

**CONTACT DETAILS**

020 551 6626

info@jacobwestgh.com

www.jacobwestgh.com**ESTIMATED COST OF WORKS AT NORTH LEGON.**

Item	Description	Qty	Unit	Unit Price	Amount	USD
	PROPOSED THREE (3) STOREY APARTMENT AT NORTH LEGON - AGBOGBA FOR MR. ANDREW COBBOLD					
	<u>GROUND FLOOR</u>					
	<u>Demolition & Alteration works</u>					
A	Demolition and cut open blockwork in existing blockwall and clear debris from site (in 72m ²)		Item		5,040.00	840.00
B	Allow the sum of Two Thousand Ghana Cedis (GH¢ 2,000.00) for additional demolition work etc.		Item		2,000.00	333.33
	<u>Concrete Work</u>					
C	Plain in-situ concrete 1:2:4-20mm aggregate in floor in floor concrete to make up levels	5	m ³	700.00	3,500.00	583.33

	<u>Blockwork</u>					
D	150mm solid sandcrete blockwork in cement and sand mortar (1:4) in wall.	191	m ²	100.00	19,100.00	3,183.33
	<u>Joinery</u>					
E	20mm thick set of architrave lining on door frames	25	no.	200.00	5,000.00	833.33
F	50 x 200mm Hardwood frames plugged to wall	128	m	50.00	6,400.00	1,066.67
G	Quality panel door of various size including hinges and mortice locks	25	no.	1,500.00	37,500.00	6,250.00
H	6mm thick reflective glass in transom light size (900 x 600mm) with wooden beads	25	no.	200.00	5,000.00	833.33
I	Installation of kitchen cabinet with single bowl, double drainer sink including hanging unit	5	no.	15,000.00	75,000.00	12,500.00
J	Installation of wall wardrobe of size 1800 x 1800mm	5	no.	4,000.00	20,000.00	3,333.33
	<u>Metal work</u>					
K	Quality galvanised burglar proof to ground floor windows (pasico design)	26	m ²	1,500.00	39,000.00	6,500.00
	<u>Glazing</u>					

L	Quality aluminum sliding windows with locker and netting (Inter Africa)	26	m ²	1,200.00	31,200.00	5,200.00
	c/fwd				248,740.00	41,456.67
Item	Description	Qty	Unit	Unit Price	Amount	USD
	b/fwd				248,740.00	41,456.67
	<u>Plumbing Installation</u>					
A	Allow the sum of Seven Thousand Ghana Cedis (GH¢ 7,000.00) for pipe works in cold water and sanitary work in respect of plumbing installation		Item		7,000.00	1,166.67
B	Shower tray fitting complete with telephone shower.	5	no.	750.00	3,750.00	625.00
C	Close couple Twyford wc suit complete with 2 gallons flushing system.	5	no.	1,125.00	5,625.00	937.50
D	Pedestal wash hand basin complete with quality tap.	5	no.	700.00	3,500.00	583.33
E	Toilet Roll Holder	5	no.	150.00	750.00	125.00
F	Towel Rail	5	no.	150.00	750.00	125.00
G	Soap Dish	5	no.	150.00	750.00	125.00

H	Polished plated mirror with dome headed screws	5	no.	250.00	1,250.00	208.33
I	30L Water heater	5	no.	1,000.00	5,000.00	833.33
	<u>Plaster work etc</u>					
A	200 x 400 x 6mm thick ceramic wall tiles laid with approved tile adhensive and pointed in neat with grout.	155	m²	100.00	15,500.00	2,583.33
B	600 x 600 x 10mm thick polished porcelain floor tiles laid with approved tile adhesive and pointed in neat with grout.	240	m²	150.00	36,000.00	6,000.00
C	100 x 600 x 10mm Skirting tile ditto	200	m	17.00	3,400.00	566.67
D	32mm thick cement and sand (1:4) screed bed on concrete floor.	240	m²	40.00	9,600.00	1,600.00
E	19mm Render to walls & column and beam in cement and sand (1:4) mortar	565	m²	30.00	16,950.00	2,825.00
F	"V" cornice fix with fibre at edges concrete ceiling or plaster board.	225	m	22.00	4,950.00	825.00
G	Centre panel	20	no.	150.00	3,000.00	500.00
H	12mm Render to soffit of concrete slab in cement and sand (1:3) mortar	240	no.	35.00	8,400.00	1,400.00
	c/fwd				374,915.00	62,485.83

