



KARL SLYNE
QUANTITY SURVEYORS LTD.

Budget Estimate

**Proposed Dwelling
&
Associated Site Works**

At

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



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www.ksqs.ie



The Mall,
Maryborough Woods,
Douglas, Cork

14th June 2024
Project No: 17127

Summary

Description	Qty	Unit	Rate	Amount
SUMMARY	Page No.			
SUBSTRUCTURE	BQ/2			83,634.02
TIMBERFRAME	BQ/4			280,587.68
EXTERNAL WALLS	BQ/6			21,858.50
STAIRS	BQ/8			15,000.00
INTERNAL JOINERY	BQ/10			27,529.07
WINDOWS AND EXTERNAL DOORS	BQ/12			49,764.54
ROOFLIGHTS	BQ/14			31,998.80
WALL FINISHES EXTERNALLY	BQ/16			51,280.16
WALL FINISHES INTERNALLY	BQ/18			53,638.30
FLOOR FINISHES	BQ/20			26,625.75
CEILING FINISHES	BQ/22			31,686.58
ROOF FINISHES	BQ/25			32,543.81
DRAINAGE & REFUSE DISPOSAL	BQ/27			7,752.00
INTERNAL DECORATION	BQ/29			14,064.50
BUILT IN FITTINGS	BQ/31			10,500.00
MECHANICAL INSTALLATIONS	BQ/33			37,995.00
ELECTRICAL INSTALLATIONS	BQ/35			39,340.00
SITE PREPARATION (PROVISIONAL)	BQ/37			9,000.00
SITE STRUCTURES	BQ/39			37,563.00
HARDSURFACING	BQ/42			27,937.00
SITE SERVICES (Piped & Ducted) (PROVISIONAL)	BQ/44			21,189.00
WATER SUPPLY (PROVISIONAL)	BQ/46			1,450.00
SITE SERVICES (Mainly Electrical) (PROVISIONAL)	BQ/48			450.00

Description	Qty	Unit	Rate	Amount
SUMMARY	Page No.			
GREENHOUSE	BQ/50			61,724.71
GARAGE	BQ/52			70,000.00
PRELIMINARIES	BQ/54			19,700.00
NOTES & EXCLUSIONS	BQ/57			
Subtotal Ex VAT @ 13.5%	BQ/59			1,064,812.42
VAT @ 13.5%	BQ/61			143,749.68
Subtotal Including VAT	BQ/63			1,208,562.10
CLIENT DIRECT WORKS	BQ/65			86,981.60
TOTAL AMOUNT INCLUDING 13.5% VAT				1,295,543.70
BQ/1 - BQ/65.				

Measured Work

SUBSTRUCTURE

Description	Qty	Unit	Rate	Amount
<u>SUBSTRUCTURE</u>				
Works to substructure - based on invoice client recieved				
380 tonnes of stone, supply and installation of 150m of brine loop to 1.5m depth, removal of 370 tonnes of soil, rental of 13 tonne digger for a week, and all associated labours and costs.	1	Item	22,652.86	22,652.86
Insulated Foundation Structure				
Allow for supply and installation of substructure element from Longlife Structures - Based on quote from the 12.02.2024	1	Item	56,672.53	56,672.53
Allow for attendances on the subcontractor (loadall, supervision, use of small plant, skips, etc.)	1	Item	2,833.63	2,833.63
Sundries				
Allow an item for underfloor drainage pipes complete	1	Item	300.00	300.00
Allow for weep holes to the perimeter - assume every 5 m	1	Item	525.00	525.00
EPDM to door threshold	1	Item	650.00	650.00

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

BQ/1

To Collection €

83,634.02

SUBSTRUCTURE

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/1				83,634.02
SUBSTRUCTURE				
Carried to Summary				83,634.02

