

INFORMATION USED:

The drawings used in the preparation of this tender are as listed below:

Drawing reference:

1544BB001 Rev A bldg. Reg. notes.pdf

1544-BB-102 A.pdf

1544-BB-103 A.pdf

1544-BB-104 A.pdf

1544-BB-105 A.pdf

1544-BB-107 A.pdf

1544-BB-108 A.pdf

1544-BB-109 A.pdf

1544-BB-110 A.pdf

1544-BB-111 A.pdf

1544-BB-112.pdf

1544-BB-113.pdf

Digitate

Main Summary

		Total Cost (£)	
1	Demolition	£9,620.00	
2	Substructure	£45,604.41	
3	Superstructure	£30,948.22	
4	Roof	£14,516.63	
5	External Windows and Doors	£15,875.34	
6	Partitions	£13,784.80	
7	Joinery	£5,309.06	
8	Decoration	£6,777.95	
9	Floor Finishes	£645.87	
10	Wall Finishes	£2,758.72	
11	Kitchen and Bathrooms	£6,045.00	
12	Electrical	£13,661.57	
13	Mechanical	£21,790.28	
14	Externals	£2,459.60	
15	Preliminaries	£43,204.59	
	Total	£233,002.04	

Demolition

Notes for pricing

	Description	Quantity	Unit	Rate	Total
1	Isolate existing M&E	1.00	Item	£130.00	£130.00
2	Strip out existing M&E as required	1.00	Item	£325.00	£325.00
3	General strip out	1.00	Item	£1,170.00	£1,170.00
4	Removal of fixtures and fittings	1.00	Item	£650.00	£650.00
5	Remove windows and doors as required	1.00	Item	£260.00	£260.00
6	Remove existing kitchen	1.00	Item	£455.00	£455.00
7	Remove existing sanitaryware	1.00	Item	£325.00	£325.00
8	Demolition of existing external walls as required	1.00	Item	£650.00	£650.00
9	Demolition of existing internal partitions as required	1.00	Item	£520.00	£520.00
10	Breakout hardstandings	1.00	Item	£2,535.00	£2,535.00
11	Chimney removal	1.00	Item	£1,235.00	£1,235.00
12	Removal of internal doors	1.00	Item	£195.00	£195.00
13	Removal of floor finishes	1.00	Item	£1,170.00	£1,170.00
					£9,620.00

Substructure

Notes for pricing

	Description	Quantity	Unit	Rate	Total
	<u>REDUCE LEVELS</u>				
1	Excavate to reduce levels	49.43	m3	£26.00	£1,285.25
2	Cart away spoil (assume clean and inert)	49.43	m3	£52.00	£2,570.49
	<u>PAD FOUNDATIONS</u>				
3	Excavate to reduce levels	2.30	m3	£26.00	£59.75
4	Cart away spoil (assume clean and inert)	2.30	m3	£52.00	£119.50
5	Concrete to pad foundations	2.30	m3	£234.00	£537.73
	<u>FOUNDATIONS</u>				
6	Excavate foundations; assume 600mm wide x 1100mm deep	10.24	m3	£78.00	£798.97
7	Trench fill; assume 900mm deep	8.38	m3	£201.50	£1,688.73
	<u>BELOW DPC WALLS</u>				
8	Below DPC blockwork	13.35	m2	£52.00	£694.05
9	Air bricks	8	no.	£5.85	£45.40
10	Below DPC brickwork	5.82	m2	£104.00	£605.28
11	Cavity fill	0.78	m3	£201.50	£156.36
12	DPC	15.52	m	£4.55	£70.62
	<u>CONCRETE FLOOR SLAB - NEW EXTENSION AREA</u>				
13	Treatment to floor area	29.10	m2	£2.60	£75.66
14	Compacted hardcore; assumed 150mm	29.10	m2	£18.20	£529.62
15	Sand blinding; assumed 50mm	29.10	m2	£20.15	£586.37
16	Damp proof membrane; 1200gauge	29.10	m2	£4.55	£132.41
17	Concrete slab; 150mm thick	4.37	m3	£201.50	£879.55
18	Tamping	29.10	m2	£6.50	£189.15
19	Reinforcement Mesh; A252	29.10	m2	£18.85	£548.54
20	Insulation; 100mm Kingspan Thermafloor TF70	29.10	m2	£44.21	£1,286.60
21	Perimeter insulation; 25mm Kingspan	21.22	m	£22.75	£482.76
22	Separating layer; 500gauge	29.10	m2	£4.55	£132.41
23	Screed; 75mm sand and cement	29.10	m2	£32.50	£945.75
	<u>CONCRETE FLOOR SLAB - VAULT FLOOR</u>				
24	Treatment to floor area	7.35	m2	£2.60	£19.11
25	Type 1 MOT; assumed 50mm	7.35	m2	£12.35	£90.77
26	Sand blinding; assumed 50mm	7.35	m2	£20.15	£148.10
27	Damp proof membrane; 1200gauge	7.35	m2	£4.55	£33.44

