short radius bends	2.00	nr	13.43	26	86
119	long radius bends	2.00	nr	23.18	46	36
120	slip coupler	4.00	nr	6.11	24	44
121	rocker pipes; 1.0m long	1.00	nr	19.25	19	25
Accessories						
122	bottle gully	2.00	nr	72.50	145	00
Manholes						
Excavate pits by machine, maximum depth not exceeding						
123	1.00 m	1.75	m ³	37.34	65	35
Disposal of spoil on site by hand						
124	in spoil heaps; distance no greater than 50 m from excavation	1.75	m ³	6.35	11	11
Disposal of spoil arising from manhole and soakaway excavation						
125	off site, loaded by grab wagon from spoil heaps	2.19	m ³	25.06	54	88
Unplasticised PVC inspection chambers; set on 150mm concrete bed, depth to invert up to;						
126	1035 mm; 450mm diameter	2.00	nr	223.94	447	88

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R DISPOSAL SYSTEMS continued ...						
R12 Drainage below ground continued ...						
Soakaways						
Modular soakaway crates						
127	aquavoid light duty soakaway crates	1.00	m ³	186.10	186	10
Testing drains						
Water test						
128	100 mm drains	29.53	m	1.72	50	79
Subtotal for R12 Drainage Below Ground				£	2,491	80
Total for R Disposal Systems				£	2,946	52
S PIPED SUPPLY SYSTEMS						
S10 Cold Water						
Cold water service points						
129	15mm copper service point with isolating valve and tap connector	1.00	nr	227.64	227	64
Subtotal for S10 Cold Water				£	227	64
S11 Hot water						
Hot water service point						
130	15mm copper service point with isolating valve and tap connector	1.00	nr	227.64	227	64
Subtotal for S11 Hot Water				£	227	64
S32 Natural gas						
Gas service point						
131	15mm copper service point to cookers and fires	1.00	nr	274.21	274	21
Gas connections						
132	cooker connection	1.00	nr	68.20	68	20
Subtotal for S32 Natural Gas				£	342	41
Total for S Piped Supply Systems				£	797	69
T MECHANICAL HEATING/COOLING/REFRIGERATION SYSTEMS						
T31 Low temperature hot water heating						
Central heating points						
Copper pipework and fittings; includes chasing out background, cutting mortices and making good finishes; radiators, towel rails and TVR's taken elsewhere						
133	central heating service point; flow and return	3.00	nr	565.70	1,697	10

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T MECHANICAL HEATING/COOLING/REFRIGERATION SYSTEMS continued ...						
T31 Low temperature hot water continued ...						
Radiators						
Single panel radiators with TRV & locksheid valve						
134	Kudox Type 11 premium single convector radiator 900 x 600mm	3.00	nr	195.68	587	04
Subtotal for T31 Low Temperature Hot Water Heating				£	2,284	14
Total for T Mechanical Heating/Cooling/Refrigeration ...				£	2,284	14
V ELECTRICAL SUPPLY/POWER LIGHTING SYSTEMS						
V20 LV distribution						
Opening up						
135	lifting floorboards to allow electric installation works, replacing existing boards on completion of works	2.00	m ²	42.54	85	08
Lighting circuits						
136	1.5mm twin and earth lighting circuit	34.70	m	2.95	102	37
137	junction box for lighting circuit	1.00	nr	12.97	12	97
Power circuits						
138	2.5mm twin and earth power circuit	34.70	m	3.46	120	06
139	junction box for LV power circuit	1.00	nr	12.97	12	97
140	6mm twin and earth power circuit	25.00	m	4.02	100	50
Commissioning						
141	earth and cross bonding	1.00	nr	180.97	180	97
142	testing and certification	1.00	nr	81.86	81	86
Subtotal for V20 Lv Distribution				£	696	78
V21 General lighting						
Light switches						
143	1-Gang, 1-Way: Light switch: White	1.00	nr	64.49	64	49
144	1-Gang, 2-Way: Light switch: White	4.00	nr	76.49	305	96
Luminaries						
145	recessed LED downlight; Chrome	16.00	nr	69.84	1,117	44
146	external half lantern 60W wall light	3.00	nr	78.31	234	93
Subtotal for V21 General Lighting				£	1,722	82

