

FINEVA CONSTRUCTION LTD
PROPOSED WORKS
34 Rouse Gardens
LONDON
SE21 8AF

SUMMARY

Prelims	£	20,980
Equipment hire	£	13,265
Demolition and soft strip	£	21,265
Refuse / waste disposal systems	£	10,250
Groundworks	£	53,130
Drainage systems	£	15,545
Masonry	£	35,230
Structural steelworks	£	7,545
Roof structure	£	14,350
Roof coverings	£	46,275
Glazing and doors		exc
1st Fix carpentry	£	3,990
Electrical	£	20,360
Mechanical systems	£	2,460
Plumbing	£	12,235
Heating ink UFH	£	9,350
Drylining and sheathing	£	22,770
Plastering and screeding	£	13,645
2nd fix carpentry	£	14,930
Tiling	£	10,765
Floor coverings	£	8,330
Kitchen & appliances installation		exc
Bathroom Fitting	£	4,320
Decorations	£	17,935
Mastic sealant	£	410
Misc. labour		exc
Misc. materials		exc
Net Total	£	379,335
VAT	£	75,867
Total incl. VAT	£	455,202

Notes and Assumptions

Foundation depth (raft perimeter & pads) taken as 1.00 m

Provisional quant for plaster hack and replaster 20 m2

No allowance planting / soft landscaping / fencing / Gabion as SOW checklist- no details

Retaining wall and engineering brickwork above as Engineer drawing GMZ-2022-224-Rs-DR-010 - no details of 'hit & miss wall' as noted on SOW checklist

Scope of external beam and block floor and dwarf walls allowed as Architect drawing 1008-T-102

External tiling allowed 20m2 to front area as drawing 1008-T-104 - and to beam & block rear external area

Moving of meters & Statutory Authority costs excluded - quotations required
No allowance for 'under patio store' or 'raising grass levels' as noted on SOW checklist

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Prelims

Site working foreman	25	weeks	768.00	£19,200.00
Welfare facilities	25	weeks	25.60	£640.00
Health and safety	25	weeks	25.60	£640.00
Set up Site Supplies (Water Electricity)	1	nr	500.00	£500.00
				£20,980.00

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Equipment Hire

Mini Digger	3	nr	480.00	£1,476.00
Mini Dumper Truck	3	nr	400.00	£1,230.00
Hydraulic Pecker	1	nr	200.00	£205.00
Structural Propping System	1	nr	1000.00	£1,025.00
Equipment Fuel	1	nr	600.00	£615.00
Scaffold - perimeter full height	1	nr	7500.00	£7,690.00
Onsite WC rental	25	wk	40.00	£1,025.00
				£13,265.00

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Demolition / soft strip

Demolish masonry; 100 wide	12	m2	41.25	£495.00	
Demolish load bearing masonry; 215 wide/Cavity wall	20.27	m2	75.99	£1,540.00	
Demolish internal stud walls	46	m2	35.87	£1,650.00	
Allowance to strip paper, tiles etc to take walls back to plaster where required	1	nr	1025.00	£1,025.00	
Remove existing plasterboard lining to existing studwork walls	46	m2	15.00	£690.00	
Demolish porch and associated step & roof	1	item	400.00	£400.00	
Remove canopy roof to front elevation	8	m2	51.25	£410.00	
Break out existing patio & associated slab	7	m3	87.14	£610.00	
Demolish external garden walls and boundary treatments	32	m2	41.09	£1,315.00	
Remove existing windows & external doors	17	nr	56.47	£960.00	
Make good & prepare openings for Client install windows and doors	17	nr	42.06	£715.00	
Remove loft hatch & cut and trim opening	2	m2	112.50	£225.00	
Remove floor finishes	128	m2	28.71	£3,675.00	
Remove Ceilings	128	m2	25.63	£3,280.00	
Remove existing doors/ frames etc; Single Doors	11	nr	51.36	£565.00	
Remove existing doors/ frames etc; Double Doors	3	nr	65.00	£195.00	
Remove roof coverings to receive new Velux window	2	nr	87.50	£175.00	
Remove existing skirtings	163	m	6.10	£995.00	
Hack off defective wall plaster	P. Quant	20	m2	22.50	£450.00
Strip out existing electrics	1	item	255.00	£255.00	
Strip out existing kitchen	1	item	460.00	£460.00	
Strip out existing sanitary fittings	1	item	665.00	£665.00	
Strip out existing above ground drainage	1	item	515.00	£515.00	
				£21,265.00	