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

BQ/2

	Description	Qty	Unit	Rate	Amount
	<u>TIMBERFRAME</u>				
A	PC Sum of €257,391.82 for supply and installation of timberframe systems - Based on Long Life Structure 220 Eco Gutex system	1	Item	257,391.82	257,391.82
B	Allow for attendances on the subcontractor (loadall, supervision, use of small plant, skips, etc.)	1	Item	12,869.59	12,869.59
C	Allow for supply of 70mm rockwool sound insulation for between internal stud walls - Client to fit (roughly 263m2)	1	Item	2,919.48	2,919.48
D	Allow for supply of 100mm rockwool sound insulation for between floor joists - Client to fit (roughly 140m2)	1	Item	1,914.79	1,914.79
E	Allow for Second airtightness test	1	Item	450.00	450.00
	Stud Partitions - To Conceal Services (PROVISIONAL)				
	Timberwork; Structural and First Fixings				
F	Timber stud partition comprising of 100 x 50mm Vertical studs, head and sole plates and noggins. - Plasterboard included elsewhere	53	m2	28.00	1,484.00
G	Allow for insulating between the studs with 100mm roll	53	m2	18.00	954.00
	Stud Partitions - Staggered Studs				
	Timberwork; Structural and First Fixings				
H	Timber stud partition comprising of 100 x 50mm Vertical studs, head and sole plates and noggins. - Plasterboard included elsewhere	93	m2	28.00	2,604.00

EXTERNAL WALLS

	Description	Qty	Unit	Rate	Amount
	<u>EXTERNAL WALLS</u>				
	Lintels				
	"Spanlite" or equivalent precast concrete lintol reinforced with and including 2 No. 12 mm diameter high yield bars hoisted and bedded in cement mortar to I.S. 325 (iii) in concrete block walls and propped as required				
A	100 x 65 mm lintels	59	m	14.00	826.00
	Blockwork				
	Solid concrete blockwork to I.S.20 type A having a compressive strength of 7.5N/mm ² ; nominal size 440 x 215 x 102.5 mm bedded and jointed in cement mortar to designation I.S.325 (iii) in				
	Cavity Walls				
B	100 mm thick.	348	m ²	42.00	14,616.00
	Ancillaries to Blockwork				
	Form cavity between block outer leaf and timberframe inner leaf, include for fitting suitable wall ties (supplied by TF company), capable of supporting and restraining				
C	130 mm wide.	348	m ²	6.50	2,262.00
D	Close cavity at reveals of openings with insulated cavity closer - supplied by TF company	143	m	5.00	715.00
E	Close cavity at eaves of openings with insulated cavity closer - supplied by TF company	117	m	5.00	585.00
	<u>Sundries</u>				
	Insulated Damp Proof Courses				
	"Ruberclose Insulated" or equal approved dpc bedded in cement mortar				
F	475 mm girth; cavity tray DPC	41	m	8.50	348.50
	Sundries				
G	Cavity Trays	118	nr.	19.00	2,242.00
H	Catchment Trays	10	nr.	24.00	240.00
J	Ridge Trays	1	nr.	24.00	24.00

EXTERNAL WALLS

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/5				21,858.50
EXTERNAL WALLS				
Carried to Summary				21,858.50

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

BQ/6

STAIRS

Description	Qty	Unit	Rate	Amount
<u>STAIRS</u>				
Internal Stairs				
PC Sum of €15,000 for open tring steel stairs clad with timber threads and finished with framelss glass balustrade	1	Item	15,000.00	15,000.00

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

BQ/7

To Collection €

15,000.00

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/7				15,000.00
STAIRS				
Carried to Summary				15,000.00

