

## Labour & Materials Estimate

Job Number: **89429**



**Estimators Limited**  
Gardale House,  
118B Gatley Road, Gatley,  
Cheshire SK8 4AU

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Clients: Estimators Limited  
House No Gardale House  
Address 118b Gatley Road  
Address Gatley  
Address Cheshire  
Post Code SK8 4AU  
Tel: 0161 286 8601  
Site Address Sample  
Post Code SK8  
Proposal **Sample single storey extension**  
PO Number **Paid**  
Date Priced **23/08/2011**

Thank you for your valued enquiry & instructions to estimate the above proposal, summarised herein:

**Free Reviewing:** If you are unsure about any item contained within this estimate please call the estimating team on **0845 650 2208**. Prior to completing your tender or budget costs we can customise and review any item. Customise labour rates, make specification amendments, modify the contract time, contingency and profit margins. A complete customised estimate will be sent to you **FREE OF CHARGE**

**Please Note:** Prior to finalising your build costs we recommend you view the section "**Special Order Materials**" This section itemises materials that are not commonly found in stock at Builders Merchants. The prices we have used are indicative estimated values and require pricing directly from the source of supply. This section may also include items by specialist Sub-contractors.

<b>Cost Summary</b>						<b>Labour</b>	<b>Material</b>	<b>Total £</b>	
Enabling Works						£27.56	£12.00	£39.56	
Excavations & Foundations						£478.81	£721.88	£1,200.69	
Foundation Masonry						£258.00	£377.00	£635.00	
Ground Floor and Slab						£505.65	£622.19	£1,127.84	
Brickworks						£1,419.86	£1,423.04	£2,842.91	
Windows & External Doors						£117.00	£740.75	£857.75	
Structural works and Steelwork						£221.89	£29.76	£251.65	
Roof Carpentry						£566.14	£605.54	£1,171.68	
Gutters & Rain-Water-Pipes						£105.23	£109.22	£214.45	
Roof Tiling/Slating/Thatching						£946.24	£1,195.66	£2,141.91	
Carpentry and Joinery						£69.00	£46.27	£115.27	
Plastering & Insulation						£292.40	£142.71	£435.11	
Electrical						£303.88	£223.35	£527.23	
Heating						£328.10	£252.80	£580.90	
Internal Painting & Decorating						£206.30	£129.87	£336.17	
	<b>UoM</b>	<b>Quantity</b>	<b>%</b>	<b>PW</b>	<b>Rate £</b>	<b>Sub-total</b>	<b>Sub-total</b>	<b>Total £</b>	
Sub-total Labour and Materials @ cost						£5,846.08	£6,632.05	£12,478.13	
Builders Contingencies (BC%)						£146.15	£165.80	£311.95	
<b>Preliminaries (see detailed section)</b>						£1,100.00	£567.82	£1,667.82	
Contract Time-on-site									
	Wks	<b>2.000</b>							
Total Labour and Materials, including Preliminaries and Contingencies						£7,092.23	£7,365.67	£14,457.90	
Builders Profit (BP%)						<b>15%</b>	£1,063.83	£1,104.85	£2,168.69
<b>Total excluding VAT</b>						<b>£8,156.06</b>	<b>£8,470.52</b>	<b>£16,626.59</b>	

<b>Build Stage Summary:</b> Each item includes Builders-Contingencies, Fixed-On-Site-Costs and Builders-Profit.	<b>Labour</b>	<b>Materials</b>	<b>Total £</b>
Enabling Works	£38.45	£15.33	£53.78
Excavations & Foundations	£668.00	£921.99	£1,589.99
Foundation Masonry	£359.95	£481.51	£841.46
Ground Floor and Slab	£705.45	£794.67	£1,500.12
Brickworks	£1,980.90	£1,817.52	£3,798.42
Windows & External Doors	£163.23	£946.10	£1,109.33
Structural works and Steelwork	£309.57	£38.01	£347.58
Roof Carpentry	£789.85	£773.40	£1,563.25
Gutters & Rain-Water-Pipes	£146.81	£139.50	£286.31
Roof Tiling/Slating/Thatching	£1,320.14	£1,527.11	£2,847.25
Internal Joinery	£96.26	£59.10	£155.36
Plastering & Insulation	£407.94	£182.27	£590.21
Electrical	£423.95	£285.26	£709.21
Heating	£457.74	£322.88	£780.62
Internal Painting & Decorating	£287.82	£165.87	£453.69
<b>Total excluding VAT</b>	<b>£8,156.06</b>	<b>£8,470.52</b>	<b>£16,626.59</b>

