
Bills of Quantities

4 Bedroom House
Marianne Close
York

07 February 2014

Preliminaries - Employer's requirements

Ref	Item	Quantity	Unit	Rate	Total
	<u>Preliminaries</u>				
	Employer's requirements				
a	as detailed on Contractor's build-up sheet		item		1,500
Carried to summary					1,500

Preliminaries - Main contractor's cost items

Ref	Item	Quantity	Unit	Rate	Total
	<u>Preliminaries</u>				
	Main Contractor's cost items				
a	as detailed on Contractor's build-up sheet		item		12,000
Carried to summary					12,000

Foundations

Ref	Item	Quantity	Unit	Rate	Total
	<u>D: GROUNDWORK</u>				
	<u>D20: EXCAVATING AND FILLING</u>				
	<u>Excavating</u>				
	Trenches, width exceeding 0.30m				
a	maximum depth not exceeding 1.00m deep	24	m3	16.99	408
	Earthwork support				
b	maximum depth not exceeding 1.00m, distance between opposing faces not exceeding 2.00m	92	m2	4.26	392
	Disposal of water				
c	surface water		item		0
	Disposal of excavated material				
d	off site	24	m3	22.34	536
	<u>Granular material Type 2 obtained off site</u>				
	Filling to excavations, depositing in layers 150mm maximum thickness				
e	average thickness exceeding 0.25m	10	m3	46.35	464
	<u>E: IN-SITU CONCRETE/LARGE PRECAST CONCRETE</u>				
	<u>Plain in-situ concrete, BS 5328, ordinary prescribed mix ST5, 20mm aggregate</u>				
	Foundations poured on or against earth or unblinded hardcore				
f	generally	8	m3	142.81	1,142
	Filling to hollow walls				
g	thickness not exceeding 150mm	1	m3	186.99	187
	<u>F: MASONRY</u>				
	<u>F10: BRICK/BLOCK WALLING</u>				
	<u>Engineering bricks, BS EN 772, Category F, 215mm x 102.5mm x 65mm, Class B, in cement-lime mortar (1:3)</u>				
	Walls, vertical				
h	102.5mm thick, stretcher bond	70	m2	73.97	5,178
	Carried to collection				8,307

Foundations continued.....

Ref	Item	Quantity	Unit	Rate	Total
	<u>F30: ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/STONE WALLING</u>				
	<u>Damp proof courses</u>				
	Hyload, pitch polymer, 100mm laps, bedding in cement lime mortar (1:1:6), no allowance made for laps				
a	width not exceeding 225mm, horizontal	10	m2	11.81	118
	<u>Proprietary items</u>				
	Slimvent cavity wall vents				
b	for 102.5mm thick walls	18	nr	0.36	6
Carried to collection					124

Foundations collection

Ref	Item	Total
a	Page 1.3	8,307
b	Page 1.4	124
Carried to summary		8,431

Ground floor construction

Ref	Item	Quantity	Unit	Rate	Total
	<u>D: GROUNDWORK</u>				
	<u>D20: EXCAVATING AND FILLING</u>				
	<u>Excavating</u>				
	To reduce levels				
a	maximum depth not exceeding 1.00m deep	30	m3	1.75	52
	Disposal of water				
b	surface water		item		0
	Disposal of excavated material				
c	off site	30	m3	22.34	670
	<u>Granular material Type 2 obtained off site</u>				
	Filling to make up levels, depositing in layers 150mm maximum thickness				
d	average thickness not exceeding 0.25m	13	m3	47.25	614
	<u>Surface treatments</u>				
	Compacting using method at the Contractor's discretion				
e	bottoms of excavations	86	m2	0.43	37
	Compacting with 680kg vibratory roller				
f	filling	86	m2	0.34	29
	<u>Sand obtained off site</u>				
	Filling to make up levels, depositing in layers 150mm maximum thickness				
g	average thickness not exceeding 0.25m	4	m3	39.89	160
	<u>Sundries</u>				
	Expanded polystyrene ground slab insulation				
h	50mm thick	86	m2	8.97	771
	Carried to collection				2,333

Ground floor construction continued.....

Ref	Item	Quantity	Unit	Rate	Total
	<u>E: IN-SITU CONCRETE/LARGE PRECAST CONCRETE</u>				
	<u>E10: MIXING/CASTING/CURING IN-SITU CONCRETE</u>				
	<u>Reinforced in-situ concrete, BS 5328, designed mix C20, 20mm aggregate, minimum cement content 290 kg/m3, vibrated</u>				
	Beds				
a	thickness not exceeding 150mm	13	m3	155.16	2,017
	<u>E30: REINFORCEMENT FOR IN-SITU CONCRETE</u>				
	<u>Reinforcement fabric, BS 4483, hard drawn plain round steel, welded</u>				
	Reference A142, 2.22kg/m2, 200mm side laps, 200mm end laps				
b	generally	86	m2	4.05	348
	<u>E41: WORKED FINISHES/ CUTTING ON IN-SITU CONCRETE</u>				
	<u>Worked finishes on in-situ concrete</u>				
	Vacuum dewatering, power floating and power trowelling				
c	surfaces	86	m2	3.65	314
	<u>J40: FLEXIBLE SHEET TANKING/DAMP PROOFING MEMBRANES</u>				
	<u>Visqueen 1200 super damp proof membrane, 150mm laps sealed with tape and mastic</u>				
	Tanking and damp proofing				
d	horizontal, on sand base	86	m2	1.55	133
e	extra, turning up 150mm at perimeter	111	m	0.26	29
	Carried to collection				2,841

