
DAIGON LTD

Estimate for Works at

Address

Bill Items

Schedule: Address
Bill: Notes

Item	Description	Quantity	Unit	Rate	Total
	<p>1 - All figures exclude VAT</p> <p>2 - The enclosed Schedule of Works sets out the scope of works we have allowed for</p> <p>3 - No asbestos removal allowed for</p> <p>4 - Free use of water and electric assumed for the duration of the works</p>				
	To Summary £				

Bill Items

Schedule: Address
 Bill: Demolitions and Alterations

Item	Description	Quantity	Unit	Rate	Total
	<p><u>General</u></p> <p>Electrical/plumbing and heating disconnections and stripping out allowed for elsewhere</p> <p><u>Ground Floor</u></p>				
A	Allow for removing windows and disposing	1	nr		
B	Allow for removing single external door sets and disposing	1	nr		
C	Allow for removing french door set and disposing	1	pr		
D	Allow for removing internal door sets and disposing	2	nr		
E	Allow for stripping out kitchen complete and set aside for temp kitchen where possible	1	item		
F	Allow for setting up kitchen units as temp kitchen and decanting on completion	1	item		
G	Allow for removing floor coverings as required	1	item		
H	Allow for removing ceiling linings as required	1	item		
I	Allow for taking down non load bearing internal walls and disposing	12	m2		
J	Allow for forming opening in rear elevation for new bifold door set - approx 4200 wide x 2100 high	1	nr		
K	Allow for taking down sections of side external wall - provide temp support over during the works	22	m2		
	To Collection £				

Bill Items

Schedule: Address
 Bill: Demolitions and Alterations

Item	Description	Quantity	Unit	Rate	Total
	<u>First Floor</u>				
A	Allow for removing window and disposing	1	nr		
B	Allow for removing internal door sets and disposing	2	nr		
C	Allow for stripping out bathroom and disposing	1	item		
D	Allow for removing floor coverings as required	1	item		
E	Allow for removing ceiling linings as required	1	item		
F	Allow for taking down non load bearing internal walls and disposing	8	m2		
G	Allow for forming opening in internal wall for entrance into walk in wardrobe	1	item		
H	Allow for forming opening in external walls for entrance into extension - provide support over during installation of 2 nr concrete lintels	1	item		
	<u>Externally</u>				
I	Allow for stripping back roof tiles as required and set aside	1	item		
J	Allow for removing existing fascia and soffits complete including rain water goods	1	item		
K	Allow for removing fence/gate from side passageway	1	item		
L	Allow for clearing area of side extension	1	item		
M	Allow for taking down trees/shrubs to side boundary	1	item		
	To Collection £				

Collection

Schedule: Address
Bill: Demolitions and Alterations

Page No.	
2/1 2/2	
To Summary £	

Bill Items

Schedule: Address
 Bill: Excavations and Groundworks

Item	Description	Quantity	Unit	Rate	Total
A	Allow for reduce level dig	8	m3		
B	Allow for excavating trenches - 600 wide x 1000 deep	8	m3		
C	Allow for excavating to expose top of existing footing for Beam 5	1	item		
D	Allow for disposal	27	m3		
E	Allow for concrete in trenches	8	m3		
F	- concrete pump	1	item		
	Allow for forming ground bearing slab				
G	- 150 thick hardcore	3	m3		
H	- sand	22	m2		
I	- dpm	24	m2		
J	- 150 thick concrete	3	m3		
	NOTE - no underpinning allowed for				
	To Summary £				

Bill Items

Schedule: Address
 Bill: Brickwork and Blockwork

Item	Description	Quantity	Unit	Rate	Total
<u>Substructure Brickwork</u>					
A	Allow for internal and external skin 100 thick concrete blockwork	8	m2		
B	- extra over for facework	3	m2		
C	Allow for 100 wide dpc	28	m		
D	Allow for lean mix cavity fill	1	item		
E	Allow for lintels over drains	1	item		
<u>Superstructure Brickwork</u>					
F	Allow for forming cavity wall construction comprising internal skin 100 thick concrete blockwork; external skin face brickwork (£800/1000 allowed for supply of bricks); dritherm 32 cavity wall insulation	72	m2		
G	- extra for contrasting brick quoins	10	m		
H	Allow for soldier course over ground floor openings	6	m		
I	Allow for soldier course as cill bricks	7	m		
	Allow for cavity wall lintels				
J	- 1200 long	2	nr		
K	- 1650 long	1	nr		
L	- 1800 long	1	nr		
M	- 2100 long	2	nr		
N	Allow for closing cavities	16	m		
O	Allow for s/s furfix	20	m		
To Collection £					

