

Quantified Schedule

Site Address: Loft conversion 2
Proposal: Loft conversion and associated works.

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.	1.000	Sp

Scaffolding

Scaffolding by specialist, single lift.	63.520	Ls
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Enabling works

Demolish roof.	22.234	M ²
Remove ceiling including ceiling joists.	1.350	M ²
Remove skirting boards.	2.138	M ¹
Remove loft insulation	41.969	M ²
Strip out internal doors, frames & architraves.	7.000	Nr

Second floor

Floor joist, sawn timber dry graded 47x175mm Treated C16	118.578	M ¹
Chipboard flooring MR 2400x600x22mm.	30.805	M ²
Acoustic 100mm mineral wool laid between joists.	30.805	M ²

Windows & external doors

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

Roof windows & sun tunnels

Velux Window GGL PK10 2070 Painted Std Glazing	2.000	Nr
Velux Flashing EDW PK10	2.000	Nr
Velux Flat Roof Window CFP S00C 060060 Clear	1.000	Nr

Gutters & rainwater pipes

Gutter plastic, half round gutter 4m length.	4.672	M ¹
Gutter plastic, gutter bracket.	8.000	Nr
Gutter plastic, outlet.	1.000	Nr
Gutter plastic, stop end.	2.000	Nr
Rain water plastic, round pipe 5.5m length.	1.273	M ¹
Rain water plastic, round pipe clip.	2.000	Nr
Rain water plastic, round offset bend.	4.000	Nr

Roof covering

Cutting around roof windows.	2.000	Nr
Zinc flashings by specialist sub contractor	12.961	M ¹

Joinery 1st fix

Stud partition walls, sawn timber 47x100mm treated C16	139.721	M ¹
Redwood rebated internal door framing, 5.1m per door.	1.000	Nr
Redwood rebated & grooved fire door framing, 5.1m per door.	9.000	Nr
General timber framing, using 47x100mm sawn timber Treated C16	26.326	M ²
General timber frame sheathing, using 9mm OSB.	26.326	M ²
General timber frame, house wrap 1400mm x 50m roll.	27.643	M ²
General timber, 47x150mm Treated C16	31.576	M ¹
General timber, 47x175mm Treated C16	13.936	M ¹
General timber, 75x100mm Treated C16	4.512	M ¹
General timber, 47x150mm Treated C24	10.208	M ¹
Lateral restraint straps in floors & ceilings.	8.000	Ea
Foil Faced Rigid PIR Insulation Board 2400x1200x50mm	33.942	M ²
Foil Faced Rigid PIR Insulation Board 2400x1200x90mm	4.456	M ²
Foil Faced Rigid PIR Insulation Board 2400x1200x100mm	15.482	M ²
25mm wire netting stapled to joists to suspend insulation.	30.805	M ²

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Joinery 2nd & final fix

Standard internal door.	1.000	Nr
Internal fire door.	9.000	Nr
Intumescent strip firestop.	45.900	M ¹
Perko brass door closer.	9.000	Nr
Ironmongery standard door pack.	10.000	Nr
Skirting board, Softwood 5" moulded.	30.706	M ¹
Softwood 3" moulded architrave.	102.000	M ¹

Staircase & balustrading

Bespoke made to measure softwood staircase	1.000	Ls
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Flat roofs

Joist 47x150 Treated C24	42.428	M ¹
Timber firrings.	42.428	M ¹
18mm WISA structural plywood.	16.971	M ²
Timber fillets.	4.656	M ¹
Softwood fascia board.	12.034	M ¹
Plywood soffit boards.	12.034	M ¹
Lead Flashings.	4.656	M ¹
Sealing around flat roof windows.	1.000	Nr
Hot bitumen applied felt roof, by specialist subcontractor.	0.000	

Plastering & insulation

Skim walls using, finishing plaster 25kg bags.	69.887	M ²
12.5mm standard plaster board, on dabs.	2.907	M ²
HardieBacker 500 Tile Backing Board 1200x800x12mm	16.389	M ²
12.5mm standard plaster board, on timber.	108.846	M ²
12.5mm standard plaster board, ceiling.	32.453	M ²
Mineral wool quilt insulation 100mm thick, partitions.	11.083	M ²
Acoustic partition roll 75mm thick, partitions.	20.752	M ²
Timber frame, Foil faced rigid PIR insulation board 90mm.	26.326	M ²
Ceiling insulation 150mm Mineral Wool Quilt Insulation	22.738	M ²
Skim, ceilings.	32.453	M ²
Self adhesive fibre tape.	132.286	M ¹
Skim beads.	5.308	M ¹
K-Rend, HPX base coat 25kg bag.	6.346	M ²
K-Rend FT silicone coloured top coat 25kg bag.	6.346	M ²
K-rend Alkali Resistant Reinforcing Mesh 1.0x50m roll.	6.346	M ²
PVC render stop bead 3m.	12.295	M ¹
PVC render angle bead 3m.	3.804	M ¹
Dot & Dab Drywall Adhesive	1.000	Bg

Wall & floor tiling

Install client issue floor tiles.	2.145	M ²
Install client issue wall tiles.	18.988	M ²