28	Concrete slab; 150mm thick	1.10	m3	£201.50	£222.15
29	Tamping	7.35	m2	£6.50	£47.78
30	Reinforcement Mesh; A252	1.10	m2	£18.85	£20.78
31	Insulation; 100mm Kingspan Thermafloor TF70	7.35	m2	£44.21	£324.97
32	Perimeter insulation; 25mm Kingspan	11.54	m	£22.75	£262.54
33	Separating layer; 500gauge	7.35	m2	£4.55	£33.44
34	Screed; 75mm sand and cement	7.35	m2	£32.50	£238.88
<u>CONCRETE FLOOR SLAB - EXISTING LOWER GROUND</u>					
35	Treatment to floor area	73.40	m2	£2.60	£190.84
36	Type 1 MOT; assumed 50mm	73.40	m2	£12.35	£906.49
37	Sand blinding; assumed 50mm	73.40	m2	£20.15	£1,479.01
38	Damp proof membrane; 1200gauge	73.40	m2	£4.55	£333.97
39	Concrete slab; 150mm thick	11.01	m3	£201.50	£2,218.52
40	Tamping	73.40	m2	£6.50	£477.10
41	Reinforcement Mesh; A252	11.01	m2	£18.85	£207.54
42	Insulation; 100mm Kingspan Thermafloor TF70	73.40	m2	£44.21	£3,245.23
43	Perimeter insulation; 25mm Kingspan	39.31	m	£22.75	£894.30
44	Separating layer; 500gauge	73.40	m2	£4.55	£333.97
45	Screed; 75mm sand and cement	73.40	m2	£32.50	£2,385.50
<u>WATERPROOFING</u>					
24	Waterproofing membrane to walls (Provisional sum)	23.66	m2	£110.50	£2,614.10
25	Waterproofing membrane to floors (Provisional sum)	7.35	m2	£110.50	£812.18
26	Drainage channel (Provisional sum)	11.54	m	£123.50	£1,425.19
27	Sump pump (Provisional sum)	1.00	no.	£6,500.00	£6,500.00
<u>BELOW GROUND DRAINAGE PIPEWORK</u>					
46	Excavate for below ground drainage runs	10.85	m3	£26.00	£282.05
47	Cart away spoil (assume clean and inert)	10.85	m3	£52.00	£564.10
48	Supply and lay drainage pipework; 110mm PVC-u	18.08	m	£11.05	£199.78
49	Bed and surround; Shingle	18.08	m	£11.70	£211.54
50	Backfilling with selected fill	10.85	m3	£78.00	£846.14
<u>CONCRETE MANHOLE</u>					
51	Excavate for manhole	0.50	m3	£26.00	£13.00
52	Cart away spoil (assume clean and inert)	0.50	m3	£52.00	£26.00
53	Manhole chamber base	1.00	no.	£227.50	£227.50
54	Concrete chamber ring	1.00	no.	£188.50	£188.50
55	Concrete chamber biscuit ring cover slab	1.00	no.	£201.50	£201.50
56	Cover and frame; medium duty	1.00	no.	£130.00	£130.00
57	Backfilling with selected fill	0.50	m3	£78.00	£39.00

DRAINAGE SUNDRIES

58 Connection into existing (provisional sum)

1.00

item

£975.00

£975.00

59 Inlet gully

1.00

no.