**Please note the following prior to finalising your costs;**

Drainage excluded not enough detail provided to produce an accurate cost

No allowance has been made for the central heating boiler

<b>Materials commonly found ex-stock at leading Builders Merchants, value of materials sent electronically to participating merchants prior to applying special terms</b>	<b>£5,283.99</b>
Total Special Order Materials	£864.88
Builders Skips, Waste Removal, Plant & Tool Hire	£483.18
<b>Total Materials (Excluding Builders Contingencies)</b>	<b>£6,632.05</b>

<b>Fluctuation</b>	<b>Total £</b>	<b>M<sup>2</sup></b>	<b>Rate per m2</b>
Proposed Contract Price Less 10%	£14,963.93	10.08	£1,484.52
<b>Proposed Contract Price</b>	<b>£16,626.59</b>	10.08	£1,649.46
Proposed Contract Price Plus 10%	£18,289.25	10.08	£1,814.41

Description	Abbreviation
Line only contains information in Labour Section	<
Line only contains information in Materials Section	>
Builders Contingencies	BC%
Bag	BG
Builders Profit	BP%
Bricklayer X 1 and Semi-Skilled Labourer	BL1.1
Bricklayer X 2 and Semi-Skilled Labourer	BL2.1
Box	BX
Carpenter Ganger & Semi-Skilled Labourer	CGS
Carpenter & Joiner	CJ
Carpenter & Joiner X 2	CJ2
Day	DY
Each	Ea
Electrician	EL
Fixed-on-site-costs	FOSC
General Labourer	GL
Groundworker	GW
Groundworker X 2	GW2
Groundworker X 2 & General Labourer	GW2.1
Groundworker & Carpenter & Joiner	GWC
Half Day	Hd
Hired Plant	HP
Hour	Hr
Tool Hire	HT
Load	Ld
Lump Sum	LS
Lineal Metres	M'

Description	Abbreviation
Square Metres	M <sup>2</sup>
Cubic Metres	M <sup>3</sup>
Not Applicable	Na
Number	Nr
Painter & Decorator	PD
Plumbing & Heating Engineer X1	PH
Plumbing & Heating Engineer X2	PH2
Pack	PK
Plasterer	PL
Plasterer & Semi-Skilled Labourer	PLS
Pair	Pr
Per Week	PW
Roll	RL
Roofer	RR
Roofer & Semi-Skilled Labourer	RRS
Sheet	SH
Semi-Skilled Labourer	SL
Semi-Skilled Labourer & General Labourer X1	SL1
Builders Waste Skip	SP
Unit for 10Nr (such as 10Nr/M2)	Ten
Thousand	Th
Ton	Tn
Unit of Measurement	UoM
Week	Wk
Weeks	Wks

Trade	Grade	Rate of Pay Per Day	Converting Trade day rates into hourly crew rates.
Groundworker	GR	£125.00	<p>In all cases we use a Trade day rate based on an eight (8) hour day including breaks. The crew rate per hour is simply the Trade day rate divided by 8.</p> <p><b>For example:</b> The rate of pay per day for a Roofer = £155.00 Day Divide by 8 hours per day = £19.38 Hour</p> <p>Where a crew grade is more than one operative the day rates are added together and divided by 8.</p> <p><b>For example:</b> The rate of pay per day for a Roofer = £155.00 Day + Semi-Skilled Labourer £100.00 Day <u>Total Day Rate</u> £255.00 Day Divide by 8 hours per day = £31.88 Hour</p>
General Labourer	GL	£85.00	
Semi Skilled Labourer	SL	£100.00	
Bricklayer	BL	£160.00	
Carpenter and Joiner	CJ	£160.00	
Roofer	RR	£155.00	
Plasterer	PL	£155.00	
Electrician	EL	£170.00	
Plumbing and Heating Engineer	PH	£170.00	
Painter and Decorator	PD	£125.00	
Working Foreman	WF	£170.00	