Ground floor construction collection

Ref	Item	Total
a	Page 1.6	2,333
b	Page 1.7	2,841
Carried to summary		5,174

Upper floors

Ref	Item	Quantity	Unit	Rate	Total
	<u>G: STRUCTURAL/CARCASSING METAL/TIMBER</u> <u>G20: CARPENTRY/TIMBER FRAMING/FIRST FIXING</u> <u>Softwood, sawn, BS 4978, GS grade</u> Floor members				
a	50mm x 175mm	122	m	9.04	1,103
	<u>Steel, galvanized</u> Joist hangers, BAT Building Products Ltd				
b	SPH type S, for 50mm x 175mm joist	20	nr	2.39	48
	<u>K: LININGS/SHEATHING/DRY PARTITIONING</u> <u>K11: RIGID SHEET</u> <u>FLOORING/SHEATHING/LININGS/CASINGS</u> <u>Wood particle board (chipboard), BS EN 312, type P4 load bearing flooring, tongued and grooved joints</u> 22mm thick sheeting to floors				
c	width exceeding 300mm	55	m2	13.81	760
Carried to summary					1,911

Roof

Ref	Item	Quantity	Unit	Rate	Total
	<u>G: STRUCTURAL/CARCASSING METAL/TIMBER</u>				
	<u>G20: CARPENTRY/TIMBER FRAMING/FIRST FIXING</u>				
	<u>Trussed Rafters in softwood, sawn, BS 4978, GS grade, impregnated</u>				
	Trussed rafters, Hydro-Nail plated joints, 35 degree Standard duo pitch, 450mm overhangs, span over wall plates				
a	6000mm, fixing with clips (included elsewhere)	12	nr	97.94	1,175
b	9000mm, fixing with clips (included elsewhere)	15	nr	156.57	2,349
	<u>Softwood, sawn, BS 4978, GS grade, impregnated</u>				
	Plates				
c	50mm x 100mm	53	m	7.80	413
	Roof members, pitched				
d	25mm x 75mm	40	m	4.13	165
e	32mm x 175mm	14	m	28.16	394
	Individual supports				
f	38mm x 50mm	79	m	3.36	265
	<u>Softwood, wrought, impregnated</u>				
	Fascia and barge boards				
g	width not exceeding 300mm, 200mm wide, 25mm thick	29	m	9.02	262
	Eaves or verge soffit boards				
h	width not exceeding 300mm, 225mm wide, 25mm thick	29	m	11.13	323
	<u>Steel, galvanized</u>				
	Truss clips, BAT Building Products Ltd				
i	for 38mm thick members	54	nr	5.06	273
	M305 strapping, BAT Building Products Ltd				
j	30mm x 2.5mm x 1000mm long, bends - 1	12	nr	6.01	72
	Carried to collection				5,691

Roof continued.....

Ref	Item	Quantity	Unit	Rate	Total
	<u>H: CLADDING/COVERING</u>				
	<u>H60: PLAIN ROOF TILING</u>				
	<u>H65: SINGLE LAP ROOF TILING</u>				
	<u>Roof coverings, Redland Stonewold through coloured slates, 430 x 380mm, 38 x 19mm pressure impregnated softwood battens fixed with galvanized nails, underlay, BS 747 type 1F reinforced bitumen felt, 150mm laps, fixing with galvanized steel clout nails</u>				
	Pitched 40 degrees from horizontal, fixing slates every fourth course with galvanized nails to 75mm lap				
a	generally	143	m2	34.67	4,958
b	supplementary fixing eaves course with one clip per slate	29	m	1.30	38
c	verges, Redland Dry Verge system with half slates, full slates and clips	49	m	32.11	1,573
d	ridge tiles, Redland universal angle, butt jointed, bedding and pointing in tinted cement mortar (1:3)	14	m	18.94	265
	<u>M: SURFACE FINISHES</u>				
	<u>M60: PAINTING/CLEAR FINISHING</u>				
	<u>One coat primer, two undercoats, one coat full gloss finish on wood surfaces</u>				
	Wood general surfaces				
e	girth exceeding 300mm	15	m2	14.19	213
	<u>P: BUILDING FABRIC SUNDRIES</u>				
	<u>Mineral wool insulation quilt, butt joints</u>				
	250mm thick, across members at 450mm centres				
f	horizontal, laid loose	110	m2	13.91	1,530
Carried to collection					8,577

Roof continued.....

Ref	Item	Quantity	Unit	Rate	Total
	<u>R: DISPOSAL SYSTEMS</u>				
	<u>R10: RAINWATER PIPEWORK/GUTTERS</u>				
	<u>PVC-U pipes and fittings, BS EN 607, push fit joints, pipework and supports self coloured brown</u>				
	Pipes, straight				
a	68mm, in standard holderbats fixing to masonry with galvanized screws	22	m	16.37	360
b	extra, offset bends (spigot)	5	nr	9.90	50
	<u>PVC-U half round gutters and fittings, BS EN 607, push fit connector joints, gutterwork and supports self coloured grey</u>				
	Gutters, straight				
c	114mm, in standard fascia brackets fixing to timber with galvanized screws	29	m	14.28	414
d	extra, stopped ends	4	nr	11.83	47
e	extra, running outlets	4	nr	14.52	58
Carried to collection					929

Roof collection

Ref	Item	Total
a	Page 1.10	5,691
b	Page 1.11	8,577
c	Page 1.12	929
Carried to summary		15,197