£188.50

£188.50

CORK PACK

60 Cork pack (provisional sum)

1.00

item

£1,625.00

£1,625.00



£45,604.41

Superstructure

Notes for pricing

	Description	Quantity	Unit	Rate	Total
	<u>CAVITY WALL - BRICK</u>				
1	215mm Facing brickwork (PC Sum £750 per thousand to supply bricks)	43.30	m2	£273.00	£11,820.23
2	25x47mm battens	43.30	m2	£9.75	£422.15
	<u>SUNDRY ITEMS</u>				
3	Cavity ties	173	no.	£0.52	£90.06
4	Cavity tray	3.61	m	£14.30	£51.62
5	Cavity closure	14.12	m	£13.65	£192.74
6	Lintels; upto 1500mm	6.00	no.	£91.00	£546.00
7	Lintels; upto 2500mm	1.00	no.	£149.50	£149.50
8	Soldier course	4.82	m	£26.00	£125.32
9	Brick sills (PC Sum)	4.06	m	£130.00	£527.80
10	Internal lintels (PC Sum)	3.00	no.	£195.00	£585.00
11	Brick piers (PC Sum)	10.09	m2	£123.50	£1,245.84
12	Coping (PC Sum)	15.50	m	£747.50	£11,586.25
	<u>PARAPET WALL</u>				
13	215mm Facing brickwork (PC Sum £750 per thousand to supply bricks)	2.55	m2	£273.00	£695.95
	<u>VAULT</u>				
14	Timber frame; 50mm x 75mm	26.11	m2	£26.65	£695.83
15	Insulation; 100mm rockwool	26.11	m2	£11.70	£305.49
16	Chipboard; 22mm tongue and groove	26.11	m2	£18.85	£492.17
	<u>INTERNAL STEPS</u>				
17	Internal step (PC Sum)	1.00	item	£1,040.00	£1,040.00
	<u>TIMBERWORK</u>				
18	100 x 50mm (double trimmers)	7.84	m	£17.55	£137.59
19	100 x 50mm (double trimmers)	8.00	m	£17.55	£140.40
20	100 x 50mm (double trimmers)	2.80	m	£17.55	£49.14
21	100 x 50mm (double trimmers)	2.80	m	£17.55	£49.14
					£30,948.22

PROJECT: DIGATE SAMPLE
DATE: 20TH MAY 2021

Roof

Notes for pricing

	Description	Quantity	Unit	Rate	Total
<u>FLAT ROOF</u>					
1	Flat roof joists; 150mm x 50mm	29.73	m2	£63.05	£1,874.48
2	Vapour control layer	29.73	m2	£5.20	£154.60
3	Firrings	29.73	m2	£12.35	£367.17
4	Insulation; 135mm Celotex	29.73	m2	£54.60	£1,623.26
5	Ply; 18mm	29.73	m2	£30.55	£908.25
6	Ply; 12mm	29.73	m2	£27.95	£830.95
7	Single ply membrane (PC Sum)	29.73	m2	£162.50	£4,831.13
<u>ROOF SUNDRIES</u>					
8	Wall plate; 100mm x 50mm	22.67	m	£18.85	£427.33
<u>FORMED PERIMETER</u>					
9	Formed perimeter	15.50	m	£162.50	£2,518.75
<u>RAINWATER GOODS - UPVC</u>					
10	Hoppers	2.00	no.	£162.50	£325.00
11	Downpipes	3.04	m	£32.50	£98.80
<u>LEAD FLASHING</u>					
12	Lead flashing	7.14	m	£78.00	£556.92
					£14,516.63