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Refuse / waste disposal

Skips	25	nr	410.00	£10,250.00
				£10,250.00

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Groundworks

Excavate to reduced levels for raft	15	m3	87.00	£1,305.00	
Excavate pad for steel column and cart away	2	m3	87.50	£175.00	Assumed ne 1.00 m depth from RL
Excavate foundation trench at raft perimeter and cart away	34	m3	87.21	£2,965.00	Assumed ne 1.00 m depth from RL
Level and compact base	32	m2	5.16	£165.00	
Reinforced Concrete Ground beam as raft thickening	13	m	328.08	£4,265.00	
150mm thick hardcore	32	m2	25.63	£820.00	
Concrete raft slab as SE detail for extension	14	m2	297.14	£4,160.00	
Concrete raft slab as SE detail for shed	4	m2	297.50	£1,190.00	
Tanking to external Store; 3 Coats	10	m2	133.50	£1,335.00	
Retaining Wall Foundation excavation	19	m3	87.11	£1,655.00	
Steel reinforcement for retaining wall foundation	1	nr	1435.00	£1,435.00	
Concrete for Retaining Wall	9	m3	297.22	£2,675.00	
Prep for Piling/Matting (Provisional Sum)	1	nr	5250.00	£5,250.00	
Piling (Provisional sum for 10mx450mm Diameter)	10	ea	1525.00	£15,250.00	
Backfill with granular material	6	m3	51.67	£310.00	
Slotted drain	17	m	35.88	£610.00	
Sleeper wall for beam and block	10	m	102.50	£1,025.00	
Beam and Block deck externally	34	m2	61.47	£2,090.00	
Screed to beam & block screed for tiling	34	m2	56.32	£1,915.00	
Client issue tiles; fix only (quant as drawing & SOW) - to beam & block	34	m2	76.91	£2,615.00	
Client issue tiles; fix only (quant as drawing & SOW) - to front	25	m2	76.80	£1,920.00	
				£53,130.00	

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Drainage

Excavate drainage trench, backfill with selected material	19	m	38.95	£740.00
Drainage pipework in trench	19	m	46.05	£875.00
PPIC Inspection chamber ink recessed covers	3	nr	948.33	£2,845.00
Fittings - gully, rest bends, junctions etc ink excavation, bed and backfill	4	nr	168.75	£675.00
Pre cast lintels over pipework	4	nr	66.25	£265.00
Extra over for build over allowance	1	nr	820.00	£820.00
Surface water Drainage	4	nr	266.25	£1,065.00
Connections and Access Allowance	1	nr	360.00	£360.00
Slot Channel and connect outlet to existing gully	21	m	92.38	£1,940.00
Aluminium gutters	30	m	107.67	£3,230.00
Aluminium downpipes	13	m	210.00	£2,730.00

£15,545.00

FINEVA CONSTRUCTION LTD**PROPOSED WORKS****34 Rouse Gardens****LONDON****SE21 8AF****Masonry**

Cavity wall construction consisting of block inner & outer skins
with cavity wall insulation; batten, counter batten & charred
timber cladding

25 m2 486.80 £12,170.00

Solid wall construction consisting of 215 thick block work with batten, counter batten & charred timber cladding

23 m2 415.22 £9,550.00

Take down existing Tile hanging and Timber cladding; replace substrate and re-fix

16 m2 97.50 £1,560.00

Blockwork below dpc

3 m2 190.00 £570.00

Concrete Lintels

5 nr 72.00 £360.00

Soldier course to above ink tray and weeps

4 m 56.25 £225.00

Air bricks & cross vent system

1 nr 515.00 £515.00

100 Thick block infill to Living room wall; tied both sides

3 m2 128.33 £385.00

Padstones

12 nr 82.08 £985.00

Parapet wall and Aluminium coping

22 m 405.00 £8,910.00

£35,230.00

Structural steelwork

				kg per m	length	weight kg	area	
<u>Columns</u>								
UC	C1	152	152	37	37	2.20	82.9	2.01
UB	C2	152	152	37	37	2.20	82.9	2.01
SHS	C3	100	100	8	18	2.20	41.1	0.40
SHS	C4	100	100	8	18	2.20	41.1	0.40
SHS	C5	100	100	8	18	2.20	41.1	0.40

<u>Beams</u>								
UC	Beam 1	203	203	52	52	5.50	286	6.70
UB	Beam 2	203	102	23	23	5.00	115	4.07
UB	Beam 3	178	102	19	19	3.50	66.5	2.67
UB	Beam 4	178	102	19	19	3.00	57	2.29
UB	Beam 5	178	102	19	19	2.00	38	1.53
UB	Beam 6	178	102	19	19	2.40	45.6	1.83
UC	Beam 7	203	203	46	46	2.80	<u>128.8</u>	3.41

1026	27.72
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Roof structure

Timber trimmers for Velux and Rooflight	20	m	28.75	£575.00
Timber flat roof structures complete including insulation	34	m2	327.94	£11,150.00
Timber pitched roof structure at porch/garage complete	6	m2	220.00	£1,320.00
Sundries allowance 10%				£1,305.00
				£14,350.00

