



## **Project: 1 Long Road**

Produced by:

**Thomas Callum Associates Ltd**  
69a Bexley High Street  
Bexley  
Kent  
DA5 1QT

Mr A	Nov-20
1 Long Road	

Prelims Costs	£13,032.00
Measured work	£166,298.40
Provisional Sum Kitchen supply & install	£15,000.00
Provisional Sum Structural engineer design	£500.00
Tender Summary	£194,830.40
VAT	£38,966.08
Total	£233,796.48

**Notes**

- 12 week contract period.
- Price based on skip and WC kept off road
- Only works listed are included.
- Decoration only to rooms disturbed by works
- Assume property is free from any structural defects
- No floor or wall finishes allowed for except painting
- Assume all incoming utilities have capacity for additional loadings

Prelim Breakdown	Total
12 weeks	
Contract Manager	2,016.00
Working foreman	3,240.00
Health and Safety	1,479.60
First Aid Equipment PPE	90.00
Fire Equipment	60.00
Phone calls	288.00
Toilet Chemical and weekly valet	374.40
Toilet Chemical delivery and collection each way	108.00
Scaffolding	5,016.00
Builders Clean	360.00
13,032.00	

Contract: 1 Long Road					
Ref	Description	Quantity	Units	Rate	Value
<b><u>Rear extension structure</u></b>					
*/1/1	Allow to strip out existing fixtures and fittings to work area. Clear from site.	1	item	£ 549.60	£ 549.60
*/1/2	Demolition of masonry structural elements Brick wall or block walls to rear elevation,internal walls and chimney breast .Allow to support structure during works.	1	item	£ 3,214.32	£ 3,214.32
*/1/3	Break out all of existing concrete oversite and cart away Assume 100mm thick average.	16	m2	£ 34.42	£ 550.72
*/1/4	Machine excavation Excavation to reduce levels, depth not exceeding: 0.25 m	4	m3	£ 74.02	£ 296.08
*/1/5	Hand excavation to form new pad foundation within property.	1	item	£ 330.48	£ 330.48
*/1/6	Machine excavation Trench excavation to receive foundations,depth assume 600mm wide 1200mm deep.	8	m3	£ 85.36	£ 682.88
*/1/7	Plain in situ concrete; mix C20P Foundations; poured on or against earth or unblinded hardcore: generally	8	m3	£ 219.00	£ 1,752.00
*/1/8	Plain in situ concrete; poured on or against earth or unblinded hardcore: 150mm thick	2	m3	£ 235.80	£ 471.60
*/1/9	Brickwork to DPC , 2 layers brick with concrete infill.	5	m2	£ 196.66	£ 983.30
*/1/10	Allow for DPC to external and internal walls.	12	m	£ 12.74	£ 152.88
*/1/11	Stainless steel profiles to link old walls to new.	5	m	£ 18.34	£ 91.70
*/1/12	Provide and install rigid insulation using 70mm Kingspan K103 on DPM.	15	m2	£ 38.46	£ 576.90
*/1/13	Provide and lay screed not exceeding 75mm thick.	15	m2	£ 49.53	£ 742.95
*/1/14	Cavity wall 1 skin 100mm blockwork 1 skin facing bricks PC £850 per 1000 supply , insulation to cavity	26	m2	£ 193.89	£ 5,041.14
*/1/15	Brick on edge soldier course over rear doors	1	item	£ 212.06	£ 212.06
*/1/16	Allow for closing cavities to all vertical window and door reveals.	4.4	m	£ 13.76	£ 60.54
*/1/17	Form pad stones to support steelwork	1	item	£ 155.35	£ 155.35
*/1/18	Structural Steelwork , as per structural drawings.	2401	kg	£ 4.19	£ 10,060.19
*/1/19	Pitched roofs Treated sawn softwood; grade SC3; basic sizes: 50 x 150 mm	86	m	£ 14.30	£ 1,229.80
*/1/20	Plates or the like Treated sawn softwood; grade GS; basic sizes: 75 x 100 mm	19	m	£ 19.82	£ 376.58