Crew Composition	Crew Grade	Crew Rate Per Hour
Groundworker	GW	£15.63
Groundworker X 2	GW2	£31.25
Groundworker X 2 & General Labourer	GW2.1	£41.88
Groundworker & Carpenter & Joiner	GWC	£35.63
General Labourer	GL	£10.63
Semi-Skilled Labourer	SL	£12.50
Semi-Skilled Labourer & General Labourer X 1	SL1	£23.13
Semi-Skilled Labourer & General Labourer X 2	SL2	£33.75
Bricklayer X 1 and Semi-Skilled Labourer	BL1.1	£32.50
Bricklayer X 2 and Semi-Skilled Labourer	BL2.1	£52.50
Bricklaying Gang working on a fixed rate or price	BLG	NA
Stonemason & Semi-Skilled Labourer	SM1.1	£36.50
Stonemason X 2 and 1 Semi-Skilled Labourer	SM2.1	£60.50
Stonemason Gang working on a fixed rate or price	SMG	NA
Carpenter & General Labourer	CJL	£30.63
Carpenter & Joiner	CJ	£20.00

Crew Composition	Crew Grade	Crew Rate Per Hour
Carpenter & Joiner X 2	CJ2	£40.00
Carpenter & Joiner X 2 and 1 General Labourer	CJ2.1	£50.63
Roofer	RR	£19.38
Roofer & Semi-Skilled Labourer	RRS	£31.88
Plasterer	PL	£19.38
Plasterer & Semi-Skilled Labourer	PLS	£31.88
Electrician	EL	£21.25
Plumbing & Heating Engineer X1	PH	£21.25
Plumbing & Heating Engineer X 2	PH2	£42.50
Painter & Decorator	PD	£15.63
Skilled Assembly Operative factory based	SA1	£9.50
Skilled Assembly Operative factory based x 2	SA2	£19.00
Working Foreman	WF	£21.25
Working Foreman & Semi Skilled Labourer	WSL	£33.75
WS with General Labourer X 1	WSL1	£44.38
WS with General Labourer X 2	WSL2	£55.00

Labour Rate £	Preliminaries	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
425.00	Working Foreman (Supervision %)	Wks	2.000	WF	850.00	50%	850.00	<	<	<	<
125.00	Labourer Driver (Time off site %)	Wks	2.000	SL	500.00	25%	250.00	<	<	<	<
NA	Chemical Site Lavatory	Na	>	>	>	>	>	WK	2.000	35.00	70.00
NA	Scaffolding by specialist (single lift)	Na	>	>	>	>	>	LS	24.400	15.00	366.00
	Builders Skip roundup	Na	>	>	>	>	>	LS	>	>	131.82
<b>Total Labour</b>							<b>£1,100.00</b>	<b>Total Materials</b>			<b>£567.82</b>

Labour Rate £	Enabling Works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
12.25	Remove External Doors	Nr	1.000	CJL	30.63	0.40	12.25	<	<	<	<
15.31	Remove External Windows	Nr	1.000	CJL	30.63	0.50	15.31	<	<	<	<
NA	Load waste into skips labour included above	Na	>	>	>	>	>	SP	0.080	150.00	12.00
<b>Total Labour</b>							<b>27.56</b>	<b>Total Materials</b>			<b>12.00</b>

Labour Rate £	Excavations & Foundations	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
46.88	Excavations for cavity walls: Using Mini-digger	M³	6.090	GW2	31.25	1.50	285.47	HP	2.000	45.00	90.00
15.63	Load waste into skips: Using Mini-Digger	M³	6.090	GW2	31.25	0.50	95.16	HP	1.000	45.00	45.00
NA	Load waste into skips: Using Mini-Digger: Builders Skips	Na	>	>	>	>	>	SP	1.462	150.00	219.24
29.31	Concrete: Strip Foundations	M³	3.350	GW2.1	41.88	0.70	98.18	M³	4.000	91.91	367.64
	<u>Raft Excavation, Formwork Toe &amp; Square Edges</u>										
<b>Total Labour</b>							<b>478.81</b>	<b>Total Materials</b>			<b>721.88</b>

Labour Rate £	Calculation to determine an all in rate per m³ for extra depth of excavation	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
125.63	Excavations for cavity walls: Hand Dig	M³	1.000	GW2.1	41.88	3.000	125.63	SP	0.200	150.00	30.00
29.31	Concrete: Strip Foundations	M³	1.000	GW2.1	41.88	0.700	29.31	M³	1.000	91.91	91.91
<b>Total Labour</b>							<b>154.94</b>	<b>Total Materials</b>			<b>121.91</b>

