

Proposal: Basement conversion revised

Site: Basement Conversion

<b>Build Stage Summary</b>	<b>Labour</b>	<b>Material</b>	<b>Total £</b>
Enabling works	£1,094.63	£132.67	£1,227.30
Excavations & foundations (waste includes 20% bulking)	£3,286.35	£1,525.25	£4,811.60
Retaining walls (masonry)	£1,561.97	£1,850.88	£3,412.85
Tanking system	£6,340.33	£5,648.25	£11,988.58
Basement floor	£3,353.56	£4,605.74	£7,959.30
Brickworks	£234.54	£841.50	£1,076.04
Windows & external doors	£224.60	£1,065.95	£1,290.55
Structural works	£722.57	£185.17	£907.74
Joinery 1st fix	£1,954.03	£1,247.84	£3,201.87
Joinery 2nd & final fix	£743.30	£795.69	£1,538.99
Staircase & balustrading	£537.45	£884.21	£1,421.66
Plastering & insulation	£4,135.60	£2,001.39	£6,136.99
Electrical	£1,888.78	£756.42	£2,645.20
Heating	£770.03	£508.16	£1,278.19
Painting & decorating	£2,860.44	£364.35	£3,224.79
Sundry fixings & fasteners		£198.93	£198.93
<b>Total excluding VAT.</b>	<b>£29,708.18</b>	<b>£22,612.40</b>	<b>£52,320.58</b>

Description	Abbreviation
Line only contains information in labour section.	<
Line only contains information in materials section.	>
Bag.	Bg
Box.	Bx
Day.	Dy
Each.	Ea
Half day.	Hd
Hired plant.	Hp
Hour.	Hr
Tool hire.	Ht
Included in pipe and fittings.	IPF
Load.	Ld
Lump sum.	Ls
Lineal metres.	M
Square metres.	M <sup>2</sup>

Description	Abbreviation
Cubic metres.	M <sup>3</sup>
Not applicable.	Na
Number.	Nr
Pack.	Pk
Pair.	Pr
Per week.	PW
Roll.	Rl
Sheet.	Sh
Builder's skip.	Sp
Standing seam roof	SSR
Unit for 10Nr (such as 10Nr/M2).	Ten
Thousand.	Th
Ton.	Tn
Unit of measurement.	UoM
Week.	Wk
Weeks.	Wks

<b>Enabling works</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Demolish walls 4" single leaf.	M <sup>2</sup>	0.346	6.32		<	<
Lift & remove existing paving slabs	M <sup>2</sup>	52.513	496.73		<	<
Remove lathe & plaster ceilings.	M <sup>2</sup>	48.187	479.79		<	<
Strip out staircase.	Nr	1.000	92.57		<	<
Strip out internal doors, frames & architraves.	Nr	2.000	19.20		<	<
Load waste into skips, labour included above.	>	>	>	Sp	0.602	132.67
			1,094.61			132.67

<b>Excavations &amp; foundations (waste includes 20% bulking)</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Reducing levels, by hand.	M <sup>3</sup>	34.604	3,286.34	Sp	6.921	1,525.25
			3,286.34			1,525.25

<b>Retaining walls (masonry)</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Block solid concrete 7.3N 440x215x100mm.	M <sup>2</sup>	22.272	587.05	Ea	234.000	335.20
Facing brick.	Th	1.321	974.93	Th	1.387	1,309.24
Building sand bulk bag.	Tn	0.000	>	Bg	2.000	99.66
Ordinary portland cement 25kg bag.	Nr	0.000	>	Ea	15.000	94.58
Mortar plasticiser 5 litres.	Nr	0.000	>	Ea	2.000	12.19
			1,561.98			1,850.87