Collection

Schedule: Address
Bill: Brickwork and Blockwork

Page No.	
4/1 4/2	
To Summary £	

Bill Items

Schedule: Address
 Bill: Structural Steelwork

Item	Description	Quantity	Unit	Rate	Total
	Allow for supply and installation of the following structural steelwork				
A	- 203 x 203 UC46 ground beam - approx 1800 long - as ground beam	1	item		
B	- 203 x 203 UC46 columns only 2 nr allowed for	2	nr		
C	- pair of 254 x 146 UB43 bolted together - approx 4000 long	1	nr		
D	connection	2	nr		
E	- pair of 254 x 146 UB43 bolted together - approx 1500 long	1	nr		
F	connections	2	nr		
G	- pair of 254 x 146 UB43 bolted together - approx 3300 long	1	nr		
H	connection	2	nr		
I	- beam over bifold with plate - approx 4500 long	1	nr		
J	padstones	2	nr		
	To Summary £				

Bill Items

Schedule: Address
 Bill: Carpentry and Joinery

Item	Description	Quantity	Unit	Rate	Total
	<u>Ground Floor Slab</u>				
A	Allow for 100 thick floor insulation	22	m2		
B	- turning up at perimeter	22	m		
	<u>First Floor Construction - EXISTING</u>				
C	Allow for making good floor boarding where disturbed by the works	1	item		
D	Allow for making good ceiling linings where disturbed by the works	1	item		
	<u>First Floor Construction - NEW</u>				
E	Allow for 50 x 150 floor joists	51	m		
F	Ditti but double	4	m		
G	Allow for solid noggins	8	m		
H	Allow for bolts and straps	1	item		
I	Allow for 100 thick quilt insulation	22	m2		
J	Allow for 22 mm thick t&g chipboard over	22	m2		
K	- extra over for plywood	6	m2		
L	Allow for plasterboard under	22	m2		
	<u>Roof Construction - EXISTING AREAS</u>				
	No additional insulation allowed for				
M	Allow for making good ceiling linings where disturbed	1	item		
N	Allow for upvc facsia and soffit	11	m		
	To Collection £				

Bill Items

Schedule: Address
 Bill: Carpentry and Joinery

Item	Description	Quantity	Unit	Rate	Total
<u>Roof Construction - NEW</u>					
A	Allow for wallplate	5	m		
B	Allow for pair of 75 x 150 purlins bolted together	10	m		
C	Allow for 50 x 100 rafters	60	m		
D	Allow for 50 x 100 flat roof joists	6	m		
E	Allow for firrings over	6	m		
F	Allow for ply boarding	3	m2		
G	Allow for 50 x 100 rafter ties	33	m		
H	Allow for 50 x 100 ceiling joists	51	m		
I	Allow for bolts and straps	1	item		
J	Allow for 300 thick quilt insulation	22	m2		
K	Allow for plasterboard ceiling linings	22	m2		
L	Allow for upvc fascia and soffit	5	m		
<u>Walls/Wall Linings</u>					
M	Allow for forming timber stud partitions comprising timber studs lined both sides with plasterboard; sound deadening quilt in cavity	21	m2		
N	- extra over for moisture resistant wall board	5	m2		
O	Allow for dot and dab plasterboard to maosnry	125	m2		
To Collection £					

Bill Items

Schedule: Address
 Bill: Carpentry and Joinery

Item	Description	Quantity	Unit	Rate	Total
	<p><u>Internal Doors</u></p> <p>Allow for supply and fit softwood linings, stops and architraves; supply and hang new door sets - £125 allowed for supply of door and ironmongery set</p>				
A	- living room	1	nr		
B	- utility	1	nr		
C	- bed 3	1	nr		
D	- bathroom	1	nr		
	<p><u>Fixtures and Fittings</u></p> <p>See Provisional Sum section for supply cost</p> <p>Allow for FIX ONLY the following</p>				
E	- kitchen units (floor and wall)	1	item		
F	- utility room units (floor and wall)	1	item		
	<p><u>Staircase</u></p> <p>No alterations allowed for</p>				
	<p><u>Floor Coverings</u></p>				
G	<p>Allow for cutting back existing timber floor and making good around new lobby opening - protect for duration of the works</p> <p>Allow for LAY ONLY timber floating floor to the following rooms</p>	1	item		
H	- walk in wardrobe	3	m2		
I	- bedroom 3	8	m2		
	To Collection £				

Bill Items

Schedule: Address
Bill: Carpentry and Joinery

Item	Description	Quantity	Unit	Rate	Total
	<u>Sundry Joinery</u>				
A	Allow for mdf skirtings	49	m		
B	Allow for mdf window boards	6	m		
C	Allow for boxing in of steel beams/columns	18	m		
	To Collection £				

