

# Quantified Schedule

Site Address: Single Rear & Two Storey Side

Proposal: Single rear and two storey side extension with associated works revised

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### Preliminaries

Working Foreman, supervision.	9.000	Wks
Labourer driver, time off site.	9.000	Wks
Chemical site lavatory.	9.000	Wks
Builders skips.	7.000	Sp

### Scaffolding

Scaffolding by specialist, multiple lifts.	73.980	Ls
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### Enabling works

Demolish walls 9"/11" solid or cavity.	1.155	M <sup>2</sup>
Remove external doors.	1.000	Nr
Remove external windows.	3.000	Nr
Remove radiators.	2.000	Nr
Strip-out & remove sanitary fittings & strip back service pipes.	3.000	Nr
Cut back & blank off soil vent pipe.	1.000	Nr
Isolate 15mm hot & cold service pipes.	3.000	Nr
Isolate 22mm hot & cold service pipes.	2.000	Nr
Strip back bathroom walls ready to receive plaster finish.	9.838	M <sup>2</sup>
Strip-out & remove kitchen fittings.	4.553	M <sup>2</sup>
Strip back kitchen walls ready to receive plaster finish.	10.928	M <sup>2</sup>
Kitchen, attendance by plumber.	4.000	Hr
Kitchen, attendance by electrician.	4.000	Hr

### Excavations & foundations (waste includes 20% bulking)

Excavations for cavity walls, using a mini digger.	13.107	M <sup>3</sup>
Excavations for internal/sleeper walls, using a mini digger.	0.934	M <sup>3</sup>
Concrete foundations.	6.670	M <sup>3</sup>

### Drainage

Excavate drains to a max depth of 900mm, using a mini digger.	19.448	M <sup>1</sup>
Excavate soak-aways, using a mini digger.	4.163	M <sup>3</sup>
Load waste into skips, using a mini digger.	9.293	M <sup>3</sup>
Lay pipes 110mm plastic 3m lengths.	19.448	M <sup>1</sup>
Soak-aways, lay 100mm depth sharp sand to form a level base.	1.000	Ea
Polystorm Water Storage Cell 1000x500x400mm	6.000	Ea
Soak-away, wrap sides & top of cells in Geotextile fabric	10.000	M <sup>2</sup>
Soak-away, fill the sides to top of cells with P-Gravel	3.000	M <sup>3</sup>
Soak-aways, lay 50mm blinding top to protect the Geo-fabric	1.000	M <sup>3</sup>
Soak-aways, sharp sand for base & blinding	1.000	Bg
Soak aways, 110mm slotted or perforated flow pipe.	1.850	M <sup>1</sup>
Soak aways, 110mm straight rodding eye terminal.	1.000	Nr
Backfill pipes with p-gravel.	3.588	M <sup>3</sup>
Backfill over with spoil.	4.289	M <sup>3</sup>
Connection to existing system.	1.000	Nr
Gulleys.	2.000	Nr
Rest bends for soil vent pipes.	1.000	Nr
Underground branch 110mm.	1.000	Nr
Drainage collars 110mm.	13.000	Ea
Drainage bends 110mm.	13.000	Ea
Universal man hole inspection chamber 940x100mm	1.000	Nr
Universal man hole inspection chamber standard cover.	1.000	Nr

### Foundation masonry

Block solid concrete 7.3N 440x215x100mm, cavity walls.	24.576	M <sup>2</sup>
Block solid concrete 7.3N 440x215x100mm, internal walls.	1.557	M <sup>2</sup>
65mm facing brick, band to dpc.	0.486	Th
Building sand bulk bag.	1.000	Bg

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### Foundation masonry

Ordinary portland cement 25kg bag.	8.000	Ea
Fill cavity with concrete to within 150mm of dpc level.	1.147	M <sup>3</sup>
Polythene DPC 112.5mm 30m roll.	45.765	M <sup>1</sup>

### Ground floor

Lay & compact MOT type 1 hardcore, delivered in bulk bags.	8.512	Tn
Sand blinding, delivered in bulk bags.	2.838	Tn
Foil faced rigid PIR insulation board 2400x1200x100mm.	31.525	M <sup>2</sup>
Polythene membrane, blue standard duty 300mu 100m <sup>2</sup> rolls.	31.525	M <sup>2</sup>
Polythene vapour control layer, green tinted 125mu.	31.525	M <sup>2</sup>
Perimeter screed upstand 20mm PIR insulation.	28.094	M <sup>1</sup>
Concrete floor slab 100mm thick.	31.525	M <sup>2</sup>
Floor Screed, premixed delivered 1:3 mix.	31.525	M <sup>2</sup>