Stairs and ramps

Ref	Item	Quantity	Unit	Rate	Total
	<u>L: WINDOWS/DOORS/STAIRS</u> <u>L30: TIMBER STAIRS/WALKWAYS/BALUSTRADES</u> <u>Stairs in softwood, wrought</u> Straight flight staircase and balustrade, 25mm treads, 19mm risers, glued, wedged and blocked, 25mm wall string, 38mm outer string, 75 x 75mm newels, 25 x 25mm balusters, 38 x 75mm hardwood handrail				
a	864mm wide x 2600mm rise overall with 3 nr winders at bottom, balustrade to one side, fixing to masonry with screws	1	nr	1,640.34	1,640
	<u>M: SURFACE FINISHES</u> <u>M60: PAINTING/CLEAR FINISHING</u> <u>One coat primer, two undercoats, one coat full gloss finish</u> Wood general surfaces				
b	isolated surfaces, girth not exceeding 300mm	35	m	2.63	92
Carried to summary					1,732

External walls

Ref	Item	Quantity	Unit	Rate	Total
	<u>F: MASONRY</u>				
	<u>F10: BRICK/BLOCK WALLING</u>				
	<u>Facing bricks Prime Cost GBP300.00 per 1000, 215mm x 102.5mm x 65mm, flush smooth pointing as work proceeds</u>				
	Walls, vertical				
a	102.5mm thick, stretcher bond, facework one side	152	m2	88.20	13,406
	<u>Aerated concrete blocks, Thermalite, 440mm x 215mm, Shield blocks (4.0 N/mm2)</u>				
	Walls, vertical				
b	100mm thick, stretcher bond	152	m2	39.01	5,930
	<u>F30: ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/STONE WALLING</u>				
	<u>Forming cavities in hollow walls</u>				
	Cavity with stainless steel vertical twisted wall ties - 4/m2 built in, 75mm fibreglass resin bonded slab cavity insulation				
c	width of cavity 75mm	152	m2	20.13	3,060
	<u>Damp proof courses</u>				
	Hyload, pitch polymer, 100mm laps, bedding in cement lime mortar (1:1:6), no allowance made for laps				
d	width exceeding 225mm, horizontal	8	m2	10.72	86
	<u>Proprietary items</u>				
	Galvanized steel lintels, Supergalv (Birtley) lintels reference CB 70, bedding in cement-lime mortar (1:1:6)				
e	125mm deep x 900mm long	1	nr	47.07	47
f	125mm deep x 1200mm long	2	nr	72.51	145
g	125mm deep x 1350mm long	3	nr	83.70	251
h	125mm deep x 1500mm long	7	nr	92.29	646
	Thermabate insulated cavity closers, fixing to masonry with PVC-U ties at 225mm centres				
i	Thermabate 75, vertical	40	m	16.65	666
j	Thermabate 75, horizontal	16	m	16.65	266
	Slimvent cavity wall vents				
k	for 102.5mm thick walls	45	nr	0.36	16
	Carried to summary				24,519

Windows and external doors

Ref	Item	Quantity	Unit	Rate	Total
	<u>L: WINDOWS/DOORS/STAIRS</u>				
	<u>L12 - PLASTICS</u>				
	<u>WINDOWS/ROOFLIGHTS/SCREENS/LOUVRES</u>				
	<u>Windows in uPVC, white</u>				
	Windows, side hung casement, factory glazed 20mm double glazed units, hinges, fastenings				
a	600 x 900mm, fixing to masonry with cleats and screws	1	nr	232.85	233
b	600 x 1050mm, fixing to masonry with cleats and screws	2	nr	296.77	594
c	900 x 1050mm, fixing to masonry with cleats and screws	3	nr	331.64	995
d	1200 x 1050mm, fixing to masonry with cleats and screws	7	nr	411.20	2,878
	<u>Bedding and pointing frames</u>				
	Bedding in cement mortar (1:3), pointing with Secomastic standard mastic one side				
e	plastics frames	53	m	6.83	362
	<u>L21: METAL DOORS/SHUTTERS/HATCHES</u>				
	<u>Garage doors, Henderson Durham Castle in galvanized steel, one coat primer by manufacturer</u>				
	Overhead garage doors, counterbalanced by springs				
f	2134 x 1981mm, fixing to timber with screws	1	nr	729.71	730
	<u>L22: PLASTICS/RUBBER</u>				
	<u>DOORS/SHUTTERS/HATCHES</u>				
	<u>External doors in uPVC, white</u>				
	Part double glazed patterned low E toughened glass, single doors, locks and ironmogery				
g	910 x 2090mm overall	2	nr	462.76	926
	<u>French doors in uPVC, white</u>				
	Double glazed clear low E toughened glass, pair opening doors, locks and ironmogery				
h	1490 x 2090mm overall, including cill and vent	1	nr	753.19	753
	Carried to collection				7,471

Windows and external doors continued.....