<b>Tanking system</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Spray walls & floors with WYKAMOL Microsealer.	M <sup>2</sup>	185.890	341.44	Ea	1.000	27.29
Fix WYKAMOL CM8 membrane to walls, with Surefix brick plugs.	M <sup>2</sup>	134.306	2,170.90	RI	4.000	512.80
Lay WYKAMOL CM20 membrane over floor area.	M <sup>2</sup>	51.584	303.20	RI	2.000	265.04
WYKAMOL membrane joint sealing tape 28mm x 22.5m roll.	M <sup>1</sup>	12.896	>	RI	1.000	18.37
WYKAMOL 60mm Surefix plugs 200nr per pack.	Nr	886.420	>	Pack	5.000	214.81
Cut out & excavate for drainage sump/s.	Nr	3.000	881.67		<	<
Fit WYKAMOL Drainage Channel to perimeter walls.	M <sup>1</sup>	31.988	235.02		<	<
Fit WYKAMOL Drainage Channel to internal walls.	M <sup>1</sup>	27.879	204.83		<	<
WYKAMOL Drainage Channel channels in 2m lengths	Nr	29.934	>	Ea	33.000	511.10
Fit WYKAMOL access ports.	Nr	2.000	36.74	Ea	2.000	37.44
Fit WYKAMOL drainage corner unions.	Nr	24.000	176.33	Ea	24.000	138.40
WYKAMOL Floor drain in 2.2m lengths.	M <sup>1</sup>	2.000	>	Ea	1.000	19.44
Seal joints in WYKAMOL drainage channel with sealing tape	M <sup>1</sup>	59.867	527.83	RI	4.000	158.43
Seal joints in WYKAMOL membrane with sealing tape.	M <sup>1</sup>	92.945	546.31	RI	5.000	172.88
Fit WYKAMOL sump connector.	Nr	3.000	22.04	Ea	3.000	30.05
Lay Styrofoam Floormate 300A 600x2500x50mm	M <sup>2</sup>	51.584	227.40	Ea	42.000	654.60
Fit WYKAMOL Double Pump & Sump kit with metal lid.	Nr	3.000	551.04	Ea	3.000	2,571.10
Fit WYKAMOL Aquasafe pump monitoring alarm.	Ea	0.000	>	Ea	1.000	266.48
Clear waste into skips.	M <sup>3</sup>	1.573	115.57	Sp	0.227	50.03
			6,340.32			5,648.26

<b>Basement floor</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Lay & compact MOT type 1 hardcore, delivered in bulk bags.	Tn	25.484	1,089.10	Bg	32.000	1,570.28
Tool hire, plate compactor for the above task.	>	>	>	Dy	1.000	38.79
Sand blinding, delivered in bulk bags.	Tn	5.097	169.42	Bg	6.000	298.98
Polythene membrane, blue standard duty 300mu 100m2 rolls.	M <sup>2</sup>	56.630	215.13	RI	1.000	52.57
Perimeter screed upstand 20mm PIR insulation.	M <sup>1</sup>	55.910	394.29	Ea	2.000	37.42
Foil faced rigid PIR insulation board 2400x1200x80mm.	M <sup>2</sup>	51.584	314.16	Ea	19.000	1,333.86
Concrete floor slab 150mm thick.	M <sup>2</sup>	61.675	1,171.46	M <sup>3</sup>	10.000	1,225.35
Tool hire, power float.	>	>	>	Dy	1.000	48.48
			3,353.56			4,605.73

<b>Brickworks</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Lintels Steel Lintel 100/100/100 1650mm	Ea	1.000	15.81	Ea	1.000	76.79
Lintels Steel Lintel 100/100/100 1500mm	Ea	1.000	15.81	Ea	1.000	92.01
Cavity closers 100mm cavity.	M <sup>1</sup>	8.800	37.11	Ea	4.000	72.77
Twice weathered precast concrete coping 300x900mm.	Nr	9.000	94.89	Ea	9.000	85.84
Stone window & door heads.	Nr	2.000	48.49	M <sup>1</sup>	3.300	178.62
Stone window & door cills.	Nr	1.000	18.18	M <sup>1</sup>	1.700	289.87
Weep vent sleeves.	Nr	4.000	4.22	Ea	4.000	1.96
Tool hire, 110v cement mixer with transformer.	>	>	>	Hp	1.000	43.64
			234.51			841.50

