



KARL SLYNE
QUANTITY SURVEYORS LTD.

Budget Estimate

**Proposed Dwelling
&
Associated Site Works**

At

**Ard Na Si,
Banteer,
Co. Cork.**

(Builders Finish)



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The Mall,
Maryborough Woods,
Douglas, Cork

10th October 2022
Project No: 17127

- Budget Summary

Description	Qty	Unit	Rate	Amount
SUMMARY	Page No.			
SUBSTRUCTURE	BQ/3			47,296.23
TIMBERFRAME	BQ/5			138,169.50
STAIRS	BQ/7			5,000.00
INTERNAL JOINERY	BQ/9			22,218.00
WINDOWS AND EXTERNAL DOORS	BQ/11			68,835.05
WALL FINISHES EXTERNALLY	BQ/13			65,425.50
WALL FINISHES INTERNALLY	BQ/15			30,252.50
CEILING FINISHES	BQ/17			16,632.50
ROOF FINISHES	BQ/20			28,607.79
DRAINAGE & REFUSE DISPOSAL	BQ/22			7,196.00
MECHANICAL INSTALLATIONS	BQ/24			23,900.00
ELECTRICAL INSTALLATIONS	BQ/26			20,840.00
SITE PREPARATION (PROVISIONAL)	BQ/28			9,000.00
HARDSURFACING	BQ/30			3,969.00
SITE SERVICES (Piped & Ducted) (PROVISIONAL)	BQ/32			14,455.00
WATER SUPPLY (PROVISIONAL)	BQ/34			1,300.00
SITE SERVICES (Mainly Electrical) (PROVISIONAL)	BQ/36			4,500.00
PRELIMINARIES	BQ/38			50,000.00
NOTES & EXCLUSIONS	BQ/40			
VAT @ 13.5%	BQ/42			75,275.60
Subtotal Including VAT	BQ/44			632,872.67
CLIENT DIRECT WORKS	BQ/46			17,480.90

Description	Qty	Unit	Rate	Amount
<div>SUMMARY</div> <div>TOTAL AMOUNT INCLUDING 13.5% VAT</div> <div>BQ/1 - BQ/46.</div>	<div>Page No.</div>			<div>650,353.57</div>

- Measured Works

	Description	Qty	Unit	Rate	Amount
	<u>SUBSTRUCTURE</u>				
	Excavation				
	Excavation: Raft foundation: starting at formation level, depth				
A	< or = 1.00 m.	136	m3	10.00	1,360.00
	Disposal				
B	Disposal of surface and ground water.		Item		
C	Disposal of excavated material off site	136	m3	22.00	2,992.00
	Filling				
	50mm down approved granular material, spread, levelled and well compacted in layers not exceeding 150 mm thick with 6 passes of vibratory roller				
D	Sub-base to floor slab; 250 mm thick.	271	m2	6.30	1,707.30
	Surface Treatments				
E	50 mm thick clean sharp sand blinding compacted in preparation for concrete sub-floor.	221	m2	3.50	773.50
	Concrete Work; In-Situ				
	In-situ concrete to B.S. 8110				
F	Concrete grade 30N filled in on fines blinding; floors; reinforced.	34	m3	200.00	6,800.00
G	Extra for thickening of slab to the perimeter	7	m3	200.00	1,400.00
	Surface Finishes				
H	Power float finish to concrete floor slab	221	m2	4.00	884.00
	Reinforcement				
	Mesh				
J	A393 mesh to floor slab	221	m2	17.50	3,867.50
	Raft Insulation				
K	Allow for supply and installation of Kore insulated raft foundation system	1	Item	23,424.43	23,424.43