Ref	Item	Quantity	Unit	Rate	Total
	<u>Bedding and pointing frames</u>				
	Bedding in cement mortar (1:3), pointing with Secomastic standard mastic one side				
a	plastics frames	53	m	6.83	362
	<u>L20: TIMBER DOORS/SHUTTERS/HATCHES</u>				
	<u>Door frames and door lining sets in softwood, wrought</u>				
	External garage door frame sets, one coat external primer before delivery to site, supplied unassembled				
b	for 2134 x 1981mm up and over doors, 75 x 75mm jambs and head, assembling	1	nr	140.03	140
	<u>Bedding and pointing frames</u>				
	Bedding in cement mortar (1:3), pointing with Secomastic standard mastic one side				
c	wood frames one side	6	m	5.75	34
	<u>M: SURFACE FINISHES</u>				
	<u>M60: PAINTING/CLEAR FINISHING</u>				
	<u>One coat primer, two undercoats, one coat full gloss finish on wood surfaces</u>				
	Wood general surfaces				
d	isolated surfaces, girth not exceeding 300mm	18	m	4.69	84
	<u>P: BUILDING FABRIC SUNDRIES</u>				
	<u>P20: UNFRAMED ISOLATED TRIMS/SKIRTINGS/SUNDRY ITEMS</u>				
	<u>Softwood, wrought</u>				
	Window boards				
e	25 x 150mm, rounded edges -1	12	m	13.43	161
	Carried to collection				781

Windows and external doors collection

Ref	Item	Total
a	Page 1.16	7,471
b	Page 1.17	781
Carried to summary		8,252

Internal walls and partitions

Ref	Item	Quantity	Unit	Rate	Total
	<u>F: MASONRY</u> <u>F10: BRICK/BLOCK WALLING</u> <u>Aerated concrete blocks, Thermalite, 440mm x 215mm, Shield blocks (4.0 N/mm2)</u> Walls, vertical				
a	100mm thick, stretcher bond	104	m2	39.01	4,057
	<u>F31: PRECAST CONCRETE</u> <u>SILLS/LINTELS/COPINGS/FEATURES</u> <u>Precast concrete lintels, Naylor, bedding in cement-lime mortar (1:1:6)</u> Lintels				
b	100mm x 75mm x 1200mm	8	nr	7.53	60
	<u>G: STRUCTURAL/CARCASSING METAL/TIMBER</u> <u>G20: CARPENTRY/TIMBER FRAMING/FIRST FIXING</u> <u>Softwood, sawn, BS 4978, GS grade</u> Wall or partition members				
c	50mm x 100mm	131	m	7.61	997
Carried to summary					5,114

Internal doors

Ref	Item	Quantity	Unit	Rate	Total
	<u>L: WINDOWS/DOORS/STAIRS</u>				
	<u>L20: TIMBER DOORS/SHUTTERS/HATCHES</u>				
	<u>Doorsets mainly in softwood, wrought</u>				
	Doorsets, 28mm thick jambs, head and transome with 12mm thick stop to suit 100mm thick wall, 14mm thick hardwood threshold, honeycomb core prefinished panelled door lipped two long edges, 65mm snap in hinges, 57mm backset mortice latch				
a	800 x 2000mm, 726 x 1938 x 40mm flush door -1 nr, fixing frame to masonry or timber with screws	6	nr	202.04	1,212
b	900 x 2000mm, 826 x 1938 x 40mm flush door -1 nr, fixing frame to masonry or timber with screws	10	nr	209.57	2,096
	<u>M: SURFACE FINISHES</u>				
	<u>M60: PAINTING/CLEAR FINISHING</u>				
	<u>One coat primer, two undercoats, one coat full gloss finish on wood surfaces</u>				
	Wood general surfaces				
c	isolated surfaces, girth not exceeding 300mm	78	m	4.69	366
	<u>P: BUILDING FABRIC SUNDRIES</u>				
	<u>P21: IRONMONGERY</u>				
	<u>Ironmongery, brass plated</u>				
	To hardwood or the like				
d	lever handles, spring action, 41 x 150mm	32	nr	11.98	383
	Carried to summary				4,057

Wall finishes

Ref	Item	Quantity	Unit	Rate	Total
	<u>M: SURFACE FINISHES</u>				
	<u>M20: PLASTERED/RENDERED/ROUGHCAST COATINGS</u>				
	<u>Baseboarding, Gyproc square edge wallboard, 3mm joints filled with plaster and scrimmed, fixing with plaster dabs, internal</u>				
	12.5mm work to walls on masonry base				
a	width exceeding 300mm	264	m2	11.81	3,118
b	width not exceeding 300mm	56	m	5.12	287
	<u>Baseboarding, Gyproc square edge wallboard, 3mm joints filled with plaster and scrimmed, fixing with galvanized nails, 30mm long at 400mm ccs, internal</u>				
	12.5mm work to walls on timber base				
c	width exceeding 300mm	106	m2	11.81	1,252
	<u>Plaster, BS 1191, Part 1, Class B, finishing coat of board finish, 3mm thick, steel trowelled, internal</u>				
	3mm work to walls on concrete or plasterboard base				
d	width exceeding 300mm	370	m2	8.27	3,060
e	width not exceeding 300mm	56	m	3.39	190
	<u>Accessories</u>				
	Galvanized steel angle beads				
f	thin coat for 3mm	73	m	2.60	190
	<u>M40: STONE/CONCRETE/QUARRY/CERAMIC TILING/MOSAIC</u>				
	<u>Ceramic tiles, BS 6431, glazed light colour, 2mm joints, symmetrical layout, fixing with thin bed adhesive, pointing with neat grout, on plaster base</u>				
	152 x 152 x 5.5mm units to walls				
g	plain, width exceeding 300mm	20	m2	50.48	1,010
	<u>M60: PAINTING/CLEAR FINISHING</u>				
	<u>Mist coat, two full coats emulsion paint</u>				
	Plaster general surfaces				
h	girth exceeding 300mm	350	m2	4.50	1,575
	Carried to summary				10,682

