

Description	Qty	Unit	Rate	Amount
<u>(00) PRELIMINARIES</u>				
<u>PRELIMINARIES</u>				
Local Authority Fees and utility connections		Item		EXCL
Health & Safety	1	item	500.00	500.00
Scaffolding	1	item	2500.00	2,500.00
Plant & Machinery	1	item	1000.00	1,000.00
Skips and the like	5	nr	500.00	2,500.00
Insurances	1	item	600.00	600.00
Supervision	6	months	600.00	3,600.00
Cleaning	1	item	350.00	350.00
Security	1	item	1250.00	1,250.00
To Collection €				12,300.00

Description	Qty	Unit	Rate	Amount
<u>(00) DEMOLITION AND ALTERATIONS</u>				
<u>DEMOLITION AND ALTERATIONS</u>				
<u>DEMOLITIONS</u>				
<u>Carefully demolish; temporary propping as required; cart away materials</u>				
Demolishing individual structures				
Existing shed	1	Sum	800.00	800.00
Existing extension	1	Sum	2500.00	2,500.00
Demolishing parts of structures				
Existing pitched roof structure	1	item	1680.00	1,680.00
Sundry demolitions	1	item	500.00	500.00
<u>ALTERATIONS</u>				
<u>Creating opes; propping as required</u>				
Creating opes				
5000 x 2700mm	1	item	1200.00	1,200.00
<u>Removing</u>				
Fittings and fixtures				
Existing kitchen	1	item	200.00	200.00
External doors/windows	1	item	250.00	250.00
Miscellaneous joinery	1	item	200.00	200.00
Plumbing and engineering installations				
Services generally	1	item	300.00	300.00
Finishes				
generally	1	item	300.00	300.00
Partitions				
Generally	1	item	100.00	100.00
<u>Building up</u>				
Window ope	1	item	175.00	175.00
To Collection €				8,205.00

E. D. Estimating	(19) SUBSTRUCTURE			
Description	Qty	Unit	Rate	Amount
<u>(19) SUBSTRUCTURE</u>				
<u>EXCAVATION AND EARTHWORK</u>				
EXCAVATION				
<u>Excavation generally</u>				
<u>Strip topsoil</u>	100	m2	3.00	300.00
150mm deep				
Reduced levels				
not exceeding 2.0m deep	27	m3	12.00	324.00
<u>Trenches</u>				
not exceeding 2.0m deep	62	m3	16.00	992.00
<u>Disposal</u>				
water; surface		item		INCL
water; ground		item		INCL
topsoil; on site in temporary spoil heaps for re-use elsewhere	15	m3	6.00	90.00
excavated material; off site	62	m3	33.00	2,046.00
<u>FILLING</u>				
<u>Hardcore Clause 804 or equal approved material in accordance with Engineer's Specification; depositing and compacting in layers 150mm maximum thickness</u>				
to make up levels				
average thickness not exceeding 250mm	23	m3	38.00	874.00
<u>Sides of foundations</u>				
average thickness greater than 250mm	15	m3	38.00	570.00
<u>Surface treatments</u>				
blinding filling; levelling with sand; 50mm thick; compacted	100	m2	2.50	250.00
Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating	BQ/3		To Collection €	5,446.00

E. D. Estimating	(19) SUBSTRUCTURE			
Description	Qty	Unit	Rate	Amount
<u>(19) SUBSTRUCTURE (Cont)</u>				
<u>CONCRETE WORK</u>				
IN-SITU CONCRETE				
<u>Reinforced in-situ concrete; Grade C35W20; vibrated; as per Engineer's specification</u>				
<u>Foundations</u>				
exceeding 150mm thick; reinforced	19	m3	115.00	2,185.00
<u>Beds</u>				
exceeding 150mm thick; reinforced	14	m3	120.00	1,680.00
<u>Screeds</u>				
75mm thick	90	m2	23.00	2,070.00
extra over for polythene layer	90	m2	2.00	180.00
SUNDRIES				
<u>Float finish</u>				
<u>Surface Finishes</u>				
to concrete slab	90	m2	2.50	225.00
REINFORCEMENT				
<u>Reinforcing fabric mesh shall be high yield reinforcing fabric to B.S. 4483 in accordance with the engineer's specification; reference A393; size 200 x 200mm; weighing 6.16kg/m2; minimum laps 400mm; no allowance in measurement for laps; fixed in position with and including all necessary laps, spacers, chairs and tying wire</u>				
<u>Fabric</u>				
horizontal; to foundations	63	m2	9.97	628.11
Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating	BQ/4		To Collection €	6,968.11

Description		Qty	Unit	Rate	Amount
(19) SUBSTRUCTURE (Cont)					
(Cont) CONCRETE WORK					
(Cont) REINFORCEMENT					
<u>Reinforcement fabric mesh to B.S. 4483; reference A142; size 200 x 200mm; weighing 2.22kg/m²; minimum laps 400mm; no allowance in measurement for laps</u>					
<u>Fabric</u>					
horizontal; to beds		90	m2	5.20	468.00
MASTIC ASPHALT, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS					
<u>"RMB Monarflex" RMB 400 or 1200 Visqueen or equal and approved radon barrier Irish Agreement Board Certificate No. 98/0075 - 3rd print: 1999-11-05; laid strictly in accordance with the manufacturers instructions on blinded hardcore base; no allowance for laps</u>					
<u>Damp proofing</u>					
horizontal; exceeding 300mm wide		90	m2	4.74	426.60
vertically; exceeding 300mm wide		21	m2	4.74	99.54
extra over for lapping/sealing around popups including tophats; irrespective of size		5	nr	10.00	50.00
<u>Monarflex or equal approved depressurisation sumps, PVC proprietary collection box, centrally located as indicated on the floor plans; include for protection of radon sump from works over, method at contractor's discretion</u>					
<u>Radon sump; bedding in compacted hardcore with sand blinding</u>					
100 outlets/inlets; square 600 x 600		1	nr	75.00	75.00
extra over for monarflex or equally approved vent caps		1	nr	20.00	20.00
Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating		To Collection €		1,139.14	
				BQ/5	

Description		Qty	Unit	Rate	Amount
(19) SUBSTRUCTURE (Cont)					
BRICKWORK AND BLOCKWORK: BLOCKWORK					
BLOCKWORK					
<u>Solid concrete blocks; I.S.20; size 440 x 215 x 100mm; compressive strength 5N/mm²; stretcher bond; in cement lime and sand mortar (1:1.6) type III as Engineers specification; pointing details to be agreed with architect onsite following sample details</u>					
<u>Walls</u>					
325mm thick in trenches		29	m2	65.00	1,885.00
215mm thick in trenches		27	m2	42.00	1,134.00
ANCILLARIES TO BRICKWORK AND BLOCKWORK					
<u>Damp proof courses: BS 6515 and IS 57; black polythene 2000 gauge; 150mm laps; bedding in cement lime mortar (1:1.6); in accordance with the manufacturers recommendations and the specification</u>					
<u>Damp proofing</u>					
exceeding 225mm wide		25	m2	3.00	75.00
not exceeding 225mm wide		70	m	1.00	70.00
WOODWORK					
IRONWONGERY, ACCESSORIES AND SUNDRIES					
<u>Quinn Therm QF insulation boards; flooring grade; laid on DPM; to Architect's specification</u>					
<u>Thermal; underfloor</u>					
180mm thick laid horizontal		90	m2	27.95	2,515.50
40mm thick; vertical; perimeter insulation externally		42	m	3.28	137.76
Miscellaneous air tightness requirements		1	item	200.00	200.00
Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating		To Collection €		6,017.26	
				BQ/6	