Collection

Schedule: Address
Bill: Carpentry and Joinery

Page No.	
6/1 6/2 6/3 6/4	
To Summary £	

Bill Items

Schedule: Address
Bill: Roofing

Item	Description	Quantity	Unit	Rate	Total
A	Allow for plain concrete tiles on battens on felt	22	m2		
B	- eaves	4	m		
C	- verge	10	m		
D	- make good existing tiles	1	item		
E	Allow for cure it resin flat roof	3	m2		
F	- flashings	7	m		
	To Summary £				

Bill Items

Schedule: Address
Bill: Painting and Decorating

Item	Description	Quantity	Unit	Rate	Total
	No internal or external decorating works allowed for				
	To Summary £				

Bill Items

Schedule: Address
 Bill: Tiling

Item	Description	Quantity	Unit	Rate	Total
	<u>Floors</u>				
	Allow for LAY ONLY floor tiling to the following rooms				
A	- kitchen/dining	29	m2		
B	- utility	4	m2		
C	- bathroom	7	m2		
	<u>Walls</u>				
	Allow for FIX ONLY wall tiles to the following rooms				
D	- kitchen splashback - 4 m2 allowed for	4	m2		
E	- utility splashback - 2 m2 allowed for	2	m2		
F	- bathroom - 12 m2 allowed for	12	m2		
	<u>General</u>				
G	Allow for silicone sealant	1	item		
	To Summary £				

Bill Items

Schedule: Address
Bill: Floor Coverings

Item	Description	Quantity	Unit	Rate	Total
	See Provisional Sum for carpet floor coverings allowed for				
	To Summary £				

Bill Items

Schedule: Address
 Bill: Drainage

Item	Description	Quantity	Unit	Rate	Total
	<u>Surface Water</u>				
A	Allow for upvc gutters	15	m		
B	- fittings	1	item		
C	Allow for upvc downpipes	10	m		
D	- fittings	1	item		
E	Allow for underground drain runs to run into existing surface water drains	15	m		
	<u>Foul Water</u>				
F	Allow for connection from soil and vent pipes	1	nr		
G	Allow for back inlet guillies	1	nr		
H	Allow for underground drain runs	8	m		
I	Allow for ppic	1	nr		
J	Allow for connecting into existing drains	1	item		
	To Summary £				

Bill Items

Schedule: Address
 Bill: Electrics

Item	Description	Quantity	Unit	Rate	Total
	<u>Demolition and Temporaries</u>				
A	Allow for disconnecting/making safe site as required and installing temporary builders supply for duration of works including temporary lighting	1	item		
	<u>Fuseboard</u>				
B	Allow to upgrade and/or replace MCB's as required for new circuits. NICEIC certificate provided on completion	1	item		
	<u>Power and Lighting</u>				
C	Allow for new power to: kitchen (including pop up for kitchen island), dining, utility, bedroom, hallway, wardrobe and bathroom. Allow for supplies and installaing the following kitchen/utility room appliances; electric double oven and hob, extractor hood, dishwasher, fridge/freezer, washing machine and tumble dryer NK: faceplates to be metal plate chrome to amtch existing. Light switching to be non dimmable type	1	item		
D	Allow for new lighting - LED spotlights to: 6 nr spotlights, 2 nr utility, 4 nr bathroom, 2 nr hallway and 2 nr wardrobe. Pendants to: 1 nr living room, 2 nr client supplied over kitchen island	1	item		
E	Allow for external lighting and power - 2 nr wall lights either side of bifold doors, 1 nr security light above utility room door and 1 nr power socket to an external wall	1	item		
	<u>TV and Fire Detection</u>				
F	Allow to relocate existing TV supplies in kitchen and living room	1	item		
G	Allow to supply and fit heat, smoke and carbon monoxide detection as required for building regulations	1	item		
	<u>Extraction</u>				
	To Collection £				

Bill Items

Schedule: Address
 Bill: Electrics

Item	Description	Quantity	Unit	Rate	Total
A	<p>Allow to supply and fit timer extraction fan within bathroom and utility room including ducting and ducting for kitchen extraction</p> <p><u>Hot Water and Heating</u></p>	1	item		
B	<p>Allow for wiring only of new system boiler, unvented cylinder inc motorised valves, wiring centre and programmer</p> <p><u>Underfloor Heating</u></p>	1	item		
C	<p>Allow for supply and fit of electric ProWarm 150W underfloor heating to bathroom</p>	1	item		
	To Collection £				