*/1/21	100mm Kingspan to new roof	19	m2	£ 26.55	£ 504.45
*/1/22	Fix new felt & battens to pitched roof structure. Supply & fix tiles	19	m2	£ 99.00	£ 1,881.00
*/2/23	Insulated plasterboard to new ceiling	19	m2	£ 21.42	£ 406.98
*/2/24	Supply & fix 1 layer fireline plasterboard to either side of stair wall to comply with building regs.	29	m2	£ 29.62	£ 858.98
*/2/25	Supply & fix flat window to roof.	2	Nr	£ 1,372.80	£ 2,745.60
*/2/26	2 coat plaster to all new internal masonry walls	34	m2	£ 30.14	£ 1,024.76
*/2/27	Supply & fit plasterboard to ceiling where chimney and walls removed	47	m2	£ 12.01	£ 564.47
*/2/28	Single coat plaster skim to all new ceilings	66	m2	£ 19.30	£ 1,273.80
*/2/29	Standard softwood door frames softwood half hour firecheck exterior door frames; fitted with 10 x 4 mm intumescent strips: FM72FR; 795 x 2078 mm	1	Nr	£ 115.80	£ 115.80
*/2/30	Hardboard faced unlippped interior flush door; 40 mm thick:	1	Nr	£ 145.20	£ 145.20
*/2/31	Supply & fix Architraves to all new door openings to match existing within property	10	m	£ 5.44	£ 54.40
*/2/32	Supply & fix skirting to all new walls	22	m	£ 10.32	£ 227.04
*/2/33	Decorate all walls as required with emulsion.	110	m2	£ 13.76	£ 1,513.60
*/2/34	Matt white emulsion to ceilings	66	m2	£ 11.49	£ 758.34
*/2/35	Decorate all timber surfaces ne 300mm girth	59	m	£ 12.48	£ 736.32
*/2/36	Decorate all new general wood surfaces.	4	m2	£ 25.30	£ 101.20
*/2/37	Supply & fix aluminium door set to rear.	1	item	£ 8,620.57	£ 8,620.57
*/2/38	Form fascias and soffits to match existing.	13	m	£ 67.61	£ 878.93
*/2/39	Supply & fit new rainwater goods	1	item	£ 424.01	£ 424.01
<b><u>First floor and roof extension</u></b>					
*/3/1	Allow to strip out existing fixtures and fittings to work area. Clear from site.	1	item	£ 499.20	£ 499.20
*/3/2	Demolition of masonry elements to form new window opening and removal of chimney breast .Allow to support structure during works.	1	item	£ 1,149.60	£ 1,149.60
*/3/3	Remove roof, ceilings & structure to existing roof as required, Including tiles and battens. Clear from site.	68	m2	£ 16.96	£ 1,153.28
*/3/4	Extend cavity wall and infill window 1 skin 100mm blockwork 1 skin facing bricks PC £850 per 1000 supply , insulation to cavity	16	m2	£ 193.89	£ 3,102.24
*/3/5	Allow for closing cavities to all vertical window and door reveals.	15	m	£ 13.76	£ 206.40
*/3/6	Form pad stones to support steelwork	1	item	£ 339.50	£ 339.50
*/3/7	Structural Steelwork , as per structural drawings.	1702	kg	£ 4.19	£ 7,131.38
*/3/8	Plates or the like Treated sawn softwood; grade GS; basic sizes: 75 x 100 mm	26	m	£ 19.82	£ 515.32
*/3/9	Pitched roofs Treated sawn softwood; grade SC3; basic sizes: 50 x 150 mm	205	m	£ 14.30	£ 2,931.50
*/3/10	100mm Kingspan to new roof	46	m2	£ 26.55	£ 1,221.30
*/3/11	Fix new felt & battens to pitched roof structure. Supply & fix tiles	46	m2	£ 99.00	£ 4,554.00
*/3/12	Form dormer wall structure	23	m2	£ 73.51	£ 1,690.73
*/3/13	Treated sawn softwood to form dormer roof	98	m	£ 17.56	£ 1,720.88
*/3/14	Supply & fix plywood to flat roof structures.	22	m2	£ 52.30	£ 1,150.60
*/3/15	Fix new felt & battens to dormer walls , supply & fix tiles to match.	23	m2	£ 133.50	£ 3,070.50