Item	Description	Qty	Unit	Unit Price	Amount	USD
	b/fwd				374,915.00	62,485.83
	<u>Painting & Decoration</u>					
A	Prepare and apply three coats of acrylic emulsion paint on rendered wall and concrete surfaces.	565	m²	17.00	9,605.00	1,600.83
B	Ditto soffit of cokncrete ceiling	240	m²	17.00	4,080.00	680.00
C	Prepare and apply two coats of cellulose lacquer to hardwood doors and frame surfaces.	83	m²	35.00	2,905.00	484.17
D	Ditto on wall surface	565	m²	20.00	11,300.00	1,883.33
E	Prepare and apply two coats of skimming powder on concrete ceiling and plaster board surfaces.	240	m²	20.00	4,800.00	800.00
	<u>GROUND FLOOR</u>				407,605.00	67,934.17
	To Summary					

Item	Description	Qty	Unit	Unit Price	Amount	USD
	<u>FIRST FLOOR</u>					
	<u>Demolition & Alteration works</u>					
A	Demolition and cut open blockwork in existing blockwall					

	and clear debris from site (in 15m ²)		Item		1,125.00	187.50
B	Allow the sum of Five Hundred Ghana Cedis (GH¢ 5,00.00) for additional demolition work etc.		Item		500.00	83.33
	<u>Concrete Work</u>					
C	Reinforced concrete 1:2:4-20mm aggregate in floor in floor concrete to make up levels	0.3	m ³	700.00	210.00	35.00
	<u>Blockwork</u>					
D	150mm solid sandcrete blockwork in cement and sand mortar (1:4) in wall.	15	m ²	100.00	1,500.00	250.00
	<u>Joinery</u>					
E	20mm thick set of architrave lining on door frames	2	no.	200.00	400.00	66.67
F	50 x 200mm Hardwood frames plugged to wall	11	m	50.00	550.00	91.67
G	Quality panel door of various size including hinges and mortice locks	2	no.	1,500.00	3,000.00	500.00
H	6mm thick reflective glass in transom light size (900 x 600mm) with wooden beads	18	no.	200.00	3,600.00	600.00
I	Installation of kitchen cabinet with single bowl, double drainer sink including hanging unit	2	no.	15,000.00	30,000.00	5,000.00
J	Installation of wall wardrobe of size 1800 x 1800mm	4	no.	4,000.00	16,000.00	2,666.67

L	<u>Glazing</u> Allow for checking fault aluminum sliding windows with locker and netting c/fwd		Item		10,000.00	1,666.67
					66,885.00	11,147.50
Item	Description	Qty	Unit	Unit Price	Amount	USD
	b/fwd				66,885.00	11,147.50
	<u>Plumbing Installation</u>					
A	Allow the sum of Two Thousand Ghana Cedis (GH¢ 2,000.00) for pipe works in cold water and sanitary work in respect of plumbing installation		Item		2,000.00	333.33
B	Shower tray fitting complete with telephone shower.	4	no.	750.00	3,000.00	500.00
C	Close couple Twyford wc suit complete with 2 gallons flushing system.	4	no.	1,125.00	4,500.00	750.00

D	Pedestal wash hand basin complete with quality tap.	4	no.	700.00	2,800.00	466.67
E	Toilet Roll Holder	4	no.	150.00	600.00	100.00
F	Towel Rail	4	no.	150.00	600.00	100.00
G	Soap Dish	4	no.	150.00	600.00	100.00
H	Polished plated mirror with dome headed screws	4	no.	250.00	1,000.00	166.67
I	30L Water heater	4	no.	1,000.00	4,000.00	666.67
J	<u>Metal work</u>					
	Quality galvanised burglar proof to ground floor windows (pasico design)	35	m ²	1,500.00	52,500.00	8,750.00
	<u>Painting & Decoration</u>					
A	Prepare and apply three coats of acrylic emulsion paint on rendered wall and concrete surfaces.	415	m ²	17.00	7,055.00	1,175.83
B	Ditto soffit of cokncrete ceiling	274	m ²	17.00	4,658.00	776.33
C	Prepare and apply two coats of cellulose lacquer to hardwood doors and frame surfaces.	89	m ²	35.00	3,115.00	519.17
D	Ditto on wall surface	415	m ²	20.00	8,300.00	1,383.33