<b>Excavation Limitations:</b> Due to the fact the Building Control Officer has full control in determining the final depth of foundation excavations. Estimators Limited will not scale foundation depths off drawings, a default depth of 1000mm will be used unless a dimension is clearly marked on the drawings.								Total Labour & Materials per m³		276.85	
								Preliminaries %		18%	50.82
								Total before Profit		327.67	
We have calculated an all in rate per cubic metre (m³) for extra depths of foundation below 1000mm. The rate includes all additional labours, concrete and waste removal costs. Note we have made no provision for shoring trenches, Safety regulations my apply.								Plus Profit @		15.00%	49.15
								<b>Total per cubic metre m³</b>		<b>376.82</b>	

Labour Rate £	Foundation Masonry Below DPC	UoM	Labour Quantity	Crew Grade	Crew Unit	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
13.13	Foundation BLWK 100mm 7Kn Solid Concrete Block Cavity Walls	M²	9.135	BL2.1	52.50	0.25	119.90	M²	10.000	7.00	70.00
510.00	Facing Brick band to DPC	Th	0.181	BLG	72.86	7.00	92.09	TH	0.190	400.00	76.00
NA	Building Sand in Ton Bags delivered	Tn	1.000	>	>	>	>	BG	2.000	30.00	60.00
NA	Ordinary Porland Cement	Nr	11.000	>	>	>	>	BG	11.000	3.25	35.75
Na	Mortar Add mixture in 5 Litres	Nr	2.000	>	>	>	>	EA	2.000	4.16	8.32
93.75	Fill cavity with concrete to within 150mm of DPC level	M³	0.457	GW2	31.25	3.00	42.82	M³	1.000	123.60	123.60
0.53	Polythene DPC 112.5mmX30m	M¹	6.090	BL2.1	52.50	0.01	3.20	EA	1.000	3.33	3.33
<b>Total Labour</b>							<b>258.00</b>	<b>Total Materials</b>		<b>377.00</b>	

Labour Rate £	Ground Floor and Slab	UoM	Labour Quantity	Crew GW2.1	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
16.75	Excavate & Scrape out for Slab	M²	10.080	GW2.1	41.88	0.40	168.84	SP	0.189	150.00	28.35
25.13	Hardcore Mot in ton bags delivered	Tn	2.722	GW2.1	41.88	0.60	68.38	BG	3.000	28.50	85.50
NA	Hardcore: Vibrating Plate Compactor	Na	>	>	>	>	>	HP	1.000	30.00	30.00
18.84	Sand Blinding in ton bags delivered	Tn	0.907	GW2.1	41.88	0.45	17.10	BG	1.000	30.00	30.00
1.68	STANDARD DUTY POLYTHENE MEMBRANE BLUE 300MU 100M	M²	10.080	GW2.1	41.88	0.04	16.88	RL	1.000	59.00	59.00
1.72	Perimeter Upstand Cold Bridging Insulation 12mm thick	M¹	13.800	GW	15.63	0.11	23.72	EA	1.000	9.42	9.42
10.47	Concrete Slab at 100mm Default thick	M²	10.080	GW2.1	41.88	0.25	105.53	M³	2.000	110.21	220.42
0.88	Floor Insulation: 100mm Floorshield polystyrene sheet	M²	10.080	SL	12.50	0.07	8.82	SH	4.000	14.90	59.60
9.56	Floor Screed 1:3	M²	10.080	PLS	31.88	0.30	96.39	TN	2.000	49.95	99.90
<b>Total Labour</b>							<b>505.65</b>	<b>Total Materials</b>		<b>622.19</b>	