### First floor

Floor joist, sawn timber dry graded 47x200mm Treated C16	29.865	M <sup>1</sup>
Chipboard flooring MR 2400x600x22mm.	10.861	M <sup>2</sup>
Acoustic 100mm mineral wool laid between joists.	10.861	M <sup>2</sup>

### Brickworks

Steel wall starter.	9.000	Nr
Cut out vertical channel in existing wall, to maintain clear cavities.	8.937	M <sup>1</sup>
Tooth out existing walls, ready to receive new.	1.451	M <sup>1</sup>
Tool hire, purchase 12" diamond cutting blade for the above saw.	1.000	Ea
65mm facing brick above dpc.	3.713	Th
Cavity blockwork, solid concrete 7.3N 440x215x100mm.	1.823	M <sup>2</sup>
Cavity blockwork, aircrete 3.6N 440x215x100mm.	64.433	M <sup>2</sup>
Internal blockwork, solid concrete 7.3N 440x215x100mm.	3.680	M <sup>2</sup>
Ordinary portland cement 25kg bag.	37.000	Ea
Mortar plasticiser 5 litres.	5.000	Ea
Lintels Steel Lintel 100/100/100 2100mm	1.000	Ea
Lintels Steel Lintel 100/100/100 1650mm	1.000	Ea
Lintels Steel Lintel 100/100/100 1500mm	4.000	Ea
Lintels Steel Lintel 100/50/100 3300mm	1.000	Ea
Lintels Steel Lintel 100/50/100 2400mm	1.000	Ea
Concrete lintels, for 100/115/125mm internal blockwork.	1.000	Nr
Concrete lintels over drainage.	2.000	Ea
Cavity Wall Insulation Mineral Batts 100x455x1200mm PK12	64.433	M <sup>2</sup>
Cavity closers 100mm cavity.	24.400	M <sup>1</sup>
Stainless steel tie-wires.	226.000	Nr
Cavity insulation retaining disc's.	226.000	Nr
Cavity trays using 600mm wide dpm.	7.960	M <sup>1</sup>
Cavity trays in existing walls horizontally.	5.585	M <sup>1</sup>
Weep vent sleeves.	8.000	Nr
Tool hire, 110v cement mixer with transformer.	2.000	Hp
Clear waste into skips.	1.712	M <sup>3</sup>

### Windows & external doors

White UPVC windows inc double glazed glass.	4.000	Nr
White UPVC french doors inc double glazed glass.	1.000	Nr
White UPVC sliding patio doors inc double glazed glass.	1.000	Nr
Window boards, MDF.	4.000	Nr
Frame sealant.	6.000	Ea

### Structural works

Insert steel props & strongboys.	7.000	Nr
Knock through, make good reveals.	0.116	Th

### Roof carpentry

Wall Plate 75x100 Treated C16	17.218	M <sup>1</sup>
Wall plate straps.	12.000	Nr
Pole Plate 47x225 Treated C16	7.960	M <sup>1</sup>

**Quantified Schedule****Roof carpentry**

Ridge Board 38x175 Treated C16	2.408	M <sup>1</sup>
Purlin 75x200 Treated C16	7.005	M <sup>1</sup>
Hip Rafter 47x225 Treated C16	9.656	M <sup>1</sup>
Lay boards.	4.798	M <sup>1</sup>
Valley boards.	4.798	M <sup>1</sup>
Binder 47x100 Treated C16	4.200	M <sup>1</sup>
Prop 47x100 Treated C16	2.763	M <sup>1</sup>
Rafter 47x150 Treated C16	71.820	M <sup>1</sup>
Rafter 47x175 Treated C16	58.668	M <sup>1</sup>
Ceiling joist 47x150 Treated C16	27.390	M <sup>1</sup>
White UPVC fascia boards.	18.862	M <sup>1</sup>
White UPVC soffit boards.	18.862	M <sup>1</sup>
White UPVC barge boards.	6.320	M <sup>1</sup>
Strip existing roof at junction with new extension roof.	10.917	M <sup>2</sup>

**Roof windows & sun tunnels**

Velux Window GPL CK04 2070 Painted Std Glazing	4.000	Nr
Velux Flashing EDW CK04	4.000	Nr

**Gutters & rainwater pipes**

Gutter plastic, half round gutter 4m length.	18.703	M <sup>1</sup>
Gutter plastic, gutter bracket.	32.000	Nr
Gutter plastic, outlet.	3.000	Nr
Gutter plastic, stop end.	4.000	Nr
Gutter plastic, 90° degree gutter bend.	3.000	Nr
Rain water plastic, round pipe 5.5m length.	9.430	M <sup>1</sup>
Rain water plastic, round pipe clip.	8.000	Nr
Rain water plastic, round offset bend.	12.000	Nr

