

Builders Sample Estimate

Extension & Alterations

Scheduled Tender Build Up



| Ref | Description | Quant | Unit | Rate | Sub Total | Labour | Plant | Materials | Lab Tot | Plant Total | Mats Tot | Check Total |
|--|--|-------|------|-----------|------------|---------|--------|-----------|---------|-------------|-----------|-------------|
| 1 Demolitions/Excavations/Groundworks | | | | | | | | | | | | |
| | Demolish existing single storey construction | 1 | item | £330.00 | £ 330.00 | 280.00 | 50.00 | 0.00 | 280.00 | 50.00 | £0.00 | £ 330.00 |
| | Cart away demolition waste | 1 | item | £222.00 | £ 222.00 | 0.00 | 0.00 | 222.00 | 0.00 | 0.00 | £222.00 | £ 222.00 |
| | Break out existing slab | 1 | item | £380.00 | £ 380.00 | 280.00 | 100.00 | 0.00 | 280.00 | 100.00 | £0.00 | £ 380.00 |
| | Excavate for foundations | 10 | m3 | £58.00 | £ 580.00 | 28.00 | 30.00 | 0.00 | 280.00 | 300.00 | £0.00 | £ 580.00 |
| | Cart away demolition waste & foundation waste | 2 | no | £222.00 | £ 444.00 | 0.00 | 0.00 | 222.00 | 0.00 | 0.00 | £444.00 | £ 444.00 |
| | Concrete foundations | 8 | m3 | £147.50 | £ 1,180.00 | 35.00 | 0.00 | 112.50 | 280.00 | 0.00 | £900.00 | £ 1,180.00 |
| | Cavity wall to DPC | 6 | m2 | £113.50 | £ 681.00 | 93.50 | 0.00 | 20.00 | 561.00 | 0.00 | £120.00 | £ 681.00 |
| | Import sub base 150mm inc level & compact | 22 | m2 | £34.00 | £ 748.00 | 25.50 | 1.50 | 7.00 | 561.00 | 33.00 | £154.00 | £ 748.00 |
| | Sand blinding & DPM | 22 | m2 | £19.75 | £ 434.50 | 12.75 | 1.50 | 5.50 | 280.50 | 33.00 | £121.00 | £ 434.50 |
| | Concrete slab 100mm | 22 | m2 | £22.70 | £ 499.40 | 12.75 | 0.00 | 9.95 | 280.50 | 0.00 | £218.90 | £ 499.40 |
| 2 Superstructure | | | | | | | | | | | | |
| | Cavity wall construction | 72 | m2 | £86.75 | £ 6,246.00 | 57.50 | 0.00 | 29.25 | 4140.00 | 0.00 | £2,106.00 | £ 6,246.00 |
| | Furfix cavity wall starter | 10 | m | £16.80 | £ 168.00 | 7.00 | 0.00 | 9.80 | 70.00 | 0.00 | £98.00 | £ 168.00 |
| | Cavity wall lintols | 3 | no | £72.50 | £ 217.50 | 25.00 | 0.00 | 47.50 | 75.00 | 0.00 | £142.50 | £ 217.50 |
| | Render scat/stipple finish | 72 | m2 | £28.20 | £ 2,030.40 | 20.00 | 0.00 | 8.20 | 1440.00 | 0.00 | £590.40 | £ 2,030.40 |
| | Joist hangers | 28 | no | £6.75 | £ 189.00 | 3.75 | 0.00 | 3.00 | 105.00 | 0.00 | £84.00 | £ 189.00 |
| | Timber joists (say 175 x 50mm) | 57 | m | £13.40 | £ 763.80 | 7.40 | 0.00 | 6.00 | 421.80 | 0.00 | £342.00 | £ 763.80 |
| | Chipboard flooring | 17 | m2 | £15.25 | £ 259.25 | 8.25 | 0.00 | 7.00 | 140.25 | 0.00 | £119.00 | £ 259.25 |
