

Quantities & Rates - Section 1

Demolitions & Removals

Site clearance (\$)	Qty: 1.00	Rate:500.00
	Price:	500.00
Remove topsoil & set aside (\$)	Qty: 1.00	Rate:200.00
	Price:	200.00
Form openings (sq ft)	Qty: 21.50	Rate:1.50
	Price:	32.25
Remove blockwork internal wall (sq ft)	Qty: 21.50	Rate:1.50
	Price:	32.25
Remove external wall (sq ft)	Qty: 21.50	Rate:2.25
	Price:	48.38
Remove partitions (sq ft)	Qty: 21.50	Rate:0.75
	Price:	16.13
	Summary:	\$ 829.00

Excavation

Foundations	Qty: 124.00	Rate:15.53
	Price:	1,925.72
Oversite	Qty: 668.39	Rate:0.99
	Price:	661.71
Drainage foul & surface water	Qty: 105.00	Rate:3.20
	Price:	336.00
Form soakaway (rainwater drainage)	Qty: 2.00	Rate:131.25
	Price:	262.50
Drain connection to existing chamber	Qty: 1.00	Rate:131.25
	Price:	131.25
	Summary:	\$ 3,313.92

Quantities & Rates - Section 2

Sub-structure Works & Drainage

Concrete to foundations	Qty: 124.00	Rate:13.22
	Price:	1,639.28
Concrete to oversite	Qty: 668.39	Rate:1.06
	Price:	708.49
Sub-terra blockwork	Qty: 124.00	Rate:8.25
	Price:	1,023.00
Oversite insulation @ 4" celotex ground floor structure	Qty: 668.39	Rate:1.13
	Price:	755.28
Radon sump (only in risk areas)	Qty: 1.00	Rate:54.38
	Price:	54.38
Stone for oversite @ 6" depth ground floor structure	Qty: 668.39	Rate:0.88
	Price:	588.18
Drainage pipe @ 4" diameter	Qty: 105.00	Rate:2.63
	Price:	276.15
Chambers	Qty: 4.00	Rate:45.00
	Price:	180.00
Pipe fittings	Qty: 26.25	Rate:2.63
	Price:	69.04
Block & beam to 1st Floor (extra over)	Qty: 1075.00	Rate:1.13
	Price:	1,214.75
	Summary:	\$ 6,500.23

Masonry

Blockwork to form external walls @4"	Qty: 1678.00	Rate:2.25
	Price:	3,775.50
Stonework	Qty: 1183.00	Rate:6.00
	Price:	7,098.00
Brickwork	Qty: 280.00	Rate:4.50
	Price:	1,260.00
Blockwork (to form internal dividing walls) length in feet	Qty: 65.00	Rate:18.45
	Price:	1,199.25
Screed @ 3" depth ground floor structure	Qty: 668.39	Rate:1.50
	Price:	1,002.59
Lintels	Qty: 14.00	Rate:69.38
	Price:	971.32
Insulation (wall cavity) @ 4"	Qty: 1678.00	Rate:1.13
	Price:	1,896.14
Padstones & jamb to receive steel beams	Qty: 4.00	Rate:67.50
	Price:	270.00
Re-pointing	Qty: 107.00	Rate:2.25
	Price:	240.75
External blockwork to be rendered	Qty: 107.00	Rate:2.25
	Price:	240.75
Fireplace & chimney (\$)	Qty: 1.00	Rate:3500.00
	Price:	3,500.00
	Summary:	\$ 21,445.84

Quantities & Rates - Section 3

Timber Frame

Total Face Area	Qty: 107.00	Rate: 2.96
	Price:	316.72
Timber Cladding	Qty: 107.00	Rate: 2.44
	Price:	261.08
Frame Insulation	Qty: 107.00	Rate: 1.22
	Price:	130.54
	Summary:	\$ 708.21

