

Trinity Place

Quantity Surveying and Property Development Consultants

20 Royal Way, Trumpington - Ground Floor Extension

Preliminaries

Building Control Fees item

Scaffold and temporary roof/working around existing item

Temporary roof item

Form access into rear garden through garden wall and
mg on completion item

Demolition & Alterations

Key to abbreviations: mg=make good; fins=finishes; bs = both sides;
os = one side; FF=first floor; GF=ground floor; ms = measure
separately

Demo 100 partitions and mg (2)	4 m2	£14.00	£56.00
Break up concrete floor and h/c under	9 m2	£32.00	£288.00
Remove door and frame and prepare opening for window 900 x 2100 approx (1, 3)	2 Nr	£50.00	£100.00
Form opening in cavity wall approx 4800 x 2400 including structural support over and mg fins (4)	1 item	£3,196.00	£3,196.00
Remove manhole and reconnect pipes and seal off redundant pipes (5)	1 item	£150.00	£150.00

£3,790.00

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Oversite (By hand)

Excavate oversite	2 m3	£65.00	£130.00
Excavate to reduce levels	2 m3	£75.00	£150.00
Remove excavated material	4 m3	£50.00	£200.00
Level and compact bottom of excavations	9 m2	£1.10	£9.90
Apply weedkiller to bottom of excavations	9 m2	£1.10	£9.90
Hardcore bed 125mm thick	9 m2	£15.00	£135.00
Hardcore making up levels	m3	£80.00	
50mm Sand blinding	9 m2	£5.00	£45.00
Concrete bed 100-200mm thick laid on blinded hardcore	2 m3	£190.00	£380.00
A142 Mesh reinforcement in slab	9 m2	£7.00	£63.00
Polythene dpm	11 m2	£2.00	£22.00
			<hr/> £1,144.80 <hr/>

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First Fix Carpentry

50 x 50 Noggins	15 m	£2.83	£42.45
Sundry first fix carpentry	item		£250.00
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			£292.45
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Finishes

Floor finishes

75/85mm Reinforced screed packed around heating pipes	9 m2	£25.00	£225.00
100mm Celotex insulation laid on concrete/hardcore bed	9 m2	£14.50	£130.50
Vapour barrier	9 m2	£2.00	£18.00
Acoustic insulation between joists	9 m2	£9.50	£85.50
Make good existing floor	item		£250.00

Wall finishes

12 Two coat plaster to masonry walls	32 m2	£18.00	£576.00
Make good existing wall finishes	item		£250.00

Ceiling finishes

12mm Wallboard Ten and skim to ceilings	9 m2	£18.30	£164.70
Acoustic insulation between ceiling joists	9 m2	£9.50	£85.50
Make good existing ceilings	item		£250.00

£2,035.20

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Second Fix Joinery

20 x 140mm Moulded skirting to match existing	13 m	£6.25	£81.25
Sundry joinery items	item		£150.00
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			£231.25
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Decoration

New work

Emulsion paint to plastered walls	32 m2	£5.50	£176.00
Emulsion paint to plastered ceilings	9 m2	£5.50	£49.50
Gloss paint to woodwork ne 150mm girth	13 m	£3.50	£45.50
Sundry decoration	item		£150.00

Work to existing

Emulsion paint to plastered walls	43 m2	£5.50	£236.50
Emulsion paint to plastered ceilings	19 m2	£5.50	£104.50
Gloss paint to woodwork general surfaces	10 m2	£12.00	£120.00
Gloss paint to woodwork ne 150mm girth	18 m	£3.50	£63.00

£945.00

Provisional Sums

External doors and windows	4 m2	£600.00	£2,400.00
Floor finishes	21 m2	£65.00	£1,365.00
Service Installations			
Alterations to electrical service	1 item	£250.00	£250.00
Alterations to existing heating system	1 item	£250.00	£250.00
Space heating - radiators	21 m2	£35.00	£735.00
Electrical Installation	21 m2	£65.00	£1,365.00
Builders work in connection with services	21 m2	£8.00	£168.00
External works	1 item	£250.00	£250.00
Cycle store	1 item	£1,650.00	£1,650.00

£8,433.00

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Summary

Demolition & Alterations		£3,790.00
Oversite (By hand)		£1,144.80
First Fix Carpentry		£292.45
Finishes		£2,035.20
Second Fix Joinery		£231.25
Decoration		£945.00
Provisional Sums		£8,433.00
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		£16,871.70
Add profit and prelims	18.0%	£3,036.91
Contingency - design	5.0%	£843.59
Contingency - construction	10.0%	£1,687.17
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Total excluding VAT		£22,439.36
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No allowance for the following:

Built-in furniture

14th June 2016