

		Qty	Unit	Rate	£	p
<b>A PRELIMINARIES/GENERAL CONDITIONS</b>						
<b>A10 Project particulars</b>						
This is fully Re-measurable on getting warrant drawings. Price based on dig depth of 600 mm for foundations and we assume standard ground conditions.						
No decoration works have been allowed for.						
All electrical works have been based on consumer units etc being suitable for new works.						
No allowance has been made for external hard & soft landscaping works.						
All prices exclude Vat.						
<b>A11 Tender and contract documents</b>						
Drawings used for pricing. Bm Design 1-16 inclusive. Prime Structural Solutions Drawings						
<b>A40 Contractor's general cost items: Management and staff</b>						
Site administrative staff						
Provide general site supervision/administration						
a	General foreman	12	week	500.00	6,000	00
<b>A41 Contractor's general cost items: Site accommodation</b>						
Temporary offices and the like						
Hire of temporary accommodation						
b	Sanitary facilities	12	m2/wk	31.25	375	00
<b>A42 Contractor's general cost items: Services and facilities</b>						
Provide the following services and facilities						
Rubbish disposal						
c	Skips we will provide tickets and will only charge what is used.	3	nr	350.00	1,050	00
<b>A44 Contractor's general cost items: Temporary works</b>						
Scaffolding up to ground floor level						
Towers scaffolding						
d	Erect and subsequently dismantle	1	nr	1000.00	1,000	00
<b>A45 Contractor's general cost items; Associated with the works</b>						
e	Site insurance		Item	62.50	62	50
f	Allowance for man and machine for groundworks	3	days	375.00	1,125	00
					To Collection £	9,612 50
Page 1						

	Qty	Unit	Rate	£	p
<p><b>Collection</b></p> <p>Total from Page 1</p>			£	9,612	50
	Page 2	To Summary	£	9,612	50

Sample Document

		Qty	Unit	Rate	£	p
	<p><b>C EXISTING SITE/BUILDINGS/SERVICES</b></p> <p><b>C90 Alterations - spot items</b></p> <p>Removing fittings and fixtures</p> <p>a Work to Slapping to form new opening to Sun Room</p>		item	2135.00	2,135	00
<p>Page 3</p>					<p>To Collection £</p>	<p>2,135 00</p>

Sample Document

	Qty	Unit	Rate	£	p
<b>Collection</b>					
Total from Page 3			£	2,135	00

Sample Document

		Qty	Unit	Rate	£	p	
<b>D GROUNDWORK</b>							
<b>D20 Excavating and filling</b>							
Excavating by machine							
a	To reduce levels, maximum depth not exceeding 0.15 m	4	m <sup>3</sup>	27.64	110	56	
b	Trenches, width not exceeding 0.300 m, maximum depth not exceeding 650 x 200 mm foundations	3	m <sup>3</sup>	51.15	153	45	
Disposal							
c	Excavated material; off site to tip average 15 km from site; bulking factor - 1.25 loaded by machine direct from excavations	7	m <sup>3</sup>	65.41	457	87	
Filling to excavations							
d	Imported MOT Type 1 material not exceeding in layers allowed 150mm deep to be remeasured on site.	3	m <sup>3</sup>	72.50	217	50	
Filling to make up levels							
e	Imported sand not exceeding 0.25 m to foundation bottoms	1	m <sup>3</sup>	170.91	170	91	
Surface treatments							
f	Compacting surface of filling	23	m <sup>2</sup>	6.75	155	25	
					To Collection £	1,265	54

		Qty	Unit	Rate	£	p
	<p><b>Collection</b></p> <p>Total from Page 5</p>			£	1,265	54
<p>Page 6</p>					<p>To Summary £</p>	<p>1,265 54</p>

Sample Document

		Qty	Unit	Rate	£	p	
<b>E IN SITU CONCRETE/LARGE PRECAST CONCRETE</b>							
<b>E05 In-situ concrete construction generally</b>							
Not defined							
a	50mm to solumn.	2	m <sup>3</sup>	296.15	592	30	
b	Cavity fill	1	m <sup>3</sup>	226.85	226	85	
c	foundations taken at 650mm wide 200mm deep.allowance for stair concrete	3	m <sup>3</sup>	296.15	888	45	
d	Pc Sum for Doweling to existing slab and fitting H10 x 450mm with Fosroc Lokfix p25 resin 150mm deep to existing slab	5	M	47.50	237	50	
e	Pc Sum for 20 x 20 Joint sealant Thioflex 600 £150	5	M	28.75	143	75	
<b>E30 Reinforcement for in situ concrete</b>							
Fabric							
Fabric reinforcement to BS 4483							
f	A393 - 6.16 kg/m2	3	m <sup>2</sup>	43.75	131	25	
					To Collection £	2,220	10

