

		Qty	Unit	Rate	£	p
A PRELIMINARIES/GENERAL CONDITIONS						
A10 Project particulars						
Assumed no steelwork required due to new attic trusses being introduced. Assumed existing lintels to windows and door's ok to Re-use.						
All prices exclude Vat which would be charged at 20%.						
A11 Tender and contract documents						
Drawings used for Budget costing 004, 206,205,003,001.						
A13 Description of the work						
This version is priced on1) Removal of painting/decoration to first floor level (leave finish to ames taping stage and all proposed partitions/doors/facings/skirtings to be installed)						
2) Removal of decoration to ground floor level. (any new works to ames taping stage)						
2) Removal of supply & installation of kitchen						
3) Removal of supply/installation of utility.						
4) Removal of all sanitaryware PC allowances (including ground floor). (Plumbing/fitting to be retained)						
5) Removal of the replacement of all windows, existing to be retained. (only new external doors to kitchen, roof windows to first floor and windows to first floor dormers)						
6) Area of new blockwork to 2no. gables removed in lieu of timber cladding above the existing eaves level with aluminium drip cill.						
7) Proposed re-render works to be removed as intention is to patch/repair as necessary rather than re-render.						
A40 Contractor's general cost items: Management and staff						
Site administrative staff						
Provide general site supervision/administration						
a	Site manager	26	week	460.00	11,960	00
A41 Contractor's general cost items: Site accommodation						
Temporary offices and the like						
Hire of temporary Welfare						
b	Sanitary facilities	26	m2/wk	51.75	1,345	50
A42 Contractor's general cost items: Services and facilities						
Provide the following services and facilities						
						
Page 1				To Summary £	13,305	50

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		Qty	Unit	Rate	£	p
a	Rubbish disposal Skips Estimate A43 Contractor's general cost items: Mechanical plant	18	nr	322.00	5,796	00
b	Tower cranes For loading of roof trussess A44 Contractor's general cost items: Temporary works	1	Day	920.00	920	00
c	Scaffolding up to roof floor level Erect and subsequently dismantle Scaffolding required to complete works A45 Contractor's general cost items; Associated with the works	244	m²	18.40	4,489	60
d	Site insurance provided by builder C EXISTING SITE/BUILDINGS/SERVICES C90 Alterations - spot items		Item	1035.00	1,035	00
e	Removing fittings and fixtures Ground floor (price includes Props) Infill to exisging door openings at ground floor	3	nr	747.50	2,242	50
f	Cost to remove existing roof off site	1	nr	9775.00	9,775	00
g	New opening to wall between living room and kitchen no allownace for steelwork assumed non load bearing	1	nr	920.00	920	00
h	Cost to remove existing kitchen off site strip electrics and plumbing	0	nr	862.50	0	00
i	New opening to En-suite from new Master bedroom	1	nr	603.75	603	75
j	Remove Staircase handrail support walls	1	nr	977.50	977	50
k	Remove Ceilings at ground floor	73	m²	19.55	1,427	15
l	Cost to Remove windows and doors to skips.	12	Nr	34.50	414	00
m	Cost to make window opening wider for new french doors	1	Nr	839.50	839	50
	F MASONRY F10 Brick/Block walling Precast concrete dense aggregate blocks to BS 6073 Walls					
n	Cost to build new gables with new internal insulated kit wall and lining to external (based on £ 50.00 per m2 for the supply of external lining)	28	m²	286.35	8,017	80
o	Cost to prepare existing wall plates for new trussess		item	1493.51	1,493	51
 Page 2 To Summary £					38,951	31

		Qty	Unit	Rate	£	p
	F30 Accessories/Sundry items for brick/block/stone walling					
	Forming cavities					
	wall ties					
a	50 mm wall ties and waterproof	28	m ²	13.19	369	32
	F31 Precast concrete sills/lintels/copings/features					
	Sills					
b	For french doors	1	nr	148.28	148	28
	Lintels					
	Reinforced lintels bedded					
c	100 x 145 1200 mm Robeslee Type C min 150mm to French door	4	nr	146.34	585	36
d	Timber Lintels at new dormer windows	2	nr	88.84	177	68
	G STRUCTURAL/CARCASSING METAL/TIMBER					
	G20 Carpentry/Timber framing/First fixing					
	Gang-nailed rafters, stress-graded, "Protim" treated, 450 mm overhang both sides					
e	Cost to supply and install new attic trusses	1	Nr	20930.00	20,930	00
	Impregnated sawn softwood - SC3 Grade					
	Floor members & Roof Rafters C24 /C16 where detail confirms					
f	Gable ladder Allowance	24	lm	50.08	1,201	92
g	C24 or C16 where required, Allowance for make good areas in existing floors	35	lm	18.68	653	80
	Metalwork					
	Bolts & Timber Connectors					
h	Joist hangers / Restraint Strap / Holding down straps	40	nr	22.94	917	60
i	All nails and Screws for the whole project	1	nr	862.50	862	50
	H CLADDING/COVERING					
	H21 Timber weatherboarding					
	Cladding on breather membrane, 32 x 50mm treated battens at 600mm centres horizontally and vertically					
j	Cladding Dark grey to Dormer & Cheeks.	22	m ²	184.00	4,048	00
	H21 UPVC weather boarding only to new areas					
k	UPVC to fascia and soffit Dark grey / black timber effect	42	m	92.00	3,864	00
	H60 Plain roof tiling					
	Concrete interlocking tiles, to match exisitng Roof					
	Cupra 3 spanish slates					
					Page 3	To Summary £
					33,758	46