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V ELECTRICAL SUPPLY/POWER LIGHTING SYSTEMS continued ...						
V22 General Low Voltage power						
Power points						
With PVC insulated and sheathed cables in houses or flats, installed in floor cavities and roof voids, protected by steel or PVC channels in walls						
147	1-Gang switched socket outlet; White	4.00	nr	60.14	240	56
148	2-Gang switched socket outlet; White	12.00	nr	62.47	749	64
149	illuminated fused spur	5.00	nr	61.22	306	10
150	illuminated fused spur hob switch	1.00	nr	73.46	73	46
151	cooker point	2.00	nr	152.96	305	92
152	cooker hood extraction	1.00	nr	76.40	76	40
Subtotal for V22 General Low Voltage Power				£	1,752	08
V23 Smoke/Heat/Gas alarms						
Smoke alarms						
153	hard wired smoke alarm	1.00	nr	46.81	46	81
Heat alarms						
154	hard wired heat alarm	1.00	nr	44.86	44	86
FIRST FLOOR						
Subtotal for V23 Smoke/Heat/Gas Alarms				£	91	67
Total for V Electrical Supply/Power Lighting Systems				£	4,263	35
A PRELIMINARIES/GENERAL CONDITIONS						
A40 Contractor's general cost items: Management and staff						
Site administrative staff						
Provide general site supervision/administration						
155	Cleaner	0.40	week	432.00	172	80
Subtotal for A40 Contractor's General Cost Items: ...				£	172	80
A42 Contractor's general cost items: Services and facilities						
Provide the following services and facilities						
Rubbish disposal						
156	Skips	2.00	nr	307.33	614	66
Protection						
157	correx floor protection	58.16	m ²	2.38	138	42
Subtotal for A42 Contractor's General Cost Items: ...				£	753	08

Contractors estimate example

		Qty	Unit	Rate	£	p
A PRELIMINARIES/GENERAL continued ...						
A43 Contractor's general cost items: Mechanical plant						
	Mobile cranes					
158	35 Tonne crane	1.00	day	600.00	600	00
	Subtotal for A43 Contractor's General Cost Items: ...			£	600	00
A44 Contractor's general cost items: Temporary works						
	Scaffolding up to 10m high					
	Independent scaffolding					
159	Erect and subsequently dismantle	169.67	m ²	20.64	3,501	99
	Subtotal for A44 Contractor's General Cost Items: ...			£	3,501	99
A54 Provisional work						
160	PC Sum: supply and install steelwork; no Structural Engineering details were provided		item	2750.00	2,750	00
161	PC Sum: making good decoration in existing rooms		item	1200.00	1,200	00
162	PC Sum: supply and install floor coverings		item	1744.80	1,744	80
	Subtotal for A54 Provisional Work			£	5,694	80
	Total for A Preliminaries/General Conditions			£	10,722	67
C EXISTING SITE/BUILDINGS/SERVICES						
C20 Demolition						
	Demolishing parts of timber structures					
	Removing roof timbers					
163	fascia or barge boards; dispose of debris off-site	10.68	m	17.27	184	44
	Subtotal for C20 Demolition			£	184	44
C90 Alterations - spot items						
	Gutterwork					
	Remove gutters and supports, dispose of debris off-site					
164	uPVC	10.68	m	10.60	113	21
	Rainwater pipework					
	Remove rainwater pipes and supports, dispose of debris off-site					
165	uPVC rainwater stack	4.72	m	10.16	47	96
	Roof coverings					
	Stripping and repairs to slate and tile roofs					
166	plain or interlocking tiles; dispose of debris off-site	13.07	m ²	16.06	209	90