Internal Walls and Partitions

Notes for pricing

	Description	Quantity	Unit	Rate	Total
	<u>STUDWORK PARTITIONS</u>				
1	Studwork; 50mm x 75mm	23.81	m2	£26.65	£634.63
2	Insulation; 75mm acoustic	23.81	m2	£8.45	£201.22
3	12.5mm plasterboard to each side	47.63	m2	£11.05	£526.28
4	3mm skim finish	47.63	m2	£15.60	£742.98
	<u>STUDWORK PARTITIONS - BATHROOM WALLS</u>				
5	Studwork; 50mm x 75mm	12.54	m2	£26.65	£334.16
6	Insulation; 75mm acoustic	12.54	m2	£8.45	£105.95
7	12.5mm 'Wedi' board (PC Sum)	25.08	m2	£45.50	£1,141.03
8	3mm skim finish	25.08	m2	£15.60	£391.21
	<u>BOXING IN SVP</u>				
9	Studwork; 50mm x 75mm	2.22	m2	£26.65	£59.13
10	Insulation; 75mm acoustic	2.22	m2	£8.45	£18.75
11	12.5mm plasterboard	2.22	m2	£11.05	£24.52
12	3mm skim finish	2.22	m2	£15.60	£34.61
	<u>VAULT WALLS</u>				
13	62.5mm insulated plasterboard Kingspan Kooltherm K118	23.66	m2	£45.90	£1,085.93
14	3mm skim finish	23.66	m2	£15.60	£369.05
	<u>ROOFLIGHT UPSTANDS (PROVISIONAL QUANTITY)</u>				
15	37.5mm insulated plasterboard Kingspan Kooltherm K118	2.75	m2	£41.05	£112.69
16	3mm skim finish	2.75	m2	£15.60	£42.82
	<u>NEW EXTERNAL WALLS</u>				
15	Insulation; 62.5mm Kingspan Kooltherm K118	43.30	m2	£45.90	£1,987.49
17	12.5mm plasterboard	43.30	m2	£11.05	£478.44
18	3mm skim finish	43.30	m2	£15.60	£675.44
	<u>CEILINGS</u>				
19	15mm fireline plasterboard	55.84	m2	£18.20	£1,016.29
20	3mm skim finish	55.84	m2	£15.60	£871.10
	<u>MAKING GOOD EXISTING AREA</u>				
21	Walls; 3mm skim finish	125.93	m2	£15.60	£1,964.50
22	Ceilings; 3mm skim finish	61.96	m2	£15.60	£966.58
					£13,784.80

Joinery

Notes for pricing

	Description	Quantity	Unit	Rate	Total
	<u>SINGLE DOOR - FD30 / FD20</u>				
1	Install single door	3.00	no.	£130.00	£390.00
2	PC Sum to supply single door	3.00	no.	£195.00	£585.00
3	Install ironmongery	3.00	no.	£13.00	£39.00
4	PC Sum to supply ironmongery	3.00	no.	£26.00	£78.00
5	Door frame	3.00	no.	£45.50	£136.50
6	Architraves	30.00	m	£10.40	£312.00
	<u>DOUBLE DOOR - FD20</u>				
7	Install double door	1.00	no.	£260.00	£260.00
8	PC Sum to supply double door	1.00	no.	£390.00	£390.00
9	Install ironmongery	1.00	no.	£26.00	£26.00
10	PC Sum to supply ironmongery	1.00	no.	£52.00	£52.00
11	Door frame	1.00	no.	£58.50	£58.50
12	Architraves	12.00	m	£10.40	£124.80
	<u>POCKET DOOR - FD30</u>				
13	Install pocket door	1.00	no.	£260.00	£260.00
14	PC Sum to supply pocket door	1.00	no.	£585.00	£585.00
15	Install pocket door mechanism	1.00	no.	£123.50	£123.50
16	PC Sum to supply pocket door mechanism	1.00	no.	£156.00	£156.00
17	Install ironmongery	1.00	no.	£13.00	£13.00
18	PC Sum to supply ironmongery	1.00	no.	£52.00	£52.00
19	Door frame	1.00	no.	£45.50	£45.50
20	Architraves	10.00	m	£10.40	£104.00
	<u>SKIRTING</u>				
21	Skirtings; 100mm torus	106.17	m	£14.30	£1,518.26
	<u>SPECIALIST JOINERY</u>				
22	Joinery to bathrooms and ensuites				Excluded
23	Bespoke wardrobes/cupboards				Excluded
					£5,309.06