E	Prepare and apply two coats of skimming powder on concrete ceiling and plaster board surfaces.	274	m²	20.00	5,480.00	913.33
	<u>FIRST FLOOR</u> To Summary				167,093.00	27,848.83
Item	Description	Qty	Unit	Unit Price	Amount	USD
	<u>SECOND FLOOR</u>					
	<u>Joinery</u>					
A	20mm thick set of architrave lining on door frames	20	no.	200.00	4,000.00	666.67
B	50 x 200mm Hardwood frames plugged to wall	102	m	50.00	5,100.00	850.00
C	Quality panel door of various size including hinges and mortice locks	20	no.	1,500.00	30,000.00	5,000.00
D	6mm thick reflective glass in transom light size (900 x 600mm) with wooden beads	10	no.	200.00	2,000.00	333.33

E	Installation of kitchen cabinet	2	no.	15,000.00	30,000.00	5,000.00
F	Installation of wall wardrobe of size 1800 x 1800mm	4	no.	4,000.00	16,000.00	2,666.67
	<u>Plumbing Installation</u>					
G	Shower tray fitting complete with telephone shower.	4	no.	750.00	3,000.00	500.00
H	Close couple Twyford wc suit complete with 2 gallons flushing system.	4	no.	1,125.00	4,500.00	750.00
I	Pedestal wash hand basin complete with quality tap.	4	no.	700.00	2,800.00	466.67
J	Toilet Roll Holder	4	no.	150.00	600.00	100.00
K	Towel Rail	4	no.	150.00	600.00	100.00
L	Soap Dish	4	no.	150.00	600.00	100.00
M	Polished plated mirror with dome headed screws	4	no.	250.00	1,000.00	166.67
N	30L Water heater	4	no.	1,000.00	4,000.00	666.67
	<u>Glazing</u>					
O	Allow for checking fault in aluminum sliding windows with locker and netting		Item		10,000.00	1,666.67
	<u>Metal work</u>					

P	Quality galvanised burglar proof to windows (pasico design)	15	m ²	1,500.00	22,500.00	3,750.00
Q	Chrome plated balustrade on repairs to existing terrace		Item		6,000.00	1,000.00
	c/fwd				142,700.00	23,783.33
Item	Description	Qty	Unit	Unit Price	Amount	USD
	b/fwd				142,700.00	23,783.33
	<u>Plaster work etc</u>					
A	200 x 400 x 6mm thick ceramic wall tiles laid with approved tile adhesive and pointed in neat with grout.	170	m ²	100.00	17,000.00	2,833.33
B	600 x 600 x 10mm thick polished porcelain floor tiles laid with approved tile adhesive and pointed in neat with grout.	274	m ²	150.00	41,100.00	6,850.00
C	10mm thick plasterboard in ceiling panels fixed to existing noggings	274	m	75.00	20,550.00	3,425.00
D	32mm thick cement and sand (1:4) screed bed on concrete floor.	274	m ²	40.00	10,960.00	1,826.67
E	19mm Render to walls in cement and sand (1:4) mortar	415	m ²	30.00	12,450.00	2,075.00
F	"V" cornice fix with fibre at edges concrete ceiling or					

	plaster board.	200	m	25.00	5,000.00	833.33
G	Centre panel in room	20	no.	150.00	3,000.00	500.00
	<u>Painting & Decoration</u>					
H	Prepare and apply three coats of acrylic emulsion paint on rendered wall surfaces.	415	m²	17.00	7,055.00	1,175.83
I	Prepare and apply two coats of acrylic emulsion paint on plasterboard ceiling surfaces	274	m²	17.00	4,658.00	776.33
J	Prepare and apply two coats of cellulose lacquer to hardwood doors and frame surfaces.	89	m²	45.00	4,005.00	667.50
K	Prepare and apply two coats of skimming powder on rendered wall surfaces.	415	m²	20.00	8,300.00	1,383.33
L	Prepare and apply two coats of skimming powder on concrete ceiling and plaster board surfaces.	274	m²	20.00	5,480.00	913.33
M	Prepare and apply two coats of coats of coral waterproof paint to roof screeded surfaces	60	m²	40.00	2,400.00	400.00
	<u>SECOND FLOOR</u>				284,658.00	47,443.00
	To Summary					