Contractors estimate example

		Qty	Unit	Rate	£	p
C EXISTING continued ...						
C90 Alterations - spot items continued ...						
Removing fittings and fixtures						
Timber mouldings						
167	skirtings, architraves or dado rail; dispose of debris off-site or set aside for re-use	15.28	m	3.80	58	06
Windows; dispose of debris off-site or set aside for re-use						
168	casement window	5.31	m ²	36.00	191	16
Forming door opening's in existing wall's						
Temporary support, close cavity, make good reveals, build in standard lintel						
169	through cavity wall	1.89	m ²	826.38	1,561	86
170	through timber stud wall		item	170.65	170	65
Forming new window opening's in existing wall's						
Temporary support, close cavity, make good reveals, build in standard lintel						
171	through cavity wall	1.47	m ²	356.51	524	07
Remove finishings						
Floors						
172	carpeting	25.73	m ²	5.02	129	16
Block up openings in walls						
Blockwork in gauged mortar 1:4						
173	100 mm	10.62	m ²	60.12	638	47
Subtotal for C90 Alterations - Spot Items				£	3,644	50
Total for C Existing Site/Buildings/Services				£	3,828	94
G STRUCTURAL/CARCASSING METAL/TIMBER						
G20 Carpentry/Timber framing/First fixing						
Impregnated sawn softwood - SC3 Grade						
Wall or partition members; C16 stress graded unless otherwise stated						
174	50 x 100mm	224.99	m	7.42	1,669	43
175	50 x 75mm	87.81	m	6.35	557	59
176	50 x 50mm	17.60	m	4.93	86	77
Impregnated sawn softwood						
Individual grounds and battens						
177	38 x 50mm	368.79	m	3.89	1,434	59

Contractors estimate example

		Qty	Unit	Rate	£	p
G STRUCTURAL/CARCASSING continued ...						
G20 Carpentry/Timber framing/First continued ...						
Impregnated sawn softwood - SC3 Grade						
Pitched roof members; C16 stress graded unless otherwise stated						
178	38 x 225mm	46.06	m	13.22	608	91
179	50 x 50mm	49.91	m	5.89	293	97
180	50 x 100mm	209.21	m	7.50	1,569	08
181	50 x 150mm	97.02	m	8.99	872	21
182	50 x 175mm	15.60	m	9.49	148	04
Flat roof members; C16 stress graded unless otherwise stated						
183	50 x 150mm	21.34	m	7.75	165	39
184	sawn softwood firrings	21.34	m	6.70	142	98
Metalwork						
Bolts & Timber Connectors including cutting holes						
185	M12 bolt with nut; 100 mm long	84.00	nr	2.58	216	72
186	M12 bolt with nut; 130 mm long	66.00	nr	2.57	169	62
Speedy joist hangers						
187	50mm	44.00	nr	4.39	193	16
Eaves and verge boarding						
uPVC						
188	250 x 18mm fascia board	18.68	m	15.74	294	02
189	225 x 10mm vented soffit board	18.68	m	11.74	219	30
WBP plywood						
190	18mm plywood - 350mm wide	9.63	m	14.40	138	67
Subtotal for G20 Carpentry/Timber Framing/First Fixing				£	8,780	45
Total for G Structural/Carcassing Metal/Timber				£	8,780	45
H CLADDING/COVERING						
H20 Rigid sheet cladding						
Eternit Cedral cladding						
190 x 10 mm						
191	width exceeding 300 mm	100.17	m ²	26.66	2,670	53
Extra for;						
192	starter profile	39.32	m	22.19	872	51
193	end profile	32.30	m	13.50	436	05
Subtotal for H20 Rigid Sheet Cladding				£	3,979	09