| | RSJ's to stepped cavity wall | 2 | no | £322.50 | £ 645.00 | 140.00 | 50.00 | 132.50 | 280.00 | 100.00 | £265.00 | £ 645.00 |
| | Strip roof tiles/gutters fascia to existing for intersection | 1 | item | £560.00 | £ 560.00 | 560.00 | 0.00 | 0.00 | 560.00 | 0.00 | £0.00 | £ 560.00 |
| | Wall plate inc straps | 18 | m | £29.25 | £ 526.50 | 16.00 | 0.00 | 13.25 | 288.00 | 0.00 | £238.50 | £ 526.50 |
| | Ridge timber (say 250 x 75mm) | 5 | m | £43.00 | £ 215.00 | 28.00 | 0.00 | 15.00 | 140.00 | 0.00 | £75.00 | £ 215.00 |
| | Hip timber (say 250 x 75mm) | 11 | m | £27.75 | £ 305.25 | 12.75 | 0.00 | 15.00 | 140.25 | 0.00 | £165.00 | £ 305.25 |
| | Timber rafters (say 175 x 50mm) | 82 | m | £20.25 | £ 1,660.50 | 10.25 | 0.00 | 10.00 | 840.50 | 0.00 | £820.00 | £ 1,660.50 |
| | Ceiling joists (say 225 x 75mm) | 42 | m | £24.05 | £ 1,010.10 | 10.05 | 0.00 | 14.00 | 422.10 | 0.00 | £588.00 | £ 1,010.10 |
| | Construct dormer window | 1 | item | £1,020.00 | £ 1,020.00 | 840.00 | 0.00 | 180.00 | 840.00 | 0.00 | £180.00 | £ 1,020.00 |
| | Ply valleys (to existing sound roof timbers) | 11 | m | £21.25 | £ 233.75 | 13.75 | 0.00 | 7.50 | 151.25 | 0.00 | £82.50 | £ 233.75 |
| | Tying in with existing structure | 1 | item | £635.00 | £ 635.00 | 560.00 | 0.00 | 75.00 | 560.00 | 0.00 | £75.00 | £ 635.00 |
| | Felt & batten | 46 | m2 | £10.60 | £ 487.60 | 6.10 | 0.00 | 4.50 | 280.60 | 0.00 | £207.00 | £ 487.60 |
| | Rosemary roof tiles | 46 | m2 | £70.00 | £ 3,220.00 | 42.50 | 0.00 | 27.50 | 1955.00 | 0.00 | £1,265.00 | £ 3,220.00 |
| | Ridge & hip tiles in plain half round | 16 | m | £31.50 | £ 504.00 | 18.00 | 0.00 | 13.50 | 288.00 | 0.00 | £216.00 | £ 504.00 |
| | Glass lean too roof to kitchen | 1 | item | £2,100.00 | £ 2,100.00 | 2100.00 | 0.00 | 0.00 | 2100.00 | 0.00 | £0.00 | £ 2,100.00 |
| | Lead valleys & flashings | 1 | item | £1,290.00 | £ 1,290.00 | 840.00 | 0.00 | 450.00 | 840.00 | 0.00 | £450.00 | £ 1,290.00 |
| | Timber fascia board | 19 | m | £13.50 | £ 256.50 | 7.50 | 0.00 | 6.00 | 142.50 | 0.00 | £114.00 | £ 256.50 |
| | Ply soffit board | 19 | m | £25.50 | £ 484.50 | 15.00 | 0.00 | 10.50 | 285.00 | 0.00 | £199.50 | £ 484.50 |
| | UPVC guttering | 19 | m | £13.50 | £ 256.50 | 7.50 | 0.00 | 6.00 | 142.50 | 0.00 | £114.00 | £ 256.50 |
| | UPVC downpipes | 8 | m | £14.00 | £ 112.00 | 9.00 | 0.00 | 5.00 | 72.00 | 0.00 | £40.00 | £ 112.00 |
| | Bends/outlets/outlets | 1 | item | £120.00 | £ 120.00 | 70.00 | 0.00 | 50.00 | 70.00 | 0.00 | £50.00 | £ 120.00 |
| | Connect foul & storm drains to existing | 1 | item | £695.00 | £ 695.00 | 560.00 | 0.00 | 135.00 | 560.00 | 0.00 | £135.00 | £ 695.00 |