Description	Qty	Unit	Rate	Amount
(19) SUBSTRUCTURE (Cont)				
<u>DRAINAGE</u>				
BELOW GROUND				
<u>Excavating trenches to receive pipes; pipe not exceeding 250mm nominal diameter; grading bottoms; trench side supports; backfilling with clause 804 stone material; compacting in layers not exceeding 225mm thick; disposal of excavated material off site</u>				
Excavating Trenches				
average depth 0.5 – 1.0m	5	m	8.00	40.00
Beds & Surrounds				
<u>Lean-mix concrete; 450mm wide x 300mm deep</u>				
nominal diameter of pipework 100mm	5	m	12.58	62.90
Vertical Casings				
<u>Lean-mix concrete; 450mm wide x 300mm deep</u>				
nominal diameter of pipework 100mm	5	m	12.58	62.90
Pipes				
<u>uPVC ducting, pipes and fittings to radon sumps</u>				
100mm internal diameter pipework in trenches				
horizontal	5	m	4.00	20.00
vertical; short lengths	1	nr	7.00	7.00

Clonlea Lodge Rev.1
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Prepared by E.D. Estimating

BQ/7

To Collection €

192.80

Description	Qty	Unit	Rate	Amount
(19) SUBSTRUCTURE (Cont)				
<u>MECHANICAL INSTALLATIONS</u>				
SUNDRIES AND BUILDERS WORK				
<u>Forming / cutting holes to include all necessary building in of prestressed concrete lintols and making good in all trades</u>				
Forming holes for				
Ducts; through 325mm thick new blockwork rising wall girth < or = 1.00m; rectangular	2	nr	60.00	120.00

Clonlea Lodge Rev.1
Budget Estimate 10.05.16
Prepared by E.D. Estimating

BQ/8

To Collection €

120.00

Description	Qty	Unit	Rate	Amount
<u>(21) EXTERNAL WALLS (Cont)</u>				
(Cont) BRICKWORK AND BLOCKWORK (Cont) ANCILLARIES TO BRICKWORK/BLOCKWORK (Cont) "Hyload" or equivalent DPC to B.S. 7431 black polythene 2000 gauge; to be installed in accordance with B.S. 8215:1991 CP; 150mm laps; welded in accordance with manufacturers instruction bedding in cement, lime and sand mortar (Cont) Damp proof courses lintol level; girth 450mm wallplate level; girth not exceeding 225mm Steelite or similar galvanised insulated lintels; bedding in gauged mortar; minimum bearing 200mm both sides	23	m	2.00	46.00
Lintels L1/S S/K-90 SUNDRIES Ventilation through external walls Allowance for chimney capping and pots Provisional sum for other repairs required regarding rebuilding gable wall	35	m	2.00	70.00
	4	m	100.00	400.00
	9	nr		EXCL
	1	item		EXCL
	1	Sum	1000.00	1,000.00
To Collection €				1,516.00

Clonlea Lodge Rev.1
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Prepared by E.D. Estimating

BQ/11

Description	Qty	Unit	Rate	Amount
<u>(22) INTERNAL WALLS</u>				
CONCRETE WORK				
PRECAST CONCRETE				
Precast concrete units; bedding in gauged mortar; minimum bearing 200mm both sides				
Lintels 100mm wide x 65mm thick Sundries Fireback, fire gatherer, flue	5	m	9.35	46.75
BRICKWORK AND BLOCKWORK BLOCKWORK Solid concrete blocks; I.S.20; size 440 x 215 x 100mm; compressive strength 7.5N/mm2; stretcher bond; in cement line and sand mortar (1:1:6) type III as Engineers specification; pointing details to be agreed with architect onsite following sample details	1	item	600.00	600.00
Walls 100mm thick 450mm thick in chimneys	67	m2	23.00	1,541.00
	7	m2		EXCL
FLOOR, WALL AND CEILING FINISHES				
STUD PARTITIONS				
44 x 100mm timber studs grade C16 at 400mm centres; faced both side with single layer 12.5mm Standard plasterboard; 3mm skim both sides; Rockwool insulation between joists 100mm thick	26	m	169.81	4,415.06
Partitions 2450mm high extra over for door opes extra over for moisture resistant board extra over for abutments, angles, T-junctions, fair ends, etc	6	nr	40.00	240.00
	20	m2	3.00	60.00
	1	item	100.00	100.00
To Collection €				7,002.81

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Prepared by E.D. Estimating

BQ/12

Description		Qty	Unit	Rate	Amount
<u>(23) FLOORS</u>					
<u>CONCRETE WORK</u>					
PRECAST CONCRETE					
Precast concrete wide slab floor units; include hoisting units into position; all in accordance with the Architects & Engineers drawings and specification, to contractors design to meet loads specified by Engineer, to include intumescent filling between units; all necessary temporary supports and propping as required, to include all fixings, dowel bars, drilling, shelf supports etc required to install floor units; all in accordance with Engineers drawings and specification					
Floors					
150mm thick slab		65	m2	40.00	2,600.00
IN SITU CONCRETE					
Concrete fill; 35N10					
Other Items - Edge Beam Infill					
cross sectional area not exceeding 0.10 sq m ; fill voids behind pre-cast units; allow for tying reinforcement to screed		3	m3	175.00	525.00
Prepare and apply 75mm concrete screed (for underfloor heating system); Easycreed or equal; all in accordance with the Engineers drawings and specifications					
Floors					
exceeding 300mm wide		65	m2	22.00	1,430.00
SUNDRIES					
Surface finishes					
powerfloating		65	m2	3.00	195.00
Insulation					
50mm as per Architects specification		65	m2	12.00	780.00
To Collection €					5,530.00

Clonlea Lodge Rev.1
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Prepared by E.D. Estimating

BQ/13

Description		Qty	Unit	Rate	Amount
<u>(23) FLOORS (Cont)</u>					
<u>(Cont) CONCRETE WORK</u>					
<u>(Cont) SUNDRIES</u>					
<u>Polythene</u>					
Standard 1200g		65	m2	2.00	130.00
FORMWORK					
<u>Formwork generally</u>					
Edges of suspended slabs and landings; to screed					
250 - 500 high		33	item	14.00	462.00
REINFORCEMENT					
Bar; links or the like					
H10 L Bar perimeter ties		0.5	t	995.00	497.50
To Collection €					1,089.50

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Prepared by E.D. Estimating

BQ/14

Description		Qty	Unit	Rate	Amount
(27) ROOFS (Cont)					
(Cont) WOODWORK					
(Cont) IRONWONGERY, ASSESSORIES AND SUNDRIES					
<u>Strap; approved standard L- shaped pattern; 30 x 5 x 1000mm long flat section; fixed at a maximum of 1200mm centres; once bent; nailed to wallplate, plugged and screwed to blockwork/concrete backgrounds</u>					
Wall plate straps		35	nr	5.50	192.50
<u>Wellhofer airtighty hatch; insulated complete with access ladder</u>					
Access Hatch					
750 x 1250		1	nr	300.00	300.00
<u>Sundries</u>					
Miscellaneous plates and fixings		1	item	150.00	150.00
<u>FLAT ROOF</u>					
<u>WOODWORK</u>					
STRUCTURAL AND FIRST FIXINGS					
<u>White deal, Grade C16; sawn; pressure impregnated with preservative; in accordance with the specification</u>					
<u>Carcassing</u>					
44 x 200mm in joists		65	m	7.78	505.70
44 x 225mm in bridging		22	m	9.28	204.16
ex 50 x 100mm in firing pieces		65	m	5.50	357.50
BOARDING AND SECOND FIXINGS					
<u>18mm WBP plywood; fixed to timber framework</u>					
<u>Coverings</u>					
exceeding 300mm wide		26	m2	19.50	507.00
To Collection €				2,216.86	