Contractors estimate example

		Qty	Unit	Rate	£	p
H CLADDING/COVERING continued ...						
H60 Plain roof tiling						
Concrete interlocking tiles						
Marley Mendip concrete interlocking tiles; granular finish double pantiles						
194	Roof coverings; to 100mm headlap on Tyvek Supro breathable membrane and fixed to 25 x 38mm impregnated softwood battens	64.78	m ²	29.18	1,890	28
Extra over for						
195	eaves filler	25.87	m	4.07	105	29
196	valleys; cutting both sides	19.12	m	38.98	745	30
197	dry ridge tiles	8.36	m	39.24	328	05
198	dry hip tiles	18.58	m	55.74	1,035	65
Subtotal for H60 Plain Roof Tiling				£	4,104	57
H71 Lead sheet coverings/flashings						
Flashings, aprons						
Code 4 lead, horizontal, 150 mm lapped joints, fixing with lead clips and wedges						
199	240 mm girth	14.90	m	26.28	391	57
Soakers and slates						
Code 4 slates with 50 mm to 150 mm rubber collar (fixing by slater or tiler)						
200	450 x 450 mm	1.00	nr	52.81	52	81
Subtotal for H71 Lead Sheet Coverings/Flashings				£	444	38
Total for H Cladding/Covering				£	8,528	04
J WATERPROOFING						
J41 Built up felt roof coverings						
Three layer felt roofing						
To timber base						
201	flat, to falls or cross falls not exceeding 10 degrees	10.97	m ²	34.19	375	06
Alternative finishings						
Dress top surface with						
202	12 mm white stone chipping's bedded in hot bitumen	5.19	m ²	9.29	48	22
Subtotal for J41 Built up Felt Roof Coverings				£	423	28
Total for J Waterproofing				£	423	28

Contractors estimate example

		Qty	Unit	Rate	£	p
K LININGS/SHEATHING/DRY PARTITIONING						
K10 Plasterboard drylining/partitions/ceilings						
Linings, gypsum plasterboard to BS 1230						
Fixing with plaster dabs to masonry backgrounds						
203	12.5 mm Plain Wallboard over 300 mm wide	22.13	m ²	13.16	291	23
Fixing with screws to timber or steel stud framing						
204	12.5 mm Plain Wallboard over 300 mm wide	82.82	m ²	9.56	791	76
Fixing with screws to ceilings						
205	12.5 mm Plain Wallboard over 300 mm wide	41.20	m ²	11.18	460	62
Subtotal for K10 Plasterboard Drylining/Partitions/Ceilings				£	1,543	61
K11 Rigid sheet flooring/sheathing/linings/casings						
Sheet linings and casings						
OSB board						
206	11mm OSB3 board to walls	39.80	m ²	16.13	641	97
Subtotal for K11 Rigid Sheet ...				£	641	97
K20 Timber board flooring/sheathing/linings/casings						
Roof decking						
OSB3						
207	11mm OSB3 exceeding 300 mm wide	5.19	m ²	15.48	80	34
Subtotal for K20 Timber Board ...				£	80	34
Total for K Linings/Sheathing/Dry Partitioning				£	2,265	92
L WINDOWS/DOORS/STAIRS						
L10 Windows/rooflights/screens/louvres						
uPVC Windows						
Supply of external windows						
208	Jeld Wen quotation		item	1327.51	1,327	51
Installation of windows						
209	install windows to prepared openings		item	210.60	210	60
Subtotal for L10 Windows/Rooflights/Screens/Louvres				£	1,538	11
Total for L Windows/Doors/Stairs				£	1,538	11
L WINDOWS/DOORS/STAIRS						
L20 Doors/shutters/hatches						
Flush doors						
Supply of doors						
210	budget allowance for the supply of internal doors; £80 each	2.00	nr	96.00	192	00
Installation of doors						
211	fix internal flush door	2.00	nr	51.16	102	32