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Roof coverings

New Velux windows including flashings & making good tiling	2	nr	615.00	£1,230.00
Strip and replace all roof coverings to main house as Architect data sheet	90	m2	205.00	£18,450.00
Strip and replace all soffits and fascia's UPVC and new to extension	30	m	164.00	£4,920.00
Rooflight to flat roof; kerb only - supply & install by specialist	1	nr	155.00	£155.00
Bitumen flat roof covering/membrane	34	m2	189.71	£6,450.00
Sedum Roof; ink perimeter drainage and trims	34	m2	210.15	£7,145.00
Standing seam metal roof garage and porch	1	nr	2305.00	£2,305.00
Upstand	24	m	28.75	£690.00
PIR Insulation between timber rafters	130	m2	28.69	£3,730.00
Flashing to abutment	13	m	92.31	£1,200.00
				£46,275.00

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Glazing and Doors

Client Supply and Install

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1st Fix Carpentry

Timber stud partitions	33	m2	82.00	£2,705.02
Door linings single	10	nr	77.00	£770.00
Pocket sliding Doors lining	1	nr	515.00	£515.00
				£3,990.02

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Electrical					sockets	switches	track light	lights	anel / peni	Wall mounted	spurs	Extractor	Heat/smoke	Demister	Telephone	TV	isolator	Thermostat	Alarm PIR	data	bell	HW & Boiler Power
Upgrade existing CCU	1	nr	665.00	£665.00	GF Hall	2	3	3	2				1		1			1	0	0	0	
Double socket outlet (client supply)	39	nr	128.21	£5,000.00	GF Living	5	2	2	2							1				2		
Appliance spurs	6	nr	128.33	£770.00	Utility	5	2	1	0	2			1									
Cooker point	1	nr	190.00	£190.00	GF WC	1	1	1	2			1		1			1					
Light switches	37	nr	128.11	£4,740.00	GF Kitchen Dining	7	3	4	3		7		1									
LED Strips to kitchen units	3	nr	91.67	£275.00	Shed	1	1		1													
LED Spotlight track	6	nr	92.50	£555.00	Bike store	2	2		1													
Telephone	2	nr	92.50	£185.00	FF Hall	4	2	2	2				1							1		
Demister	3	nr	91.67	£275.00	Bed 3	1	4		1	2		1			1					1		
Extractor isolators	9	nr	128.33	£1,155.00	Bed 1	4	4		1	2		1										
Night lights etc	12	nr	92.50	£1,110.00	Master Bed	1	4		1	2		1										
LED panel / pendants	24	nr	92.29	£2,215.00	Ensuite	1	1	2	1			1		1			1					
Wall lights	7	nr	92.14	£645.00	FF Bathroom	1	1	2	1			1		1			1					
Mains powered smoke detector	5	nr	149.00	£745.00	FF study	1	4		1	1												
Thermostat	1	nr	95.00	£95.00	SF Landing	2	1		1			1										
TV Points	1	nr	95.00	£95.00	SF Store 1	1	1		1			1	1							1		1
Wiring boiler & HW cylinder	2	nr	130.00	£260.00	SF Store 2		1		1			1										1
Isolator to fan	3	nr	128.33	£385.00																		
Data Hub & sockets	5	nr	128.00	£640.00																		
Certification	1	nr	360.00	£360.00																		
£20,360.00																						
					39	37	6	12	24	7	7	9	5	3	2	1	3	1	0			2

LED Strips

GF Hall	
GF Living	
Utility	
GF WC	
GF Kitchen Dining	3
Shed	
Bike store	
FF Hall	
Bed 3	
Bed 1	
Master Bed	
Ensuite	
FF Bathroom	
FF study	
SF Landing	
SF Store	
	3

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Mechanical

Extract fans	9	nr	205.00	£1,845.00
Gas service to hob position	1	nr	255.00	£255.00
Certification	1	nr	360.00	£360.00
				£2,460.00

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Plumbing

Waste system to appliances and fittings	10	nr	271.50	£2,715.00	Spec Dependent
Cold water service to appliances and fittings	13	nr	297.31	£3,865.00	
Cold water tank (PS)	1	nr	675.00	£675.00	
Hot water to appliances and fittings	9	nr	297.22	£2,675.00	
SVP installation	12	m	153.75	£1,845.00	
Mains water installation to kitchen	1	nr	460.00	£460.00	

£12,235.00

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Heating

UFH manifold	1	nr	975.00	£975.00
Installation of UFH	21	m2	128.10	£2,690.00
Installation of electric UFH; Not Exceeding 15m2	2	nr	912.50	£1,825.00
Infra red heaters (PS Spec Dependent)	2	nr	282.50	£565.00
Relocate boiler & HW tank PS Spec dependent	1	nr	1280.00	£1,280.00
Relocate existing radiator	2	nr	257.50	£515.00
Install client supplied radiators & towel rail; connect to existing pipework	4	nr	375.00	£1,500.00
				£9,350.00

