

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 VAT Total	£194,830.40 £38,966.08 £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	Rat	te	Va	lue	
	Rear extension structure							
*/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	1	item	£	3,214.32	£	3,214.32	
, ,	elevation, internal walls and chimney breast . Allow to support structure during works.				-,		,	
*/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 unlipped 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	
/2/31	Supply & IIX Aleintraves to an new door openings to materi existing within property	10	""	-	3.44	_	34.40	
*/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 First floor and roof extension	1	item	£	424.01	£	424.01	
*/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	1	item	£	1,149.60	£	1,149.60	
*/3/3	chimney breast . Allow to support structure during works. Remove roof, ceilings & structure to exising 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	16	m2	£	193.89	£	3,102.24	
* /2 /⊏	£850 per 1000 supply , insulation to cavity	15		,	12.70	_	206.40	
*/3/5 */3/6	Allow for closing cavities to all vertical window and door reveals. Form pad stones to support steelwork	15 1	m	£	13.76 339.50	£	206.40 339.50	
*/3/5	Structural Steelwork , as per structural drawings.	1702	item kø	£	4.19	£	7,131.38	
*/3/8	Plates or the like Treated sawn softwood; grade GS; basic sizes: 75 x 100 mm	26	kg 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	
		98	m	£	17.56	£	1,720.88	
*/3/13	Treated sawn softwood to form dormer roof	50	111					
	Supply & fix plywood to flat roof structures.	22	m2	£	52.30	£	1,150.60	

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	*/3/17	Rooflight 1222 x 882 in newly formed openings within existing roof.	3	nr	£	1.252.80	£	3.758.40
Supply & fix 1 layer fretine plasterboard to either side of stair wall to comply with building regs. C 20.00 C C C C C C C C C								
"A/J20 building regs. Se m2 € 30.14 € 1,887,84 "A/J21 Stud walls to new leyout 39 m2 € 7,515 € 2,866,88 "A/J23 Signed plaster stall in even length of cellings on acoustic hangers as detail 5 to underside of accord floor. 37 m2 € 2,755,15 € 2,866,88 "A/J23 Singecard plaster stall new door door frames controod of floor second floor. 105 m2 € 115,80 € 22,646,88 "A/J23 Singecard plaster stall mode of completing the match existing within property 8 Nr € 115,80 € 22,646,88 */4/J25 Supply & flux Architerwet to all new door openings to match existing within property 80 m € 1,45,60 € 22,64,64 */4/J26 Hardboard faced unlipped interior flux hoors, 40 mm thick: 8 Nr € 1,45,00 € 1,58,40 € 1,58,40 € 1,58,40 € 1,58,24 € 2,62,68 8 Nr € 1,52,40 €		•						
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"A/21 Stud walls to new layout 39 m2 6 73.51 6 2,868.8 6 1,858.2	*/4/20		56	m2	£	30.14	£	1,687.84
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**************************************	*/4/23	Single coat plaster skim to all new ceilings	105	m2	£	19.30	£	2,026.50
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*/4/27 Supply & install staircase to connect first floor to second 1 nr £ 1,949,47 £ 2,245,66 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145	*/4/25	Supply & fix Architraves to all new door openings to match existing within property	80	m	£	5.44	£	435.20
*/4/27 Supply & install staircase to connect first floor to second 1 nr £ 1,949,47 £ 2,245,66 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 4,125,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145,68 £ 2,145								
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chipboard. 4/4/29 Form second floor with new joist and build up as shown on detail 5 74/4/30 Allow for boxing in of pipework & builders works connected with M & Einstallation 1 item £ 4,126,68 E 4,								
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**/4/33 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 £ 2,545.66 **/4/34 Wall white emulsion to cellings 105 m2 £ 11.49 £ 1,264.56 **/4/35 Decorate all lumber surfaces ne 300mm girth 163 m £ 12.48 £ 2,034.24 **/4/36 Decorate all lumber surfaces ne 300mm girth 163 m £ 12.48 £ 2,034.24 **/4/37 Supply & fix aluminium doors and windows to rear elevation, bathroom and loft extension including Juliette balcony. 13 m £ 67.61 £ 878.93 **/4/39 Supply & fix new rainwater goods 1 item £ 14,950.07 £ 14,950.07 **/4/38 Form facisa and solffist to match existing. 13 m £ 67.61 £ 878.93 **/5/13 Resk up surface to existing external areas, supply & lay new patio 15 m2 £ 98.74 £ 1,481.10 **Drainage	/4/30	Allow for boxing in or pipework & bunders works connected with M & Emstallation	_	iteiii	-	4,120.08	_	4,120.00
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*/5/2 Excavate and lay new drains to pick up rainwater from new extension. */5/3 New back inlet gulley to connect rainwater downpipe to drainage system. 3 Nr £ 131.53 £ 394.55 */5/4 Connect new drain run into existing manhole. 1 item £ 392.28 £ 392.28 */5/5 Form soakaway 8athrooms */6/1 Fix only sanitary ware allow PC Sum supply Heating and hot water */6/2 Radiator 762 x 370 */6/4 Radiator 1394 x 370 */6/6 Ventaxia extract fan to bathrooms */6/6 Ventaxia extract fan to bathrooms */6/8 Hot & cold supplies #/6/8 Hot & cold supplies #/7/1 Twin Switched Socket Outlet */7/1 Twin Switched Socket Outlet */7/1 Fixed Spur on Grid Hard wired Heat detector */7/4 Cat 6 Point */7/4 Shaver socket */7/6 Shaver socket */7/6 Shaver socket */7/7 Abg fitting matt white */7/7 Gunder Lights fitting */7/10 Pendant Lights fitting */7/10 Pendant Lights fitting	/-/-						_	_,
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	Total				+		f	166.298 40

Tender Infori	nation
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
1	TBA
2.1.2	Under Hand or Seal
1	TBA
2.1.3	Contract Sum
Side	£194,830.40
end	
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
1	TBA
2.1.12	Collateral Warranties
	N/A
2.2	Review of All Supply Chain Quotes
	N/A
2.3	Named or Listed Suppliers
İ	N/A
2.4	Provisional Sums & PC Sums
1	As documentation
2.5	Design Responsibility/Contractors Proposal
	TBA
2.6	Qualifications & Assumptions
1	Assume access available to side.
3	Tender Documents
İ	Client supplied drawings and specifications
4	Any Other Comments
1	Further structural design information required
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