Contractors estimate example

		Qty	Unit	Rate	£	p
L WINDOWS/DOORS/STAIRS continued ...						
L20 Doors/shutters/hatches continued ...						
Softwood door frames and linings						
Door lining sets						
212	32 x 115mm internal door lining with loose stops	2.00	nr	36.53	73	06
Access Hatches						
Loft access hatch and frame						
213	insulated drop down loft access hatch 736 x 536mm	2.00	nr	90.42	180	84
Subtotal for L20 Doors/Shutters/Hatches				£	548	22
Total for L Windows/Doors/Stairs				£	548	22
M SURFACE FINISHES						
M20 Plastered/Rendered/Roughcast coatings						
Retarded hemihydrate gypsum ("Thistle") plasters to BS 1191, Class B						
3 mm board finish on walls or ceilings including scrimming joints						
214	over 300 mm wide	146.15	m ²	10.42	1,522	88
Plaster patching						
215	make good surfaces disturbed by building work prior to decoration	8.00	hour	33.00	264	00
Plastering sundries						
Galvanised plaster beads						
216	thin coat angle bead	10.00	m	2.27	22	70
Subtotal for M20 Plastered/Rendered/Roughcast ...				£	1,809	58
M60 Painting/Clear finishing						
General surfaces internally						
One mist coat and two coats of trade matt emulsion paint over 300 mm girth						
217	smooth plaster	146.15	m ²	5.16	754	13
Knot, prime, stop and paint one undercoat and one coat of satinwood or gloss finish paint on joinery						
218	isolated surfaces, not exceeding 300 mm girth	68.13	m	2.72	185	31
Three coats of polyurethane varnish on joinery						
219	over 300 mm girth	6.92	m ²	8.98	62	14
Subtotal for M60 Painting/Clear Finishing				£	1,001	58
Total for M Surface Finishes				£	2,811	16

Contractors estimate example

		Qty	Unit	Rate	£	p
P BUILDING FABRIC SUNDRIES						
P10 Sundry insulation/proofing work/fire stops						
Insulating quilts						
Acoustic insulating quilts						
220	75 mm	15.60	m ²	9.05	141	18
Loft insulation, thermal insulating quilts						
221	100 mm thick Isover	35.14	m ²	3.04	106	83
222	170 mm thick Isover	35.14	m ²	6.73	236	49
Insulating boards						
Celotex Insulation Tuff-R range						
223	60 mm	7.11	m ²	14.65	104	16
224	75 mm	7.11	m ²	16.86	119	87
225	80 mm	39.80	m ²	17.42	693	32
Celotex Insulation Fast-R range						
226	25 mm	39.80	m ²	13.40	533	32
Celotex PIR/Plywood composite warm roof insulation boards						
227	126 mm	5.19	m ²	44.62	231	58
Vapour barriers						
Vapour barriers						
228	Polythene vapour barrier	39.80	m ²	2.81	111	84
Breather membranes						
Breather membranes to timber or masonry backgrounds						
229	IKO breather membrane	100.17	m ²	1.92	192	33
Subtotal for P10 Sundry Insulation/Proofing Work/Fire ...				£	2,470	92
P20 Unframed isolated trims/skirtings/sundry items						
Skirtings, picture rails, architraves and the like						
MDF skirtings						
230	19 x 90 mm Chamfered	54.13	m	5.35	289	60
231	mitres	33.00	nr	2.69	88	77
MDF Architraves						
232	19 x 68 mm Chamfered	20.40	m	4.94	100	78
233	mitres	8.00	nr	2.69	21	52
Window boards						
MDF with rounded nosing						
234	25 x 219 mm	3.80	m	13.07	49	67
235	returned ends	4.00	nr	1.50	6	00
Subtotal for P20 Unframed Isolated ...				£	556	34

Contractors estimate example

		Qty	Unit	Rate	£	p
P BUILDING FABRIC SUNDRIES continued ...						
P21 Ironmongery						
Fixing to Softwood or Hardwood						
Latches						
236	63mm mortice latch	2.00	nr	27.00	54	00
Hinges						
237	75mm butt hinges	3.00	pair	8.65	25	95
Door handles						
238	lever latch handles	2.00	pair	27.56	55	12
Subtotal for P21 Ironmongery				£	135	07
P22 Sealant joints						
Mastic sealant						
239	pointing to external frames; 10mm bead	14.00	m	3.40	47	60
240	internal silicon pointing; 10mm bead	14.00	m	3.29	46	06
Subtotal for P22 Sealant Joints				£	93	66
Total for P Building Fabric Sundries				£	3,255	99
R DISPOSAL SYSTEMS						
R10 Rainwater pipework/gutters						
Unplasticised PVC rainwater pipework to BS 4576						
68 mm pipework						
241	fixed with brackets plugged to walls	9.43	m	14.68	138	43
Extra for						
242	228mm offset swan-neck	2.00	nr	15.83	31	66
Unplasticised PVC gutterwork to BS 4576						
112 mm half round gutters						
243	jointed and fixed with support and union brackets screwed to timber	19.03	m	14.95	284	50
Extra for						
244	angles	4.00	nr	13.44	53	76
245	outlets	2.00	nr	12.37	24	74
Subtotal for R10 Rainwater Pipework/Gutters				£	533	09
R11 Foul drainage above ground						
Unplasticised PVC						
100 mm pipes						
246	jointed with solvent welded fittings and fixed with brackets plugged to walls	7.66	m	22.02	168	67
247	stub SVP stack	1.00	nr	114.07	114	07

