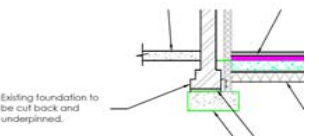
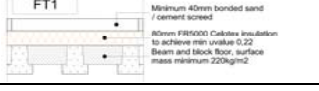
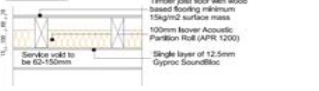
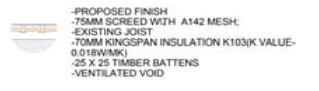




| | |
|----------------------------------|--------|
| Client: | MIKE B |
| Contract Administrator: | |
| Contractor: | |
| Architect / Structural Engineer: | |
| Approved Inspector: | |
| Party Wall Surveyor: | |

| | | | | | | | | | | 30/01/2018 | | | |
|--|--|--|----------|-----|----|------|-------------------------------------|-------------|--------------------|-------------|-----------|------------|----------|
| Item description | | | WEEKS | SQM | LM | ITEM | COST * SQM/LM/NO. ITEM & WEEK | ITEM COST | 2nd fix items cost | (3rd party) | VALUATION | | Retainer |
| | | | | | | | | | | Allowance | | | |
| 0.00 External Services | | | | | | | | | | | | | |
| 0.1 | Architects design-3D, dwgs,editing,marketing images | £ | 2,750.00 | | | | | | | | | | |
| 0.2 | Engineer | £ | 250.00 | | | | | | | | | | |
| 0.3 | Third party fees | | | | | | | | | | | | |
| 1.00 Preliminaries / Site Set Up / Management | | | | | | | | | | | | | |
| 1.1 | Management of the works: SITE MANAGER assigned 1 days a week min. | Site manager must act as main point of contact. | 24 | | | | £ 437.50 | £ 10,500.00 | | | 100.00% | £10,500.00 | £525.00 |
| 1.2 | Waste Disposal [House]: Skips or grab lorries used for main house and and legally disposing thereof till completion. (Number of skips TBC on site) | 12 Yrd skip | | | | 15 | £ 330.00 | £ 4,950.00 | | | 100.00% | £4,950.00 | £247.50 |
| 1.3 | Temporary works: Allowance for all temporary works, support structures, accro props, strong boys and neddles and internal platforms and internal scaffolds to allow the works to be completed in a safe manner. | | | | | | | £ 1,000.00 | | | 100.00% | £1,000.00 | £50.00 |
| 1.4 | Scaffolding: In preperation for roof works. Where this is required it is the responsibility of the contractor. It must be safe and secure and completed in line the correct regulations. | Contractor reponsible to pricing for reasonable duration and agreeing with their respective supplier enough allowance for overruns for what ever reason. If overuns are not factored the contractor must specify the rate for each extra week. | | | | | | £ 5,730.00 | | | 100.00% | £5,730.00 | £286.50 |
| 1.5 | Hoarding: At the front of the property with new key and lock provide 3 key copies. Parking permits if required | | | | | | | £ 1,250.00 | | | 100.00% | £1,250.00 | £62.50 |
| 1.6 | Security: Lock door | | | | | | | £ 100.00 | | | 100.00% | £100.00 | £5.00 |
| 1.7 | Health and safety: Secure area to locate tools and workers to have a hot meal and change. Prepare temporary bench using existing wood scaffold platform . Minimum welfare facilities to be provided by client | | | | | | | £ 600.00 | | | 100.00% | £600.00 | £30.00 |