		Qty	Unit	Rate	£	p
	<p><b>Collection</b></p> <p>Total from Page 7</p>			£	2,220	10
<p>Page 8</p> <p>To Summary £</p>					2,220	10

Sample Document



		Qty	Unit	Rate	£	p
<b>F MASONRY</b>						
<b>F10 Brick/Block walling</b>						
Precast concrete dense aggregate blocks to BS 6073						
Walls						
a	100 mm solid sub to Sun Room	9	m <sup>2</sup>	87.80	790	20
b	140 mm solid sub to Sun Room	9	m <sup>2</sup>	87.80	790	20
c	100 mm solid to Super walls in Sun Room	10	m <sup>2</sup>	119.50	1,195	00
<b>F30 Accessories/Sundry items for brick/block/stone walling</b>						
Forming cavities						
50 - 100 mm cavities in hollow walls with 225 mm wall-ties at 5 per m <sup>2</sup> using						
d	galvanised butterfly ties	27	m <sup>2</sup>	8.78	237	06
Cavity trays						
Type X Cavity tray without lead, 40 degree pitch Intermediate tray						
e	half brick skin of cavity wall	5	m	116.25	581	25
Air bricks						
Provide and build in air-bricks - nominal size						
f	225 x 75 mm galvanised	6	nr	5.64	33	84
Vents						
Ventilation for heat recovery systems						
g	Reform and core hole for New Extractor Fan	1	nr	172.73	172	73
<b>F31 Precast concrete sills/lintels/copings/features</b>						
Architectural Stone						
Cills						
h	150 x 67 x 1500 mm	4	nr	60.78	243	12
Lintels						
Catnic CTF5						
i	Sun Room 3.1 m	3	nr	202.98	608	94
Page 9					To Collection £	4,652 34

	Qty	Unit	Rate	£	p
<p><b>Collection</b></p>					
<p>Total from Page 9</p>			<p>£</p>	<p>4,652</p>	<p>34</p>
<p>Page 10</p>				<p>To Summary £</p>	<p>4,652 34</p>

Sample Document

		Qty	Unit	Rate	£	p	
<b>G STRUCTURAL/CARCASSING METAL/TIMBER</b>							
<b>G10 Structural steel framing</b>							
Framing, fabrication							
Fabricated steelwork							
a	Pc Sum for 203 x 102 x 23 UB for Sun room £1500 for supply cost	1	n	2062.50	2,062	50	
<b>G20 Carpentry/Timber framing/First fixing</b>							
Gang-nailed trussed rafters, stress-graded, "Protim" treated, 450 mm overhang both sides							
Fink TBC for builder on site degree pitch, length							
b	create new pitch roof		Item	1512.25	1,512	25	
c	create new ladder to side of roof trusses from loose timbers	14	m	75.00	1,050	00	
Installation of roof trusses							
d	Fix roof trusses including all associated bracing	1	nr	1087.50	1,087	50	
e	Allowance for loading and lifting to position.		item	482.50	482	50	
Impregnated sawn softwood - SC3 Grade							
Floor members; C16 stress graded unless otherwise stated							
f	50 x 175 mm joists to new concrete slab in floor.	80	m	17.44	1,395	20	
Metalwork							
Bolts & Timber Connectors							
g	Joist hangersinc bolts	32	nr	7.06	225	92	
					To Collection £	7,815	87
Page 11							

		Qty	Unit	Rate	£	p
	<p><b>Collection</b></p> <p>Total from Page 11</p>			£	7,815	87
Page 12					To Summary £	7,815 87

Sample Document

		Qty	Unit	Rate	£	p	
<b>H CLADDING/COVERING</b>							
<b>H21 UPVC weather boarding only to new areas</b>							
a	White PVC to fascia and soffit	16	m	51.81	828	96	
<b>H60 Plain roof tiling</b>							
Concrete interlocking tiles							
Marley Anglia concrete interlocking tiles; granular finish							
b	Roof coverings; to 100mm headlap on breathable membrane and fixed to 50 x 38mm impregnated softwood battens	23	m <sup>2</sup>	97.48	2,242	04	
Counter-battening							
Impregnated softwood counter-battening at 600 mm centres nailed to timber							
c	50 x 25 mm	23	m <sup>2</sup>	9.33	214	59	
Roof ventilators							
Glidevale rafter ventilators, fixed with nails							
d	Marley Modern vent tiles	6	Nr	37.88	227	28	
Glidevale soffit ventilators, fixed with nails							
e	Type SV603	15	m	13.69	205	35	
<b>H74 Zinc sheet coverings/flashings</b>							
Roof coverings							
Sheet zinc/titanium alloy							
f	verge detail flashing to existing house, Lead Code 4	5	m	85.00	425	00	
					To Collection £	4,143	22
Page 13							