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 €250 for supply of door including ironmongery)	11	nr.	565.00	6,215.00
B	Size: 0.70 x 2.10m (Service door)	2	nr.	510.00	1,020.00
C	Size: 0.90 x 2.10m (Sliding Door)	2	nr.	950.00	1,900.00
D	Size: 1.20 x 2.10m (Double Sliding Door)	1	nr.	1,800.00	1,800.00
E	Size: 4.50 x 2.10m (Sliding Door) - PROVISIONAL	1	nr.	7,000.00	7,000.00
F	Size: 3.80 x 2.10m (Sliding Doors - Mezz) - PROVISIONAL	1	nr.	4,000.00	4,000.00
Window Boards					
15mm thick primed and sealed moisture resistant MDF with treated cut ends fixed to softwood grounds with heads punched home and filled ready for decoration					
G	Window boards, 225mm wide x 15mm thick, rounded edges, fixing to blockwork at 300mm centres; size:	29	m	32.00	928.00
H	Extra over for 15mm thick bosig phonotherm	29	m	38.83	1,126.07
Skirting					
<u>Primed and Molded MDF skirting</u>					
J	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/9				27,529.07
INTERNAL JOINERY				
Carried to Summary				27,529.07

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BQ/11

WINDOWS AND EXTERNAL DOORS

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/11				49,764.54
WINDOWS AND EXTERNAL DOORS				
Carried to Summary				49,764.54

Description	Qty	Unit	Rate	Amount
<u>ROOFLIGHTS</u>				
Velux or similar approved				
Rooflights, 780 x 1,400 GGU MK08 008230, White polyurethane, centre pivot	10	nr	2,501.20	25,012.00
Extra over for blind	5	nr	218.40	1,092.00
Extra over for shutter	4	nr	590.10	2,360.40
Rooflights, 1,140 x 1,180 GGU MK08 008230, White polyurethane, centre pivot	1	nr	2,885.50	2,885.50
Extra over for shutter	1	nr	648.90	648.90

31,998.80

ROOFLIGHTS

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/13				31,998.80
ROOFLIGHTS				
Carried to Summary				31,998.80

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

BQ/14

WALL FINISHES EXTERNALLY

	Description	Qty	Unit	Rate	Amount
	<u>WALL FINISHES EXTERNALLY</u>				
	In-Situ Finishes				
	K-Rend or similar synthetic render applied to blockwork external walls				
A	Exceeding 300 mm wide.	298	m2	84.70	25,240.60
B	Not exceeding 150mm wide: reveals.	127	m	38.50	4,889.50
C	Extra over for 15mm thick bosig phonotherm to window/door heads	39	m	38.83	1,514.37
D	Not exceeding 150mm wide: plinth	101	m	38.50	3,888.50
E	Plaster band detail at eaves and verges	89	m	38.50	3,426.50
	Sundries				
	Approved stainless steel expanded metal lathing and beading, fixed in accordance with the manufacturers instructions				
F	Angle Bead	162	m	8.80	1,425.60
G	Stop bead	156	m	8.80	1,372.80
H	Belcast bead	101	m	8.80	888.80
	Timber Cladding				
	Charred larch cladding on battens and counter battens including breathable membrane				
J	Exceeding 300 mm wide.	50	m2	150.50	7,525.00
K	Reveals	16	m	48.00	768.00
L	Extra over for 15mm thick bosig phonotherm to window/door heads	3	m	38.83	116.49
M	Base	16	m	7.00	112.00
N	Head	16	m	7.00	112.00

WALL FINISHES EXTERNALLY

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/15				51,280.16
WALL FINISHES EXTERNALLY				
Carried to Summary				51,280.16

Description		Qty	Unit	Rate	Amount
<u>WALL FINISHES INTERNALLY</u>					
Plasterboard Finishes					
15 mm thick plasterboard; joints taped and filled; finish with 3 mm thick Gypsum Pinnacle or equivalent skimcoat plaster; steel trowelled finish ready for decoration					
A	Exceeding 300mm wide	348	m2	36.00	12,528.00
B	Not exceeding 300mm wide: reveals.	127	m	22.00	2,794.00
12.5 mm thick plasterboard; joints taped and filled; finish with 3 mm thick Gypsum Pinnacle or equivalent skimcoat plaster; steel trowelled finish ready for decoration					
C	Exceeding 300mm wide	585	m2	34.00	19,890.00
D	Provisional Allowance of 30m2 for timber grounds for services etc.	1	Item	960.00	960.00
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					
E	Angle bead,	177	m	8.40	1,486.80
Wall Tiling					
Wall tiles; 3mm joints; layout in whole units with cut margins and make up pieces as necessary; fixing with approved adhesive in accordance with manufacturers instructions; grouting joints with approved waterproofing grout (PC Sum of €35/m2 for supply of tiles and trims)					
F	Exceeding 300mm wide	114	m2	91.75	10,459.50
Deco Stone brick slips fixed to internal walls - Area to be confirmed					
G	Exceeding 300mm wide	40	m2	138.00	5,520.00

