

Quantified Schedule

Site Address: Basement Conversion
Proposal: Basement conversion revised

Quantified Schedule

Preliminaries

Working Foreman, supervision.	6.000	Wks
Labourer driver, time off site.	6.000	Wks
Chemical site lavatory.	6.000	Wks
Builders skips.	8.000	Sp

Enabling works

Demolish walls 4" single leaf.	0.346	M ²
Lift & remove existing paving slabs	52.513	M ²
Remove lathe & plaster ceilings.	48.187	M ²
Strip out staircase.	1.000	Nr
Strip out internal doors, frames & architraves.	2.000	Nr

Excavations & foundations (waste includes 20% bulking)

Reducing levels, by hand.	34.604	M ³
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Retaining walls (masonry)

Block solid concrete 7.3N 440x215x100mm.	22.272	M ²
Facing brick.	1.321	Th
Building sand bulk bag.	2.000	Bg
Ordinary portland cement 25kg bag.	15.000	Ea
Mortar plasticiser 5 litres.	2.000	Ea

Tanking system

Spray walls & floors with WYKAMOL Microsealer.	185.890	M ²
Fix WYKAMOL CM8 membrane to walls, with Surefix brick plugs.	134.306	M ²
Lay WYKAMOL CM20 membrane over floor area.	51.584	M ²
WYKAMOL membrane joint sealing tape 28mm x 22.5m roll.	1.000	RI
WYKAMOL 60mm Surefix plugs 200nr per pack.	5.000	Pack
Cut out & excavate for drainage sump/s.	3.000	Nr
Fit WYKAMOL Drainage Channel to perimeter walls.	31.988	M ¹
Fit WYKAMOL Drainage Channel to internal walls.	27.879	M ¹
WYKAMOL Drainage Channel channels in 2m lengths	33.000	Ea
Fit WYKAMOL access ports.	2.000	Nr
Fit WYKAMOL drainage corner unions.	24.000	Nr
WYKAMOL Floor drain in 2.2m lengths.	1.000	Ea
Seal joints in WYKAMOL drainage channel with sealing tape	59.867	M ¹
Seal joints in WYKAMOL membrane with sealing tape.	92.945	M ¹
Fit WYKAMOL sump connector.	3.000	Nr
Lay Styrofoam Floormate 300A 600x2500x50mm	51.584	M ²
Fit WYKAMOL Double Pump & Sump kit with metal lid.	3.000	Nr
Fit WYKAMOL Aquasafe pump monitoring alarm.	0.000	Ea

Basement floor

Lay & compact MOT type 1 hardcore, delivered in bulk bags.	25.484	Tn
Tool hire, plate compactor for the above task.	1.000	Dy
Sand blinding, delivered in bulk bags.	5.097	Tn
Polythene membrane, blue standard duty 300mu 100m2 rolls.	56.630	M ²
Perimeter screed upstand 20mm PIR insulation.	55.910	M ¹
Foil faced rigid PIR insulation board 2400x1200x80mm.	51.584	M ²
Concrete floor slab 150mm thick.	61.675	M ²
Tool hire, power float.	1.000	Dy

Brickworks

Lintels Steel Lintel 100/100/100 1650mm	1.000	Ea
Lintels Steel Lintel 100/100/100 1500mm	1.000	Ea
Cavity closers 100mm cavity.	8.800	M ¹
Twice weathered precast concrete coping 300x900mm.	9.000	Nr
Stone window & door heads.	2.000	Nr

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Brickworks

Stone window & door cills.	1.000	Nr
Weep vent sleeves.	4.000	Nr
Tool hire, 110v cement mixer with transformer.	1.000	Hp

Windows & external doors

White UPVC windows inc double glazed glass.	1.000	Nr
White UPVC french doors inc double glazed glass.	1.000	Nr
Window boards, MDF.	1.000	Nr
Frame sealant.	2.000	Ea

Structural works

Insert steel props & strongboys.	4.000	Nr
Make good brick reveals, new openings in existing walls.	6.301	M ¹