<b>Windows &amp; external doors</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
White UPVC windows inc double glazed glass.	Nr	1.000	76.78	M <sup>2</sup>	1.300	298.08
White UPVC french doors inc double glazed glass.	Nr	1.000	124.79	M <sup>2</sup>	2.800	741.68
Window boards, MDF.	Nr	1.000	23.04	M <sup>1</sup>	2.000	13.74
Frame sealant.	>	>	>	Ea	2.000	12.46
			224.61			1,065.96

<b>Structural works</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Insert steel props & strongboys.	Nr	4.000	185.88		<	<
Tool hire, steel props.	>	>	>	Hp	4.000	38.79
Tool hire, strongboys.	>	>	>	Hp	4.000	38.79
Remove brickwork to form new openings in existing walls.	M <sup>2</sup>	3.990	328.92	Sp	0.167	36.80
Make good brick reveals, new openings in existing walls.	M <sup>1</sup>	6.301	207.77	Th	0.075	70.80
			722.57			185.18

<b>Joinery 1st fix</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Redwood rebated & grooved fire door framing, 5.1m per door.	Nr	2.000	122.87	M <sup>1</sup>	10.200	88.42
Batten walls, using 25x50 sawn timber treated C16.	M <sup>1</sup>	369.342	1,418.14	M <sup>1</sup>	387.809	436.82
Foil Faced Rigid PIR Insulation Board 2400x1200x50mm	M <sup>2</sup>	74.356	413.01	Ea	26.000	722.60
			1,954.02			1,247.84

<b>Joinery 2nd &amp; final fix</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Internal fire door.	Nr	2.000	115.19	Ls	1.000	489.73
Intumescent strip firestop.	M <sup>1</sup>	10.200	47.00	Ea	5.000	17.20
Perko brass door closer.	Nr	2.000	38.40	Ea	2.000	24.36
Ironmongery standard door pack.	Nr	2.000	57.59	Ea	2.000	25.69
Skirting board, Softwood 5" moulded.	M <sup>1</sup>	56.590	391.11	M <sup>1</sup>	57.000	186.33
Softwood 3" moulded architrave.	M <sup>1</sup>	20.400	93.99	M <sup>1</sup>	23.000	52.38
			743.28			795.69

<b>Staircase &amp; balustrading</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Bespoke made to measure softwood staircase	Ls	1.000	537.45	Ls	1.000	884.21
			537.45			884.21

<b>Plastering &amp; insulation</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Skim walls using, finishing plaster 25kg bags.	M <sup>2</sup>	134.306	1,549.91	Ea	13.000	126.22
12.5mm standard plaster board, on timber.	M <sup>2</sup>	134.306	602.74	Sh	51.000	475.18
12.5mm fireline plaster board, ceiling.	M <sup>2</sup>	48.187	401.62	Sh	19.000	252.40
Polythene vapour control layer, green tinted 125mu.	M <sup>2</sup>	134.306	334.32	Rl	1.000	80.22
Ceiling insulation Foil Faced Rigid PIR Insulation Board 2400x1200x50mm	M <sup>2</sup>	96.374	492.16	Ea	36.000	1,000.53
Skim, ceilings.	M <sup>2</sup>	48.187	679.66	Ea	5.000	48.54
Self adhesive fibre tape.	M <sup>1</sup>	62.644	8.03	Ea	1.000	5.88
Skim beads.	M <sup>1</sup>	17.463	67.18	Ea	8.000	12.44
			4,135.62			2,001.41