SUBSTRUCTURE

Description	Qty	Unit	Rate	Amount
<u>(Cont) SUBSTRUCTURE</u>				
Damp Proof Membrane / Radon Protection				
"Monaflex RMB" or equivalent radon membrane with all joints sealed and lapped with 15 mm wide "Monobond" double sided self-adhesive butyl tape in strict accordance with the manufacturers written instructions.	271	m2	9.00	2,439.00
Polythene between the Insulation and concrete slab	221	m2	3.50	773.50
Ditto 700 mm girth turned up face of rising wall, across 300 mm cavity external wall to outer face.	72	m	4.00	288.00
Radon Sumps & Pipework				
Excavate shallow pit for and install "Glidevale" or equivalent radon sump; 458mm dia x 225mm high; connect to 100 mm diameter pipework.	1	nr	65.00	65.00
Excavate trench for and lay 100 mm diameter u.P.V.C. pipework as described, backfill with granular bed and surround.	12	m	15.00	180.00
90 degree bends.	2	nr	15.00	30.00
MV 250 maxi-vent with MV 251 maxi sleeve periscope installed through 310 mm cavity and connected to 100 mm u.P.V.C. pipework all in accordance with the manufacturers instructions.	1	nr	12.00	12.00
Sundries				
Allow an item for underfloor drainage pipes complete	1	Item	300.00	300.00

**New Dwelling and Associated Siteworks
Ard na Si, Banteer, Co. Cork
KSQS Budget Estimate**

BQ/2

To Collection €

4,087.50

SUBSTRUCTURE

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/1				43,208.73
Page No. BQ/2				4,087.50
SUBSTRUCTURE				
Carried to Summary				47,296.23

**New Dwelling and Associated Siteworks
Ard na Si, Banteer, Co. Cork
KSQS Budget Estimate**

BQ/3

Description	Qty	Unit	Rate	Amount
<u>TIMBERFRAME</u>				
PC Sum of €169,000.00 for supply and installation of timberframe systems - Based on Cygnum Reflect 200 system	1	Item	127,000.00	127,000.00
Add for builders profit and attendances	1	Item	9,525.00	9,525.00
Stud Partitions - To Conceal Services				
Timberwork; Structural and First Fixings				
Timber stud partition comprising of 100 x 50mm Vertical studs, head and sole plates and noggins.	23	m2	26.00	598.00
12.5mm moisture resistant plasterboard & skim to stud partitions.	23	m2	32.00	736.00
Allow for insulating between the studs with 100mm roll	23	m2	13.50	310.50

138,169.50

STAIRS

	Description	Qty	Unit	Rate	Amount
A	<p><u>STAIRS</u></p> <p>Internal Stairs</p> <p>PC Sum of €5,000 for softwood timber stairs including 1.10m partitions balustrade with timber cap</p>	1	Item	5,000.00	5,000.00
				To Collection €	5,000.00

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/6				5,000.00
STAIRS				
Carried to Summary				5,000.00

Description		Qty	Unit	Rate	Amount
<u>INTERNAL JOINERY</u>					
Internal Doors					
Deanta shaker style internal doors, primed finish, including red deal frame and ironmongery - Contractor to allow for all labours and materials required for installation					
A	Size: 0.90 x 2.10m (PC Sum of €180 for supply of door including ironmongery)	14	nr	450.00	6,300.00
B	Size: 0.90 x 2.10m (Sliding Door)	1	nr	850.00	850.00
C	Size: 1.20 x 2.10m (Double Sliding Door)	1	nr	1,100.00	1,100.00
D	Size: 4.50 x 2.10m (Sliding Door)	1	nr	6,000.00	6,000.00
E	Size: 3.80 x 2.10m (Sliding Doors - Mezz)	1	nr	3,500.00	3,500.00
Window Boards					
30mm thick primed and sealed moisture resistant MDF with treated cut ends fixed to softwood grounds with heads punched home and filled ready for decoration					
F	Window boards, 225mm wide x 30mm thick, rounded edges, fixing to blockwork at 300mm centres; size:	29	m	32.00	928.00
Skirting					
<u>Primed and Molded MDF skirting</u>					
G	125 x 25mm; neatly mitred at ends, angles and intersections.	295	m	12.00	3,540.00

INTERNAL JOINERY

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/8				22,218.00
INTERNAL JOINERY				
Carried to Summary				22,218.00

[illegible]