Item	Description	Qty	Unit	Unit Price	Amount	USD
	<u>EXTERNAL BUILDING</u> Prepare and apply three coats of acrylic emulsion paint on rendered wall surfaces. <u>EXTERNAL BUILDING</u> To Summary	741	m ²	17.00	12,597.00	2,099.50
					12,597.00	2,099.50

Item	Description	Qty	Unit	Unit Price	Amount	USD
	<u>GENERAL ELECTRICAL INSTALLATION (Provisional)</u>					
A	1.5mm² Insulated Cable	12	coil	225.00	2,700.00	450.00
B	2.5mm² Insulated Cable	10	coil	325.00	3,250.00	541.67
C	2.5mm² Earth Wire	5	coil	325.00	1,625.00	270.83
D	4mm² Insulated Cable	8	coil	517.00	4,136.00	689.33
E	6mm² Insulated Cable	2	coil	525.00	1,050.00	175.00
F	16mm² Insulated Cable	1	coil	1,890.00	1,890.00	315.00
G	2 core 1.5mm²flexible wire	1	coil	500.00	500.00	83.33
H	Telephone Cable	4	coil	525.00	2,100.00	350.00

I	T.V. Cable	4	coil	200.00	800.00	133.33
J	4 x 25mm Armoured cable (provisional)	50	m	170.00	8,500.00	1,416.67
	<u>ACCESSORIES</u>					
K	1 gang 2 way switch	15	pcs	35.00	525.00	87.50
L	2 gang 2 way switch	15	pcs	35.00	525.00	87.50
M	3 gang 2 way switch	6	pcs	40.00	240.00	40.00
N	13 Amps Double Socket	84	pcs	45.00	3,780.00	630.00
O	Gate Light	2	pcs	300.00	600.00	100.00
P	Electric Bell with transformer	1	pcs	300.00	300.00	50.00
Q	Wall Light	10	pcs	180.00	1,800.00	300.00
R	Spot Light	24	pcs	180.00	4,320.00	720.00
S	40watts Flourescent Light	6	pcs	120.00	720.00	120.00
	c/fwd				39,361.00	6,560.17

Item	Description	Qty	Unit	Unit Price	Amount	USD
	b/fwd				39,361.00	6,560.17
A	45 Amps A/C Switch	18	pcs	100.00	1,800.00	300.00
B	45 Amps Water Heater Switch	12	pcs	100.00	1,200.00	200.00
C	45 Amps Cooker control unit	6	pcs	300.00	1,800.00	300.00
D	Telephone Jack	6	no	40.00	240.00	40.00
E	TV Areal Outlet	6	no	40.00	240.00	40.00
F	Smoke detector	8	no	600.00	4,800.00	800.00
G	Hand drier	6	no	600.00	3,600.00	600.00
H	Earth Rod	3	no	150.00	450.00	75.00
I	Earth Mart	3	no	300.00	900.00	150.00
J	Heater detector	6	no	500.00	3,000.00	500.00
K	2 x 28 watt diffuser light	10	no	120.00	1,200.00	200.00

L	3 Phase Shacles	1	set	220.00	220.00	36.67
M	1.5hp Air condition unit	30	set	2,500.00	75,000.00	12,500.00
	<u>DISTRIBUTION</u>					
N	8 way 3 phase MCB 100 Amps	3	no	2,250.00	6,750.00	1,125.00
O	Chang over switch 100 Amps	1	no	900.00	900.00	150.00
P	200 Amps TPN	3	no	1,960.00	5,880.00	980.00
Q	Allow for testing and commissioning		Lot		5,000.00	833.33
	Allow the sum of Twenty Eight thousand Ghana Cedis for the supply and installation of copper pipes and armaflex cables for 30 AC units.		Item		28,000.00	4,666.67
S	Allow a sum of Three thousand Ghana Cedis for the electrical works for ceiling fans in all bedrooms.		Item		3,000.00	500.00
T	Ceiling fans	9	nr	290.00	2,610.00	435.00
	<u>GENERAL ELECTRICAL INSTALLATION</u>				185,951.00	30,991.83
	To Summary					

