



1	SUBSTRUCTURE Continued	Quantity	Unit Rate	Total £ p
			<b>B' Fwd</b>	<b>4,778.40</b>
	<b><u>CONCRETE</u></b>			
	<b>In-situ Concrete</b>			
	<b>Plain design mix C20</b>			
	Foundations 150 to 450 thick poured on or against earth or unblinded hardcore; 225 x 750	5 m3	190.00	950.00
	Cavity fill; lean mix	2 m3	160.00	320.00
	<b>Reinforced Designed mix C25</b>			
	Beds ne 150 thick	6 m3	220.00	1,320.00
	<b>Formwork</b>			
	Basic Finish Formwork			
	Sides of foundations 250 - 500 high	57 m	32.34	n/a
	Edges of beds ne 250 high	29 m	25.00	725.00
	Circular holes ne 500 girth ne 250 deep	3 nr	8.71	n/a
	<b>Reinforcement for in-situ concrete</b>			
	Square mesh ref A252	40 m2	5.00	200.00
	<b>Worked Finishes</b>			
	Tamping by mechanical means	62 m2	5.00	310.00
	<b>Joints; 10mm compressible filler board or similar with 25 x 10 two part polysulphate joint sealant</b>			
	Plain isolation joint			
	10 thick x 150 deep; vertical	29 m	15.00	435.00
			<b>C' Fwd</b>	<b>9,038.40</b>

1	SUBSTRUCTURE Continued	Quantity	Unit Rate	Total £ p
			<b>B' Fwd</b>	<b>9,038.40</b>
	<b><u>Brick/Block Walling</u></b>			
	<b>Facing Brickwork; machine made; PC £375/1000; cement lime mortar; English bond</b>			
	walls half brick thick, facework one side	9 m2	55.00	495.00
	<b>Blockwork to BS 6073 (crushing strength 7 N/mm<sup>2</sup>); in cement mortar (1:6), flush pointing as work proceeds</b>			
	Walls, 100 thick	37 m2	40.00	1,480.00
	<b><u>Accessories</u></b>			
	<b>Sundries</b>			
	Forming cavities; in hollow walls 75 wide; stainless steel butterfly wall ties	23 m2	3.00	69.00
	<b>Damp proof courses Hyload pitch polymer, bedding in cement mortar (1:3), 225 laps</b>			
	On surfaces; over 225 wide; horizontal	6 m2	15.00	90.00
	<b><u>WATERPROOFING</u></b>			
	<b><u>Flexible sheet tanking/damp proof membrane</u></b>			
	<b>Polythene building sheet; 1200 gauge</b>			
	Tanking and damp proofing; horizontal	40 m2	2.00	80.00
	Turned up sides of slab; ne 200 girth	29 m	1.50	43.50
	<b><u>SURFACE FINISHES</u></b>			
	<b><u>Sand cement/concrete/granolithic screeds</u></b>			
	<b>Cement-sand (1:3)</b>			
	Floors 75 thick; level or to falls ne 15 degs	40 m2	25.00	1,000.00
	<b><u>BUILDING FABRIC SUNDRY</u></b>			
	<b><u>Sundry insulation</u></b>			
	<b>Vapour control layer</b>			
	Plain areas; horizontal	40 m2	5.00	200.00
	<b>Celotex GA4000 insulation board</b>			
	Plain areas; horizontal	40 m2	20.00	800.00
			<b>Total</b>	<b>13,295.90</b>

2a	FRAME	Quantity	Unit Rate	Total £ p
	No inclusion for wind posts. Assume internal block walls provide cross bracing			
<b>Total</b>				