Structural Carcassing Steel/Timber

Timber floor structure	Qty: 606.00	Rate: 1.13
	Price:	684.78
Chipboard flooring	Qty: 606.00	Rate: 0.75
	Price:	454.50
Steel beams	Qty: 2.00	Rate: 159.38
	Price:	318.76
Insulation	Qty: 606.00	Rate: 0.75
	Price:	454.50
Stud partition (to form internal dividing walls) length in meters	Qty: 85.00	Rate: 7.88
	Price:	669.80
Partition insulation	Qty: 85.00	Rate: 5.63
	Price:	478.55
	Summary:	\$ 3,057.00

Quantities & Rates - Section 4

Roof Structure & Covering

Timber (sq feet of roof area)	Qty: 1226.00	Rate:2.25
	Price:	2,758.50
Insulation	Qty: 1226.00	Rate:1.13
	Price:	1,385.38
Felt & Batten	Qty: 1226.00	Rate:0.56
	Price:	686.56
Roof finishes slate (sq feet)	Qty: 107.00	Rate:3.00
	Price:	321.00
Roof finishes tiles (sq feet)	Qty: 903.00	Rate:2.25
	Price:	2,031.75
Leadwork to abutments & valleys (Length in feet)	Qty: 32.00	Rate:10.13
	Price:	324.16
Facia length	Qty: 39.00	Rate:3.00
	Price:	117.00
Flat roof	Qty: 107.00	Rate:4.50
	Price:	481.50
Zinc	Qty: 107.00	Rate:4.50
	Price:	481.50
	Summary:	\$ 8,584.13

Windows & Doors

Windows - Large	Qty: 5.00	Rate:562.50
	Price:	2,812.50
Windows - Medium	Qty: 1.00	Rate:375.00
	Price:	375.00
Windows - Small	Qty: 3.00	Rate:262.50
	Price:	787.50
External doors & frame	Qty: 5.00	Rate:356.25
	Price:	1,781.25
Internal doors	Qty: 12.00	Rate:103.13
	Price:	1,237.56
Roof light	Qty: 2.00	Rate:318.75
	Price:	637.50
Ironmongery per external door (pc sum)	Qty: 5.00	Rate:50.63
	Price:	253.15
Ironmongery per internal door (pc sum)	Qty: 12.00	Rate:24.38
	Price:	292.56
Glazing per window (standard double glazed units)	Qty: 9.00	Rate:41.25
	Price:	371.25
Ironmongery per window (pc sum)	Qty: 9.00	Rate:16.88
	Price:	151.92
	Summary:	\$ 8,700.00

Quantities & Rates - Section 5

Joinery

Skirting	Qty: 487.60	Rate:1.88
	Price:	916.69
Door lining / architrave setts	Qty: 12.00	Rate:24.38
	Price:	292.56
Staircase supply (pc sum)	Qty: 1.00	Rate:843.75
	Price:	843.75
Staircase fitting	Qty: 1.00	Rate:468.75
	Price:	468.75
Oak Frame	Qty: 0.00	Rate:8.72
	Price:	0.00
Cupboards/Wardrobes	Qty: 1.00	Rate:500.00
	Price:	500.00
Boxing-in	Qty: 1.00	Rate:300.00
	Price:	300.00
	Summary:	\$ 3,319.25

Sundry Items, plant hire etc

Toilet hire	Qty: 18.00	Rate:15.00
	Price:	270.00
Storage hire	Qty: 18.00	Rate:9.38
	Price:	168.84
Digger hire	Qty: 3.00	Rate:103.13
	Price:	309.39
Dumper hire	Qty: 3.00	Rate:65.63
	Price:	196.89
Fencing	Qty: 10.00	Rate:1.13
	Price:	11.30
Scaffolding	Qty: 1678.00	Rate:1.13
	Price:	1,896.14
	Summary:	\$ 2,844.00