Electrical

Ceiling pendant light, low energy Part L1 compliant.	4.000	Nr
1 gang 1 way light switch.	4.000	Nr
Mechanical air vent.	1.000	Nr
1.5mm twin & earth cable, 50m roll.	55.000	M ¹
1.5mm cable clips.	160.000	Nr
Double plug socket.	6.000	Nr
Shaver sockets 115/230v.	1.000	Nr
Galvanised steel back box 47mm.	0.000	
2.5mm twin & earth cable, 50m roll	80.000	M ¹
2.5mm cable clips.	80.000	Nr
Shower unit connection.	1.000	Nr
Shower Ceiling Isolating Pull switch	1.000	Nr
Mains wired smoke alarm.	3.000	Nr
Fused spur.	1.000	Nr

Quantified Schedule**Electrical**

1.5mm three core & earth cable, 50m roll.	30.000	M ¹
6mm twin & earth cable, 50m roll.	10.000	M ¹
6mm cable clips.	15.000	Nr
Consumer unit.	1.000	Nr
Metal Back Box 1Gang 25mm	1.000	Ea
Metal Back Box 1Gang 16mm	4.000	Ea
Metal Back Box 2Gang 25mm	6.000	Ea

Heating

Supply & install radiators.	3.000	Nr
Supply & install standard chrome towel radiator.	1.000	Nr
Lock-shield valves 15mm.	4.000	Nr
Thermostatic regulating valves.	4.000	Nr
15mm copper tube.	48.000	M ¹
15mm copper tees.	8.000	Nr
15mm copper elbows.	16.000	Nr
15mm copper coupling.	16.000	Nr
15mm pipe clips.	58.000	Nr
15mm isolating valves.	8.000	Nr

Plumbing first fix

Shower, cold feed in 15mm copper.	1.000	Nr
Toilet cistern, cold feed 15mm copper	1.000	Nr
Wash hand basin, hot & cold feeds 15/22mm copper.	1.000	Nr
All associated waste pipes.	3.000	Nr
15mm copper tube.	12.000	M ¹
15mm copper tees.	4.000	Nr
15mm copper elbows.	12.000	Nr
15mm copper coupling.	4.000	Nr
15mm pipe clips.	15.000	Nr
15mm isolating valves.	3.000	Nr
1¼ waste pipe.	6.000	M ¹
1¼ waste elbow.	4.000	Nr
1¼waste coupling.	1.000	Nr
1¼ waste clips.	9.000	Nr
1½ waste pipe.	7.000	M ¹
1½ waste tee 1¼ branch.	1.000	Nr
1½ waste elbow.	3.000	Nr
1½ waste coupling.	1.000	Nr
1½ waste clip.	7.000	Nr
Soil vent, pipe.	10.030	M ¹
Soil vent, branch.	1.000	Nr
Soil vent, bend.	2.000	Nr
Soil vent, pip clips.	11.000	Nr

Plumbing & sanitary wares

Toilet, pan.	1.000	Nr
Toilet, cistern.	1.000	Nr
Toilet, seat.	1.000	Nr
Toilet, soil vent connection, using straight multiquick.	1.000	Nr
Wash hand basin.	1.000	Nr
Basin, pedestal	1.000	Nr
Basin, taps.	1.000	Pr
Basin, waste.	1.000	Nr
Basin, waste trap.	1.000	Nr
Standard 900x900mm Shower tray.	1.000	Nr
Pivot shower door.	1.000	Nr
Shower waste & combi-trap.	1.000	Nr
Shower unit.	1.000	Nr

Quantified Schedule**Painting & decorating**

Prime internal woodwork, prior to fixing.	193.906	M ¹
Undercoat internal woodwork.	193.906	M ¹
Finish internal woodwork, in either gloss, satin, or eggshell.	193.906	M ¹
Emulsion Walls, comprising one mist coat, one base coat & one top coat.	86.276	M ²
Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	32.453	M ²
Sundries, decorators caulk.	96.953	M ¹
Prime timber, fascia, barge & soffit boards, prior to fixing.	24.068	M ¹
Undercoat fascia, barge & soffit boards.	24.068	M ¹
Top coat fascia, barge & soffit boards.	24.068	M ¹
Prime internal doors.	10.000	Nr
Undercoat internal doors.	10.000	Nr
Finish internal doors, in either gloss, satin, or eggshell.	10.000	Nr
Quick drying primer 5 litres.	3.000	Ea
Undercoat 5 litres.	3.000	Ea
Finishing coat, gloss/satin/eggshell 5 litres.	3.000	Ea
Sundries, white spirit.	2.000	Ea
Sundries, medium glass paper.	2.000	Ea
Sundries, fine glass paper.	2.000	Ea
Sundry fixings & fasteners		
Nails Paslode 3.1x75mm ring shank galvanised 2200nr box.	1.000	Bx
Nails Paslode 2.8x51mm ring shank galvanised 3300nr box.	1.000	Bx
Staples Paslode 25mm 2100nr box.	1.000	Bx
Screws 100mm Timberlok screws 50nr pack.	2.000	Pack
Screws drywall 25mm 1000nr box.	2.000	Bx
Screws chippy screw 4.5x70mm 100nr box.	2.000	Bx
Masonry plug brown 300nr pack.	1.000	Ea
Screws chippy screw 4.5x50mm 200nr box.	1.000	Bx
Nails 40mm oval 2.50kg pack.	1.000	Ea
Screws chippy screw 4.0x25mm 200nr box.	1.000	Bx
Frame fixings 8.0x100mm each.	16.000	Ea
Steel joist hangers (timber to timber straps)	4.000	Ea