Item	Description	Qty	Unit	Unit Price	Amount	USD
	<u>FENCEWALL</u>					
A	Excavate foundation trench not exceeding, 1000mm deep commencing at ground level.	6	m³	50.00	300.00	50.00
B	Backfill selected excavated material around foundation.	3	m³	20.00	60.00	10.00
C	Spread and level excavated material on compound.	3	m³	20.00	60.00	10.00
D	Reinforced insitu vibrated concrete 1:2:4-20mm aggregate in entrance column gate	3	m³	700.00	2,100.00	350.00
E	16mm diameter iron rods in retaining wall in fence.	137	kg	10.00	1,370.00	228.33
F	8mm diameter stirrups in column	54	kg	10.00	540.00	90.00
G	Sawn formwork to sides of columns	14	m²	120.00	1,680.00	280.00
H	125mm solid sandcrete blockwork in fence wall.	48	m²	75.00	3,600.00	600.00
I	19mm cement and sand (1:4) render to fence wall finish					

	smooth with steel trowel.	276	m²	30.00	8,280.00	1,380.00
J	Prepare and apply three coats of acrylic emulsion paint on rendered wall surfaces.	276	m²	17.00	4,692.00	782.00
K	Prepare and apply three coats of hardgloss oil paint to metal gate surfaces.	24	m²	17.00	408.00	68.00
L	Allow the sum of One Thousand, Five Hundred Ghana Cedis(GH¢ 1,500.00) for fence wall electrical works.		Item		1,500.00	250.00
M	Remolding existing gate into sliding gate with power motor	2	no.	20,000.00	40,000.00	6,666.67
N	Allow the sum of Ten Thousand Ghana Cedis (GH¢ 10,000.00) for the relocation of ECG light pole to allow access drive in		Item		10,000.00	1,666.67
	<u>FENCE WALL</u>				74,590.00	12,431.67
	To Summary					

Item	Description	Qty	Unit	Unit Price	Amount	USD
	<u>LANDSCAPING / PAVING & SEPTIC TANK</u>					
A	Approved imported laterite filling around building well compacted.	94	m ³	75.00	7,050.00	1,175.00
B	50mm thick quarry dust spread and consolidated to receive paving blocks (m/s)	314	m ²	10.00	3,140.00	523.33
C	Prepare and lay damp-proof membrane on laterite filling	314	m ²	15.00	4,710.00	785.00
D	80mm thick paving blocks laid in herring bone pattern on quarry dust bed (m/s)	314	m ²	125.00	39,250.00	6,541.67
E	Spread black soil including manure on garden works.	64	m ²	40.00	2,560.00	426.67
F	Plant Grass and other flowers according to client specifications and maintain for 3 months.	64	m ²	60.00	3,840.00	640.00
G	Garden kerb	70	m	30.00	2,100.00	350.00
H	Allow for Septic tank		Item		15,000.00	2,500.00
	<u>LANDSCAPING / PAVING & SEPTIC TANK</u>				77,650.00	12,941.67
	To Summary					

A	<u>STATUTORY SERVICES</u>					
	Electricity power supply		Item		15,000.00	2,500.00
	B	Water supply line	Item		15,000.00	2,500.00
					30,000.00	5,000.00
	<u>STATUTORY SERVICES</u> To Summary					
Item	Description	Qty	Unit	Unit Price	Amount	USD
	<u>SUMMARY</u>					
	GROUND FLOOR				407,605.00	67,934.17

	FIRST FLOOR			167,093.00	27,848.83
	SECOND FLOOR			284,658.00	47,443.00
	EXTERNAL BUILDING			12,597.00	2,099.50
	GENERAL ELECTRICAL INSTALLATION			185,951.00	30,991.83
	FENCE WALL			74,590.00	12,431.67
	LANSCAPING / PAVING & SEPTIC TANK			77,650.00	12,941.67
	STATUTORY SERVICES			30,000.00	5,000.00
	SUB - TOTAL			1,240,144.00	206,690.67
	Add Preliminaries			86,810.08	14,468.35
	Add Contingencies			86,810.08	14,468.35
	TOTA ESTIMATE			1,413,764.16	235,627.36

[illegible]