Quantities & Rates - Section 6

Surface Finishes

Floor tiles (incl. adhesive & grout)	Qty: 447.74	Rate: 1.50
	Price:	671.61
Floor tiles fitting	Qty: 447.74	Rate: 1.50
	Price:	671.61
Wall tiles (inc adhesive & grout)	Qty: 43.70	Rate: 1.50
	Price:	65.55
Wall tiles fitting	Qty: 43.70	Rate: 1.50
	Price:	65.55
Decoupling floor matting	Qty: 447.74	Rate: 1.13
	Price:	505.95
Timber floor supply	Qty: 319.65	Rate: 1.88
	Price:	600.94
Timber floor fitting	Qty: 319.65	Rate: 1.50
	Price:	479.48
Rendering to exterior walls	Qty: 107.00	Rate: 1.50
	Price:	160.50
Plastering	Qty: 5175.19	Rate: 1.20
	Price:	6,210.23
Plastering adjustment, pitch ceilings, existing walls & making good.	Qty: 161.00	Rate: 1.50
	Price:	241.50
	Summary:	\$ 9,669.07

Painting & Decorating

Emulsion to walls & ceilings	Qty: 5175.19	Rate: 0.38
	Price:	241.50
Gloss to skirting	Qty: 487.60	Rate: 1.13
	Price:	550.99
Gloss to architrave & frame	Qty: 12.00	Rate: 15.00
	Price:	180.00
Rendering masonry paint	Qty: 107.00	Rate: 0.75
	Price:	80.25
Facia decoration	Qty: 39.00	Rate: 1.88
	Price:	73.32
Joinery Decoration	Qty: 1.00	Rate: 0.00
	Price:	0.00
	Summary:	\$ 6,057.12

Quantities & Rates - Section 7

Sanitary Ware, Plumbing & Kitchen Supply

Bathroom plumbing (including H & C services & waste connections)	Qty: 2.00	Rate:318.75
	Price:	637.50
Kitchen plumbing (including H & C services & waste connections)	Qty: 1.00	Rate:262.50
	Price:	262.50
Utility plumbing (including H & C services & waste connections)	Qty: 1.00	Rate:206.25
	Price:	206.25
Cloakroom plumbing (including H & C services & waste connections)	Qty: 1.00	Rate:206.25
	Price:	206.25
Toilet pan & cistern	Qty: 3.00	Rate:168.75
	Price:	506.25
Basin pedestal & taps	Qty: 3.00	Rate:93.75
	Price:	281.25
Bath & taps	Qty: 1.00	Rate:318.75
	Price:	318.75
Shower tray & screen	Qty: 1.00	Rate:346.88
	Price:	346.88
Shower valve & head	Qty: 1.00	Rate:159.38
	Price:	159.38
Bathroom cabinets	Qty: 1.00	Rate:84.38
	Price:	84.38
Kitchen	Qty: 1.00	Rate:9000.00
	Price:	9,000.00
Utility	Qty: 1.00	Rate:3500.00
	Price:	3,500.00
	Summary:	\$ 15,509.38

Electrical Works

Lights	Qty: 49.00	Rate:30.00
	Price:	1,470.00
Switches	Qty: 19.00	Rate:30.00
	Price:	570.00
Sockets	Qty: 47.00	Rate:30.00
	Price:	1,410.00
Extraction	Qty: 5.00	Rate:103.13
	Price:	515.65
Smoke Detections	Qty: 3.00	Rate:50.63
	Price:	151.89
BT/TV point	Qty: 5.00	Rate:30.00
	Price:	150.00
Consumer Unit	Qty: 1.00	Rate:168.75
	Price:	168.75
Test & Certification	Qty: 1.00	Rate:84.38
	Price:	84.38
	Summary:	\$ 4,520.63

Quantities & Rates - Section 8

Heating

Underfloor heating	Qty: 668.39	Rate: 1.88
	Price:	1,256.57
Radiators	Qty: 8.00	Rate: 112.50
	Price:	900.00
Boiler	Qty: 1.00	Rate: 1050.00
	Price:	1,050.00
Megaflow immersion	Qty: 1.00	Rate: 556.88
	Price:	556.88
Heating/hot water control systems	Qty: 1.00	Rate: 131.25
	Price:	131.25
	Summary:	\$ 3,891.36

Rainwater Goods

Gutter	Qty: 39.00	Rate: 1.88
	Price:	73.32
Downpipe (per drop)	Qty: 4.00	Rate: 43.13
	Price:	172.52
	Summary:	\$ 245.63