	Remove Rad	UF Heating	Move Rad	Wall INFRA RED HEATERS	New Rad	ELEC MAT UF HTG
GF Hall	1	1				
GF Living	2	1				
Utility		0		1		
GF WC						
GF Kitchen Dining		1				
Shed						
Bike store						
FF Hall			1			
Bed 3			1			
Bed 1	1				1	
Master Bed					1	
Ensuite						1
FF Bathroom						1
FF study					1	
SF Landing					1	
SF Store						
	4	3	2	1	4	2

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Drylining and sheathing

FR & MR Plasterboard ceilings grnd & first	128.9	m2	28.50	£3,675.00
Insulated Plasterboard ceilings; sloping to loft	60.2	m2	49.00	£2,950.00
Dot & dab or fix FR to existing plaster & ext walls	148.9	m2	30.75	£4,580.00
Cork layer, isolated areas as architect specification	63.8	m2	36.00	£2,295.00
Dot & dab plain board to blockwork; ext stores	23.2	m2	28.50	£660.00
FR & MR Plasterboard to new stud partitions	66.0	m2	30.75	£2,030.00
FR & MR Plasterboard to existing stud partitions	64.1	m2	30.75	£1,970.00
Extra over above for second layer as Architect details	130.9	m2	28.50	£3,730.00
Sound Insulation	33.2	m2	26.50	£880.00

£22,770.00

cork from data sheets

hall & WC

living

ff hall, beds 1-4

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Plastering and screeding

Screed and insulation over UFH pipework	21.1	m2	56.25	£1,185.00	
Skim coat to new plasterboard walls throughout	302.0	m2	20.50	£6,190.00	
Skim coat to plasterboard ceilings	157.3	m2	22.50	£3,540.00	
Skim coat to level 2 ceilings, sloping & purlin wall allowance	60.2	m2	22.50	£1,355.00	
Coving Lounge	20.9	m	21.50	£450.00	
Plaster repair to existing walls	20	m2	46.25	£925.00	P. Quant
				£13,645.00	

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2nd Fix Carpentry

Supply and Installation of pocket door	1	nr	540.00	£540.00	
Supply and Installation of internal door	10	nr	492.00	£4,920.00	
Supply and Installation of skirting	163.0	m	35.90	£5,850.00	
Supply and Installation of window boards	16.0	m	61.50	£985.00	
Ironmongery to doors	11	nr	76.82	£845.02	ALL SUBJECT TO SPEC - PROVISIONAL
Make safe existing handrail and balustrade main stair	1	nr	205.00	£205.00	ALL SUBJECT TO SPEC - PROVISIONAL
New balustrade and handrail	1	nr	665.00	£665.00	ALL SUBJECT TO SPEC - PROVISIONAL
Supply & fix paddle staircase and handrail	1	nr	920.00	£920.00	ALL SUBJECT TO SPEC - PROVISIONAL

£14,930.02

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Tiling

Installation of client supplied wall / floor tiles	140.7	m2	76.50	£10,765.00
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Floor Coverings

Insulation between joists store & part hall	17.2	m2	35.50	£610.00
Recycled timber strip flooring 1,3,study, master	41.9	m2	92.50	£3,875.00
Plywood & Cork flooring	30.0	m2	128.00	£3,845.00

£8,330.00

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Kitchen Installation

Kitchen and appliances - installation by specialist

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Bathroom Fitting

Installation of client supply WC	3	nr	205.00	£615.00
Installation of client supply bidet / urinal	2	nr	205.00	£410.00
Installation of client supply whb	3	nr	153.33	£460.00
Installation of client supply taps	5	nr	87.00	£435.00
Installation of client supply shower tray & screen	2	nr	430.00	£860.00
Installation of client supply shower valves and pumps	3	nr	256.67	£770.00
Installation of client supply kitchen sink	2	nr	155.00	£310.00
Allowance for installation of external water tap	3	nr	153.33	£460.00
				£4,320.00

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Decorations

Decorate in walls emulsion	387.1	m2	20.50	£7,935.00
Decorate ceilings and level 2 sloping in emulsion	188.0	m2	20.50	£3,855.00
Masonry paint to bike store	20	m2	24.75	£495.00
Decorate balustrades and handrails	2	nr	462.50	£925.00
Decorate skirtings	164.3	m	15.25	£2,505.00
Decorate window boards	16.1	m	15.25	£245.00
Decorate door frames and architraves; new and existing	11	nr	76.82	£845.02
Decorate internal doors	11	nr	102.73	£1,129.98
Assumed windows & external doors pre decorated				

£17,935.00

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Mastic Sealant

Mastic sealant to tile abutment surfaces	1	m	410.00	£410.00
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