Floor finishes

Ref	Item	Quantity	Unit	Rate	Total
	<p><u>M50: RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING</u></p> <p><u>Linoleum sheet, BS EN 548 & 670 butt joints, laying loose, on concrete or timber base</u></p> <p>2mm work to floors level or to falls only not exceeding 15 degrees from horizontal</p>				
a	width exceeding 300mm	18	m2	26.85	483
	<p><u>M51: EDGE FIXED CARPETING</u></p> <p><u>Underlay to carpeting, Tredaire, fixing with tacks, on concrete or timber base</u></p> <p>Work to floors, level or to falls only not exceeding 15 degrees from horizontal</p>				
b	width exceeding 300mm	102	m2	5.18	528
	<p><u>Fitted carpeting, Axminster wool/nylon, P.C. £27.50/m2, fixing with tackless grippers, on concrete or timber base</u></p> <p>Work to floors, level or to falls only not exceeding 15 degrees from horizontal</p>				
c	width exceeding 300mm	102	m2	48.93	4,991
	<p><u>M60: PAINTING/CLEAR FINISHING</u></p> <p><u>One coat primer, two undercoats, one coat full gloss finish on wood surfaces</u></p> <p>Wood general surfaces</p>				
d	isolated surfaces, girth not exceeding 300mm	131	m	4.69	614
	<p><u>P: BUILDING FABRIC SUNDRIES</u></p> <p><u>P20: UNFRAMED ISOLATED TRIMS/SKIRTINGS/SUNDRY ITEMS</u></p> <p><u>Softwood, wrought</u></p> <p>Skirtings, picture rails, architraves and the like, (finished sizes)</p>				
e	19 x 125mm, mouldings -1	131	m	10.32	1,352
Carried to summary					7,968

Ceiling finishes

Ref	Item	Quantity	Unit	Rate	Total
	<u>M: SURFACE FINISHES</u>				
	<u>M20: PLASTERED/RENDERED/ROUGHCAST COATINGS</u>				
	<u>Baseboarding, Gyproc square edge wallboard, 3mm joints filled with plaster and scrimmed, fixing with galvanized nails, 30mm long at 400mm ccs, internal</u>				
	9.5mm work to ceilings on timber base				
a	width exceeding 300mm	115	m2	11.32	1,302
	<u>Plaster, BS 1191, Part 1, Class B, finishing coat of board finish, 3mm thick, steel trowelled, internal</u>				
	3mm work to ceilings on plasterboard base				
b	width exceeding 300mm	115	m2	9.32	1,072
	<u>Coves</u>				
	Gyproc cove, fixing with adhesive				
c	127mm girth	145	m	6.10	884
	<u>Access hatches</u>				
	Plastics ceiling access hatch and frame				
d	600mm x 600mm	1	nr	82.47	82
	<u>M60: PAINTING/CLEAR FINISHING</u>				
	<u>Mist coat, two full coats emulsion paint</u>				
	Plaster general surfaces				
e	girth exceeding 300mm	115	m2	4.50	518
	Carried to summary				3,858

General fittings, furnishings and equipment

Ref	Item	Quantity	Unit	Rate	Total
	<u>N: FURNITURE/EQUIPMENT</u>				
	<u>N10: GENERAL FIXTURES/FURNISHING/EQUIPMENT</u>				
	<u>Gas fire surrounds</u>				
	Pre-finished MDF surround, conglomerate marble hearth and back				
a	fixing in position	1	nr	767.82	768
	Balanced flue living flame gas fires, Valor				
b	3.5kW rating, Senator	1	nr	543.13	543
	<u>N11: DOMESTIC KITCHEN FITTINGS</u>				
	<u>Pre-Assembled kitchen units, white melamine finish, Module 500 range, Magnet PLC</u>				
	Drawerline units, fixing to masonry with screws				
c	1000mm F2	3	nr	287.77	863
d	1000mm S2	2	nr	223.30	447
	Tall units, fixing to masonry with screws				
e	500mm DF1	1	nr	176.18	176
	Drawer units, fixing to masonry with screws				
f	500mm FD1	2	nr	322.00	644
	Wall units, fixing to masonry with screws				
g	600mm W5	2	nr	96.69	193
h	1000mm W2	1	nr	192.89	193
	Worktops, fixing with screws				
i	38mm worktops, round front edge ADEN Range	10	m	83.87	839
	Plinth				
j	Minster 500	10	m	12.90	129
	Cornice				
k	Minster 500	6	m	17.79	107
	Pelmet				
l	Minster 500	6	m	13.60	82
	Carried to collection				4,984

General fittings, furnishings and equipment continued.....

Ref	Item	Quantity	Unit	Rate	Total
	<u>Appliances, Magnet PLC</u>				
	Electric double ovens				
a	built into kitchen units	1	nr	1,086.24	1,086
	4 ring gas hobs				
b	built into kitchen units	1	nr	488.62	489
	Kitchen extract units including canopy				
c	fixed to wall including vent to outside	1	nr	418.82	419
Carried to collection					1,994