External Works

Re-instate topsoil	Qty: 1.00	Rate: 200.00
	Price:	200.00
Re-instate drive & pathways	Qty: 1.00	Rate: 1500.00
	Price:	1,500.00
New drive & pathways	Qty: 1.00	Rate: 500.00
	Price:	500.00
Garden walling	Qty: 1.00	Rate: 500.00
	Price:	500.00
Planters	Qty: 1.00	Rate: 500.00
	Price:	500.00
Patio	Qty: 1.00	Rate: 500.00
	Price:	500.00
General making good	Qty: 1.00	Rate: 200.00
	Price:	200.00
	Summary:	\$ 3,900.00

Quantities & Rates - Section 9

Professional Fees & Main Services Connections

Design fees	Qty: 1.00	Rate:1000.00
	Price:	1,000.00
Building control fees	Qty: 1.00	Rate:1000.00
	Price:	1,000.00
Structural engineer fees	Qty: 1.00	Rate:600.00
	Price:	600.00
Mains Water	Qty: 1.00	Rate:1000.00
	Price:	1,000.00
Mains Gas	Qty: 1.00	Rate:1000.00
	Price:	1,000.00
Mains foul drainage	Qty: 1.00	Rate:1000.00
	Price:	1,000.00
Mains Electricity	Qty: 1.00	Rate:1000.00
	Price:	1,000.00
Disconnection of services (plumbing, electrics & gas)	Qty: 1.00	Rate:200.00
	Price:	200.00
Project Insurance (\$)	Qty: 1.00	Rate:0.00
	Price:	0.00
	Summary:	\$ 6,800.00

Summary

Summary

Demolitions	829.00
Excavation	3,313.92
Sub Structure Works & Drainage	6,500.23
Masonry	21,445.84
Timber Frame	708.21
Structural Carcassing Steel/Timber	3,057.00
Roof structure & covering	8,584.13
Windows & Doors.	8,700.00
Joinery	3,319.25
Sundry Items, Plant hire etc.	2,844.00
Surface Finishes	9,669.07
Painting & Decorating	6,057.12
Sanitary Ware, Plumbing & Kitchen supply	15,509.38
Electrical Works	4,520.63
Heating	3,891.36
Rainwater Goods	245.63
External Works	3,900.00
Professional Fees & Main Services connections	6,800.00
Summary:	\$ 109,894.77

Allowances

Provisional Sums

Ironmongery per external door	5.00	
		Price: 253.15
Ironmongery per internal door	12.00	
		Price: 292.56
Ironmongery per window	9.00	
		Price: 151.92
Staircase supply	1.00	
		Price: 843.75
Floor tiles supply	447.74	
		Price: 671.61
Wall tiles supply	43.70	
		Price: 65.55
Timber floor supply	319.65	
		Price: 600.94
Sanitaryware	10.00	
		Price: 1,696.89
Kitchen	9,000.00	
		Price: 9,000.00
Utility	3,500.00	
		Price: 3,500.00
		Allowances: \$ 17,076.37

Balance

Balance \$ 109,894.77

Contingencies, Dayworks Labour & Materials

Customer Contingency	2.50	
		Price: 2,747.37
Contractor's Dayworks Labour % miscellaneous expenditure	1.00	
		Price: 1,098.95
Contractor's Dayworks Materials % miscellaneous expenditure	1.00	
		Price: 1,098.95

Total \$ 4,945.26

Contract Sum Before Variations

Balance \$ 114,840.03

Variations

Variations

#	Variation	Date	Additions (+)	Omissions (-)	Price
1.	add foundation depth	1/5/21	1575.00	0.00	1575.00
SUMMARY					1,575.00

Balance before Variations	\$ 114,840.03
Variations	\$ 1,575.00
Adjusted contract total	\$ 116,415.03
Sales taxes 20.00%	\$ 23,283.01
Total	\$ 139,698.04
Current Payments	- \$ 0.00
Remaining Balance To Pay	\$ 139,698.04