| 1.8 | Protection of Areas: Protection of ALL second fix finishes and tidying of the common access way must be carried out every Friday as a minimum. | | | | | | | £ 250.00 | | | 0.00% | £0.00 | £0.00 |
| 1.9 | General Rubbish removal- second fix | | | | | | | £ 450.00 | | | 100.00% | £450.00 | £22.50 |
| 1.1.1 | Professional clean - by client | | | | | | | | | | | | |
| 1.1.1 | Electric and plumbing and fire certificate | | | | | 12 | £ 200.00 | £ 2,400.00 | | | 0.00% | £0.00 | £0.00 |
| 1.1.2 | SAP certificate Sound test certificate by third party | | | | | 4 | | £ - | | | 0.00% | £0.00 | £0.00 |
| 2.00 Demolition (General) | | | | | | | | | | | | | |
| Note: (All to be safely and legally disposed off site). Minimal manpower only. | | | | | | | | | | | | | |
| 2.1 | Disconnection gas and electric and removal of all old pipes, electric and heating. Decommissioning old boiler. Satellite dish, awning, alarm to be removed and disposed | | | | | | | £ 900.00 | | | 100.00% | £900.00 | £45.00 |
| 2.2 | Removal of all existing fixed furniture in Kitchen and bathrooms in whole house | | | | | | | £ 750.00 | | | 100.00% | £750.00 | £37.50 |
| 2.3 | Thames water works: Excavate 150mmx 750mm deep from street to new stop cock location (assumed kitchen) - contractor to find most suitable method that is safe and that hides pipe. (Length assumed) | | | | | 15 | £ 75.00 | £ 1,125.00 | | | 0.00% | £0.00 | £0.00 |
| 2.4 | Excavate to install new ground floor underground drainage in uPVC flexible pipework, including new gullies, inspection chambers, backdrop connection to existing inspection chamber at front, testing, bed, surround and backfill.(Length assumed) | | | | | 15 | £ 140.00 | £ 2,100.00 | | | 0.00% | £0.00 | £0.00 |
| 2.5 | Internal Staircases floor finish and Balustrades to be removed out | | | | | | | £ 750.00 | | | 100.00% | £750.00 | £37.50 |
| 2.00 Steelworks | | | | | | | | | | | | | |
| 2.01 | Steel Beam / Padstone / Fitting including tool allowance and waste cost (Allowance)- Fabricaiton, delivery with Supply and fitting of ALL steel as per engineers drawings: include padstones, bolts, plates, galvanised and fire rated paints | | | | | | | £ 5,000.00 | | | 100.00% | £5,000.00 | £250.00 |
| 3.00 Foundations | | | | | | | | | | | | | |
| Ground Floor | Augered Piling- Mini Mac 1 Piling Rig 900mm Wide By micropilling: 07764 533012 enquiries@micropilinggroup.com 01462 483331 | | | | | | | | | | | | |
| a | To bring piling equipment to site and remove on completion. 1,200.00 | | | | | | | £ 1,200.00 | | | | | |
| b | To setting up piling rig at each pile position 21 No 240.0C | | | | | | | £ 240.00 | | | | | |
| c | To design bore and concrete 21 No piles 300 mm nominal Ø total length of piling 210 Lin M 8,400.0C (Loading to be provided by your Engineer) | | | | | | | £ 8,400.00 | | | | | |
| d | To sleeve upper 3m of pile if (21 No) 480.00 | | | | | | | | | | | | |
| SUB TOTAL £ 10,320.00 | | | | | | | | | | | | | |