	Qty	Unit	Rate	£	p
<p><b>Collection</b></p>					
<p>Total from Page 13</p>			<p>£</p>	<p>4,143</p>	<p>22</p>
<p>Page 14</p>				<p>To Summary £</p>	<p>4,143 22</p>

Sample Document

		Qty	Unit	Rate	£	p
<b>J WATERPROOFING</b>						
<b>J40 Flexible sheet tanking/ damp proof membranes</b>						
Tanking and damp proofing						
Polythene medium weight sheet underlay lapped 150 mm at joints						
a	horizontally under ground floor slab and under floors	23	m <sup>2</sup>	3.88	89	24
b	on top of joist air tight membrane	19	m <sup>2</sup>	7.63	144	97
					To Collection £	234 21

		Qty	Unit	Rate	£	p
	<p><b>Collection</b></p> <p>Total from Page 15</p>			£	234	21
Page 16				To Summary £		234 21

Sample Document



		Qty	Unit	Rate	£	p
<b>K LININGS/SHEATHING/DRY PARTITIONING</b>						
<b>K10 Plasterboard drylining/partitions/ceilings</b>						
Linings, gypsum plasterboard to BS 1230						
Fixing with screws to timber or steel stud framing including all wall make up including insulation.						
a	Kit walls 12.5 mm Plain Wallboard over 300 mm wide kit walls allow as new block work measure	20	m <sup>2</sup>	156.25	3,125	00
Fixing with screws to ceilings						
Insulated plasterboard, fixing with screws to timber backgrounds						
b	62.5 mm Kingspan Kooltherm K18 over 300 mm wide	27	m <sup>2</sup>	35.56	960	12
<b>K20 Timber board flooring/sheathing/linings/casings</b>						
Flooring						
Chipboard Type C4 flooring tongued and grooved all edges, width exceeding 300 mm, thickness						
c	To ground floor.	19	m <sup>2</sup>	21.20	402	80
Roof decking						
OSB3						
d	18mm OSB3 exceed to sloping to main roof sarking	27	m <sup>2</sup>	36.04	973	08
					To Collection £	5,461 00

		Qty	Unit	Rate	£	p
	<p><b>Collection</b></p> <p>Total from Page 17</p>			£	5,461	00
<p>Page 18</p>					<p>To Summary £</p>	<p>5,461 00</p>

Sample Document

		Qty	Unit	Rate	£	p	
<b>L WINDOWS/DOORS/STAIRS</b>							
<b>L10 Windows/rooflights/screens/louvres</b>							
	uPVC Windows						
	White						
a	1500 x 1200 to front Pc sum £ 890.00	2	nr	1260.31	2,520	62	
	Roof windows						
	Velux Centre Pivot Windows With Toughened Outer						
	Pane GGL						
b	GPL 600x 980mm Size TBC by builder	3	nr	895.64	2,686	92	
<b>L20 Doors/shutters/hatches</b>							
	UPVC Doors						
	Doorsets PC sum for supply £3000						
c	3100 x 2100mm Bio fold Doors	1	nr	4490.31	4,490	31	
					To Collection £	9,697	85
Page 19							

	Qty	Unit	Rate	£	p
<p><b>Collection</b></p> <p>Total from Page 19</p>			£	9,697	85
<p>Page 20</p>				<p>To Summary £</p>	<p>9,697 85</p>

Sample Document

		Qty	Unit	Rate	£	p
<b>M SURFACE FINISHES</b>						
<b>M20 Plastered/Rendered/Roughcast coatings</b>						
Retarded hemihydrate gypsum ("Thistle") plasters to BS 1191, Class B						
3 mm board finish on walls or ceilings including scrimming joints						
a	over 300 mm wide allowance will be re measured	40	m <sup>2</sup>	22.00	880	00
Roughcasting						
b	over 300 mm wide	23	m <sup>2</sup>	62.50	1,437	50
					To Collection £	2,317 50
Page 21						

		Qty	Unit	Rate	£	p
	<p><b>Collection</b></p> <p>Total from Page 21</p>			£	2,317	50
Page 22					To Summary £	2,317 50

Sample Document

		Qty	Unit	Rate	£	p
<b>P BUILDING FABRIC SUNDRIES</b>						
<b>P10 Sundry insulation/proofing work/fire stops</b>						
Insulating quilts						
Loft insulation, thermal insulating quilts						
a	Celotex TB4000 Rigid Insulation board (min75mm)	27	m <sup>2</sup>	27.66	746	82
<b>P20 Unframed isolated trims/skirtings/sundry items</b>						
Skirtings, picture rails, architraves and the like						
Wrought hardwood skirtings						
b	25 x 150 mm, moulded	20	m	15.35	307	00
					<b>To Collection £</b>	<b>1,053 82</b>

