

Builders Sample Estimate

Extension & Alterations

Scheduled Tender Build Up



Ref	Description	Quant	Unit	Rate	Sub Total
1	Demolitions/Excavations/Groundworks				
	Demolish existing single storey construction	1	item	£330.00	£ 330.00
	Cart away demolition waste	1	item	£222.00	£ 222.00
	Break out existing slab	1	item	£380.00	£ 380.00
	Excavate for foundations	10	m3	£58.00	£ 580.00
	Cart away demolition waste & foundation waste	2	no	£222.00	£ 444.00
	Concrete foundations	8	m3	£147.50	£ 1,180.00
	Cavity wall to DPC	6	m2	£113.50	£ 681.00
	Import sub base 150mm inc level & compact	22	m2	£34.00	£ 748.00
	Sand blinding & DPM	22	m2	£19.75	£ 434.50
	Concrete slab 100mm	22	m2	£22.70	£ 499.40
2	Superstructure				
	Cavity wall construction	72	m2	£86.75	£ 6,246.00
	Furfix cavity wall starter	10	m	£16.80	£ 168.00
	Cavity wall lintols	3	no	£72.50	£ 217.50
	Render scat/stipple finish	72	m2	£28.20	£ 2,030.40
	Joist hangers	28	no	£6.75	£ 189.00
	Timber joists (say 175 x 50mm)	57	m	£13.40	£ 763.80
	Chipboard flooring	17	m2	£15.25	£ 259.25
	RSJ's to stepped cavity wall	2	no	£322.50	£ 645.00
	Strip roof tiles/gutters fascia to existing for intersection	1	item	£560.00	£ 560.00
	Wall plate inc straps	18	m	£29.25	£ 526.50
	Ridge timber (say 250 x 75mm)	5	m	£43.00	£ 215.00
	Hip timber (say 250 x 75mm)	11	m	£27.75	£ 305.25
	Timber rafters (say 175 x 50mm)	82	m	£20.25	£ 1,660.50
	Ceiling joists (say 225 x 75mm)	42	m	£24.05	£ 1,010.10
	Construct dormer window	1	item	£1,020.00	£ 1,020.00
	Ply valleys (to existing sound roof timbers)	11	m	£21.25	£ 233.75
	Tying in with existing structure	1	item	£635.00	£ 635.00
	Felt & batten	46	m2	£10.60	£ 487.60
	Rosemary roof tiles	46	m2	£70.00	£ 3,220.00
	Ridge & hip tiles in plain half round	16	m	£31.50	£ 504.00
	Glass lean too roof to kitchen	1	item	£2,100.00	£ 2,100.00
	Lead valleys & flashings	1	item	£1,290.00	£ 1,290.00
	Timber fascia board	19	m	£13.50	£ 256.50
	Ply soffit board	19	m	£25.50	£ 484.50
	UPVC guttering	19	m	£13.50	£ 256.50
	UPVC downpipes	8	m	£14.00	£ 112.00
	Bends/outlets/outlets	1	item	£120.00	£ 120.00
	Connect foul & storm drains to existing	1	item	£695.00	£ 695.00
	UPVC Windows	1	item	£1,430.00	£ 1,430.00
	UPVC Bi Fold Door (£2340 supply cost allowed)	1	item	£2,620.00	£ 2,620.00
	Extra over for Aluminium Bi fold	1	item	£1,450.00	£ 1,450.00

3 Internal Works

Demolish chimney breast from roof to FF level	1	item	£875.00	£	875.00
Demolish external cavity wall & form openings	1	item	£745.00	£	745.00
Demolish partitions to existing FF	1	item	£560.00	£	560.00
Cart away demolition waste	2	no	£222.00	£	444.00
Quilt insulation 100mm between floor joists	22	m2	£6.20	£	136.40
Quilt insulation 300mm to ceiling FF	17	m2	£14.25	£	242.25
Screed 65mm & insulation 70mm to GF	22	m2	£28.25	£	621.50
Timber studwork 100 x 50mm	34	m2	£23.50	£	799.00
Plasterboard noggins	1	item	£165.00	£	165.00
Plasterboard ceiling GF	22	m2	£9.35	£	205.70
Plasterboard ceiling FF	17	m2	£11.25	£	191.25
Plasterboard to timber studwork	68	m2	£7.50	£	510.00
Render and set masonry walls (new & existing)	102	m2	£16.25	£	1,657.50
Plaster skim to ceilings & walls	39	m2	£16.90	£	659.10
Make good to existing bedrooms/new works	1	item	£835.00	£	835.00
Door sets complete (£50/door allowed)	2	no	£170.00	£	340.00
Wardrobes doors (£30/door allowed)	3	no	£130.00	£	390.00
Window boards in MDF	5	m	£22.25	£	111.25
Timber skirting	34	m	£11.25	£	382.50
Timber flooring (£40/m2 supply)	22	m2	£74.40	£	1,636.80
Ceramic tiling (type & area tba)	15	m2	£55.00	£	825.00
Decoration works	1	item	£930.00	£	930.00

4 Non time related

Scaffolding & Access	1	item	£1,198.00	£	1,198.00
Skips and disposal	2	no	£198.00	£	396.00
Small tools & towers/access etc	16	weeks	£48.25	£	772.00

Tender Total	£ 52,838.30
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Tender Clarifications

No allowance for asbestos or works in connection

No allowance for chimney removal to GF level - please see extra over cost below

Subject to confirmed Structural Engineers details

Subject to confirmed Building Regulation drawings

No allowance for ceramic tiling, decorations or kitchen works - assumed by client directly