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/17				53,638.30
WALL FINISHES INTERNALLY				
Carried to Summary				53,638.30

FLOOR FINISHES

Description	Qty	Unit	Rate	Amount
<u>FLOOR FINISHES</u>				
Timber Floors				
Laminate Timber Flooring; layout in whole units with cut margins and make up pieces as neccessary; fixing with approved adhesive in accordance with manufacturers instructions; (PC Sum of €30/m2 for supply of timber flooring and trims. Contractor to allow for all labours, underlays and adhesives)				
Exceeding 300mm wide	203	m2	61.50	12,484.50
Floor Tiling				
Floor tiles; 3mm joints; layout in whole units with cut margins and make up pieces as neccessary; fixing with approved adhesive in accordance with manufacturers instructions; grouting joints with approved waterproofing grout (PC Sum of €35/m2 for supply of tiles and trims. Contractor to allow for all labours, grouts and adhesives)				
Exceeding 300mm wide	135	m2	91.75	12,386.25
Sundries				
Allow for fibreglass tanking to shower areas (Floors and Walls)	39	m2	45.00	1,755.00

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

BQ/19

To Collection €

26,625.75

FLOOR FINISHES

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/19				26,625.75
FLOOR FINISHES				
Carried to Summary				26,625.75

CEILING FINISHES

Description	Qty	Unit	Rate	Amount
<u>CEILING FINISHES</u>				
Plasterboard Finishes				
15 mm thick 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	440	m2	36.00	15,840.00
Extra over last for moisture board	9	m2	2.50	22.50
50mm mineral wool insulation to underside of rafters	266	m2	11.38	3,027.08
Extra over for batten to from service void	266	m2	8.00	2,128.00
MF Ceiling finished with 12.5 mm thick 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	174	m2	61.00	10,614.00
Extra over last for moisture board	22	m2	2.50	55.00

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

BQ/21

To Collection €

31,686.58

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/21				31,686.58
CEILING FINISHES				
Carried to Summary				31,686.58

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					
A	Coverings; sloping < 45 degrees; > 300 mm wide.	239	m2	63.79	15,245.81
	Eaves;				
B	Double eaves course.	53	m	11.00	583.00
	Verge Detail				
C	Verge Detail	34	m	12.50	425.00
	Valleys				
D	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)					
E	Ridge; horizontal.	30	m	28.00	840.00
Flat Roof Finishes					
Warm roof single ply membrane system laid 100mm Kingspan Thermarroof TR27 insulation on vapour control layer on timber subbase					
F	Exceeding 300mm wide	26	m2	145.00	3,770.00
G	Extra over for area of roof where terrace is located	13	m2	35.00	455.00
H	Upstand to parapets	40	m	50.00	2,000.00
J	Form rainwater outlets	3	nr	150.00	450.00
K	PPC capping	23	m	125.00	2,875.00
New Dwelling and Associated Siteworks Ard na Si, Banteer, Co. Cork KSQS Budget Estimate					<i>To Collection €</i> 26,943.81

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				
Lead flashing to wall abutments	42	m	65.00	2,730.00
Valleys	12	m	65.00	780.00
Fascia				
"Hardwood" or equivalent fascia lining boards fixed to deal grounds;				
Fascia	55	m	35.00	1,925.00
Over Fasica Continuous ventilation strip.	55	m	3.00	165.00