		Qty	Unit	Rate	£	p
a	Including new sarking for new roof with new breather membrane with zinc hips and clips to ridge	130	m ²	189.75	24,667	50
	J WATERPROOFING					
	J40 Flexible sheet tanking/ damp proof membranes					
	Tanking and damp proofing					
	Polythene medium weight sheet underlay lapped 150 mm at joints					
b	floors and ceiling in loft area	202	m ²	7.02	1,418	04
	K LININGS/SHEATHING/DRY PARTITIONING					
	K10 Plasterboard dry lining/partitions/ceilings					
	Linings, gypsum plasterboard to BS 1230					
	Fixing with screws to timber or steel stud framing including all wall make up including insulation.					
c	First floor new internal walls plasterboard each side	41	m ²	92.00	3,772	00
d	Oxsters insulated and framed out with plasterboard finish and to dormer cheeks internally	36	m ²	155.25	5,589	00
	Fixing with screws to ceilings					
e	Ground floor 15 mm Plain Wallboard over 300 mm wide	72	m ²	22.49	1,619	28
f	Attic floor 15 mm Plain Wallboard over 300 mm wide	130	m ²	22.49	2,923	70
	K20 Timber board flooring/sheathing/linings/casings					
	Flooring					
	Chipboard Type C4 flooring tongued and grooved all edges, width exceeding 300 mm, thickness					
g	Ground floor areas 22mm repiars only	20	m ²	19.50	390	00
h	Attic floor area	46	m ²	24.12	1,109	52
	L WINDOWS/DOORS/STAIRS					
	L10 Windows/roof lights/screens/louvres					
	Windows UPVC					
i	Pc sum for supply of windows supply cost of £ 600,00 each dormers	2	nr	977.50	1,955	00
	Roof windows					
	Velux Centre Pivot White Roof Windows With Toughened Outer Pane GGU					
j	GGU 00050 CK06; 550 x1180mm in new roof make up	3	nr	982.87	2,948	61
					46,392	65

		Qty	Unit	Rate	£	p
	L20 Doors/shutters/hatches					
	Softwood doors					
a	Pc sum for supply of ironmongery & doors £200	12	nr	377.26	4,527	12
	uPVC Doors					
	Fully glazed doors - Anthracite Grey					
b	Pc sum for supply cost of front Door £ 2100.00 spec TBC	0	nr	2870.40	0	00
c	Pc sum for supply cost of Rear Door £ 1100.00 spec TBC	1	nr	1720.40	1,720	40
d	French doors to kitchen Pc sum for supply £ 1400.00	0	nr	2065.40	0	00
	L30 Stairs/walkways/balustrades					
	Purpose made staircases					
e	New staircase with handrails Pc sum	1	nr	4025.00	4,025	00
	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					
f	over 300 mm wide	525	m ²	18.40	9,660	00
	Standard Roughcast finish over existing hammer test and remove and damaged areas					
g	over 300 mm wide patch repair only		item	1035.00	1,035	00
	M40 Stone/Concrete/Quarry/Ceramic tiling/Mosaic					
	Floor Tiles					
	Fixing with adhesive					
h	over 300 mm wide; PC Supply rate for tiles 30/m2 to New Bathrooms.	30	m ²	119.08	3,572	40
	M60 Painting/Clear finishing					
	General surfaces internally					
	Paint walls and Ceilings to client spec Subject to site re mesaure					
i	Based on standard colours and trade paint	0	nr	8625.00	0	00
	N FURNITURE/EQUIPMENT					
	N11 Kitchen fittings					
	Fix only kitchen fittings					
j	Cost to take kitchen units and fit	0	nr	2788.46	0	00
k	Cost to take utility units and fit	0	nr	948.46	0	00
l	Allownace for supply of kitchen utility units and worktops	0	nr	23000.00	0	00
					Page 5 To Summary £ 24,539 92	

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		Qty	Unit	Rate	£	p
T31 Hot water heating System						
a	New Boiler Fitted in Utility Room new pipework for 15 Raditors allowed.		item	9085.00	9,085	00
b	Allownace for cost to supply radiators £ 150.00 each with valves	15	Nr	149.99	2,249	85
V ELECTRICAL SUPPLY/POWER LIGHTING SYSTEMS						
V21 General lighting						
Lighting points all in white PVC.						
With PVC insulated, standard white switches & sockets						
c	Re-wire allownace	1	nr	11500.00	11,500	00

Budget Cost Report Example Repprt

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