General fittings, furnishings and equipment collection

Ref	Item	Total
a	Page 1.24	4,984
b	Page 1.25	1,994
Carried to summary		6,978

Sanitary appliances

Ref	Item	Quantity	Unit	Rate	Total
	<u>N: FURNITURE/EQUIPMENT</u>				
	<u>N13: SANITARY APPLIANCES/FITTINGS</u>				
	<u>Appliances, Twyfords</u>				
	Sink units, single bowl with single drainer and back ledge, stainless steel, BS EN 13310 Type A, 38mm waste, plug and chain to BS EN 274 Part 1 with combined overflow, pair 13mm pillar taps to BS 1010 Part 2				
a	1000 x 600mm	2	nr	212.34	425
	Wash basins and pedestal, white vitreous china, BS 5506 Part 3, 32mm slotted waste, chain, stay and plug to BS EN 274 Part 1, brackets, pair 13 pillar taps to BS 1010 Part 2				
b	560 x 406mm	3	nr	169.66	509
	Baths, white acrylic, BS 4305, 32mm overflow with front grid and 38mm waste, chain and plug to BS EN 274 Part 1 with combined overflow, metal cradles with adjustable feet and wall fixing brackets, pair 19mm pillar taps to BS 1010 Part 2				
c	700 x 1700 x 570mm overall, fixing brackets to masonry with screws, sealing at walls with mastic sealant	1	nr	314.73	315
	White plastics bath panels				
d	1700mm x 570mm	1	nr	47.03	47
	Low level W.C. suites, coloured vitreous china pan to BS 5503, 9 litre coloured vitreous china cistern with valveless fittings and plastics flush bend to BS 1125, 13mm piston type high pressure ball valve to BS 1212 Part 1 with 127mm plastics float to BS 2456, coloured plastics seat and cover to BS 1254 type 1				
e	pan with S or P trap conversion bend to BS 5627, fixing pan to timber with screws, fixing cistern brackets to masonry with screws, bedding pan in mastic, jointing pan to soil pipe with Multikwik connector	3	nr	321.86	966
	Showers comprising white moulded acrylic tray with removable front and side panels and metal cradle, waste outlet, surface fixed thermostatic mixing valve and flexible tube hand spray and slide bar				
f	760mm x 760mm x 260mm	1	nr	787.82	788
	Glass shower door fixed between walls				
g	760mm x 1800mm high	1	nr	324.67	325
	Carried to summary				3,375

Disposal installations

Ref	Item	Quantity	Unit	Rate	Total
	<u>R: DISPOSAL SYSTEMS</u>				
	<u>R11: FOUL DRAINAGE ABOVE GROUND</u>				
	<u>MuPVC pipes and fittings, BS EN 1329-1 Section Three, solvent welded joints, pipework self coloured white</u>				
	Pipes, straight				
a	32mm, in standard plastics pipe brackets fixing to timber with screws	9	m	11.69	105
b	extra, fittings, one end	3	nr	5.82	17
c	extra, fittings, two ends	6	nr	7.91	47
d	40mm, in standard plastics pipe brackets fixing to timber with screws	7	m	12.24	86
e	extra, connections to plastics pipe socket, socket adaptor, solvent welded joint	3	nr	9.21	28
f	extra, fittings, two ends	8	nr	8.08	65
g	extra, fittings, three ends	2	nr	8.72	17
	<u>PVC-U pipes and fittings, BS 4514, solvent weld joints, pipework self coloured white</u>				
	Pipes, straight				
h	110mm, in or on supports (included elsewhere)	15	m	25.39	381
i	extra, single angled branches	2	nr	34.94	70
j	extra, straight wc connectors	3	nr	20.29	61
	<u>Plastics pipework ancillaries self coloured white</u>				
	Traps, BS EN 274				
k	32mm outlet	3	nr	13.17	40
l	40mm outlet	4	nr	14.88	60
Carried to summary					977

Water installations

Ref	Item	Quantity	Unit	Rate	Total
	<u>HOT AND COLD WATER INSTALLATIONS</u>				
	<u>Hot and cold water installations</u>				
	Include price here for hot and cold water installation				
a	complete installation as described in the mechanical specification		item		2,496
Carried to summary					2,496

Space heating and air conditioning

Ref	Item	Quantity	Unit	Rate	Total
	<u>HEATING, GAS AND VENTILATION INSTALLATIONS</u> <u>Heating, gas and ventilation installations</u> Include price here for heating, gas and ventilation installations				
a	complete installations as described in the mechanical specification		item		3,798
Carried to summary					3,798

Electrical installations

Ref	Item	Quantity	Unit	Rate	Total
	<u>ELECTRICAL INSTALLATIONS</u> <u>Electrical installations</u> Include price here for electrical installations				
a	complete installations as described in the electrical specification		item		5,968
Carried to summary					5,968

Builder's work in connection with services

Ref	Item	Quantity	Unit	Rate	Total
	<u>K: LININGS/SHEATHING/DRY PARTITIONING</u>				
	<u>K11: RIGID SHEET FLOORING/SHEATHING/LININGS/CASINGS</u>				
	<u>Pendock Profiles Ltd preformed plywood casings, white melamine finish, butt joints, fixing to timber with polytop white screws, countersinking</u>				
	5mm thick casings, vertical				
a	reference MX 100/100, 100 x 100mm	6	m	33.17	199
	<u>P: BUILDING FABRIC SUNDRIES</u>				
	<u>P31: HOLES/CHASES/COVERS/SUPPORTS FOR SERVICES, BUILDERS WORK IN CONNECTION WITH MECHANICAL SERVICES</u>				
	<u>Cutting holes for services</u>				
	For pipes through brickwork, making good				
b	102.5mm thick	8	nr	8.78	70
	For pipes through blockwork, making good				
c	100mm thick	8	nr	6.63	53
	<u>P31: HOLES/CHASES/COVERS/SUPPORTS FOR SERVICES, BUILDERS WORK IN CONNECTION WITH ELECTRICAL SERVICES</u>				
	<u>Cutting or forming holes, mortices, sinkings and chases - New buildings</u>				
	Concealed steel conduits, making good				
d	luminaire points	18	nr	21.15	381
e	socket outlet points	31	nr	18.14	562
f	fitting outlet points	2	nr	18.14	36
g	equipment and control gear points	1	nr	24.20	24
	Carried to summary				1,325