**Roof covering**

MARLEY ETERNIT Modern concrete tile	308.000	Ea
MARLEY ETERNIT Wessex concrete tile	245.000	Ea
Roofing breathable membrane 1x50m roll.	52.195	M <sup>2</sup>
Sawn timber batten 25x38mm treated	164.152	M <sup>1</sup>
Felt eaves support tray.	18.862	M <sup>1</sup>
Round concrete ridge tile 457mm.	6.000	Nr
Universal dry ridge, mono ridge & hip system.	12.064	M <sup>1</sup>
Round concrete hip tiles 457mm.	22.000	Nr
Galvanized hip irons.	2.000	Nr
Lead flashings.	7.960	M <sup>1</sup>
Plant hire, lifting equipment, tile/slate conveyor.	1.000	Dy
Clear waste into skips.	2.610	M <sup>3</sup>

**Joinery 1st fix**

Stud partition walls, sawn timber 47x100mm treated C16	28.995	M <sup>1</sup>
Redwood rebated internal door framing, 5.1m per door.	2.000	Nr
General timber, 47x175mm Treated C16	35.152	M <sup>1</sup>
Lateral restraint straps in floors & ceilings.	2.000	Ea
Foil Faced Rigid PIR Insulation Board 2400x1200x40mm	19.743	M <sup>2</sup>
Foil Faced Rigid PIR Insulation Board 2400x1200x100mm	19.743	M <sup>2</sup>

**Joinery 2nd & final fix**

Standard internal door.	2.000	Nr
Ironmongery standard door pack.	2.000	Nr
Skirting board, Softwood 5" moulded.	41.534	M <sup>1</sup>
Softwood 3" moulded architrave.	20.400	M <sup>1</sup>

**Plastering & insulation**

Floated walls using, backing plaster 25kg bags.	126.650	M <sup>2</sup>
Skim walls using, finishing plaster 25kg bags.	144.678	M <sup>2</sup>
12.5mm standard plaster board, on timber.	18.027	M <sup>2</sup>
12.5mm standard plaster board, ceiling.	10.861	M <sup>2</sup>

**Quantified Schedule****Plastering & insulation**

12.5mm duplex plaster board, ceiling.	29.703	M <sup>2</sup>
Existing ceilings, polybond ready to receive plaster skim.	8.904	M <sup>2</sup>
Acoustic partition roll 75mm thick, partitions.	7.531	M <sup>2</sup>
Ceiling insulation 150mm Mineral Wool Quilt Insulation	19.920	M <sup>2</sup>
Skim, ceilings.	49.467	M <sup>2</sup>
Self adhesive fibre tape.	76.167	M <sup>1</sup>
Float beads.	32.502	M <sup>1</sup>
Skim beads.	35.364	M <sup>1</sup>

**Wall & floor tiling**

Install client issue floor tiles.	7.313	M <sup>2</sup>
Install client issue wall tiles.	28.608	M <sup>2</sup>

**Electrical**

Ceiling pendant light, low energy Part L1 compliant.	6.000	Nr
1 gang 1 way light switch.	6.000	Nr
Mechanical air vent.	2.000	Nr
1.5mm twin & earth cable, 50m roll.	120.000	M <sup>1</sup>
1.5mm cable clips.	200.000	Nr
Double plug socket.	16.000	Nr
Shaver sockets 115/230v.	1.000	Nr
45 Amp cooker connection unit.	1.000	Nr
45 Amp 1 gang double pole cooker switch	1.000	Nr
Galvanised steel back box 47mm.	0.000	
2.5mm twin & earth cable, 50m roll	230.000	M <sup>1</sup>
2.5mm cable clips.	230.000	Nr
Shower unit connection.	1.000	Nr
Shower Ceiling Isolating Pull switch	1.000	Nr
Mains wired smoke alarm.	2.000	Nr
Mains wired heat detector/alarm	1.000	Nr
Mains wired carbon monoxide detector/alarm	1.000	Nr
Fused spur.	6.000	Nr
1.5mm three core & earth cable, 50m roll.	20.000	M <sup>1</sup>
6mm twin & earth cable, 50m roll.	22.000	M <sup>1</sup>
6mm cable clips.	33.000	Nr
Consumer unit.	1.000	Nr
Metal Back Box 1Gang 25mm	6.000	Ea
Metal Back Box 1Gang 16mm	6.000	Ea
Metal Back Box 2Gang 25mm	16.000	Ea