PROJECT: DIGATE SAMPLE
DATE: 20TH MAY 2021

Decoration

Notes for pricing

	Description	Quantity	Unit	Rate	Total
1	1 mist coat and 2 final coats of matt emulsion	388.35	m2	£12.35	£4,796.15
2	1 coat of primer and 1 coat of eggshell gloss to skirting and architraves	158.17	m	£11.05	£1,747.80
3	1 coat of primer and 1 coat of eggshell gloss to doors	6.00	no.	£39.00	£234.00
					£6,777.95

Floor Finishes

Notes for pricing

Description	Quantity	Unit	Rate	Total
<u>TILING</u>				
1 Install tiles to bathroom & en-suite	11.69	m2	£55.25	£645.87
2 Supply of tiles				By Client
				£645.87

Wall Finishes

Notes for pricing

Description	Quantity	Unit	Rate	Total
<u>WALL TILING</u>				
1 Install tiles to en-suite & bathroom walls	46.29	m2	£55.25	£2,557.33
2 Supply tiles				By Client
<u>SPLASHBACK TILING</u>				
3 Install tiles to kitchen & utility walls	3.65	m2	£55.25	£201.39
4 Supply tiles				By Client
				£2,758.72

Kitchen & Bathrooms

Notes for pricing

	Description	Quantity	Unit	Rate	Total
	<u>KITCHEN</u>				
1	Install only kitchen	1.00	no.	£2,600.00	£2,600.00
2	Supply of kitchen				By Client
	<u>UTILITY</u>				
3	Install only utility	1.00	no.	£975.00	£975.00
4	Supply of utility				By Client
	<u>BATHROOM</u>				
5	Install only bathroom	1.00	no.	£1,235.00	£1,235.00
6	Supply of bathroom				By Client
	<u>ENSUITE</u>				
7	Install only ensuite	1.00	no.	£1,235.00	£1,235.00
8	Supply of ensuite				By Client
					£6,045.00

Electrical

Notes for pricing

- a No allowance for works to electric meter (to be done by others)