Clonlea Lodge Rev.1

Budget Estimate 10.05.16

Prepared by E.D. Estimating

BQ/17

Description		Qty	Unit	Rate	Amount
(27) ROOFS (Cont)					
(Cont) WOODWORK					
(Cont) BOARDING AND SECOND FIXINGS					
<u>(Cont) 18mm WBP plywood; fixed to timber framework</u>					
<u>(Cont) Coverings</u>					
extra over for vapour barrier		26	m2	6.00	156.00
<u>Upstands / Fascia</u>					
not exceeding 300mm wide		53	m	8.58	454.74
IRONWONGERY, ASSESSORIES AND SUNDRIES					
<u>Galvanised fixings</u>					
<u>Accessories</u>					
Miscellaneous plates and connections, joist hangers, skylight brackets		1	item	300.00	300.00
<u>Kingspan Thermapitch TP10 insulation between joists</u>					
<u>Insulation; Thermal</u>					
150mm thick		26	m2	24.79	644.54
SUNDRIES					
Sundry insulation at junctions / valleys		1	item	200.00	200.00
<u>FEATURE PROJECTION</u>					
COMPOSITE ITEM					
Allow to form dormer walls, cheeks, face, etc in 175 x 50mm studwork; insulated fully with Rockwool mineral wool; vapour check and 18mm OSB externally to take render finish (measured elsewhere); 72.5mm Quinnterm insulated dry-lining internally with Intello Plus breather membrane; 3mm skim					
		1	item	1500.00	1,500.00
To Collection €				3,255.28	

Clonlea Lodge Rev.1

Budget Estimate 10.05.16

Prepared by E.D. Estimating

BQ/18

Description		Qty	Unit	Rate	Amount
(28) FRAME					
CONCRETE WORK					
IN-SITU CONCRETE					
Reinforced in-situ concrete; Grade C30N /37U.N.O. to BS8110; vibrated; as per Engineer's specification; formwork as required					
Bearing pads					
215 x 215 x 440mm		4	nr	65.00	260.00
STRUCTURAL STEELWORK					
FABRICATED MEMBERS					
Structural steelwork; in accordance with Structural Engineers Specification notes and Structural Engineers drawings; including all necessary fixings,welding, bolting and drilling; including all necessary corrosion protection; all in accordance with the Engineers Drawings and Specification					
UC / UB / SHS					
25kg/m - 50kg/m member profile (provisional)		1.5	tonne	2750.00	4,125.00

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Prepared by E.D. Estimating

BQ/19

To Collection €

4,385.00

Description		Qty	Unit	Rate	Amount
(31) EXTERNAL WALL COMPLETIONS					
EXTERNAL WINDOWS AND DOORS					
DOUBLE GLAZED JOINERY					
Allow a PC Sum of €25,000 for the supply and fit of external windows and doors					
Windows and doors					
Supplied and fitted		1	Sum	25000.00	25,000.00
Overheads and profit		0.1	%	25000.00	2,500.00
General attendances		1	item		INCL
Special attendances		1	item		INCL
Isocell Airstop Flex airtight membranes; fixed to all junctions of cill, head and reveals					
Airtightness					
Supplied and fitted		1	item	350.00	350.00
WOODWORK					
BOARDING AND SECOND FIXINGS					
Softwood; 32mm thick window board with moulding					
175mm deep		23	m	16.00	368.00
PAINTING AND DECORATING					
PAINTING					
Priming; two undercoats and finishing coats					
Window boards					
not exceeding 300mm wide		23	m	7.00	161.00

Clonlea Lodge Rev.1
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Prepared by E.D. Estimating

BQ/20

To Collection €

28,379.00

Description		Qty	Unit	Rate	Amount
(41) EXTERNAL WALL FINISHES					
FLOOR, WALL AND CEILING FINISHINGS					
INSITU FINISHES					
<i>Sand and cement finish; 25mm thick cement and sand render in three number coats; scud coat in cement and sand 1:3; containing approved bonding agent applied in accordance with manufacturers instructions; two coat cement sand lime 1:1:6; including approved waterproofer; to blockwork wall; externally</i>					
Walls					
exceeding 300mm wide		185	m2	28.00	5,180.00
exceeding 300mm wide (rebuilding existing gable)		36	m2	28.00	1,008.00
extra over for work to chimneys		10	m2		EXCL
Reveals					
not exceeding 300mm wide		48	m	12.00	576.00
Plinth					
not exceeding 300mm wide		35	m	14.00	490.00
PAINTING AND DECORATING					
PAINTING					
<i>Prepare; Dulux or other equal and approved; apply one coat sealer, two undercoats and one coat silk emulsion finishing coat; selected colour; all in accordance with manufacturers instructions and Architects specification</i>					
Walls					
exceeding 300mm wide		221	m2	10.00	2,210.00
Reveals					
not exceeding 300mm wide		109	m	5.00	545.00
Plinth					
not exceeding 300mm wide		57	m	6.00	342.00

Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating	BQ/23	To Collection €	10,351.00
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Description		Qty	Unit	Rate	Amount
(41) EXTERNAL WALL FINISHES (Cont)					
(Cont) PAINTING AND DECORATING					
SUNDRIES					
<i>Allow a provisional sum of €2,000 for metal cladding finish to feature bay window</i>		1	Sum	2000.00	2,000.00

Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating	BQ/24	To Collection €	2,000.00
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Description	Qty	Unit	Rate	Amount
<u>(42) INTERNAL WALL FINISHES</u>				
FLOOR, WALL AND CEILING FINISHES				
INSITU FINISHES				
<u>In-situ finishes; sand and cement finish; 12.5mm thick cement and sand render in two number coats; scud coat in cement and sand 1:3; containing approved bonding agent applied in accordance with manufacturers instructions; one coat cement sand lime 1:1:6; including approved waterproofer; to blockwork base</u>				
<u>Walls</u>				
exceeding 300mm wide (internal blockwork walls only)	111	m2	16.50	1,831.50
exceeding 300mm wide (internal face of external walls)	149	m2	16.50	2,458.50
exceeding 300mm wide (rebuilding existing gable)	36	m2	16.50	594.00
<u>Reveals</u>				
not exceeding 300 wide	48	m	7.00	336.00
TILE, SLAB AND MOSAIC FINISHES				
<u>Allow a PC Sum of e25/m2 for the supply of tiles, adhesive and grout; contractor to allow for all labour and trims</u>				
<u>Wall tiles</u>				
exceeding 300mm wide	43	m2	60.25	2,590.75
<u>PAINTING AND DECORATING</u>				
<u>PAINTING</u>				
<u>Prepare; Dulux or other equal and approved; apply one coat sealer, two undercoats and one coat silk emulsion finishing coat; selected colour; all in accordance with manufacturers instructions and Architects specification</u>				
<u>Walls</u>				
exceeding 300mm wide	307	m2	6.00	1,842.00
To Collection €				9,652.75