| | Working Length (mm) | Min Width (mm) | Min Height (mm) | Weight (tonnes) |
|----------------|---------------------|----------------|-----------------|-----------------|
| Mini Mac 1 | 2450 | 825 | 1750 | 2.2 |
| Mini Mac 2 - 4 | 2150 | 825 | 1750 | 2 |

| | | Mac 2 | 4100 | 2100 | 2800 | 4 | | | | | | | | | | | | | | | |
|--------------------------------------|--|--|------|------|------|----|--|--|--|--|--|--|--|---|----------|---|-----------|---------|-----------|------------|---------|
| e | | Klemm 708 | 2700 | 2000 | 3300 | 4 | | | | | | | | | | | | | | | |
| f | | Soilmec SF-50 | 4700 | 2500 | 3300 | 40 | | | | | | | | | | | | | | | |
| | Ground-Beams (Optional) 450 x 450 beam, 220 cellcore, 75 claymaster, 150 bg | | | | | | | | | | | | | | | | | | | | |
| | To construct R.C. ground beams in accordance with your Engineers detail Lin m NOT ALLOWED FOR- | | | | | | | | | | | | | | | | | | | | |
| | Ground-Beams (Optional) 450 x 450 beam, 220 cellcore, 75 claymaster, 150 bg | | | | | | | | | | | | | | | | | | | | |
| | To clear pile and ground-beam spoil from working | | | | | | | | | | | | | | | | | | | | |
| 3.01 | To clear pile and ground-beam spoil from working | | | | | | | | | | | | | £ | 1,440.00 | | | 100.00% | £1,440.00 | £72.00 | |
| 3.02 | Ground-Beams (Optional) 450 x 450 beam, 220 cellcore, 75 claymaster, 150 bgl | | | | | | | | | | | | | £ | 135.00 | £ | 6,885.00 | | 100.00% | £6,885.00 | £344.25 |
| 3.03 | Party wall underpinning or special footing (DEPTH to be confirmed by BCO) - Depth assumed is 450mm deep below existing footing. |  | | | | | | | | | | | | £ | 175.00 | £ | 2,100.00 | | 50.00% | £1,050.00 | £52.50 |
| 3.04 | Setting out for piling | | | | | | | | | | | | | £ | | | 800.00 | | 100.00% | £800.00 | £40.00 |
| 4.00 Ground & First floor | | | | | | | | | | | | | | | | | | | | | |
| 4.1 Floors | | | | | | | | | | | | | | | | | | | | | |
| 4.1.1 Demolition / Removal & Replace | | | | | | | | | | | | | | | | | | | | | |
| Ground Floor | Excavate rear and side area for new beam and block floor as per drawings, level out the top soil for uniform level approx 100mm discrepancies and level ground in preparation for new surface finishing. Final Finished floor level Min 180mm below dpc. Crush existing and use as hardcore. | | | | | | | | | | | | | £ | 35.00 | £ | 3,675.00 | | 100.00% | £3,675.00 | £183.75 |
| Ground Floor | Removal of entire floor finish to joist level in preparation for new floor as per plan. Existing floor joists to be exposed and checked for adequacy. (Suspended floor assumed) All old plasterboard ceilings to be removed | | | | | | | | | | | | | £ | 15.00 | £ | 1,050.00 | | 100.00% | £1,050.00 | £52.50 |
| | Existing ground floor-concrete slab. | | | | | | | | | | | | | | | | | | | | |
| First Floor | Removal of entire floor finish to joist level in preparation for new floor as per plan. Existing floor joists to be exposed and checked for adequacy. All old plasterboard ceilings to be removed | | | | | | | | | | | | | £ | 15.00 | £ | 1,050.00 | | 100.00% | £1,050.00 | £52.50 |
| | Existing first floor-Completely removed with floor joist. See extras for additional cost. | | | | | | | | | | | | | | | | | | | | |
| Loft Floor | Removal of entire floor finish with the joist in preparation for new floor as per plan. All old plasterboard ceilings to be removed | | | | | | | | | | | | | £ | 25.00 | £ | 1,750.00 | | 100.00% | £1,750.00 | £87.50 |
| 4.1.2 New Floors | | | | | | | | | | | | | | | | | | | | | |
| Ground Floor | FT1- New Beam and block floor-New rear and side extension only |  | | | | | | | | | | | | £ | 185.00 | £ | 19,425.00 | | 60.00% | £11,655.00 | £582.75 |
| First Floor | FT2 - New suspended timber floor-New rear and side extension only |  | | | | | | | | | | | | £ | 140.00 | £ | 8,400.00 | | 60.00% | £5,040.00 | £252.00 |
| Ground Floor | FT3 - Upgrade existing suspended timber floor as per plans. |  | | | | | | | | | | | | £ | 120.00 | £ | 8,400.00 | | 0.00% | £0.00 | £0.00 |
| | Existing house is concrete slab. Insulation is only on existing side extension. Cost to be revised as per architect's specs and new floor buildup. | | | | | | | | | | | | | | | | | | | | |
| First Floor | FT2 - Upgrade existing suspended timber floor as per plans |  | | | | | | | | | | | | £ | 100.00 | £ | 7,000.00 | | 60.00% | £4,200.00 | £210.00 |
| | New suspended floor. See extras for additional cost. | | | | | | | | | | | | | | | | | | | | |
| 4.2 Walls | | | | | | | | | | | | | | | | | | | | | |
| 4.2.1 External | | | | | | | | | | | | | | | | | | | | | |
| 4.2.1.1 Demolition / Refurbishment | | | | | | | | | | | | | | | | | | | | | |
| Ground Floor | Demolition external wall as per drawing | | | | | | | | | | | | | £ | 45.00 | £ | 697.50 | | 100.00% | £697.50 | £34.88 |
| First Floor | Demolition external wall as per drawing | | | | | | | | | | | | | £ | 45.00 | £ | 630.00 | | 100.00% | £630.00 | £31.50 |
| 4.2.1.2 New | | | | | | | | | | | | | | | | | | | | | |
| Ground Floor | WT2 - Single storey external cavity wall (without footing) |  | | | | | | | | | | | | £ | 335.00 | £ | 7,537.50 | | 80.00% | £6,030.00 | £301.50 |