BQ/10

WINDOWS AND EXTERNAL DOORS

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/10				68,835.05
WINDOWS AND EXTERNAL DOORS				
Carried to Summary				68,835.05

WALL FINISHES EXTERNALLY

Description		Qty	Unit	Rate	Amount
<u>WALL FINISHES EXTERNALLY</u>					
In-Situ Finishes					
Acrylic render applied to firebreccement board fixed to external timberframe walls					
A	Exceeding 300 mm wide.	298	m2	125.00	37,250.00
B	Not exceeding 150mm wide: reveals.	127	m	55.00	6,985.00
C	Not exceeding 150mm wide: plinth	101	m	55.00	5,555.00
D	Plaster band detail at eaves and verges	89	m	55.00	4,895.00
Sundries					
Approved stainless steel expanded metal lathing and beading, fixed in accordance with the manufacturers instructions					
E	Angle Bead	162	m	6.50	1,053.00
F	Stop bead	156	m	6.50	1,014.00
G	Belcast bead	101	m	6.50	656.50
Timber Cladding					
Charred larch cladding on battens and counter battens including breathable membrane					
H	Exceeding 300 mm wide.	50	m2	140.50	7,025.00
J	Reveals	16	m	48.00	768.00
K	Base	16	m	7.00	112.00
L	Head	16	m	7.00	112.00

WALL FINISHES EXTERNALLY

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/12				65,425.50
WALL FINISHES EXTERNALLY				
Carried to Summary				65,425.50

WALL FINISHES INTERNALLY

Description	Qty	Unit	Rate	Amount
<u>WALL FINISHES INTERNALLY</u>				
Plasterboard Finishes				
12.5 mm thick fireline plasterboard; joints taped and filled; finish with 3 mm thick Gypsum Pinnacle or equivalent skimcoat plaster; steel trowelled finish ready for decoration				
Exceeding 300mm wide	838	m2	32.00	26,816.00
Not exceeding 300mm wide: reveals.	127	m	18.00	2,286.00
Metalwork				
"Expamet" or equivalent p.v.c. coated aluminium beads fixed to solid concrete blockwork with "Hilti" or equivalent steel washered masonry nails, include for working plaster into sides of bead in the following				
Angle bead,	177	m	6.50	1,150.50

**New Dwelling and Associated Siteworks
Ard na Si, Banteer, Co. Cork
KSQS Budget Estimate**

BQ/14

To Collection €

30,252.50

WALL FINISHES INTERNALLY

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/14				30,252.50
WALL FINISHES INTERNALLY				
Carried to Summary				30,252.50

CEILING FINISHES

Description	Qty	Unit	Rate	Amount
<u>CEILING FINISHES</u>				
Plasterboard Finishes				
12.5 mm thick fireline plasterboard; joints taped and filled; finish with 3 mm thick Gypsum Pinnacle or equivalent skimcoat plaster; steel trowelled finish ready for decoration				
Exceeding 300mm wide	345	m2	32.00	11,040.00
Extra over last for battens and counter battens to form service void	345	m2	16.00	5,520.00
Extra over last for moisture board	29	m2	2.50	72.50

New Dwelling and Associated Siteworks

Ard na Si, Banteer, Co. Cork

KSQS Budget Estimate

BQ/16

To Collection €

16,632.50

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/16				16,632.50
CEILING FINISHES				
Carried to Summary				16,632.50

ROOF FINISHES

Description	Qty	Unit	Rate	Amount
<u>ROOF FINISHES</u>				
Pitched Roof Coverings				
Tergal Rivendale Slate 600 x 300mm slates fixed with 100mm headlap and 250mm gauge, each slate fixed with 2No. 11SWG copper nails to and including 47 x 22mm vac-vac treated timber battens through and including Underlay fixed to timber rafters at 400mm centres generally all in strict compliance with the manufacturers written instructions				
Coverings; sloping < 45 degrees; > 300 mm wide.	219	m2	60.41	13,229.79
Eaves;				
Double eaves course.	55	m	11.00	605.00
Verge Detail				
Verge Detail	34	m	12.50	425.00
Valleys				
Labours in forming valleys	12	m	25.00	300.00
Ridges				
Ridge cap; each one drilled and screwed to and including extra wide batten; thinly bedded and pointed in pigmented cement and sand mortar (1:3)				
Ridge; horizontal.	31	m	28.00	868.00
Flat Roof Finishes				
Warm roof single ply membrane system laid 150mm insulation on vapour control layer on timber subbase				
Exceeding 300mm wide	26	m2	160.00	4,160.00
Extra over for area of roof where terrace is located	13	m2	35.00	455.00
Upstand to parapets	40	m	50.00	2,000.00
Form rainwater outlets	3	nr	150.00	450.00
PPC capping	23	m	125.00	2,875.00