Collection

Schedule: Address
Bill: Electrics

Page No.	
14/1 14/2	
To Summary £	

Bill Items

Schedule: Address
 Bill: Plumbing and Heating

Item	Description	Quantity	Unit	Rate	Total
	<u>Decomissioning and Temporaries</u>				
A	Allow to cap off, make safe and remove (where required) non utilised plumbing and gas services. Supply and fit temp builders supply for duration of the works	1	item		
B	Allow to remove radiators, boiler, cylinder, tanks and assooiated pipework as required and disposing	1	item		
	<u>Gas</u>				
C	Allow to renew/relocate gas supply for kitchen appliances, boiler and new gas fire position	1	item		
D	Allow to remove, store and refit gas fire, hearth and mantel for refitting into new living room side elevation (if possibe)	1	item		
	<u>Boiler</u>				
E	Allow to supply and fit new Ideal Logic + system boiler adequately sized for heating and hot water system within utility room to include flueing, condense, adey magnaclean, programmable controls and associated piepwork. Test and comission/supply gas safe certificate on completion	1	item		
	<u>Unvented Cylinder</u>				
F	Supply and fit Heatrae Sadia Santon Premier 210 l;iltre unvented indirect hot water cylinder (30 years manufacurers guarantee) to inlude pipe alterations, all necessary motorised valves, vessels, pipework, safety controls and drain off. Test and comission on completion	1	item		
	To Collection £				

Bill Items

Schedule: Address
 Bill: Plumbing and Heating

Item	Description	Quantity	Unit	Rate	Total
	<u>Water and Waste</u>				
A	Allow for domestic hot and cold water supplies to kitchen, utility room and bathroom	1	item		
B	Allow for waste drainage to kitchen, utility room and bathroom	1	item		
	<u>Space Heating - Radiators</u>				
C	Allow for pipe supplies to towel radiator in bathroom	1	item		
D	Allow to renew and relocate radiator in kitchen	1	item		
E	Allow for bedroom radiator	1	item		
	NOTE - no alterations to dining or living room radiators				
	<u>Kitchen</u>				
F	Allow for FIX ONLY of kitchen appliances	1	item		
	<u>Bathroom</u>				
G	Allow for FIX ONLY of bathroom suite items	1	item		
	To Collection £				

Collection

Schedule: Address
Bill: Plumbing and Heating

Page No.	
15/1 15/2	
To Summary £	

Bill Items

Schedule: Address
Bill: External Works

Item	Description	Quantity	Unit	Rate	Total
A	Allow for supply and fit new close boarded timber gate to side alley	1	item		
B	Allow for forming side path using slabs costing £20/m2 on suitable sub base	10	m2		
C	Allow for forming rear patio using slabs costing £20/m2 on suitable sub base - 3 m deep across back of house	26	m2		
	To Summary £				

Bill Items

Schedule: Address
Bill: Preliminaries

Item	Description	Quantity	Unit	Rate	Total
A	Allow for management and supervision	20	wks		
B	Allow for small tools and plant	20	wks		
C	Allow for scaffolding	1	item		
D	- hire	1	item		
E	Allow for portaloo	20	wks		
F	- to and from	2	nr		
G	Allow for skips	10	nr		
	To Summary £				

Bill Items

Schedule: Address
 Bill: Provisional Sums

Item	Description	Quantity	Unit	Rate	Total
	The following Provisional Sums are allowed for				
A	- supply of timber floor and underlay - 11 m2 allowed for	11	prov		
B	- supply and fit powdercoated aluminium bifold door set - 4100 wide x 2100 high	1	prov		
C	- supply of floor tiles - 40 m2 allowed for	40	prov		
D	- supply of wall tiles - 18 m2 allowed for	18	prov		
E	- supply of kitchen units (floor and wall)	1	prov		
F	- supply of integrated appliances to kitchen	1	prov		
G	- supply and fit stone/corion worktops to kitchen	1	prov		
H	- supply of utility units (floor and wall)	1	prov		
I	- supply of freestanding appliances to utility	1	prov		
J	- supply and fit stone/corion worktops to utility	1	prov		
K	- supply of sanitaryware to include shower tray, shower, shower screen, double vanity unit incl basins, basin and bath taps, illuminated cabinet and close coupled wc	1	prov		
L	- supply and fit carpet to 1st floor hallway and existing landing	1	prov		
	To Summary £				

Summary

Schedule: Address

Bill	
Notes Demolitions and Alterations Excavations and Groundworks Brickwork and Blockwork Structural Steelwork Carpentry and Joinery Roofing External Windows and Doors Plastering and Screeding Painting and Decorating Tiling Floor Coverings Drainage Electrics Plumbing and Heating External Works Preliminaries Provisional Sums	
Total £	