2b	UPPER FLOORS	Quantity	Unit Rate	Total £ p
	NA			
<b>Total</b>				



2c,e,f	ROOF, EXTERNAL WALLS & EXTERNAL WINDOWS & DOORS Continued	Quantity	Unit Rate	Total £ p
			<b>B' Fwd</b>	<b>5,676.00</b>
	<b><u>CLADDING/COVERING</u></b>			
	<b>PLAIN ROOF TILING</b>			
	<b>Clay plain roof tile; 38 x 19 treated softwood battens with reinforced Tyvek `Supro breathable membrane</b>			
	Roof Coverings; pitch 30 degrees	53 m2	70.00	3,710.00
	Extra over; cutting to hips; raking	20 m	17.00	340.00
	proprietary eaves detail including ventilation	31 m	17.00	527.00
	extra over for; ventilators	26 nr	10.00	260.00
	proprietary half round ventilated ridge	7 m	66.00	462.00
	proprietary half round hip	10 m	66.00	660.00
	<b><u>BUILDING FABRIC SUNDRY</u></b>			
	<b><u>Sundry insulation</u></b>			
	<b>Celotex GA4000 insulation board</b>			
	Between joists at 450 centres	37 m2	20.00	740.00
	<b>Vapour control layer</b>			
	Plain areas; horizontal	37 m2	4.00	148.00
	<b><u>DISPOSAL SYSTEMS</u></b>			
	<b>Rainwater pipework/gutters</b>			
	<b>Upvc rainwater pipes and fittings; BS 4514, Part 1, ring seal joints; standard fixing clips</b>			
	Pipes 62.5 nominal size, plugging and screwing to masonry	5 m	20.00	100.00
	extra over for; shoe	2 nr	20.00	40.00
	extra over for; off set bends 76 projection	2 nr	30.00	60.00
	extra over for; galvanised ballon grating	2 nr	5.00	10.00
	<b>Upvc gutters and fittings; BS 4514, Part 1, ring seal joints; standard fixing clips</b>			
	Ogee gutters; 102 nominal size; screwing to timber	31 m	20.00	620.00
	extra over for; angles	4 nr	15.00	60.00
	extra over for; outlet	2 nr	30.00	60.00
			<b>C' Fwd</b>	<b>13,473.00</b>

2c,e,f	ROOF, EXTERNAL WALLS & EXTERNAL WINDOWS & DOORS Continued	Quantity	Unit Rate	Total £ p
			<b>B' Fwd</b>	<b>13,473.00</b>
	<b><u>EXTERNAL WALLS</u></b>			
	<b><u>MASONRY</u></b>			
	<b><u>Brick/Block Walling</u></b>			
	<b>Facing Brickwork; machine made; PC £375/1000; cement lime mortar; English bond</b>			
	walls half brick thick, facework one side	76 m2	55.00	4,180.00
	<b>Blockwork to BS 6073 (crushing strength 7 N/mm<sup>2</sup>); in cement mortar (1:6), flush pointing as work proceeds</b>			
	Walls, 100 thick; fair faced one side	72 m2	35.00	2,520.00
	Closing cavities			
	100 wide, vertical to jambs	4 m	8.00	32.00
	100 wide, horizontal to eaves	29 m	10.00	290.00
	<b><u>Accessories</u></b>			
	Sundries			
	Forming cavities; in hollow walls 75 wide; stainless steel butterfly wall ties; cavity insulation of 50 thick expanded polystyrene slabs fixed with clips.	74 m2	35.00	2,590.00
	<b>Damp proof courses Hyload pitch polymer, bedding in cement mortar (1:3), 225 laps</b>			
	Cavity trays; over 225 wide; horizontal	1 m2	15.00	15.00
	<b>Designed joints, filling with 12mm Flexcell and pointing with sealant</b>			
	In brickwork 102 wide; vertical; 1 edge (Provisional Quant)	5 m	6.00	30.00
	In blockwork 100 wide; vertical; 1 edge (Provisional Quant)	5 m	6.00	30.00
	<b>Proprietary items, galv m.s. Catnic Components Ltd</b>			
	Lintels, 1200 long; CN71	1 nr	100.00	100.00
	<b><u>EXTERNAL DOORS &amp; WINDOWS</u></b>			
	Aluminium or steel framed single security door incl security shutter	1 Nr	2,000.00	2,000.00
			<b>Total</b>	<b>25,260.00</b>

2g,h	INTERNAL WALLS, PARTITIONS, DOORS	Quantity	Unit Rate	Total £ p
	<p><b><u>INTERNAL WALLS</u></b></p> <p><b><u>MASONRY</u></b></p> <p><b><u>Brick/Block Walling</u></b></p> <p><b>Blockwork to BS 6073 (crushing strength 7 N/mm<sup>2</sup>); in cement mortar (1:6), flush pointing as work proceeds</b></p> <p>Walls, 100 thick; fair faced both sides</p>	32 m2	40.00	1,280.00
	<p><b><u>Precast concrete lintels</u></b></p> <p>Lintels 100 x 215 x 1200 long; fair finish on exposed faces</p>	4 nr	150.00	600.00
	<p><b><u>INTERNAL DOORS</u></b></p> <p>Single solid core veneered door set warranted for use in wet areas - incl painting and all ironmongery</p>	3 nr	700.00	2,100.00
	<p>Cylinder cupboard door; plywood faced</p>	1 nr	400.00	400.00
		<b>Total</b>		<b>4,380.00</b>