<b>Electrical</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Ceiling pendant light, low energy Part L1 compliant.	Nr	3.000	43.59	Ea	3.000	114.45
1 gang 1 way light switch.	Nr	3.000	62.27	Ea	3.000	5.66
1.5mm twin & earth cable, 50m roll.	M <sup>1</sup>	30.000	62.27	Ea	1.000	32.58
1.5mm cable clips.	Nr	120.000	24.91	Ea	6.000	5.58
Double plug socket.	Nr	8.000	166.05	Ea	8.000	54.36
2.5mm twin & earth cable, 50m roll	M <sup>1</sup>	103.991	259.01	Ea	3.000	167.27
2.5mm cable clips.	Nr	112.000	23.25	Ea	6.000	5.58
Mains wired smoke alarm.	Nr	3.000	155.67	Ea	3.000	85.47
RCD protected fused connection unit, 13Amp RCD FCU.	Nr	3.000	124.54	Ea	3.000	102.22
Tanking system, provide independent pump circuits .	Nr	3.000	622.68		<	<
1.5mm three core & earth cable, 50m roll.	M <sup>1</sup>	30.000	74.72	Ea	1.000	61.38
Consumer unit.	Nr	1.000	269.83	Ea	1.000	102.80
Metal Back Box 1Gang 16mm	>	>	>	Ea	3.000	4.19
Metal Back Box 2Gang 25mm	>	>	>	Ea	8.000	14.89
			1,888.79			756.43

<b>Heating</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Supply & install radiators.	Nr	3.000	191.76	Ea	3.000	340.85
Lock-shield valves 15mm.	Nr	3.000	38.35	Ea	3.000	8.45
Thermostatic regulating valves.	Nr	3.000	44.74	Ea	3.000	39.78
15mm copper tube.	M <sup>1</sup>	36.000	245.46	Ea	12.000	83.01
15mm copper tees.	Nr	6.000	38.35	Ea	6.000	4.04
15mm copper elbows.	Nr	12.000	61.36	Ea	12.000	6.61
15mm copper coupling.	Nr	12.000	61.36	Ea	12.000	6.02
15mm pipe clips.	Nr	44.000	37.50	Ea	44.000	6.46
15mm isolating valves.	Nr	6.000	51.14	Ea	6.000	12.93
			770.02			508.15

<b>Painting &amp; decorating</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Prime internal woodwork, prior to fixing.	M <sup>1</sup>	89.230	169.14		<	<
Undercoat internal woodwork.	M <sup>1</sup>	89.230	281.90		<	<
Finish internal woodwork, in either gloss, satin, or eggshell.	M <sup>1</sup>	89.230	338.29		<	<
Emulsion Walls, comprising one mist coat, one base coat & one top coat.	M <sup>2</sup>	134.306	1,357.80	Ea	3.000	146.77
Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	M <sup>2</sup>	48.187	548.05	Ea	1.000	23.04
Sundries, decorators caulk.	M <sup>1</sup>	44.615	70.48	Ea	5.000	13.77
Prime internal doors.	Nr	2.000	31.59		<	<
Undercoat internal doors.	Nr	2.000	31.59		<	<
Finish internal doors, in either gloss, satin, or eggshell.	Nr	2.000	31.59		<	<
Quick drying primer 5 litres.	>	>	>	Ea	1.000	51.30
Undercoat 5 litres.	>	>	>	Ea	2.000	58.77
Finishing coat, gloss/satin/eggshell 5 litres.	>	>	>	Ea	2.000	53.19
Sundries, white spirit.	>	>	>	Ea	2.000	7.30
Sundries, medium glass paper.	>	>	>	Ea	2.000	5.12
Sundries, fine glass paper.	>	>	>	Ea	2.000	5.09
			2,860.43			364.35

<b>Sundry fixings &amp; fasteners</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Staples Paslode 25mm 2100nr box.	Nr	716.000	>	Bx	1.000	28.38
Screws drywall 25mm 1000nr box.	Nr	669.000	>	Bx	1.000	6.82
Screws chippy screw 4.5x70mm 100nr box.	Nr	1270.000	>	Bx	13.000	96.77
Masonry plug brown 300nr pack.	Nr	1230.000	>	Ea	13.000	44.72
Nails 40mm oval 2.50kg pack.	Nr	136.000	>	Ea	1.000	14.40
Frame fixings 8.0x100mm each.	Nr	16.000	>	Ea	16.000	7.84
						198.93