Joinery 1st fix

Redwood rebated & grooved fire door framing, 5.1m per door.	2.000	Nr
Batten walls, using 25x50 sawn timber treated C16.	369.342	M ¹
Foil Faced Rigid PIR Insulation Board 2400x1200x50mm	74.356	M ²

Joinery 2nd & final fix

Internal fire door.	2.000	Nr
Intumescent strip firestop.	10.200	M ¹
Perko brass door closer.	2.000	Nr
Ironmongery standard door pack.	2.000	Nr
Skirting board, Softwood 5" moulded.	56.590	M ¹
Softwood 3" moulded architrave.	20.400	M ¹

Staircase & balustrading

Bespoke made to measure softwood staircase	1.000	Ls
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Plastering & insulation

Skim walls using, finishing plaster 25kg bags.	134.306	M ²
12.5mm standard plaster board, on timber.	134.306	M ²
12.5mm fireline plaster board, ceiling.	48.187	M ²
Polythene vapour control layer, green tinted 125mu.	134.306	M ²
Ceiling insulation Foil Faced Rigid PIR Insulation Board 2400x1200x50mm	96.374	M ²
Skim, ceilings.	48.187	M ²
Self adhesive fibre tape.	62.644	M ¹
Skim beads.	17.463	M ¹

Electrical

Ceiling pendant light, low energy Part L1 compliant.	3.000	Nr
1 gang 1 way light switch.	3.000	Nr
1.5mm twin & earth cable, 50m roll.	30.000	M ¹
1.5mm cable clips.	120.000	Nr
Double plug socket.	8.000	Nr
2.5mm twin & earth cable, 50m roll	103.991	M ¹
2.5mm cable clips.	112.000	Nr
Mains wired smoke alarm.	3.000	Nr
RCD protected fused connection unit, 13Amp RCD FCU.	3.000	Nr
Tanking system, provide independent pump circuits .	3.000	Nr
1.5mm three core & earth cable, 50m roll.	30.000	M ¹
Consumer unit.	1.000	Nr
Metal Back Box 1Gang 16mm	3.000	Ea
Metal Back Box 2Gang 25mm	8.000	Ea

Heating

Supply & install radiators.	3.000	Nr
Lock-shield valves 15mm.	3.000	Nr
Thermostatic regulating valves.	3.000	Nr
15mm copper tube.	36.000	M ¹
15mm copper tees.	6.000	Nr
15mm copper elbows.	12.000	Nr

Quantified Schedule**Heating**

15mm copper coupling.	12.000	Nr
15mm pipe clips.	44.000	Nr
15mm isolating valves.	6.000	Nr

Painting & decorating

Prime internal woodwork, prior to fixing.	89.230	M ¹
Undercoat internal woodwork.	89.230	M ¹
Finish internal woodwork, in either gloss, satin, or eggshell.	89.230	M ¹
Emulsion Walls, comprising one mist coat, one base coat & one top coat.	134.306	M ²
Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	48.187	M ²
Sundries, decorators caulk.	44.615	M ¹
Prime internal doors.	2.000	Nr
Undercoat internal doors.	2.000	Nr
Finish internal doors, in either gloss, satin, or eggshell.	2.000	Nr
Quick drying primer 5 litres.	1.000	Ea
Undercoat 5 litres.	2.000	Ea
Finishing coat, gloss/satin/eggshell 5 litres.	2.000	Ea
Sundries, white spirit.	2.000	Ea
Sundries, medium glass paper.	2.000	Ea
Sundries, fine glass paper.	2.000	Ea

Sundry fixings & fasteners

Staples Paslode 25mm 2100nr box.	1.000	Bx
Screws drywall 25mm 1000nr box.	1.000	Bx
Screws chippy screw 4.5x70mm 100nr box.	13.000	Bx
Masonry plug brown 300nr pack.	13.000	Ea
Nails 40mm oval 2.50kg pack.	1.000	Ea
Frame fixings 8.0x100mm each.	16.000	Ea