3a	WALL FINISHES	Quantity	Unit Rate	Total £ p
	<b>SURFACE FINISHES</b>			
	<b>Plaster</b>			
	<b>Lightweight plaster; to BS1191</b>			
	Walls; over 300 wide; to block; tiled around only	66 m	16.00	1,056.00
	Walls; n.e. 300; to block	6 m	11.00	66.00
	<b>Tiling</b>			
	<b>Ceramic tiling (PC 25/m2); 152 x 152 x 6; fixing with approved adhesive and white grouting</b>			
	Walls; over 300 wide; to plaster	66 m2	65.00	4,290.00
	Walls; n.e. 300 wide; to plaster	6 m	35.00	210.00
	extra over for fair edge tile	6 m	10.00	60.00
	Walls; 6 to 10 tiles in a group (per tile); splash backs	16 nr	5.00	80.00
	<b>Painting</b>			
	<b>2 coats emulsion paint.</b>			
	Blockwork; over 300 wide	48 m2	6.00	288.00
	Additional Under coat; sealer			
	Blockwork; over 300 wide; 2 sealer coats	48 m2	6.00	288.00
			<b>Total</b>	<b>6,338.00</b>

3b	FLOOR FINISHES	Quantity	Unit Rate	Total £ p
	<b><u>SURFACE FINISHES</u></b>			
	<b><u>Trowelled bitumen/resin/rubber-latex flooring</u></b>			
	<b>Latex levelling compound</b>			
	Floors; ne 2 thick	37 m2	5.00	185.00
	<b><u>Rubber/Plastic/Cork/Lino/Carpet tiling/sheeting</u></b>			
	<b>Heavy duty, non-slip vinyl sheet</b>			
	floors; over 300 wide	37 m2	40.00	1,480.00
	Self covered skirting; 100 high	51 m	12.00	612.00
	<b>Threshold Cover Strips</b>			
	Aluminium	4 m	6.00	24.00
			<b>Total</b>	<b>2,301.00</b>

3c	CEILING FINISHES	Quantity	Unit Rate	Total £ p
	<b><u>LININGS/SHEATHING/DRY PARTITIONING</u></b>			
	<b><u>Plasterboard dry lining</u></b>			
	<b>Plasterboard</b>			
	Ceilings over 300 wide	37 m2	30.00	1,110.00
	<b><u>SURFACE FINISHES</u></b>			
	<b><u>Plaster</u></b>			
	Lightweight plaster; 3 thick finishing coat			
	Ceilings over 300 wide to plasterboard	37 m2	7.00	259.00
	<b><u>Painting</u></b>			
	<b>Prepare; 1 coat mist; 2 coats emulsion paint.</b>			
	Plaster; general surfaces; over 300 wide	37 m2	6.00	222.00
			<b>Total</b>	<b>1,591.00</b>

4	FITTINGS, FURNISHINGS AND SANITARY WARE	Quantity	Unit Rate	Total £ p
	<b><u>FURNITURE/EQUIPMENT</u></b>			
	<b><u>General fixtures/furnishings/equipment</u></b>			
	<b>Miscellaneous bathroom fittings</b>			
	Mirrors; large; 0.5 - 1m <sup>2</sup>	1 nr	36.00	36.00
	<b><u>Sanitary Appliances</u></b>			
	<b>Lavatory basins</b>			
	WHB; 560 x 405; waste; plug and chain; taps and pedestal	2 nr	150.00	300.00
	<b>Water closets; Armitage Shanks</b>			
	WC Pan, cistern and seat and covers	2 nr	250.00	500.00
	<b>Miscellaneous fittings</b>			
	Toilet roll holder; fixed	2 nr	40.00	80.00
	Towel rail; plugged and screwed	5 nr	50.00	250.00
	MDF shelf; 750 wide	2 nr	30.00	60.00
	Coat hooks	40 nr	20.00	incl
	Bench seating; 38 x 75 solid beech slats fixed to powder coated angle brackets; fixed back to walls	16 m	250.00	4,000.00
	Doc M shower pack including curtain (Provisional Sum)	1 nr	2,000.00	2,000.00
	Stainless steel gulley and grating to showers (Provisional Sum)	1 nr	500.00	500.00
	<b>Miscellaneous fittings, Chromium plated</b>			
	Grab rails 300 long (PC £40), plugging and screwing	2 nr	46.81	incl
	Grab rails 600 long (PC £50), plugging and screwing	2 nr	57.38	incl
	Belfast Sink	1 nr	500.00	500.00
			<b>Total</b>	<b>8,226.00</b>