| | | | | | |
|-------------------------------------|----------------|---|------------|---|-----------|
| BISCHELL | Total exc. vat | £ | 279,010.00 | | |
| 2ND FIX Allowance for standard spec | | £ | 56,865.00 | | |
| 3rd Party | Total exc. vat | | | £ | 56,300.00 |

£ 146,958.50 £ 7,347.93 £ 139,610.58

EXTRAS

| | |
|--|-----------|
| 1 10mm Bearing plate to support 1st floor wall above | £2,950.00 |
| 2 To build wider ground beams due to eccentric piling | £3,290.00 |
| 3 New ground beams at rear elevation | £2,250.00 |
| 4 Difference in skips -16 Additional skips | £5,280.00 |
| 5 Difference in ground bearing slab 200mm thk to beam & block flr | £1,880.00 |
| 6 Redo floor slab at the existing rear extension behind garage | £1,925.00 |
| 7 Difference in skips -5 grab lorry | £3,630.00 |
| 8 Scaffolding-tin hat | |
| 9 Steel works-Extra in First and loft floor | £4,280.00 |
| 10 New Lintel & cavity tray-All first floor & ground floor front window-Supply and fit | £3,200.00 |
| 11 Roof works-Additional timber | £2,982.50 |
| 12 Difference in non-loadbearing wall to load bearing wall in first floor-17M | £340.00 |
| 13 Demolish existing and re built first floor suspended floor-70sqm | £2,800.00 |
| 14 Demolish existing and re built first floor external wall-9M | £2,250.00 |
| 15 New ground beams at garage side | £1,200.00 |
| 16 New additions for roof structure by BCO and engineer- Clips,truss etc-Supply & fit | £2,790.00 |

| | | |
|---------|-----------|---------|
| 100.00% | £2,950.00 | £147.50 |
| 100.00% | £3,290.00 | £164.50 |
| 100.00% | £2,250.00 | £112.50 |
| 100.00% | £5,280.00 | £264.00 |
| 100.00% | £1,880.00 | £94.00 |
| 70.00% | £1,347.50 | £67.38 |
| 100.00% | £3,630.00 | £181.50 |
| 0.00% | £0.00 | £0.00 |
| 100.00% | £4,280.00 | £214.00 |
| 100.00% | £3,200.00 | £160.00 |
| 100.00% | £2,982.50 | £149.13 |
| 80.00% | £272.00 | £13.60 |
| 100.00% | £2,800.00 | £140.00 |
| 60.00% | £1,350.00 | £67.50 |
| 0.00% | £0.00 | £0.00 |
| 100.00% | £2,790.00 | £139.50 |

£41,047.50

£ 38,302.00 £ 1,915.10 £ 36,386.90

REDUCTION

| | |
|---|-----------|
| 1 No need for foundation for internal load bearing wall in Ground floor-50M | £2,000.00 |
| | £2,000.00 |

£ 175,997.48

TOTAL with extras £ 318,057.50