Payments

Payments

Summary

Total Quote	\$ 116,415.03
Total Floor Area (SqFt)	1,274.39
Project \$/SqFt	91.35

Room Dimensions

Room Dimensions

ground floor

Room	Width	Length	Walls	Skirting	Radiators	Underfloor Heating	Floor Tiles	Wall Tiles	Timber
kitchen	12.00	18.50	8.00	61.00	0.00	Yes	Yes	10.70	No
dining	11.00	11.00	8.00	44.00	0.00	Yes	No	0.00	Yes
lounge	13.70	14.50	8.00	56.40	0.00	Yes	No	0.00	Yes
utility	5.50	10.50	8.00	32.00	0.00	Yes	Yes	0.00	No
wc	3.50	6.50	8.00	20.00	0.00	Yes	Yes	0.00	No
hallway	6.80	6.80	8.00	27.20	0.00	Yes	Yes	0.00	No
external	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No

1st floor

Room	Width	Length	Walls	Skirting	Radiators	Underfloor Heating	Floor Tiles	Wall Tiles	Timber
master bed	13.50	11.50	8.00	50.00	2.00	No	No	0.00	No
en suite	5.00	12.00	8.00	34.00	1.00	No	Yes	33.00	No
bed 2	6.50	14.00	8.00	41.00	1.00	No	No	0.00	No
bed 3	10.50	14.00	8.00	49.00	2.00	No	No	0.00	No
bathroom	6.00	6.50	8.00	25.00	1.00	No	Yes	0.00	No
landing	6.50	17.50	8.00	48.00	1.00	No	No	0.00	No

Room	Width	Length	Walls	Skirting	Radiators	Underfloor Heating	Floor Tiles	Wall Tiles	Timber
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No

Room	Width	Length	Walls	Skirting	Radiators	Underfloor Heating	Floor Tiles	Wall Tiles	Timber
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No

Room	Width	Length	Walls	Skirting	Radiators	Underfloor Heating	Floor Tiles	Wall Tiles	Timber
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No

Room	Width	Length	Walls	Skirting	Radiators	Underfloor Heating	Floor Tiles	Wall Tiles	Timber
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No
	0.00	0.00	8.00	0.00	0.00	No	No	0.00	No

Summary

Total Width	Total Length	Total Radiators	Total Floor tiles	Total Wall tiles	Total Timber flooring	Total Skirting	Total ceiling & floor	Total Wall area	Total Plastering	Underfloor Heating
100.50	143.30	8.00	447.74	43.70	319.65	487.60	1,274.39	3,900.80	5,175.19	668.39

Electrical Outlets

Electrical Outlets

ground floor

Room	Lights	Switches	Sockets	Extraction	Smoke detection	Bt / tv	Consumer unit	Test & certification
kitchen	14	2	12	1	1	1	1	1
dining	4	1	4	0	0	0	0	0
lounge	6	2	6	0	0	1	0	0
utility	2	1	6	1	0	0	0	0
wc	1	1	0	1	0	0	0	0
hallway	2	2	2	0	1	0	0	0
external	6	2	1	0	0	0	0	0

1st floor

Room	Lights	Switches	Sockets	Extraction	Smoke detection	Bt / tv	Consumer unit	Test & certification
master bed	4	2	4	0	0	1	0	0
en suite	2	1	1	1	0	0	0	0
bed 2	2	1	4	0	0	1	0	0
bed 3	2	1	4	0	0	1	0	0
bathroom	2	2	1	1	0	0	0	0
landing	2	1	2	0	1	0	0	0

Room	Lights	Switches	Sockets	Extraction	Smoke detection	Bt / tv	Consumer unit	Test & certification
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0

Room	Lights	Switches	Sockets	Extraction	Smoke detection	Bt / tv	Consumer unit	Test & certification
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0

Room	Lights	Switches	Sockets	Extraction	Smoke detection	Bt / tv	Consumer unit	Test & certification
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0

Room	Lights	Switches	Sockets	Extraction	Smoke detection	Bt / tv	Consumer unit	Test & certification
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0

Summary

Total Lights	Total Switches	Total Sockets	Total Extraction	Total Smoke	Total Tv	Total Consumer units	Total Tests
49.00	19.00	47.00	5.00	3.00	5.00	1.00	1.00