5,600.00

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/23				26,943.81
Page No. BQ/24				5,600.00
ROOF FINISHES				
Carried to Summary				32,543.81

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				
Nominal size 125 x 75 mm	49	m	66.00	3,234.00
Fittings; Nozzle outlet (75mm).	7	nr	42.00	294.00
Fittings; Stop ends	10	nr	20.00	200.00
Fittings; Bends	1	nr	34.00	34.00
Powder coated Pipes; rainwater downpipes.				
Nominal size 75 mm x 75 mm.	45	m	60.00	2,700.00
Fittings; Swan neck; 300 mm offset.	10	nr	42.00	420.00
Fittings; Splash shoe.	10	nr	42.00	420.00
Fittings; Hoppers	3	nr	150.00	450.00
New Dwelling and Associated Siteworks				7,752.00
Anders Si. Barton, Co. Cork				
BO/26				
To Collection €				

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/26				7,752.00
DRAINAGE & REFUSE DISPOSAL				
Carried to Summary				7,752.00

INTERNAL DECORATION

Description	Qty	Unit	Rate	Amount
<u>PAINTING AND DECORATING</u>				
Internal Work				
Decoration to Timber				
<u>Knot, prime, stop, grain fill and apply two undercoats and one finishing coat of satin oil paint to</u>				
Window boards not exceeding 300 mm girth	29	m	4.50	130.50
Skirting not exceeding 200 mm girth	295	m	4.50	1,327.50
Timber door frames and linings exceeding 300mm girth	99	m	4.50	445.50
Timber architraves	198	m	4.50	891.00
Decoration to Walls and Ceilings				
<u>Thoroughly clean down, brush off loose particles, remove any grease or dirt, prepare and apply one coat thinned and two full coats "Dulux" or equivalent vinyl matt emulsion in selected colours (maximum of 2 per room) on</u>				
Plastered walls	684	m2	10.00	6,840.00
Plastered reveals; not exceeding 300 mm wide.	127	m	5.00	635.00
Plastered ceilings generally.	345	m2	11.00	3,795.00

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

BQ/28

To Collection €

14,064.50

INTERNAL DECORATION

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/28				14,064.50
INTERNAL DECORATION				
Carried to Summary				14,064.50

BUILT IN FITTINGS

Description		Qty	Unit	Rate	Amount
<u>BUILT IN FITTINGS</u>					
Kitchen & Utility					
A	PC Sum of €8,000 for a fitted kitchen	1	Item	8,000.00	8,000.00
Wardrobes					
B	PC Sum of €1,500 for fitted wardrobes	1	Item	1,500.00	1,500.00
Miscellaneous					
C	PC Sum of €1,000 for fitted cloaks section, seating, benches etc.	1	Item	1,000.00	1,000.00

**New Dwelling and Associated Siteworks
Ard na Si, Banteer, Co. Cork
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BQ/30

To Collection €

10,500.00

BUILT IN FITTINGS

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/30				10,500.00
BUILT IN FITTINGS				
Carried to Summary				10,500.00

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 €9,000 for Heat Recovery Installations complete	1	Item	9,000.00	9,000.00
	Sanitary Ware				
C	PC Sum of €3,000 for supply of sanitary ware	1	Item	3,000.00	3,000.00
	Sprinkler System				
D	PC Sum of €10,595 for supply and installation of sprinkler system	1	Item	10,595.00	10,595.00
	Builders Works				
E	Builders work associated with the heating and plumbing installations	1	Item	1,400.00	1,400.00

MECHANICAL INSTALLATIONS

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/32				37,995.00
MECHANICAL INSTALLATIONS				
Carried to Summary				37,995.00