	Description	Quantity	Unit	Rate	Total
	<u>CONSUMER UNIT</u>				
1	Existing consumer unit to be re-located (provisional sum)	1.00	no.	£520.00	£520.00
	<u>FIRST FIX CABLING</u>				
2	First fix cabling to lights, sockets and switches	94.00	no.	£32.50	£3,055.00
	<u>LIGHTS</u>				
3	Light fittings; Downlights (PC Sum £20 per point to supply fittings)	55.00	no.	£78.00	£4,290.00
4	Light fittings; Wall lights (PC Sum £30 per point to supply fittings)	1.00	no.	£91.00	£91.00
5	Light fittings; LED strip lighting (PC Sum £25 per point to supply fittings)	6.10	m	£58.50	£356.85
	<u>SOCKETS AND SWITCHES</u>				
6	Small power; Fuse Spur (PC Sum £5 per point to supply fittings)	3.00	no.	£52.00	£156.00
7	Small power; Sockets (PC Sum £5 per point to supply fittings)	9.00	no.	£52.00	£468.00
8	Small power; Switches (PC Sum £5 per point to supply fittings)	8.00	no.	£52.00	£416.00
9	Small power; Cooker switches (PC Sum £5 per point to supply fittings)	1.00	no.	£52.00	£52.00
	<u>SHAVER SOCKETS</u>				
10	Small power; Shaver points (PC Sum £25 per point to supply fittings)	2.00	no.	£84.50	£169.00
	<u>TELEVISION POINTS</u>				
11	Television point	1.00	no.	£91.00	£91.00
	<u>TELEPHONE POINTS</u>				
12	Telephone point	1.00	no.	£91.00	£91.00
	<u>DATA POINTS</u>				
13	Data point				No Works
	<u>ALARM</u>				
14	Alarm (Provisional Sum)	1.00	item	£520.00	£520.00
	<u>CARBON MONOXIDE DETECTOR</u>				
15	Carbon monoxide detector	1.00	no.	£84.50	£84.50
	<u>FIRE DETECTION</u>				
16	Smoke/heat detectors	3.00	no.	£123.50	£370.50
	<u>EXTRACTION - KITCHEN</u>				
17	Extractors	1.00	no.	£253.76	£253.76
	<u>THERMOSTAT</u>				
18	Thermostat (PC Sum £80 to supply)	1.00	no.	£169.00	£169.00
	<u>EXTRACTION</u>				
19	Extractors	2.00	no.	£174.98	£349.96

EXTERNAL LIGHTS AND SOCKETS

20	External light fittings (PC Sum £25 per point to supply fittings)	2.00	no.	£97.50	£195.00
21	External sockets (PC Sum £10 per point to supply fittings)	1.00	no.	£78.00	£78.00

GENERAL

22	Builders work in connection	1.00	item	£1,560.00	£1,560.00
23	Testing and commissioning	1.00	item	£325.00	£325.00

£13,661.57

Mechanical

Notes for pricing

- a No allowance for works to gas meter (to be done by others)

	Description	Quantity	Unit	Rate	Total
	<u>BOILER</u>				
1	Existing boiler to be re-located (provisional sum)	1.00	no.	£1,300.00	£1,300.00
	<u>HOT WATER TANK</u>				
2	Hot water tank				No Works
	<u>GAS WORKS</u>				
3	Gas works	1.00	item	£546.00	£546.00
	<u>TOWEL RADIATORS</u>				
4	Install radiator	2.00	no.	£130.00	£260.00
5	PC Sum to supply radiator	2.00	no.	£130.00	£260.00
6	Drayton TRV	2.00	no.	£32.50	£65.00
7	Pipework for radiators	1.00	item	£390.00	£390.00
	<u>UNDERFLOOR HEATING</u>				
8	Wet underfloor heating	109.85	m2	£71.50	£7,854.28
	<u>WATER SERVICES</u>				
9	Hot and cold water pipe installations; pipework and sundry items to completion	1.00	item	£4,420.00	£4,420.00
	<u>WASTE SERVICES</u>				
10	Waste plumbing and drainage including pipework and sundry items to completion	1.00	item	£3,900.00	£3,900.00
	<u>GENERAL</u>				
11	Builders work in connection	1.00	item	£2,470.00	£2,470.00
12	Testing and commissioning	1.00	item	£325.00	£325.00
					£21,790.28

Externals

Notes for pricing

a All works in this section are provisional sum

	Description	Quantity	Unit	Rate	Total
	<u>PAVING</u>				
1	Excavate to reduce levels	4.40	m3	£26.00	£114.40
2	Cart away spoil (assume clean and inert)	4.40	m3	£52.00	£228.80
3	Compacted hardcore; assumed 100mm	22.00	m2	£17.55	£386.10
4	Sand blinding; assumed 50mm	22.00	m2	£20.15	£443.30
5	Paving (PC Sum £20 per m2 to supply)	22.00	m2	£58.50	£1,287.00
					£2,459.60