Contractors estimate example

		Qty	Unit	Rate	£	p
R DISPOSAL SYSTEMS continued ...						
R11 Foul drainage above ground continued ...						
Unplasticised PVC continued ...						
Extra for						
248	bends	2.00	nr	21.82	43	64
249	32 mm boss connector	1.00	nr	18.00	18	00
250	40 mm boss connector	1.00	nr	18.00	18	00
Subtotal for R11 Foul Drainage Above Ground				£	362	38
Total for R Disposal Systems				£	895	47
T MECHANICAL HEATING/COOLING/REFRIGERATION SYSTEMS						
T31 Low temperature hot water heating						
Central heating points						
Copper pipework and fittings; includes chasing out background, cutting mortices and making good finishes; radiators, towel rails and TVR's taken elsewhere						
251	central heating service point; flow and return	4.00	nr	565.70	2,262	80
Radiators						
Single panel radiators with TRV & locksheid valve						
252	Kudox Type 11 premium single convector radiator 900 x 600mm	2.00	nr	195.68	391	36
Towel rails						
Single panel towel rails with TRV & locksheid valve						
253	Flomasta curved chrome towel rail 1100 x 600mm	2.00	nr	221.64	443	28
Subtotal for T31 Low Temperature Hot Water Heating				£	3,097	44
Total for T Mechanical Heating/Cooling/Refrigeration ...				£	3,097	44
V ELECTRICAL SUPPLY/POWER LIGHTING SYSTEMS						
V20 LV distribution						
Lighting circuits						
254	1.5mm twin and earth lighting circuit	111.99	m	2.95	330	37
255	junction box for lighting circuit	1.00	nr	12.97	12	97
Power circuits						
256	2.5mm twin and earth power circuit	111.99	m	3.46	387	49
257	junction box for LV power circuit	1.00	nr	12.97	12	97
Subtotal for V20 Lv Distribution				£	743	80
V21 General lighting						
Light switches						
258	1-Gang, 1-Way: Light switch: White	6.00	nr	64.49	386	94

Contractors estimate example

		Qty	Unit	Rate	£	p
V ELECTRICAL SUPPLY/POWER LIGHTING SYSTEMS continued ...						
V21 General lighting continued ...						
Luminaries						
259	ceiling rose; White	4.00	nr	15.18	60	72
260	recessed LED downlight; Chrome	10.00	nr	69.84	698	40
Subtotal for V21 General Lighting				£	1,146	06
V22 General Low Voltage power						
Power points						
With PVC insulated and sheathed cables in houses or flats, installed in floor cavities and roof voids, protected by steel or PVC channels in walls						
261	2-Gang switched socket outlet; White	8.00	nr	62.47	499	76
262	illuminated fused spur	2.00	nr	61.22	122	44
263	bathroom extractor fan	2.00	nr	129.40	258	80
Subtotal for V22 General Low Voltage Power				£	881	00
V23 Smoke/Heat/Gas alarms						
Smoke alarms						
264	hard wired smoke alarm	1.00	nr	46.81	46	81
Subtotal for V23 Smoke/Heat/Gas Alarms				£	46	81
V24 Telecoms and Data						
TV, FM/DAB service points						
265	HD satellite TV point	2.00	nr	110.77	221	54
Subtotal for V24 Telecoms and Data				£	221	54
Total for V Electrical Supply/Power Lighting Systems				£	3,039	21
Total for Bill				£	111,889	78