ELECTRICAL INSTALLATIONS

Description		Qty	Unit	Rate	Amount
<u>ELECTRICAL INSTALLATION</u>					
Electrical Installations					
A	PC Sum of €25,000 for electrical installation complete be RECI electrician - Assuming all wiring will be completed by the electrician, all internal wiring to be standard including PVC fixtures and fittings (Client to complete any additional wiring post project completion)	1	Item	25,000.00	25,000.00
Security					
B	PC Sum of €5,000 for first and second fix security installation	1	Item	5,000.00	5,000.00
External Lighting					
C	PC Sum of €5,000 for installation of external lighting	1	Item	5,000.00	5,000.00
Solar/PV					
D	PC Sum €3,500 for fitting of PV Panel system - Client has supplied and fitted some of these items on site already	1	Item	3,500.00	3,500.00
Builders Works					
E	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/34

To Collection €

39,340.00

ELECTRICAL INSTALLATIONS

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/34				39,340.00
ELECTRICAL INSTALLATIONS				
Carried to Summary				39,340.00

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

SITE PREPARATION (PROVISIONAL)

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/36				9,000.00
SITE PREPARATION (PROVISIONAL)				
Carried to Summary				9,000.00

SITE STRUCTURES

Description	Qty	Unit	Rate	Amount
<u>SITE STRUCTURES</u>				
Entrance Wall				
Allow for constructing 1.00m high blockwork walls with 215mm blockwork and stone finish	41	m	444.25	18,214.25
Extra over for piers	8	nr	250.00	2,000.00
Provisional Sum of €6,000 for automated sliding entrance gate	1	Item	6,000.00	6,000.00
Allow for new pedestrian entrance gates	1	Item	750.00	750.00
Fencing				
1.80m high post and panel fence	40	m	85.00	3,400.00
Walled Garden				
Allow for constructing 1.00m high blockwork walls with 215mm blockwork and plaster finish both sides	15	m	413.25	6,198.75
Extra over for piers	4	nr	250.00	1,000.00

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

BQ/38

To Collection €

37,563.00

SITE STRUCTURES

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/38				37,563.00
SITE STRUCTURES				
Carried to Summary				37,563.00

	Description	Qty	Unit	Rate	Amount
	<u>DRIVEWAY</u>				
	Filling				
	Hardcore; Structural granular fill T1 or equal approved material in accordance with Engineers' Specification; depositing and compacting in layers 150mm maximum thickness				
A	150mm thick.	86	m2		EXCL
	Surface Treatments				
B	50mm thick limestone blinding	86	m2	4.00	344.00
	Tarmacadam				
C	60mm tarmacadam finish to the driveway	86	m2	35.00	3,010.00
	<u>PATHS</u>				
	Filling				
	Hardcore; Structural granular fill T1 or equal approved material in accordance with Engineers' Specification; depositing and compacting in layers 150mm maximum thickness				
D	150mm thick.	228	m2		EXCL
	Surface Treatments				
E	50mm thick sand/cement blinding	228	m2	8.00	1,824.00
	Paving				
F	30mm thick precast concrete paviour	228	m2	91.75	20,919.00
	<u>PATHS</u>				
	Filling				
	Hardcore; Structural granular fill T1 or equal approved material in accordance with Engineers' Specification; depositing and compacting in layers 150mm maximum thickness				
G	150mm thick.	30	m2		EXCL
	Surface Treatments				
H	50mm thick limestone blinding	30	m2	8.00	240.00

HARDSURFACING

Description	Qty	Unit	Rate	Amount
<u>(Cont) PATHS</u>				
Gravel				
50mm thick gravel to paths	30	m2	20.00	600.00
<u>PLAY AREA</u>				
Provisional Sum of €1,000 for surfacing to the kids play area (Mulch or similar)	1	Item	1,000.00	1,000.00

New Dwelling and Associated Siteworks

Ard na Si, Banteer, Co. Cork

KSQS Budget Estimate

BQ/41

To Collection €

1,600.00

HARDSURFACING

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/40				26,337.00
Page No. BQ/41				1,600.00
HARDSURFACING				
Carried to Summary				27,937.00