*/3/16	Supply & lay single layer roof finish to all flat roof areas.include all edgings and trims.	1	item	£ 3,547.20	£ 3,547.20
*/3/17	Rooflight 1222 x 882 in newly formed openings within existing roof.	3	nr	£ 1,252.80	£ 3,758.40
*/4/18	Insulated plasterboard to new ceilings and walls	91	m2	£ 21.42	£ 1,949.22
*/4/19	Supply & fix 1 layer fireline plasterboard to either side of stair wall to comply with building regs.	21	m2	£ 29.62	£ 622.02
*/4/20	2 coat plaster to all new internal masonry walls	56	m2	£ 30.14	£ 1,687.84
*/4/21	Stud walls to new layout	39	m2	£ 73.51	£ 2,866.89
*/4/22	Supply & fit plasterboard to ceilings on acoustic hangers as detail 5 to underside of second floor.	37	m2	£ 42.78	£ 1,582.86
*/4/23	Single coat plaster skim to all new ceilings	105	m2	£ 19.30	£ 2,026.50
*/4/24	Standard softwood door frames softwood half hour firecheck exterior door frames; fitted with 10 x 4 mm intumescent strips: FM72FR; 795 x 2078 mm	8	Nr	£ 115.80	£ 926.40
*/4/25	Supply & fix Architraves to all new door openings to match existing within property	80	m	£ 5.44	£ 435.20
*/4/26	Hardboard faced unlippped interior flush door; 40 mm thick:	8	Nr	£ 145.20	£ 1,161.60
*/4/27	Supply & install staircase to connect first floor to second	1	nr	£ 1,949.47	£ 1,949.47
*/4/28	To intermediate floor lift boards and fix insulation. Replace boards and overlay with chipboard.	93	m2	£ 63.83	£ 5,936.19
*/4/29	Form second floor with new joist and build up as shown on detail 5	37	m2	£ 131.90	£ 4,880.30
*/4/30	Allow for boxing in of pipework & builders works connected with M & E installation	1	item	£ 4,126.68	£ 4,126.68
*/4/31	Supply & fix skirting to all new walls	74	m	£ 10.32	£ 763.68
*/4/32	Supply & fix 19mm mdf window boards to all new windows.	9	m	£ 14.28	£ 128.52
*/4/33	Decorate all walls as required with emulsion.	185	m2	£ 13.76	£ 2,545.60
*/4/34	Matt white emulsion to ceilings	105	m2	£ 11.49	£ 1,206.45
*/4/35	Decorate all timber surfaces ne 300mm girth	163	m	£ 12.48	£ 2,034.24
*/4/36	Decorate all new general wood surfaces.	30	m2	£ 25.30	£ 759.00
*/4/37	Supply & fix aluminium doors and windows to rear elevation, bathroom and loft extension including Juliette balcony.	1	item	£ 14,950.07	£ 14,950.07
*/4/38	Form fascias and soffits to match existing.	13	m	£ 67.61	£ 878.93
*/4/39	Supply & fit new rainwater goods	1	item	£ 535.37	£ 535.37
*/5/1	Break up surface to existing external areas, supply & lay new patio	15	m2	£ 98.74	£ 1,481.10
	<b>Drainage</b>				
*/5/2	Excavate and lay new drains to pick up rainwater from new extension.	11	m	£ 51.24	£ 563.64
*/5/3	New back inlet gulley to connect rainwater downpipe to drainage system.	3	Nr	£ 131.53	£ 394.59
*/5/4	Connect new drain run into existing manhole.	1	item	£ 392.28	£ 392.28
*/5/5	Form soakaway	1	nr	£ 1,351.54	£ 1,351.54
	<b>Bathrooms</b>				
*/6/1	Fix only sanitary ware	1	item	£ 2,764.80	£ 2,764.80
*/6/2	Supply only sanitary ware allow PC Sum supply	1	sum	£ 2,000.00	£ 2,000.00
	<b>Heating and hot water</b>				
*/6/3	Radiator 762 x 370	1	nr	£ 306.00	£ 306.00
*/6/4	Radiator 1394 x 370	3	nr	£ 367.20	£ 1,101.60
*/6/5	Towel rail 520 x 700	2	nr	£ 494.40	£ 988.80
*/6/6	Ventaxia extract fan to bathrooms	2	nr	£ 342.72	£ 685.44
*/6/7	Above ground drainage	1	item	£ 1,670.78	£ 1,670.78
*/6/8	Hot & cold supplies	1	item	£ 1,962.14	£ 1,962.14
	<b>Electrical</b>				
*/7/1	Twin Switched Socket Outlet	18	No	£ 135.11	£ 2,431.98
*/7/2	Fused spur on Grid	8	No	£ 139.76	£ 1,118.08
*/7/3	Hard wired Heat detector	3	No	£ 189.60	£ 568.80
*/7/4	Cat 6 Point	5	No	£ 128.38	£ 641.90
*/7/5	Dimmer switch plate 4 gang 2 way	4	No	£ 132.36	£ 529.44
*/7/6	Shaver socket	2	no	£ 166.80	£ 333.60
*/7/7	45 Amp cooker switch	1	No	£ 222.07	£ 222.07
*/7/8	Wall light over basin	2	No	£ 155.17	£ 310.34
*/7/9	GU10 fire rated Aurora Recessed Light fitting matt white	26	No	£ 86.17	£ 2,240.42
*/7/10	Pendant Lights fitting	2	No	£ 88.74	£ 177.48
<b>Total</b>					£ 166,298.40