Description	Qty	Unit	Rate	Amount
<u>(42) INTERNAL WALL FINISHES (Cont)</u>				
<u>(Cont) PAINTING AND DECORATING</u>				
<u>(Cont) PAINTING</u>				
<u>(Cont) Prepare; Dulux or other equal and approved; apply one coat sealer, two undercoats and one coat silk emulsion finishing coat; selected colour; all in accordance with manufacturers instructions and Architects specification</u>				
<u>(Cont) Walls</u>				
not exceeding 300mm wide	48	m	3.75	180.00
To Collection €				180.00

Description	Qty	Unit	Rate	Amount
<u>(43) FLOOR FINISHES</u>				
<u>WOODWORK</u>				
<u>BOARDING AND SECOND FIXINGS</u>				
<u>Allow a PC Sum of €60 euros per m2 for the supply of engineered timber flooring; contractor to fit and provide underlay and glue where required</u>				
<u>Floors</u>				
<u>exceeding 300mm wide</u>	86	m2	84.30	7,249.80
<u>Pine/MDF; moulded profile; plugged and screwed</u>				
<u>Second fixings</u>				
<u>25 x 125mm high</u>	99	m	11.00	1,089.00
<u>FLOOR, WALL AND CEILING FINISHES</u>				
<u>TILE, SLAB AND MOSAIC FINISHES</u>				
<u>Allow a PC Sum of €60/m2 for the supply of tiles, adhesive and grout; contractor to allow for all labour and trims</u>				
<u>Floor tiles</u>				
<u>exceeding 300mm wide</u>	59	m2	102.60	6,053.40
<u>PAINTING AND DECORATING</u>				
<u>PAINTING</u>				
<u>Priming; two undercoats and finishing coats</u>				
<u>Skirtings</u>				
<u>not exceeding 300mm wide</u>	99	m	5.00	495.00

Clonlea Lodge Rev.1
Budget Estimate 10.05.16
Prepared by E.D. Estimating

BQ/27

Description	Qty	Unit	Rate	Amount
(45) CEILING FINISHES				
FLOOR, WALL AND CEILING FINISHINGS				
BOARD FINSHES				
<u>Standard 12.5mm thick plasterboard and insulation; butt joints; tape and fill joints; fixing to timber grounds</u>				
Ceilings				
exceeding 300mm wide; horizontal (GF)	64	m2	9.50	608.00
exceeding 300mm wide; horizontal (1F)	64	m2	9.50	608.00
extra over for providing one layer of Pro-Clima Intello Plus airtightness membrane to all ceilings; include for all necessary seals	128	m2	6.00	768.00
<u>Quinntherm Kraft 72.5mm thick insulated plasterboard; butt joints; tape and fill joints; fixing to timber grounds with mushroom fixings as required; all in accordance with manufacturers recommendations</u>				
Ceilings				
exceeding 300mm wide; sloping	26	m2	20.00	520.00
extra over for providing one layer of Pro-Clima Intello Plus airtightness membrane to all ceilings; include for all necessary seals	26	m2	6.00	156.00
IN-SITU FINISHES				
<u>Plaster; to plasterboard base; skim coat of Gypweld bonding plaster; 3mm thick; single coat; trowelled</u>				
Ceilings				
exceeding 300mm wide	154	m2	9.50	1,463.00

Clonlea Lodge Rev.1
Budget Estimate 10.05.16
Prepared by E.D. Estimating

BQ/28

Description	Qty	Unit	Rate	Amount
(45) CEILING FINISHES (Cont)				
<u>PAINTING AND DECORATING</u>				
<u>PAINTING</u>				
<u>Prepare; Dulux or other equal and approved; apply one coat sealer, two undercoats and one coat silk emulsion finishing coat; selected colour; all in accordance with manufacturers instructions and Architects specification</u>				
<u>Ceilings</u>				
exceeding 300mm wide	154	m2	6.00	924.00

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Budget Estimate 10.05.16
Prepared by E.D. Estimating

BQ/29

Description	Qty	Unit	Rate	Amount
<u>(47) ROOF FINISHES</u>				
<u>PITCHED ROOF</u>				
<u>WOODWORK</u>				
BOARDING AND SECOND FIXINGS				
<u>Powdercoated aluminium; white; fixed to and including 19mm WBP plywood fixed to rafters</u>				
<u>Fascia</u>				
not exceeding 300mm wide	41	m	25.90	1,061.90
<u>Soffit</u>				
not exceeding 300mm wide	41	m	25.90	1,061.90
extra over for Glidevale RV rafter ventilators at appropriate centres	41	m	5.00	205.00
<u>ROOFING CLADDING AND WATERPROOFING</u>				
<u>SLATE AND TILE COVERINGS</u>				
<u>Lagan Building Systems 450x290mm 'Snowdon' slate-effect clay roof tiles; on and including 44x25 impregnated battens @ 350mm centres double-fixed with non-ferrous nails; on Tegral Venter HT spun-bonded polyester underlay with min. 150mm laps, with 50mm clear ventilation gap below; laid over rafters</u>				
<u>Coverings</u>				
sloping; not exceeding 45 degrees; exceeding 300mm wide	100	m2	46.00	4,600.00
<u>Lagan Elite range</u>				
<u>Ridges/Hips</u>				
ridge cappings	11	m	29.85	328.35
<u>Leadwork; code 5</u>				
<u>Flashings</u>				
Soakers and trays to chimneys	1	item	350.00	350.00

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BQ/30

Description		Qty	Unit	Rate	Amount
<u>(59) MECHANICAL INSTALLATION</u>					
<u>MECHANICAL INSTALLATION</u>					
PC SUM					
Allow a PC Sum of €14,000 for the mechanical installation complete		1	Sum	14000.00	14,000.00
Allow a PC Sum of €6,000 for the heat recovery ventilation complete		1	Sum	6000.00	6,000.00
Allow a PC Sum of €4,500 for the solar installation complete		1	Sum	4500.00	4,500.00
profit		0.1	%	24500.00	2,450.00
other charges required by the contractor, associated with the employment of nominated subcontractor		1	item		INCL
general and special attendances		1	Item		INCL
BUILDERS WORK					
Builders work in association with the mechanical installation		1	Item	350.00	350.00

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BQ/33

To Collection €

27,300.00

Description		Qty	Unit	Rate	Amount
<u>(69) ELECTRICAL INSTALLATION</u>					
<u>ELECTRICAL INSTALLATION</u>					
PC SUM					
Allow a PC Sum of €9,000 for the electrical installation complete		1	Sum	9000.00	9,000.00
profit		0.1	%	9000.00	900.00
other charges required by the contractor, associated with the employment of nominated subcontractor			item		
general and special attendances			Item		
BUILDERS WORK					
Builders work in association with the electrical installation		1	Item	250.00	250.00

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BQ/34

To Collection €

10,150.00

Description		Qty	Unit	Rate	Amount
<u>(79) BUILDING FITTINGS</u>					
<u>BUILDING FITTINGS</u>					
<u>PC SUMS</u>					
<u>Provide the following Prime Cost Sum for works to be carried out by a Nominated Sub-Contractor; Supply & Fit</u>					
<u>Kitchen Joinery</u>					
seven thousand euro	1	Sum		10000.00	10,000.00
profit	0.1	%		10000.00	1,000.00
other charges required by the contractor, associated with the employment of nominated subcontractor		item			
general and special attendances		Item			
<u>Utility Joinery</u>					
two thousand and five hundred euro	1	Sum		2000.00	2,000.00
profit	0.1	%		2000.00	200.00
other charges required by the contractor, associated with the employment of nominated subcontractor		item			
general and special attendances		Item			
<u>Wardrobes</u>					
two thousand euro	1	Sum		4000.00	4,000.00
profit	0.1	%		4000.00	400.00
other charges required by the contractor, associated with the employment of nominated subcontractor		item			
general and special attendances		Item			
<u>Stove and fire surround</u>					
three thousand euro	1	Sum		5000.00	5,000.00
profit	0.1	%		5000.00	500.00
other charges required by the contractor, associated with the employment of nominated subcontractor		item			
To Collection €				23,100.00	