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

BQ/42

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	81	m	26.00	2,106.00
B	Armstrong junctions	6	nr	155.00	930.00
C	Manholes, not exceeding 1.00m deep	1	nr	950.00	950.00
D	Gully trap and bends	3	nr	55.00	165.00
E	Vent stack	1	Item	200.00	200.00
F	Allow for connection to the existing sewer on the site	1	Item	400.00	400.00
	Surface Drainage				
	Excavate trench for and including 100mm UPVC drain pipe, pea gravel bed and surround, backfill with selected excavated material and remove surplus.				
G	Average depth 1.00m	154	m	22.00	3,388.00
H	Armstrong junctions	7	nr	155.00	1,085.00
J	Gully trap and bends	10	nr	55.00	550.00
K	Domestic ACO drains	10	m	100.00	1,000.00
L	Heavy Duty ACO drains	6	m	120.00	720.00
M	French Drains	41	m	45.00	1,845.00
N	Soakaways	1	nr	450.00	450.00
P	Allow for connection to the existing sewer on the site	1	Item	400.00	400.00
Q	Provisional Sum of €5,000 for supply and installation of rainwater harvesting unit	1	Item	5,000.00	5,000.00
R	Provisional Sum of €2,000 for supply and installation of reed bed (9m2)	1	Item	2,000.00	2,000.00

SITE SERVICES (Piped & Ducted) (PROVISIONAL)

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/43				21,189.00
SITE SERVICES (Piped & Ducted) (PROVISIONAL)				
Carried to Summary				21,189.00

WATER SUPPLY (PROVISIONAL)

[illegible]

WATER SUPPLY (PROVISIONAL)

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/45				1,450.00
WATER SUPPLY (PROVISIONAL)				
Carried to Summary				1,450.00

SITE SERVICES (Mainly Electrical) (PROVISIONAL)

Description		Qty	Unit	Rate	Amount
<u>SITE SERVICES (MAINLY ELECTRICAL)</u>					
A	Main services have been installed on site - As noted by client		Note		
B	Allow for short runs of ducts (110mm + 50mm & 50mm + 50mm) - Max 15m of trench	1	Item	450.00	450.00

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

BQ/47

To Collection €

450.00

SITE SERVICES (Mainly Electrical) (PROVISIONAL)

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/47				450.00
SITE SERVICES (Mainly Electrical) (PROVISIONAL)				
Carried to Summary				450.00

GREENHOUSE

Description		Qty	Unit	Rate	Amount
<u>GREENHOUSE/POOL ROOM</u>					
A	Allow for insulated foundations to the green house glazed walls - As per Long Life Structures	1	Item	23,240.90	23,240.90
B	200mm high wall to support green house - quinnlite blocks	1	Item	1,683.81	1,683.81
C	PC Sum of €34,800 ex VAT for nthe green house glazing	1	Item	34,800.00	34,800.00
D	Rainwater tank to the greenhouse	1	Item	2,000.00	2,000.00

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

BQ/49

To Collection €

61,724.71

Description	Qty	Unit	Rate	Amount
<u>GARAGE</u>				
Allow for masonry built garage including standard strip foundation, insulated floor slab, uninsulated 150mm wide cavity walls, burnt larch cladding externally, pointed blockwork internally including warm roof flat roof system	1	Item	70,000.00	70,000.00

70,000.00

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/51				70,000.00
GARAGE				
Carried to Summary				70,000.00

PRELIMINARIES

Description		Qty	Unit	Rate	Amount
PRELIMINARIES					
A	Site Supervision	1	Item		EXCL
B	Insurances	1	Item	2,200.00	2,200.00
C	Scaffolding	1	Item	13,000.00	13,000.00
D	Health & Safety	1	Item		EXCL
E	General Plant	1	Item		EXCL
F	Lighting & Power	1	Item		INCL
G	Water Supply (use of supply on site)	1	Item		INCL
H	Cleaning on Completion	1	Item		EXCL
J	Waste Disposal & Skips	10	nr	450.00	4,500.00