**Heating**

Supply & install radiators.	4.000	Nr
Supply & install standard chrome towel radiator.	1.000	Nr
Lock-shield valves 15mm.	5.000	Nr
Thermostatic regulating valves.	5.000	Nr
15mm copper tube.	60.000	M <sup>1</sup>
15mm copper tees.	10.000	Nr
15mm copper elbows.	20.000	Nr
15mm copper coupling.	20.000	Nr
15mm pipe clips.	72.000	Nr
15mm isolating valves.	10.000	Nr

**Plumbing first fix**

Kitchen/Utility sink, hot & cold feeds 15/22mm copper.	1.000	Nr
Kitchen/Utility sink, waste pipe.	1.000	Nr
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.	2.000	Nr
Bath, hot & cold feeds 15/22mm copper.	1.000	Nr
All associated waste pipes.	6.000	Nr

**Quantified Schedule****Plumbing first fix**

15mm copper tube.	33.000	M <sup>1</sup>
15mm copper tees.	10.000	Nr
15mm copper elbows.	32.000	Nr
15mm copper coupling.	11.000	Nr
15mm pipe clips.	33.000	Nr
15mm isolating valves.	5.000	Nr
22mm copper tube.	22.000	M <sup>1</sup>
22mm copper tees.	3.000	Nr
22mm copper elbows.	8.000	Nr
22mm copper coupling.	4.000	Nr
22mm pipe clips.	18.000	Nr
22mm isolating valves.	3.000	Nr
Washing machine, hot & cold taps.	2.000	Nr
Dish washer, cold tap.	1.000	Nr
Washing machine/dish washer open waste trap.	2.000	Nr
1¼ waste pipe.	12.000	M <sup>1</sup>
1¼ waste elbow.	8.000	Nr
1¼waste coupling.	2.000	Nr
1¼ waste clips.	18.000	Nr
1½ waste pipe.	35.000	M <sup>1</sup>
1½ waste tee 1¼ branch.	4.000	Nr
1½ waste elbow.	16.000	Nr
1½ waste coupling.	5.000	Nr
1½ waste clip.	35.000	Nr
Soil vent, pipe.	9.645	M <sup>1</sup>
Soil vent, branch.	1.000	Nr
Soil vent, bend.	2.000	Nr
Soil vent, pip clips.	10.000	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.	2.000	Nr
Basin, pedestal	2.000	Nr
Basin, taps.	2.000	Pr
Basin, waste.	2.000	Nr
Basin, waste trap.	2.000	Nr
Standard 1700x700mm twin grip bath.	1.000	Nr
Bath, panel	1.000	Nr
Bath, end Panel	1.000	Nr
Bath, taps.	1.000	Nr
Bath, waste.	1.000	Nr
Bath, waste trap.	1.000	Nr
Anti scald thermostatic mixing valve TMV 2/3 22mm	1.000	Nr
Standard 900x900mm Shower tray.	1.000	Nr
Pivot shower door.	1.000	Nr
Shower door side panel.	1.000	Nr
Shower waste & combi-trap.	1.000	Nr
Shower unit.	1.000	Nr

**Painting & decorating**

Prime internal woodwork, prior to fixing.	74.174	M <sup>1</sup>
Undercoat internal woodwork.	74.174	M <sup>1</sup>
Finish internal woodwork, in either gloss, satin, or eggshell.	74.174	M <sup>1</sup>
Emulsion Walls, comprising one mist coat, one base coat & one top coat.	144.677	M <sup>2</sup>
Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	49.467	M <sup>2</sup>
Sundries, decorators caulk.	37.087	M <sup>1</sup>

**Quantified Schedule****Painting & decorating**

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.	1.000	Ea
Finishing coat, gloss/satin/eggshell 5 litres.	1.000	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 3.1x90mm straight galvanised 2200nr box.	1.000	Bx
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 drywall 25mm 1000nr box.	1.000	Bx
Screws chippy screw 4.5x70mm 100nr box.	1.000	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
Fixings Plain Round Head Nail Galvanised 3.35x65mm PK2.5Kg	1.000	Pack
Fixings Plain Round Head Nail Galvanised 3.35x65mm BX25Kg	1.000	Bx
Nails white UPVC trim pins stainless steel 2.0x30mm 250nr box.	1.000	Bx
Nails white UPVC trim pins stainless steel 3.0x50mm 100nr box.	2.000	Bx
Frame fixings 8.0x100mm each.	48.000	Ea
Steel joist hangers (timber to masonry hangers).	12.000	Ea