Site preparation works

Ref	Item	Quantity	Unit	Rate	Total
	<u>D: GROUNDWORK</u> <u>D20: EXCAVATING AND FILLING</u> <u>Site preparation</u> Clearing site vegetation, filling voids with selected excavated material				
a	bushes, scrub, undergrowth, hedge and small trees	479	m2	0.84	402
Carried to summary					402

Roads, paths and pavings

Ref	Item	Quantity	Unit	Rate	Total
	<u>D: GROUNDWORK</u>				
	<u>D20: EXCAVATING AND FILLING</u>				
	<u>Excavating</u>				
	To reduce levels				
a	maximum depth not exceeding 0.25m deep	30	m3	3.31	99
	Disposal of water				
b	surface water		item		0
	Disposal of excavated material				
c	off site	31	m3	22.34	693
	<u>Surface treatments</u>				
	Compacting using method at the Contractor's discretion				
d	bottoms of excavations	120	m2	2.26	271
	<u>Q10: KERBS/EDGINGS/CHANNELS/PAVING ACCESSORIES</u>				
	<u>Excavating</u>				
	Trenches width not exceeding 0.30m				
e	maximum depth not exceeding 0.25m	1	m3	33.66	34
	<u>Precast concrete, standard or stock pattern units, BS 7263 Part 1, bedding, jointing and pointing in cement mortar (1:3), on plain in-situ concrete foundation, BS 5328 ordinary prescribed mix ST4, 20mm aggregate</u>				
	Edgings, Figs. 10, 11, 12 and 13, concrete foundation and haunching, formwork				
f	50 x 150mm edging, 300 x 150mm foundation	25	m	23.43	586
	<u>Q20: GRANULAR SUB-BASES TO ROADS/PAVINGS</u>				
	<u>DOT Type 1 to be obtained off site, wheeling not exceeding 50m - by machine</u>				
	Filling to make up levels, depositing in layers 150mm maximum thickness				
g	average thickness not exceeding 0.25m	18	m3	49.44	890
	Carried to collection				2,573

Roads, paths and pavings continued.....

Ref	Item	Quantity	Unit	Rate	Total
a	Compacting with 6 - 8 tonnes smooth wheeled roller filling, blinding with sand, ashes or similar fine material	120	m2	1.73	208
	<u>Q22: COATED MACADAM/ASPHALT ROADS/PAVINGS</u> <u>Coated macadam, BS 4987, base course 28mm nominal size aggregate, 50mm thick, wearing course 6mm nominal size aggregate, 20mm thick, rolled with 3 - 4 tonne roller, external</u> 70mm pavings on concrete base, to falls and crossfalls, and slopes not exceeding 15 degrees from horizontal				
b	generally	30	m2	24.56	737
	<u>Q25: SLAB/BRICK/BLOCK/SETT/COBBLE PAVINGS</u> <u>Precast concrete flags, BS 7263 Part 1, natural finish, 6mm joints, symmetrical layout, bedding in 13mm cement mortar (1:3), jointing and pointing with lime and sand (1:2)</u> 600 x 750 x 50mm units to pavings on sand, granular or blinded hardcore base				
c	50mm thick, to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal	90	m2	26.76	2,408
Carried to collection					3,353

Roads, paths and pavings collection

Ref	Item	Total
a	Page 1.34	2,573
b	Page 1.35	3,353
Carried to summary		5,926

Planting

Ref	Item	Quantity	Unit	Rate	Total
	<u>D: GROUNDWORK</u>				
	<u>D20: EXCAVATING AND FILLING</u>				
	<u>Excavating</u>				
	To reduce levels				
a	maximum depth not exceeding 0.25m deep	82	m3	3.31	271
	Disposal of water				
b	surface water		item		0
	Disposal of excavated material				
c	off site	82	m3	22.34	1,832
	<u>Topsoil obtained off site</u>				
	Filling to make up levels, depositing in layers 150mm maximum thickness				
d	average thickness not exceeding 0.25m	68	m3	33.83	2,300
	<u>Surface treatments</u>				
	Compacting using method at the Contractor's discretion				
e	bottoms of excavations	273	m2	2.26	617
	<u>Q: PAVING/PLANTING/FENCING/SITE FURNITURE</u>				
	<u>Q30: SEEDING/TURFING</u>				
	<u>Cultivating</u>				
	Surfaces of filling				
f	digging over one spit deep, preparing for turf	258	m2	4.84	1,249
	<u>Surface applications</u>				
	General grass fertilizer at the rate of 0.06 kg/m2				
g	general surfaces	258	m2	0.95	245
	<u>Turfing</u>				
	Rolawn Medallion turf, cultivated, lay, roll and water, maintaining for 12 months after laying				
h	general surfaces	258	m2	9.00	2,322
	Carried to collection				8,836

Planting continued.....