New Dwelling and Associated Siteworks

Ard na Si, Banteer, Co. Cork

KSQS Budget Estimate

BQ/53

To Collection €

19,700.00

PRELIMINARIES

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/53				19,700.00
PRELIMINARIES				
Carried to Summary				19,700.00

	Description	Qty	Unit	Rate	Amount
	Notes				
A	Insulated raft has been included in the budget - As per Long life Structure quote		Note		
B	Timberframe priced by Long Life Structure - The system used is the Eco 220 with 80mm Gutex		Note		
C	Windows and doors are included as per NorDan quotation including cills		Note		
D	All rates valid as of 14/06/2024		Note		
E	We would advise that rate are likely to increase in the coming months		Note		
F	Allowance has been made for fitting the PV system on to the building - Client has supplied the required equipment already		Note		
G	PC Sum has been included for all wiring and electrics based on having an electrician do the full install.		Note		
H	The rates used are builders rates - If the client goes direct labour these rates may differ.		Note		
J	No calculation has been made for varying VAT rates for direct labour - all VAT is charged at 13.5%		Note		
K	All airtightness to be completed by LLS		Note		
L	All hardcore has been completed to date. No allowance has been made for additional hardcore		Note		
M	We have included for 10 kips for general waste, scaffolding and insurances only in the preliminaries		Note		
	Exclusions				
N	Soft Spots		Note		
P	Rock Excavation		Note		
Q	Road opening licences and connection fees		Note		
R	County Council & Public utility fees eg. Contributions, ESB connection, Eircom connection etc.		Note		
S	Professional fees		Note		
T	Planning fees/contributions		Note		

NOTES & EXCLUSIONS

Description	Qty	Unit	Rate	Amount
(Cont) Exclusions				
Site Lighting, External Lighting		Note		
Soft Landscaping		Note		
Appliances and furniture		Note		
Supervision, Health and Safety, Plant, Cleaning etc. - Client to review and account for seperately		Note		

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

BQ/56

To Collection €

Description	Qty	Unit	Rate	Amount
<p>COLLECTION</p> <p>Page No. BQ/55</p> <p>Page No. BQ/56</p> <p>NOTES & EXCLUSIONS Carried to Summary</p>				

Subtotal Ex VAT @ 13.5%

Description	Qty	Unit	Rate	Amount
Amount from summary level.				1,064,819.00

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

BQ/58

To Collection €

Description		Qty	Unit	Rate	Amount
Amount from summary level.					143,749.68
New Dwelling and Associated Siteworks				To Collection €	143,749.68
Ard na Si, Banteer, Co. Cork		BQ/60			
KSQS Budget Estimate					

Subtotal Including VAT

Description	Qty	Unit	Rate	Amount
Amount from summary level.				1,208,570.00

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

BQ/62

To Collection €

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/62				
Subtotal Including VAT Carried to Summary				

CLIENT DIRECT WORKS

Description	Qty	Unit	Rate	Amount
<u>CLIENT DIRECT WORKS</u>				
Fronius Symo GEN24	1	Item		EXCL
Lithium Battery	1	Item		EXCL
Fronius Ohmplot	1	Item		EXCL
EV Charger	1	Item	1,000.00	1,000.00
Thermal Store - Linszter	1	Item	4,536.00	4,536.00
Sauna - costs taken from house handbook + 15%	1	Item	2,143.60	2,143.60
Roof Harvester Rainwater - To be potentially omitted	1	Item	5,000.00	5,000.00
Reverse Osmosis	1	Item	302.00	302.00
Pool - Based on updated notes from the client	1	Item	60,000.00	60,000.00
Greenhouse grow lighting	1	Item	4,000.00	4,000.00
PC Sum of €10,000 for custom fireplace and wood burning stove	1	Item	10,000.00	10,000.00

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

BQ/64

To Collection €

86,981.60

CLIENT DIRECT WORKS

Description	Qty	Unit	Rate	Amount
COLLECTION				
Page No. BQ/64				86,981.60
CLIENT DIRECT WORKS				
Carried to Summary				86,981.60