	Qty	Unit	Rate	£	p
<b>Collection</b>					
Total from Page 23			£	1,053	82
Page 24	To Summary £			1,053	82

Sample Document



		Qty	Unit	Rate	£	p
<b>R DISPOSAL SYSTEMS</b>						
<b>R10 Rainwater pipework/gutters</b>						
	Unplasticised PVC rainwater pipework to BS 4576 68 mm pipework					
a	fixed with brackets plugged to walls	3	m	17.06	51	18
	Unplasticised PVC gutterwork to BS 4576 112 mm half round gutters					
b	jointed and fixed with support and union brackets screwed to timber	14	m	16.94	237	16
<b>R12 Drainage below ground</b>						
	Excavation by machine, disposal of surplus excavation on site average 50 m from excavations					
	Trenches for drain pipes not exceeding 200 mm nominal size, grading bottoms, earthwork support, average depth					
c	allowance for drainage pipework and connections		item	1008.78	1,008	78
	Excavation by machine					
	Trenches for drain pipes not exceeding 200 mm nominal size, grading bottoms, earthwork support and backfilling with excavated material; average depth					
d	To move new Rodding eye, Allowance for fittings	1	N	750.00	750	00
					To Collection £	2,047 12

	Qty	Unit	Rate	£	p
<p><b>Collection</b></p>					
<p>Total from Page 25</p>			<p>£</p>	<p>2,047</p>	<p>12</p>
<p>Page 26</p>			<p>To Summary £</p>	<p>2,047</p>	<p>12</p>

Sample Document

		Qty	Unit	Rate	£	p
a	<p><b>T MECHANICAL HEATING/COOLING/REFRIGERATION SYSTEMS</b></p> <p>Single panel radiator supplied by client various sizes to be confirmed</p>	1	nr	225.00	225	00
<p>Page 27</p>					<p>To Collection £</p>	<p>225 00</p>

Sample Document

	Qty	Unit	Rate	£	p
<p><b>Collection</b></p> <p>Total from Page 27</p>			£	225	00
Page 28			To Summary £	225	00

Sample Document

		Qty	Unit	Rate	£	p
<p><b>V ELECTRICAL SUPPLY/POWER LIGHTING SYSTEMS</b></p> <p><b>V21 General lighting no allowance for new kitchen layout as not on drawings.</b></p> <p>Lighting points all in white PVC.</p> <p>With PVC insulated and sheathed cables in houses or flats, installed in floor cavities and roof voids, protected by steel or PVC channels in walls</p>						
a	Downlighters / Pendant	10	nr	81.25	812	50
b	Power sockets double gang	4	nr	87.50	350	00
c	Smoke alarms	1	nr	112.50	112	50
d	Extract fans	1	nr	231.25	231	25
e	CO monitor	1	nr	143.75	143	75
f	Heat monitor	1	nr	100.00	100	00
g	external lights	2	nr	143.75	287	50

	Qty	Unit	Rate	£	p
<p><b>V ELECTRICAL SUPPLY/POWER LIGHTING SYSTEMS continued ...</b></p> <p><b>V21 General lighting no allowance for new kitchen layout as not on drawings. continued ...</b></p> <p>Lighting points all in white PVC. continued ...</p> <p>With PVC insulated and sheathed cables in houses or flats, installed in floor cavities and roof voids, protected by steel or PVC channels in continued ...</p>					

Sample Document

	Qty	Unit	Rate	£	p
<b>Collection</b>					
Total from Page 29			£	2,037	50
Total from Page 30			£	0	00
Page 31			To Summary £	2,037	50

Sample Document

Example Take off

	Qty	Unit	Rate	£	p
<b>Summary</b>					
PRELIMINARIES / GENERAL CONDITIONS Page 2			£	9,612	50
EXISTING SITE / BUILDINGS / SERVICES Page 4			£	2,135	00
GROUNDWORK Page 6			£	1,265	54
IN SITU CONCRETE / LARGE PRECAST ... Page 8			£	2,220	10
MASONRY Page 10			£	4,652	34
STRUCTURAL / CARCASSING METAL / ... Page 12			£	7,815	87
CLADDING / COVERING Page 14			£	4,143	22
WATERPROOFING Page 16			£	234	21
LININGS / SHEATHING / DRY PARTITIONING Page 18			£	5,461	00
WINDOWS / DOORS / STAIRS Page 20			£	9,697	85
SURFACE FINISHES Page 22			£	2,317	50
BUILDING FABRIC SUNDRIES Page 24			£	1,053	82
DISPOSAL SYSTEMS Page 26			£	2,047	12
MECHANICAL HEATING / COOLING / ... Page 28			£	225	00
ELECTRICAL SUPPLY / POWER / ... Page 31			£	2,037	50
Page 32			Total for Bill £	54,918	57