**New Dwelling and Associated Siteworks
Ard na Si, Banteer, Co. Cork
KSQS Budget Estimate**

BQ/18

To Collection €

25,367.79

	Description	Qty	Unit	Rate	Amount
	<u>(Cont) ROOF FINISHES</u>				
	Code 5 lead flashings; patination oil				
	Flexible Sheet Metal Coverings				
	Code No. 5 milled sheet lead to B.S.1178 having a thickness of 2.24 mm; lapped 150 mm at all joints (measured nett) fixed with and include for lead clips, tacks and wedges where necessary; evenly apply two coats of "Cookson" or equivalent patination oil with a soft absorbant cloth in strict accordance with the manufacturers instructions				
A	Lead flashing to wall abutments	42	m	60.00	2,520.00
B	Valleys	12	m	60.00	720.00
	Fascia				
	"Hardwood" or equivalent fascia lining boards fixed to deal grounds;				
C	Fascia		m	35.00	
D	Over Fascia Continuous ventilation strip.		m	3.00	
	Rooflights				
E	Allow for 940 x 980 manually operated centre pivot rooflights		nr	1,008.00	

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/18				25,367.79
Page No. BQ/19				3,240.00
ROOF FINISHES				
Carried to Summary				28,607.79

Description		Qty	Unit	Rate	Amount
<u>DRAINAGE & REFUSE DISPOSAL</u>					
Gutters and Downpipes					
Powder coated rainwater system, fixed through backing (elsewhere measured) with and including gutter brackets at 800mm maximum centres, leave in a perfectly watertight condition to the satisfaction of the Architect and fixed in strict accordance with the manufacturers instructions					
Eaves Gutters; surface fixed; black					
A	Nominal size 125 x 75 mm	49	m	62.00	3,038.00
B	Fittings; Nozzle outlet (75mm).	7	nr	35.00	245.00
C	Fittings; Stop ends	10	nr	20.00	200.00
D	Fittings; Bends	1	nr	28.00	28.00
Powder coated Pipes; rainwater downpipes.					
E	Nominal size 75 mm x 75 mm.	45	m	58.00	2,610.00
F	Fittings; Swan neck; 300 mm offset.	10	nr	35.00	350.00
G	Fittings; Splash shoe.	10	nr	35.00	350.00
H	Fittings; Hoppers	3	nr	125.00	375.00

DRAINAGE & REFUSE DISPOSAL

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/21				7,196.00
DRAINAGE & REFUSE DISPOSAL				
Carried to Summary				7,196.00

MECHANICAL INSTALLATIONS

Description		Qty	Unit	Rate	Amount
<u>MECHANICAL INSTALLATION</u>					
Heating and Plumbing Installation					
A	PC Sum of €14,000 for Plumbing Installations complete - General plumbing, supply of tanking and fitting of sanitary ware	1	Item	14,000.00	14,000.00
Heat Recovery					
B	PC Sum of €8,500 for Heat Recovery Installations complete	1	Item	8,500.00	8,500.00
Builders Works					
C	Builders work associated with the heating and plumbing installations	1	Item	1,400.00	1,400.00

New Dwelling and Associated Siteworks
Ard na Si, Banteer, Co. Cork
KSQS Budget Estimate

BQ/23

To Collection €

23,900.00

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/23				23,900.00
MECHANICAL INSTALLATIONS				
Carried to Summary				23,900.00