Ref	Item	Quantity	Unit	Rate	Total
	<u>Q31: PLANTING</u>				
	<u>Planting herbaceous plants, bulbs, corms and tubers</u>				
	Form hole and plant				
a	herbaceous plants, PC £5.00 each	25	nr	3.84	96
	Mulching after planting				
b	25mm deep	15	m2	2.92	44
Carried to collection					140

Planting collection

Ref	Item	Total
a	Page 1.37	8,836
b	Page 1.38	140
Carried to summary		8,976

Fencing, railings and walls

Ref	Item	Quantity	Unit	Rate	Total
	<u>Q: PAVING/PLANTING/FENCING/SITE FURNITURE</u> <u>Q40: FENCING</u> <u>Fencing, close boarded, BS 1722 Part 5, sawn softwood posts, rails, pales, gravel boards and centre stumps, pressure impregnated with preservative, backfilling around posts in concrete mix ST4</u> 1800mm high fencing, type BW 180A posts at 3000mm centres, 750mm into ground	92	m	80.82	7,435
	Carried to summary				7,435

External drainage

Ref	Item	Quantity	Unit	Rate	Total
	<u>R12: DRAINAGE BELOW GROUND</u>				
	<u>Excavating trenches to receive pipes not exceeding 200mm nominal size, disposing of surplus excavated material by removing from site</u>				
	Excavations commencing from natural ground level				
a	750mm	40	m	14.69	588
b	1000mm	10	m	18.27	183
c	1250mm	23	m	22.77	524
	<u>Granular material, 10mm nominal size pea shingle, to be obtained off site</u>				
	Beds and surrounds				
d	400 x 150mm bed, 150mm thick surround to 100mm internal diameter pipes -1	50	m	14.26	713
e	450 x 150mm bed, 150mm thick surround to 150mm internal diameter pipes -1	23	m	17.01	391
	<u>Drains, vitrified clay pipes and fittings, BS EN 295, sleeve joints, push-fit polypropylene standard ring flexible couplings, Hepworth Supersleeve</u>				
	Pipework in trenches				
f	100mm	50	m	13.11	656
g	extra, bends	15	nr	14.10	212
h	150mm	23	m	21.72	500
i	extra, bends	10	nr	26.46	265
j	extra, branches	2	nr	44.11	88
	<u>Vitrified clay accessories</u>				
	Gullies, Supersleeve, joint to pipe, bedding and surrounding in concrete to BS 5328, ordinary prescribed mix ST3, 20mm aggregate, Hepworth Building Products				
k	100mm outlet, reference RG1/1, trapped, round, 255mm diameter top	5	nr	75.38	377
l	100mm outlet, reference SG2/1, trapped, square, 150 x 150 top	3	nr	88.58	266
	Carried to collection				4,763

External drainage continued.....

Ref	Item	Quantity	Unit	Rate	Total
	<u>PVC-U accessories</u>				
	Sealed rodding eyes, Osma, joint to pipe, surrounding in concrete to BS 5328, ordinary prescribed mix ST3, 20mm aggregate				
a	110mm outlet, reference 4D.316, with cover	1	nr	122.26	122
	Inspection chambers				
b	110mm outlet, 450mm diameter, including cover and frames	6	nr	182.57	1,095
Carried to collection					1,217

External drainage collection

Ref	Item	Total
a	Page 1.41	4,763
b	Page 1.42	1,217
Carried to summary		5,980

External services

Ref	Item	Quantity	Unit	Rate	Total
	<p><u>P: BUILDING FABRIC SUNDRIES</u></p> <p><u>P30: TRENCHES/PIPEWAYS/PITS FOR BURIED ENGINEERING SERVICES</u></p> <p><u>Excavating trenches to receive services not exceeding 200mm nominal size - by machine</u></p> <p>Excavations commencing from natural ground level, compacting, backfilling with excavated material</p>				
a	<p>not exceeding 1m deep, average 750mm deep</p>	103	m	9.94	1,024
	<p><u>Underground ducts, vitrified clayware, BS 65 extra strength, flexible joints</u></p> <p>Straight</p>				
b	<p>100mm nominal size single way duct, laid in position in trench</p>	60	m	13.62	817
c	<p>extra, providing and laying in position nylon draw wire</p>	60	m	0.68	41
	<p><u>Stop cock pits, valve chambers and the like</u></p> <p>Stop cock pits, half brick thick sides of common bricks, BS EN 772, Category M, 215 x 102.5 x 65mm, compressive strength 20.5 N/mm², in cement mortar (1:3), 100mm thick base and top of plain in-situ concrete, BS 5328, ordinary prescribed mix ST4, 20mm aggregate, formwork, including all excavation, backfilling, disposal of surplus excavated material, earthwork support and compaction of ground</p>				
d	<p>internal size 225 x 225mm</p>	1	nr	86.30	86
Carried to summary					1,968

Bill summary

Ref	Element	Total
a	Preliminaries - Employer's requirements	1,500
b	Preliminaries - Main contractor's cost items	12,000
c	Foundations	8,431
d	Ground floor construction	5,174
e	Upper floors	1,911
f	Roof	15,197
g	Stairs and ramps	1,732
h	External walls	24,519
i	Windows and external doors	8,252
j	Internal walls and partitions	5,114
k	Internal doors	4,057
l	Wall finishes	10,682
m	Floor finishes	7,968
n	Ceiling finishes	3,858
o	General fittings, furnishings and equipment	6,978
p	Sanitary appliances	3,375
q	Disposal installations	977
r	Water installations	2,496
s	Space heating and air conditioning	3,798
t	Electrical installations	5,968
u	Builder's work in connection with services	1,325
v	Site preparation works	402
w	Roads, paths and pavings	5,926
x	Planting	8,976
y	Fencing, railings and walls	7,435
z	External drainage	5,980
aa	External services	1,968
Total		165,999