Clonlea Lodge Rev.1

Budget Estimate 10.05.16

Prepared by E.D. Estimating

BQ/35

Description		Qty	Unit	Rate	Amount
<u>(79) BUILDING FITTINGS (Cont)</u>					
<u>(Cont) BUILDING FITTINGS</u>					
<u>(Cont) PC SUMS</u>					
<u>(Cont) Provide the following Prime Cost Sum for works to be carried out by a Nominated Sub-Contractor; Supply & Fit</u>					
<u>(Cont) Stove and fire surround</u>					
general and special attendances		Item			
<u>Sundries</u>					
White goods		item			EXCL
Furniture and loose fittings		item			EXCL
Curtains/Curtain Rails		item			EXCL
Window seats or any other specialist joinery		item			EXCL
<u>Supply only (fitting included in other trades)</u>					
Sanitary ware					
three thousand five hundred euro	1	Sum		9000.00	9,000.00
profit	0.1	%		9000.00	900.00
other charges required by the contractor, associated with the employment of nominated subcontractor		item			
general and special attendances		Item			
To Collection €				9,900.00	

Clonlea Lodge Rev.1

Budget Estimate 10.05.16

Prepared by E.D. Estimating

BQ/36

E.D. Estimating		(40) EXTERNAL WORKS			
Description	Qty	Unit	Rate	Amount	
<u>(40) EXTERNAL WORKS</u>					
EXTERNAL WORKS					
PROVISIONAL SUM					
Allow a provisional sum of €7,000 for external works yet to be detailed	1	Sum	7000.00	7,000.00	
To Collection €				7,000.00	
Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating				BQ/37	

E.D. Estimating		Subtotal Excl. VAT – House			
Description	Qty	Unit	Rate	Amount	
<u>Subtotal Excl. VAT – House</u>					
Amount from summary level.				282,874.00	
To Collection €				NIL	
Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating				BQ/38	

Description		Qty	Unit	Rate	Amount
<u>(00) PRELIMINARIES</u>					
<u>PRELIMINARIES</u>					
Local Authority Fees and utility connections			Item		EXCL
Health & Safety		1	item	300.00	300.00
Scaffolding		1	item	1200.00	1,200.00
Plant & Machinery		1	item	500.00	500.00
Skips and the like		2	nr	500.00	1,000.00
Insurances		1	item	400.00	400.00
Supervision		3	months	600.00	1,800.00
Cleaning		1	item	250.00	250.00
Security		1	item	750.00	750.00
To Collection €					
				BQ/39	6,200.00

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BQ/40

Clonlea Lodge Rev.1
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Prepared by E.D. Estimating

To Collection €

1,562.00

Description		Qty	Unit	Rate	Amount
<u>(19) SUBSTRUCTURE</u>					
<u>EXCAVATION AND EARTHWORK</u>					
<u>EXCAVATION</u>					
<u>Excavation generally</u>					
Stip topsoil		30	m2	3.00	90.00
150mm deep					
Reduced levels					
not exceeding 2.0m deep		8	m3	12.00	96.00
Trenches					
not exceeding 2.0m deep		13	m3	16.00	208.00
Disposal					
water; surface			item		INCL
water; ground			item		INCL
topsoil; on site in temporary spoil heaps for re-use elsewhere		5	m3	6.00	30.00
excavated material; off site		21	m3	33.00	693.00
<u>FILLING</u>					
<u>Hardcore Clause 804 or equal approved material in accordance with Engineer's Specification; depositing and compacting in layers 150mm maximum thickness</u>					
to make up levels					
average thickness not exceeding 250mm		7	m3	38.00	266.00
Sides of foundations					
average thickness greater than 250mm		3	m3	38.00	114.00
Surface treatments					
blinding filling; levelling with sand; 50mm thick; compacted		26	m2	2.50	65.00
To Collection €					
				BQ/40	1,562.00

Description	Qty	Unit	Rate	Amount
(19) SUBSTRUCTURE (Cont)				
BRICKWORK AND BLOCKWORK: BLOCKWORK				
BLOCKWORK				
<u>Solid concrete blocks; I.S.20; size 440 x 215 x 100mm; compressive strength 5N/mm²; stretcher bond; in cement lime and sand mortar (1:1:6) type III as Engineers specification; pointing details to be agreed with architect onsite following sample details</u>				
<u>Walls</u>				
325mm thick in trenches	10	m ²	65.00	650.00
ANCILLARIES TO BRICKWORK AND BLOCKWORK				
<u>Damp proof courses; BS 6515 and IS 57; black polythene 2000 gauge; 150mm laps; bedding in cement lime mortar (1:1:6); in accordance with the manufacturers recommendations and the specification</u>				
<u>Damp proofing</u>				
exceeding 225mm wide	6	m ²	3.00	18.00
not exceeding 225mm wide	15	m	1.00	15.00
WOODWORK				
IRONMONGERY, ACCESSORIES AND SUNDRIES				
<u>Quinn Therm QF insulation boards; flooring grade; laid on DPM; to Architect's specification</u>				
<u>Thermal; underfloor</u>				
180mm thick laid horizontal	26	m ²	27.95	726.70
40mm thick; vertical; perimeter insulation externally	21	m	3.28	68.88
Miscellaneous air tightness requirements	1	item	100.00	100.00
To Collection €				1,578.58

Clonlea Lodge Rev.1

Budget Estimate 10.05.16

Prepared by E.D. Estimating

BQ/43

To Collection €

1,578.58

Description	Qty	Unit	Rate	Amount
(19) SUBSTRUCTURE (Cont)				
DRAINAGE				
BELOW GROUND				
<u>Excavating trenches to receive pipes; pipe not exceeding 250mm nominal diameter; grading bottoms; trench side supports; backfilling with clause 804 stone material; compacting in layers not exceeding 225mm thick; disposal of excavated material off site</u>				
Excavating Trenches				
average depth 0.5 - 1.0m	5	m	8.00	40.00
Beds & Surrounds				
<u>Lean-mix concrete; 450mm wide x 300mm deep</u>				
nominal diameter of pipework 100mm	5	m	12.58	62.90
Vertical Casings				
<u>Lean-mix concrete; 450mm wide x 300mm deep</u>				
nominal diameter of pipework 100mm	5	m	12.58	62.90
Pipes				
<u>uPVC ducting, pipes and fittings to radon sumps</u>				
<u>100mm internal diameter pipework in trenches</u>				
horizontal	5	m	4.00	20.00
vertical; short lengths	1	nr	7.00	7.00
To Collection €				192.80

Clonlea Lodge Rev.1

Budget Estimate 10.05.16

Prepared by E.D. Estimating

BQ/44

To Collection €

192.80

Description	Qty	Unit	Rate	Amount
<u>(19) SUBSTRUCTURE (Cont)</u>				
<u>MECHANICAL INSTALLATIONS</u>				
SUNDRIES AND BUILDERS WORK				
<u>Forming / cutting holes to include all necessary building in of prestressed concrete lintols and making good in all trades</u>				
<u>Forming holes for</u>				
Ducts; through 325mm thick new blockwork rising wall girth < or = 1.00m; rectangular	1	nr	60.00	60.00
Tying in				
To existing foundations	2	nr	85.00	170.00