ELECTRICAL INSTALLATIONS

Description		Qty	Unit	Rate	Amount
<u>ELECTRICAL INSTALLATION</u>					
Electrical Installations					
A	PC Sum of €10,000 for electrical installation complete be RECI electrician	1	Item	10,000.00	10,000.00
B	Allow for wiring as per M&E handbook	1	Item		
Solar/PV					
C	PC Sum €10,000 for supply and installation of PV Panel	1	Item	10,000.00	10,000.00
Builders Works					
D	Builders work associated with the electrical installations	1	Item	840.00	840.00

New Dwelling and Associated Siteworks
Ard na Si, Banteer, Co. Cork
KSQS Budget Estimate

BQ/25

To Collection €

20,840.00

ELECTRICAL INSTALLATIONS

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/25				20,840.00
ELECTRICAL INSTALLATIONS				
Carried to Summary				20,840.00

SITE PREPARATION (PROVISIONAL)

	Description	Qty	Unit	Rate	Amount
A	SITE PREPARATION Provisional Sum of €9,000 for clearing the site and disposing of material as necessary off site	1	Item	9,000.00	9,000.00
				To Collection €	9,000.00

**New Dwelling and Associated Siteworks
Ard na Si, Banteer, Co. Cork
KSQS Budget Estimate**

BQ/27

To Collection €

9,000.00

SITE PREPARATION (PROVISIONAL)

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/27				9,000.00
SITE PREPARATION (PROVISIONAL)				
Carried to Summary				9,000.00

HARDSURFACING

Description	Qty	Unit	Rate	Amount
<u>BASE TO HARDSURFACED AREAS</u>				
Filling				
Hardcore; Structural granular fill T1 or equal approved material in accordance with Engineers' Specification; depositing and compacting in layers 150mm maximum thickness				
150mm thick.	405	m2	6.30	2,551.50
Surface Treatments				
50mm thick limestone blinding	405	m2	3.50	1,417.50

**New Dwelling and Associated Siteworks
Ard na Si, Banteer, Co. Cork
KSQS Budget Estimate**

BQ/29

To Collection €

3,969.00

SITE SERVICES (Piped & Ducted) (PROVISIONAL)

	Description	Qty	Unit	Rate	Amount
	<u>SITE SERVICES (Piped & Ducted)</u>				
	Foul Drainage				
	Excavate trench for and including 100mm UPVC drain pipe, pea gravel bed and surround, backfill with selected excavated material and remove surplus.				
A	Average depth 1.00m	73	m	26.00	1,898.00
B	Extra over last for excavating through roadway and reinstating	1	Item	450.00	450.00
C	Armstrong junctions	5	nr	135.00	675.00
D	Manholes, not exceeding 1.00m deep	1	nr	950.00	950.00
E	Gully trap and bends	3	nr	55.00	165.00
F	Vent stack	1	Item	200.00	200.00
G	Allow for connection to the existing public sewer on the roadway	1	Item	700.00	700.00
	Surface Drainage				
	Excavate trench for and including 100mm UPVC drain pipe, pea gravel bed and surround, backfill with selected excavated material and remove surplus.				
H	Average depth 1.00m	141	m	22.00	3,102.00
J	Extra over last for excavating through roadway and reinstating	1	Item	450.00	450.00
K	Armstrong junctions	6	nr	135.00	810.00
L	Gully trap and bends	8	nr	55.00	440.00
M	Domestic ACO drains	9	m	100.00	900.00
N	Heavy Duty ACO drains	6	m	120.00	720.00
P	French Drains	41		45.00	1,845.00
Q	Soakaways	1	nr	450.00	450.00
R	Allow for connection to the existing public sewer on the roadway	1	Item	700.00	700.00

SITE SERVICES (Piped & Ducted) (PROVISIONAL)

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/31				14,455.00
SITE SERVICES (Piped & Ducted) (PROVISIONAL)				
Carried to Summary				14,455.00

WATER SUPPLY (PROVISIONAL)

[illegible]

WATER SUPPLY (PROVISIONAL)