| | | | | | | | | | | | |
|---|---|------|-----------|------------|--------|------|---------|--------|------|-----------|------------|
| UPVC Windows | 1 | item | £1,430.00 | £ 1,430.00 | 280.00 | 0.00 | 1150.00 | 280.00 | 0.00 | £1,150.00 | £ 1,430.00 |
| UPVC Bi Fold Door (£2340 supply cost allowed) | 1 | item | £2,620.00 | £ 2,620.00 | 280.00 | 0.00 | 2340.00 | 280.00 | 0.00 | £2,340.00 | £ 2,620.00 |
| Extra over for Aluminium Bi fold | 1 | item | £1,450.00 | £ 1,450.00 | 0.00 | 0.00 | 1450.00 | 0.00 | 0.00 | £1,450.00 | £ 1,450.00 |

3 Internal Works

| | | | | | | | | | | | |
|---|-----|-------|-----------|------------|--------|-------|--------|---------|---------|-----------|------------|
| Demolish chimney breast from roof to FF level | 1 | item | £875.00 | £ 875.00 | 840.00 | 35.00 | 0.00 | 840.00 | 35.00 | £0.00 | £ 875.00 |
| Demolish external cavity wall & form openings | 1 | item | £745.00 | £ 745.00 | 560.00 | 35.00 | 150.00 | 560.00 | 35.00 | £150.00 | £ 745.00 |
| Demolish partitions to existing FF | 1 | item | £560.00 | £ 560.00 | 560.00 | 0.00 | 0.00 | 560.00 | 0.00 | £0.00 | £ 560.00 |
| Cart away demolition waste | 2 | no | £222.00 | £ 444.00 | 0.00 | 0.00 | 222.00 | 0.00 | 0.00 | £444.00 | £ 444.00 |
| Quilt insulation 100mm between floor joists | 22 | m2 | £6.20 | £ 136.40 | 3.20 | 0.00 | 3.00 | 70.40 | 0.00 | £66.00 | £ 136.40 |
| Quilt insulation 300mm to ceiling FF | 17 | m2 | £14.25 | £ 242.25 | 8.25 | 0.00 | 6.00 | 140.25 | 0.00 | £102.00 | £ 242.25 |
| Screed 65mm & insulation 70mm to GF | 22 | m2 | £28.25 | £ 621.50 | 12.75 | 0.00 | 15.50 | 280.50 | 0.00 | £341.00 | £ 621.50 |
| Timber studwork 100 x 50mm | 34 | m2 | £23.50 | £ 799.00 | 16.50 | 0.00 | 7.00 | 561.00 | 0.00 | £238.00 | £ 799.00 |
| Plasterboard noggins | 1 | item | £165.00 | £ 165.00 | 140.00 | 0.00 | 25.00 | 140.00 | 0.00 | £25.00 | £ 165.00 |
| Plasterboard ceiling GF | 22 | m2 | £9.35 | £ 205.70 | 6.35 | 0.00 | 3.00 | 139.70 | 0.00 | £66.00 | £ 205.70 |
| Plasterboard ceiling FF | 17 | m2 | £11.25 | £ 191.25 | 8.25 | 0.00 | 3.00 | 140.25 | 0.00 | £51.00 | £ 191.25 |
| Plasterboard to timber studwork | 68 | m2 | £7.50 | £ 510.00 | 4.50 | 0.00 | 3.00 | 306.00 | 0.00 | £204.00 | £ 510.00 |
| Render and set masonry walls (new & existing) | 102 | m2 | £16.25 | £ 1,657.50 | 13.75 | 0.00 | 2.50 | 1402.50 | 0.00 | £255.00 | £ 1,657.50 |
| Plaster skim to ceilings & walls | 39 | m2 | £16.90 | £ 659.10 | 14.40 | 0.00 | 2.50 | 561.60 | 0.00 | £97.50 | £ 659.10 |
| Make good to existing bedrooms/new works | 1 | item | £835.00 | £ 835.00 | 760.00 | 0.00 | 75.00 | 760.00 | 0.00 | £75.00 | £ 835.00 |
| Door sets complete (£50/door allowed) | 2 | no | £170.00 | £ 340.00 | 70.00 | 0.00 | 100.00 | 140.00 | 0.00 | £200.00 | £ 340.00 |
| Wardrobes doors (£30/door allowed) | 3 | no | £130.00 | £ 390.00 | 50.00 | 0.00 | 80.00 | 150.00 | 0.00 | £240.00 | £ 390.00 |
| Window boards in MDF | 5 | m | £22.25 | £ 111.25 | 14.00 | 0.00 | 8.25 | 70.00 | 0.00 | £41.25 | £ 111.25 |
| Timber skirting | 34 | m | £11.25 | £ 382.50 | 8.25 | 0.00 | 3.00 | 280.50 | 0.00 | £102.00 | £ 382.50 |
| Timber flooring (£40/m2 supply) | 22 | m2 | £74.40 | £ 1,636.80 | 26.40 | 0.00 | 48.00 | 580.80 | 0.00 | £1,056.00 | £ 1,636.80 |
| Ceramic tiling (type & area tba) | 15 | m2 | £55.00 | £ 825.00 | 35.00 | 0.00 | 20.00 | 525.00 | 0.00 | £300.00 | £ 825.00 |
| Decoration works | 1 | item | £930.00 | £ 930.00 | 700.00 | 0.00 | 230.00 | 700.00 | 0.00 | £230.00 | £ 930.00 |
| 4 Non time related | | | | | | | | | | | |
| Scaffolding & Access | 1 | item | £1,198.00 | £ 1,198.00 | | | | | 1198.00 | | £ 1,198.00 |
| Skips and disposal | 2 | no | £198.00 | £ 396.00 | | | | | 396.00 | | £ 396.00 |
| Small tools & towers/access etc | 16 | weeks | £48.25 | £ 772.00 | | | | | 772.00 | | £ 772.00 |

Tender Total £ 52,838.30

£29,621.25 £3,052.00 £20,165.05 £ 52,838.30

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