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Prepared by E.D. Estimating

BQ/45

To Collection €

230.00

Description	Qty	Unit	Rate	Amount
<u>(21) EXTERNAL WALLS</u>				
<u>CONCRETE WORK</u>				
PRECAST CONCRETE				
<u>Spanlite lintel; bedding in gauged mortar; minimum bearing 200mm both sides</u>				
<u>Lintels</u>				
100mm wide x 65mm thick	3	m	13.00	39.00
<u>Cills</u>				
325 x 150mm	2	m	30.00	60.00
<u>BRICKWORK AND BLOCKWORK</u>				
BLOCKWORK				
<u>Solid concrete blocks; I.S.20; size 440 x 215 x 100mm; compressive strength 5N/mm2; stretcher bond; in cement lime and sand mortar (1:1:6) type IIR as Engineers specification; pointing details to be agreed with architect onsite following sample details</u>				
<u>Walls</u>				
100mm thick; in skins of cavity walls	40	m2	23.00	920.00
ANCILLARIES TO BRICKWORK/BLOCKWORK				
<u>Forming cavities between new walls; stainless steel vertical twist fishtail wall ties to I.S. 268; building into 100mm blockwork/brickwork external leaf and 100mm blockwork internal leaf; integral insulation retaining clip; Full-fill Eco-bead platinum insulation; Ancon Teplo Tie "Basalt Fibre" wall tiesfixing at maximum 750mm centres horizontally and 450mm staggered centres vertically</u>				
<u>Forming cavities</u>				
200mm wide	20	m2	28.68	573.60

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Prepared by E.D. Estimating

BQ/46

To Collection €

1,592.60

Description	Qty	Unit	Rate	Amount
(21) EXTERNAL WALLS (Cont)				
(Cont) BRICKWORK AND BLOCKWORK				
(Cont) ANCILLARIES TO BRICKWORK/BLOCKWORK				
<u>Closing cavities at ends with insulated proprietary closers; Xtratherm Close-R; additional wall ties at 225mm vertical centres; including 25mm thick expanded polystyrene fixed vertically</u>				
<u>Closing cavities</u>				
200mm wide	8	m	13.90	111.20
<u>Closing cavities at top of with slate / block on flat</u>				
<u>Closing cavities</u>				
200mm wide	15	m	14.00	210.00
<u>"Hyload" or equivalent DPC to B.S. 7431 black polythene 2000 gauge; to be installed in accordance with B.S. 8215:1991 CP; 150mm laps; welded in accordance with manufacturers instruction bedding in cement, lime and sand mortar</u>				
<u>Damp proof courses</u>				
<u>vertical; to door and window jambs; girth 225 - 450mm</u>	8	m	2.00	16.00
<u>cavity tray; girth 450mm; dressing under and behind cills</u>	2	m	5.00	10.00
<u>lintol level; girth 450mm</u>	8	m	2.00	16.00
<u>wallplate level; girth not exceeding 225mm</u>	15	m	2.00	30.00
SUNDRIES				
<u>Ventilation through external walls</u>	2	nr		EXCL
Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating	To Collection €			393.20
BQ/47				

Description	Qty	Unit	Rate	Amount
(22) INTERNAL WALLS				
FLOOR, WALL AND CEILING FINISHES				
STUD PARTITIONS				
<u>44 x 100mm timber studs grade C16 at 400mm centres; faced both side with single layer 12.5mm Standard plasterboard; 3mm skim both sides; Rockwool insulation between joists 100mm thick</u>				
<u>Partitions</u>				
2450mm high	12	m	169.81	2,037.72
<u>extra over for door opes</u>	2	nr	40.00	80.00
<u>extra over for moisture resistant board</u>	29	m2	3.00	87.00
<u>extra over for abutments, angles, T-junctions, fair ends, etc</u>	1	item	50.00	50.00
Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating	To Collection €			2,254.72
BQ/48				

E.D. Estimating		(27) ROOFS			
Description		Qty	Unit	Rate	Amount
<u>(27) ROOFS</u>					
<u>PITCHED ROOF</u>					
<u>WOODWORK</u>					
STRUCTURAL AND FIRST FIXINGS					
<u>White deal, Grade C16; sawn; pressure impregnated with preservative; in accordance with the specification</u>					
Carcassing; main roof					
75 x 100mm in wall plate	16	m	12.50	200.00	
50 x 175mm in rafters at 400mm centres	135	m	8.21	1,108.35	
44 x 225mm in ridge boards	17	m	12.00	204.00	
44 x 225mm in ceiling joists at 400mm centres	100	m	8.69	869.00	
44 x 225mm in bridging	34	m	10.19	346.46	
IRONMONGERY, ACCESSORIES AND SUNDRIES					
Rockwool or similar; 2nr. layers of 150 + 100mm thick laid perpendicular; 1st layer fitted between joists; second layer fitted over joists					
Insulation; thermal					
250mm thick	28	m2	14.00	392.00	
<u>Strap; approved standard L- shaped pattern; 30 x 5 x 1000mm long flat section; fixed at a maximum of 1200mm centres; once bent; nailed to wallplate, plugged and screwed to blockwork/concrete backgrounds</u>					
Wall plate straps	16	nr	5.50	88.00	
<u>Sundries</u>					
Miscellaneous plates and fixings	1	item	150.00	150.00	

E.D. Estimating		(28) FRAME			
Description		Qty	Unit	Rate	Amount
<u>(28) FRAME</u>					
<u>CONCRETE WORK</u>					
<u>IN-SITU CONCRETE</u>					
<u>Reinforced in-situ concrete; Grade C30N /37U.N.O. to BS8110; vibrated; as per Engineer's specification; formwork as required</u>					
<u>Bearing pads</u>					
215 x 215 x 440mm	4	nr	65.00	260.00	
<u>STRUCTURAL STEELWORK</u>					
<u>FABRICATED MEMBERS</u>					
<u>Structural steelwork; in accordance with Structural Engineers Specification notes and Structural Engineers drawings; including all necessary fixings,welding, bolting and drilling; including all necessary corrosion protection; all in accordance with the Engineers Drawings and Specification</u>					
<u>UC / UB / SHS</u>					
25kg/m - 50kg/m member profile (provisional)	1	tonne	2750.00	2,750.00	

Description		Qty	Unit	Rate	Amount
<u>(31) EXTERNAL WALL COMPLETIONS</u>					
<u>EXTERNAL WINDOWS AND DOORS</u>					
<u>DOUBLE GLAZED JOINERY</u>					
<u>Allow a PC Sum of €8,000 for the supply and fit of external windows and doors</u>					
<u>Windows and doors</u>					
<u>Supplied and fitted (new extension only)</u>					
		1	Sum	8000.00	8,000.00
<u>Overheads and profit</u>		0.1	%	8000.00	800.00
<u>General attendances</u>			item		INCL
<u>Special attendances</u>			item		INCL
<u>Isocell Airstop Flex airtight membranes; fixed to all junctions of cill, head and reveals</u>					
<u>Airtightness</u>					
<u>Supplied and fitted</u>		1	item	150.00	150.00
<u>WOODWORK</u>					
<u>BOARDING AND SECOND FIXINGS</u>					
<u>Softwood; 32mm thick window board with moulding</u>					
<u>175mm deep</u>		2	m	16.00	32.00
<u>PAINTING AND DECORATING</u>					
<u>PAINTING</u>					
<u>Priming; two undercoats and finishing coats</u>					
<u>Window boards</u>		7	m	7.00	49.00
<u>not exceeding 300mm wide</u>					
				To Collection €	9,031.00