5a	MECHANICAL & ELECTRICAL INSTALLATION	Quantity	Unit Rate	Total £ p
	<p><b>M&amp;E to comply with current Building Regulations</b></p> <p><u>Mechanical</u></p> <p><u>Electrical</u></p> <p>New heating system Showers New lighting and power installation New distribution board Fire Alarm Security Installation Door Entry Disabled Alarm Extract ventilation</p> <p>Add - air tightness test</p>	37 m2	375.00	<p><b>13,875.00</b></p> <p>Excluded</p>
			<b>Total</b>	<b>13,875.00</b>

5b	BWIC WITH SERVICES	Quantity	Unit Rate	Total £ p
	Internal builders work associated with M & E installations PROVISIONAL SUM		1,000.00	1,000.00
			<b>Total</b>	<b>1,000.00</b>

6	EXTERNAL WORKS	Quantity	Unit Rate	Total £ p
	<b><u>Drainage</u></b> Drainage (Allowance) - assume connection within 5m of building PROV SUM		1,500.00	1,500.00
	<b><u>Site Works</u></b> External signage (Provisional Sum)	PROV SUM	750.00	exc
	Making good external surfaces; generally (Provisional Sum)	PROV SUM	2,000.00	inc ext works kitbag %
	Trenching in connection with incoming services (Provisional Sum)	PROV SUM	1,000.00	inc ext works kitbag %
	<b><u>Incoming Stats</u></b> Incoming Services (assume within 5m of building & sufficient capacity) (Provisional Sum) Electric Gas Water	PROV SUM	2,000.00	inc ext works kitbag %
			<b>Total</b>	<b>1,500.00</b>

7	DEMOLITIONS	Quantity	Unit Rate	Total £ p
	N/A			
			<b>Total</b>	

8	GENERAL COST ITEMS / PRELIMINARIES	Quantity	Unit Rate	Total £ p
	<b><u>CONTRACTORS GENERAL COST ITEMS</u></b>			
	<b><u>Temporary Works</u></b>			
	<b>Erect and dismantle scaffolding</b>			
	Independent tied scaffold	238 m2	9.50	2,261.00
	Boarded platform (on plan)	75 m2	7.49	561.75
	Brick guards	30 m	1.15	34.50
	Roof edge double guard rail	30 m	6.34	190.20
	Rubbish chute	3 m	1.44	4.32
	Safety net/fall arrest system	62 m2	3.00	186.00
	Scaffold design and inspection	1 Item	600.00	600.00
	<b>Erect and dismantle temporary security fencing</b>			
	3500 x 2200 galv mesh panels, placed in precast concrete base feet; with clamps	16 nr	2.80	44.80
	<b>Scaffold - Hire Charge (weekly rate)</b>			
	Independent tied scaffold (6 Weeks)	1,428 m2	5.39	7,696.92
	Boarded platform (on plan) (6 Weeks)	450 m2	5.82	2,619.00
	Brick guards (6 Weeks)	180 m	0.78	140.40
	Roof edge double guard rail (6 Weeks)	180 m	3.54	637.20
	Rubbish chute (6 Weeks)	18 m	1.44	25.92
	Safety net/fall arrest system (2 Weeks)	124 m2	1.00	124.00
	<b>Temporary Security fencing - Hire Charge</b>			
	3500 x 2200 galv mesh panels, placed in precast concrete base feet; with clamps (10 weeks)	144 nr	6.24	898.56
	<b>Temporary heating/lighting - Hire Charge (Weekly Rate)</b>			
	Festoon lighting (3nr for 6 weeks)	18 nr	34.00	612.00
	Temporary Heating (1nr for 2 weeks)	2 nr	20.50	41.00
	<b>Lifting Equipment</b>			
	Crane (Provisional Sum)	1 Item	1,500.00	1,500.00
			<b>Total</b>	<b>18,177.57</b>