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/33				1,300.00
WATER SUPPLY (PROVISIONAL)				
Carried to Summary				1,300.00

SITE SERVICES (Mainly Electrical) (PROVISIONAL)

Description	Qty	Unit	Rate	Amount
<u>SITE SERVICES (MAINLY ELECTRICAL)</u>				
Eircom and ESB Ducting				
Excavate service trench for ducting and the like; backfill trench with selected excavated material; remove surplus from site; lay two layers of coloured and lettered warning tape at differing levels; average depth of trench 1000 mm deep; width suitable to receive				
1 No. 110 mm diameter ducts. (Red)	200	m	18.00	3,600.00
1 No. 110 mm diameter ducts.	60	m	15.00	900.00

**New Dwelling and Associated Siteworks
Ard na Si, Banteer, Co. Cork
KSQS Budget Estimate**

BQ/35

To Collection €

4,500.00

SITE SERVICES (Mainly Electrical) (PROVISIONAL)

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/35				4,500.00
SITE SERVICES (Mainly Electrical) (PROVISIONAL)				
Carried to Summary				4,500.00

PRELIMINARIES

Description		Qty	Unit	Rate	Amount
A	Site Supervision		Item		
B	Insurances		Item		
C	Scaffolding		Item		
D	Health & Safety		Item		
E	General Plant		Item		
F	Lighting & Power		Item		
G	Water Supply (use of supply on site)		Item		
H	Cleaning on Completion		Item		
J	Waste Disposal & Skips		Item		
K	Total for above	1	Item	50,000.00	50,000.00

New Dwelling and Associated Siteworks

Ard na Si, Banteer, Co. Cork

KSQS Budget Estimate

BQ/37

To Collection €

50,000.00

PRELIMINARIES

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/37				50,000.00
PRELIMINARIES				
Carried to Summary				50,000.00

Description		Qty	Unit	Rate	Amount
Notes					
A	Kore insulated raft has been included in the budget		Note		
B	Timberframe priced by Cygnum - The system used is the reflect 200 system		Note		
C	Windows and doors are taken as triple glazed uPVC (By Munster Joinery or similar)		Note		
D	All rates valid as of 10/10/2022		Note		
E	We would advise that rate are likely to increase in the coming months		Note		
Exclusions					
F	Soft Spots		Note		
G	Rock Excavation		Note		
H	Road opening licences and connection fees		Note		
J	County Council & Public utility fees eg. Contributions, ESB connection, Eircom connection etc.		Note		
K	Professional fees		Note		
L	Planning fees/contributions		Note		
M	Site Lighting, External Lighting		Note		
N	Soft Landscaping		Note		
P	Appliances and furniture		Note		

Description	Qty	Unit	Rate	Amount
<p>COLLECTION</p> <p>Page No. BQ/39</p> <p>NOTES & EXCLUSIONS Carried to Summary</p>				

Subtotal Including VAT

Description	Qty	Unit	Rate	Amount
Amount from summary level.				632,878.00

**New Dwelling and Associated Siteworks
Ard na Si, Banteer, Co. Cork
KSQS Budget Estimate**

BQ/43

To Collection €

CLIENT DIRECT WORKS

Description	Qty	Unit	Rate	Amount
<u>CLIENT DIRECT WORKS</u>				
Fronius Symo GEN24	1	Item	3,700.00	3,700.00
Lithium Battery	1	Item	6,416.00	6,416.00
Fronius Ohmipilot	1	Item	1,037.00	1,037.00
EV Charger	1	Item	1,000.00	1,000.00
Thermal Store - Linszter	1	Item	4,536.00	4,536.00
10cm insulation @ 23/m2	21.3	m2	23.00	489.90
Reverse Osmosis	1	Item	302.00	302.00

**New Dwelling and Associated Siteworks
Ard na Si, Banteer, Co. Cork
KSQS Budget Estimate**

BQ/45

To Collection €

17,480.90

CLIENT DIRECT WORKS

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/45				17,480.90
CLIENT DIRECT WORKS				
Carried to Summary				17,480.90