Description		Qty	Unit	Rate	Amount
<u>(32) INTERNAL WALL COMPLETIONS</u>					
<u>WOODWORK</u>					
<u>STRUCTURAL AND FIRST FIXINGS</u>					
<u>White deal, Grade C16; sawn; pressure impregnated with preservative; in accordance with the specification</u>					
<u>Door frames</u>					
<u>100 x 50mm</u>		11	m	8.00	88.00
<u>BOARDING AND SECOND FIXINGS</u>					
<u>MDF; square edge profile; fixed to floor frame</u>					
<u>Architraves</u>					
<u>75 x 16mm</u>		21	m	9.00	189.00
<u>COMPOSITE ITEMS</u>					
<u>Four-panel single door; allow a PC Sum of €125 for supply of door; allow a PC Sum of €25 for ironmongery; pre-finished</u>					
<u>Doors</u>					
<u>single; 900 x 2100mm</u>		2	nr	235.00	470.00
<u>PAINTING AND DECORATING</u>					
<u>PAINTING</u>					
<u>Priming; two undercoats and finishing coats</u>					
<u>Second fixings</u>					
<u>not exceeding 300mm wide</u>		32	m	5.00	160.00
				To Collection €	907.00

Description		Qty	Unit	Rate	Amount
<u>(37) ROOF COMPLETIONS</u>					
WOODWORK					
COMPOSITE ITEM					
Velux GGL 3050; centre-pivot; pine; double glazed; flashing kits and collars					
Rooflights					
MR06; 780 x 1180mm		3	nr	750.00	2,250.00
Clonlea Lodge Rev.1		To Collection €			2,250.00

[illegible]

Description	Qty	Unit	Rate	Amount
<u>(42) INTERNAL WALL FINISHES</u>				
<u>FLOOR, WALL AND CEILING FINISHES</u>				
INSITU FINISHES				
<i>In-situ finishes; sand and cement finish; 12.5mm thick cement and sand render in two number coats; scud coat in cement and sand 1:3; containing approved bonding agent applied in accordance with manufacturers instructions; one coat cement sand lime 1:1:6; including approved waterproofer; to blockwork base</i>				
Walls				
exceeding 300mm wide (internal face of external walls)	20	m2	16.50	330.00
Reveals				
not exceeding 300 wide	16	m	7.00	112.00
TILE, SLAB AND MOSAIC FINISHES				
<i>Allow a PC Sum of e25/m2 for the supply of tiles, adhesive and grout; contractor to allow for all labour and trims</i>				
Wall tiles				
exceeding 300mm wide	8	m2	60.25	482.00
<u>PAINTING AND DECORATING</u>				
PAINTING				
<i>Prepare; Dulux or other equal and approved; apply one coat sealer, two undercoats and one coat silk emulsion finishing coat; selected colour; all in accordance with manufacturers instructions and Architects specification</i>				
Walls				
exceeding 300mm wide	65	m2	6.00	390.00
not exceeding 300mm wide	16	m	3.75	60.00
Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating	To Collection €		1,374.00	

Description	Qty	Unit	Rate	Amount
<u>(42) INTERNAL WALL FINISHES (Cont)</u>				
<u>(Cont) PAINTING AND DECORATING</u>				
SUNDRIES				
Acrylic splashback to kitchen; supplied and fitted	1	item	250.00	250.00
Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating	To Collection €		250.00	

E.D. Estimating		(43) FLOOR FINISHES		
Description	Qty	Unit	Rate	Amount
<u>(43) FLOOR FINISHES</u>				
<u>WOODWORK</u>				
BOARDING AND SECOND FIXINGS				
<i>Allow a PC Sum of €40/m2 for the supply of engineered timber flooring; contractor to fit and provide underlay and glue where required</i>				
<u>Floors</u>				
<i>exceeding 300mm wide</i>	22	m2	61.20	1,346.40
<i>Pine/MDF; moulded profile; plugged and screwed</i>				
<i>Second fixings</i>				
<i>25 x 125mm high</i>	20	m	11.00	220.00
FLOOR, WALL AND CEILING FINISHES				
TILE, SLAB AND MOSAIC FINISHES				
<i>Allow a PC Sum of €40/m2 for the supply of tiles, adhesive and grout; contractor to allow for all labour and trims</i>				
<u>Floor tiles</u>				
<i>exceeding 300mm wide</i>	15	m2	78.40	1,176.00
<u>PAINTING AND DECORATING</u>				
PAINTING				
<i>Priming; two undercoats and finishing coats</i>				
<u>Skirtings</u>				
<i>not exceeding 300mm wide</i>	20	m	5.00	100.00
			To Collection €	2,842.40

E.D. Estimating		(45) CEILING FINISHES			(45) CEILING FINISHES
Description	Qty	Unit	Rate	Amount	
<u>(45) CEILING FINISHES</u>					
<u>FLOOR, WALL AND CEILING FINISHINGS</u>					
BOARD FINISHES					
<u>Standard 12.5mm thick plasterboard and insulation; butt joints; tape and fill joints; fixing to timber grounds</u>					
Ceilings					
exceeding 300mm wide; horizontal (GF)	30	m2	9.50	285.00	
extra over for providing one layer of Pro-Clima Intello Plus airtightness membrane to all ceilings; include for all necessary seals	30	m2	6.00	180.00	
IN-SITU FINISHES					
<u>Plaster; to plasterboard base; skim coat of Gypweld bonding plaster; 3mm thick; single coat; trowelled</u>					
Ceilings					
exceeding 300mm wide	30	m2	9.50	285.00	
<u>PAINTING AND DECORATING</u>					
PAINTING					
<u>Prepare; Dulux or other equal and approved; apply one coat sealer, two undercoats and one coat silk emulsion finishing coat; selected colour; all in accordance with manufacturers instructions and Architects specification</u>					
Ceilings					
exceeding 300mm wide	30	m2	6.00	180.00	
Cionlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating				To Collection € 930.00	

E. D. Estimating		(47) ROOF FINISHES		E. D. Estimating		(47) ROOF FINISHES	
Description		Qty	Unit	Rate		Amount	
(47) ROOF FINISHES (Cont)							
(Cont) ROOFING CLADDING AND WATERPROOFING							
(Cont) SLATE AND TILE COVERINGS							
(Cont) Leadwork; code 5							
(Cont) Flashings							

E. D. Estimating		(47) ROOF FINISHES		E. D. Estimating		(47) ROOF FINISHES	
Description		Qty	Unit	Rate		Amount	
(47) ROOF FINISHES							
PITCHED ROOF							
WOODWORK							
BOARDING AND SECOND FIXINGS							
uPVC; white; fixed to and including 19mm							
WBP plywood fixed to rafters							
Fascia							
not exceeding 300mm wide		16	m	18.77		300.32	
Soffit							
not exceeding 300mm wide		16	m	18.77		300.32	
extra over for Glidevale RV rafter ventilators at appropriate centres		16	m	5.00		80.00	
ROOFING CLADDING AND WATERPROOFING							
SLATE AND TILE COVERINGS							
Quinn Western roof tiles 420 x 334mm; 100mm laps; colour to be selected by architect; nailing each tile with 2 nr 35 x 3.35mm copper nails; 44 x 34 sawn softwood battens at 400mm centres, fixing using 65mm galvanised wire nails at 180mm centres; Tegral "Tyvek" Supro underlay laid directly over rafters, minimum 150mm laps; all in accordance with manufacturers							
Coverings							
sloping; not exceeding 45 degrees; exceeding 300mm wide		54	m2	46.00		2,484.00	
Lagan Elite range							
Ridges/Hips							
ridge cappings		17	m	29.85		507.45	
Leadwork; code 5							
Flashings							
300 – 450mm wide; valleys		12	m	50.00		600.00	
Soakers and trays to chimneys		1	item			EXCL	
Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating		BQ/59		To Collection €		4,272.09	

Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating		BQ/60		To Collection €		NIL	
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Description		Qty	Unit	Rate	Amount
<u>(52) DRAINAGE AND REFUSE DISPOSAL</u>					
<u>SURFACE WATER DRAINAGE</u>					
DISPOSAL ABOVE GROUND					
<u>uPVC white rainwater goods</u>					
<u>Gutters</u>					
125mm diameter; in running lengths; half round		16	m	18.00	288.00
75mm outlets		2	nr	15.00	30.00
90 degree angles		3	nr	10.00	30.00
<u>Downpipes</u>					
75mm round with fixings		3	m	18.00	54.00
off sets		1	nr	15.00	15.00
shoe		1	nr	10.00	10.00
DISPOSAL BELOW GROUND					
Allow a provisional sum of €1250 for below ground drainage		1	Sum	1250.00	1,250.00
<u>FOUL WATER DRAINAGE</u>					
DISPOSAL BELOW GROUND					
Allow a provisional sum of €1250 for below ground drainage		1	Sum	1250.00	1,250.00
				To Collection €	2,927.00

Clonlea Lodge Rev.1
Budget Estimate 10.05.16
Prepared by E.D. Estimating

BQ/61

Description		Qty	Unit	Rate	Amount
<u>(59) MECHANICAL INSTALLATION</u>					
<u>MECHANICAL INSTALLATION</u>					
PC SUM					
Allow a PC Sum of €6,000 for the mechanical installation complete		1	Sum	6000.00	6,000.00
profit		0.1	%	6000.00	600.00
other charges required by the contractor, associated with the employment of nominated subcontractor			item		INCL
general and special attendances			Item		INCL
BUILDERS WORK					
Builders work in association with the mechanical installation		1	Item	200.00	200.00
				To Collection €	6,800.00

Clonlea Lodge Rev.1
Budget Estimate 10.05.16
Prepared by E.D. Estimating

BQ/62

Description		Qty	Unit	Rate	Amount
<u>(69) ELECTRICAL INSTALLATION</u>					
<u>ELECTRICAL INSTALLATION</u>					
PC SUM					
Allow a PC Sum of €4,000 for the electrical installation complete		1	Sum	4000.00	4,000.00
profit		0.1	%	4000.00	400.00
other charges required by the contractor, associated with the employment of nominated subcontractor			item		
general and special attendances			Item		
BUILDERS WORK					
Builders work in association with the electrical installation		1	Item	150.00	150.00

Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating	BQ/63	To Collection €	4,550.00
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Description		Qty	Unit	Rate	Amount
<u>(79) BUILDING FITTINGS</u>					
<u>BUILDING FITTINGS</u>					
PC SUMS					
Provide the following Prime Cost Sum for works to be carried out by a Nominated Sub-Contractor; Supply & Fit					
Kitchen Joinery					
seven thousand euro		1	Sum	5000.00	5,000.00
profit		0.1	%	5000.00	500.00
other charges required by the contractor, associated with the employment of nominated subcontractor			item		
general and special attendances			Item		
Utility Joinery					
two thousand euro		1	Sum	1500.00	1,500.00
profit		0.1	%	1500.00	150.00
other charges required by the contractor, associated with the employment of nominated subcontractor			item		
general and special attendances			Item		
Stove and fire surround					
three thousand euro		1	Sum	5000.00	5,000.00
profit		0.1	%	5000.00	500.00
other charges required by the contractor, associated with the employment of nominated subcontractor			item		
general and special attendances			Item		
Sundries					
White goods			item		EXCL
Furniture and loose fittings			item		EXCL
Curtains/Curtain Rails			item		EXCL

Clonlea Lodge Rev.1 Budget Estimate 10.05.16 Prepared by E.D. Estimating	BQ/64	To Collection €	12,650.00
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E.D. Estimating

(79) BUILDING FITTINGS

Description	Qty	Unit	Rate	Amount
(79) BUILDING FITTINGS (Cont)				
(Cont) BUILDING FITTINGS				
(Cont) PC SUMS				
(Cont) Provide the following Prime Cost Sum for works to be carried out by a Nominated Sub-Contractor; Supply & Fit				
(Cont) Sundries				
Window seats or any other specialist joinery		item		EXCL
Supply only (fitting included in other trades)				
Sanitary ware				
one thousand five hundred euro	1	Sum	1500.00	1,500.00
profit	0.1	£	1500.00	150.00
other charges required by the contractor, associated with the employment of nominated subcontractor		item		
general and special attendances		Item		
Clonlea Lodge Rev.1				
Student Estimate: 10.05.16				
PO/CE				
To Collection €				1,650.00

E.D. Estimating

(40) EXTERNAL WORKS

Description	Qty	Unit	Rate	Amount
(40) EXTERNAL WORKS				
EXTERNAL WORKS				
PROVISIONAL SUM				
Allow a provisional sum of €5,000 for external works yet to be detailed	1	Sum	5000.00	5,000.00
Clonlea Lodge Rev.1 Budget Estimate 10.05.16			To Collection €	5,000.00

Description	Qty	Unit	Rate	Amount
Subtotal Excl. VAT - Extension				
Amount from summary level.				81,356.00
Clonlea Lodge Rev.1 Budget Estimate: 10.05.16			To Collection £	

Description		Qty	Unit	Rate	Amount
SUMMARY		Page No.			
(00) PRELIMINARIES		BQ/39			6,200.00
(19) SUBSTRUCTURE		BQ/45			5,138.80
(21) EXTERNAL WALLS		BQ/47			1,985.80
(22) INTERNAL WALLS		BQ/48			2,254.72
(27) ROOFS		BQ/49			3,357.81
(28) FRAME		BQ/50			3,010.00
(31) EXTERNAL WALL COMPLETIONS		BQ/51			9,031.00
(32) INTERNAL WALL COMPLETIONS		BQ/52			907.00
(37) ROOF COMPLETIONS		BQ/53			2,250.00
(41) EXTERNAL WALL FINISHES		BQ/54			3,973.00
(42) INTERNAL WALL FINISHES		BQ/56			1,624.00
(43) FLOOR FINISHES		BQ/57			2,842.40
(45) CEILING FINISHES		BQ/58			930.00
(47) ROOF FINISHES		BQ/60			4,272.09
(52) DRAINAGE AND REFUSE DISPOSAL		BQ/61			2,927.00
(59) MECHANICAL INSTALLATION		BQ/62			6,800.00
(69) ELECTRICAL INSTALLATION		BQ/63			4,550.00
(79) BUILDING FITTINGS		BQ/65			14,300.00
(40) EXTERNAL WORKS		BQ/66			5,000.00
Subtotal Excl. VAT - Extension		BQ/67			81,353.62
TOTAL AMOUNT TO FORM OF TENDER					364,222.91
Note: This Bill of Quantities contains pages numbered BQ/1 - BQ/67.					