

WBS ID	Work Package	Trade	Quantity / Allowance	Unit Cost (£)	Total Cost	Notes
1	Pre Construction					
1.1	Site Mobilisation	Main Contractor	Lump Sum	2,000	2,000	
1.2	Welfare facilities	Main Contractor	Lump Sum	1,500	1,500	
1.3	Temporary services	Main Contractor	Lump Sum	1,000	1,000	
2	Groundwork & Foundation					
2.1	Site clearance	Groundwork Sub	Lump Sum	2,500	2,500	
2.2	Excavation	Groundwork Sub	Lump Sum	4,000	4,000	
2.3	Foundation	Groundwork Sub	Lump Sum	8,000	8,000	
2.4	Drainage	Groundwork Sub	Lump Sum	4,500	4,500	
3	Superstructure					
3.1	Blockwork	Brickwork Sub	Lump Sum	12,000	12,000	
3.2	Structural floors	Main Contractor	Lump Sum	7,000	7,000	
3.3	Lintels & beams	Main Contractor	Lump Sum	3,000	3,000	
4	Roof Construction					
4.1	Roof structure	Roofing Sub	Lump Sum	6,000	6,000	
4.2	Roof covering	Roofing Sub	Lump Sum	5,000	5,000	
4.3	Rainwater goods	Roofing Sub	Lump Sum	1,000	1,000	
5	Building Envelope					
5.1	Windows	Specialist Sub	Lump Sum	7,000	7,000	
5.2	External Doors	Specialist Sub	Lump Sum	3,000	3,000	
5.3	External Finishes	Specialist Sub	Lump Sum	6,000	6,000	
6	MEP					
6.1	First fix MEP	MEP Sub	Lump Sum	6,000	6,000	
6.2	Second Fix MEP	MEP Sub	Lump Sum	5,000	5,000	
6.3	Testing & commissioning	MEP Sub	Lump Sum	2,000	2,000	
7	Internal Finishes					
7.1	Plastering	Finishes Sub	Lump Sum	4,500	4,500	
7.2	Carpentry	Carpentry Sub	Lump Sum	4,000	4,000	
7.3	Kitchen & bathrooms	Specialist Sub	Lump Sum	9,000	9,000	
7.4	Decoration	Finishes Sub	Lump Sum	3,000	3,000	
8	External Works					
8.1	Driveways	Groundwork Sub	Lump Sum	3,500	3,500	
8.2	Landscaping	Groundwork Sub	Lump Sum	2,000	2,000	
9	Snagging & Handover					
9.1	Snagging	Main Contractor	Lump Sum	2,000	2,000	
9.2	Final Inspection	Main Contractor	Lump Sum	1,000	1,000	
9.3	Handover	Project Manager	Lump Sum	500	500	