## Tender Information

Tender No.	T001
Project Name	1 Long Road
TCA Client	Mr A
Tender Prepared By	Thomas Callum
Date Received	10/11/2020
ITEM	
1.1	Introduction to Project
	Rear extension and loft conversion with re modelling of interior
1.2	Health & Safety Considerations
	Access and surrounding areas
1.3	Site Set-Up, Access & Egress Considerations
	Skip on site , WC on drive
1.4	Project Location Considerations
	Residential
1.5	Technical Construction Considerations
	Keeping site clean,
1.6	Environmental & Waste Management Issues
	All waste to skip at front
2	Introduction
2.1.1	Form of Contract
	TBA
2.1.2	Under Hand or Seal
	TBA
2.1.3	Contract Sum
Side end	£194,830.40
2.1.4	Tendered Mark Up
	20%
2.1.5	Contract Period
	12 weeks
2.1.6	Retention
	TBA
2.1.7	Damages
	TBA
2.1.8	D L Period
	TBA
2.1.9	Bond
	TBA
2.1.10	Special Insurances
	TBA
2.1.11	Onerous Contract Terms
	TBA
2.1.12	Collateral Warranties
	N/A
2.2	Review of All Supply Chain Quotes
	N/A
2.3	Named or Listed Suppliers
	N/A
2.4	Provisional Sums & PC Sums
	As documentation
2.5	Design Responsibility/Contractors Proposal
	TBA
2.6	Qualifications & Assumptions
	Assume access available to side.
3	Tender Documents
	Client supplied drawings and specifications
4	Any Other Comments
	Further structural design information required