Labour Rate £	Brickworks	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
6.25	Wall starters	Nr	3.000	SL	12.50	0.50	18.75	EA	3.000	20.71	62.13
9.38	Continuous cavities	M <sup>1</sup>	2.400	SL	12.50	0.75	22.50	NA	<	<	<
15.63	Toothing Out	M <sup>1</sup>	4.800	SL	12.50	1.25	75.00	NA	<	<	<
NA	Toothing Out & Continuous Cavities: 12" Diamond Cutting Blade	Na	>	>	>	>	>	EA	1.000	33.99	33.99
510.00	65mm Facing brick above DPC	Th	1.220	BLG	72.86	7.00	622.40	TH	1.306	400.00	522.40
328.13	65mm Concrete Common Brick above DPC	Th	0.087	BL2.1	52.50	6.25	28.60	EA	93.000	0.17	15.81
13.13	Cavity/Party Wall BLWK 100mm Celcon/Thermalite	M <sup>2</sup>	20.580	BL2.1	52.50	0.25	270.11	EA	217.000	0.90	195.30
NA	Building Sand in 800kg bags	Tn	2.000	>	>	>	>	BG	3.000	30.00	90.00
NA	Ordinary Portland Cement	Nr	22.000	>	>	>	>	BG	22.000	3.25	71.50
NA	Mortar Add mixture in 5 Litres	Nr	3.000	>	>	>	>	EA	3.000	4.16	12.48
5.25	Lintels for Cavity BWK/BLWK	M <sup>1</sup>	5.400	BL2.1	52.50	0.10	28.35	LS	1.000	157.38	157.38
2.10	Cavity Insulation	M <sup>2</sup>	20.580	BL2.1	52.50	0.04	43.22	M <sup>2</sup>	20.580	6.16	126.78
2.10	Cavity closers 90mm cavity	M <sup>1</sup>	8.700	BL2.1	52.50	0.04	18.27	EA	4.000	13.60	54.40
0.16	Stainless Steel Tie-wires	Nr	75.000	BL2.1	52.50	0.003	11.81	BX	1.000	43.60	43.60
0.16	Cavity Insulation Retaining Disc's	Nr	75.000	BL2.1	52.50	0.003	11.81	EA	75.000	0.05	3.75
5.25	Cavity Trays using 600mm wide DPM	M <sup>1</sup>	16.200	BL2.1	52.50	0.10	85.05	EA	1.000	13.56	13.56
24.38	Cavity Trays in existing walls sloping	M <sup>1</sup>	7.200	BL1.1	32.50	0.75	175.50	<	<	<	<
10.63	Clear waste into skips BWK	M <sup>3</sup>	0.387	GL	10.63	1.00	4.11	SP	0.064	150.00	9.67
10.63	Clear waste into skips BLWK	M <sup>3</sup>	0.412	GL	10.63	1.00	4.37	SP	0.069	150.00	10.29
<b>Total Labour</b>							<b>1419.86</b>	<b>Total Materials</b>		<b>1423.04</b>	

Labour Rate £	Windows, External Doors and or Conservatory Roof	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
40.00	White UPVC Windows inc glass	Nr	1.000	CJ	20.00	2.00	40.00	M <sup>2</sup>	1.300	167.00	217.10
65.00	White UPVC French doors inc glass	Nr	1.000	CJ	20.00	3.25	65.00	M <sup>2</sup>	2.600	193.00	501.80
12.00	MDF Window boards	Nr	1.000	CJ	20.00	0.60	12.00	M <sup>1</sup>	1.389	4.53	6.29
NA	Frame Fixings	Na	>	>	>	>	>	EA	16.000	0.37	5.92
NA	Frame Seal	Na	>	>	>	>	>	EA	2.000	4.82	9.64
<b>Total Labour</b>							<b>117.00</b>	<b>Total Materials</b>		<b>740.75</b>	

Labour Rate £	Structural Works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
22.19	Insert Acrow Props & Strongboys	Nr	2.000	WSL1	44.38	0.50	44.38	NA	<	<	<
28.91	Remove brickworks & plaster (Knock Through)	M <sup>2</sup>	3.780	SL1	23.13	1.25	109.27	SP	0.142	150.00	21.26
16.25	Make good brick reveals (Knock Through)	M <sup>1</sup>	4.200	BL1.1	32.50	0.50	68.25	EA	50.000	0.17	8.50
<b>Total Labour</b>							<b>221.89</b>	<b>Total Material</b>		<b>29.76</b>	

Labour Rate £	Roof Carpentry	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
	<b>Main Roof</b>										<b>532.82</b>
4.80	Wall plates	M <sup>1</sup>	9.400	CJ2	40.00	0.12	45.12	M <sup>1</sup>	10.000	2.81	28.10
3.20	Wall plate straps	Nr	7.000	CJ2	40.00	0.08	22.40	EA	7.000	3.00	21.00
8.00	Hip Rafters	M <sup>1</sup>	8.840	CJ2	40.00	0.20	70.72	M <sup>1</sup>	9.000	4.32	38.88
4.80	Rafters 47x150	M <sup>1</sup>	45.050	CJ2	40.00	0.12	216.24	M <sup>1</sup>	46.000	2.21	101.66
3.20	Ceiling Joist 47x150	M <sup>1</sup>	27.720	CJ2	40.00	0.08	88.70	M <sup>1</sup>	30.000	2.21	66.30
6.00	UPVC Fascia Boards	M <sup>1</sup>	10.600	CJ2	40.00	0.15	63.60	EA	2.000	63.97	127.94
5.60	UPVC Vented Soffit Boards	M <sup>1</sup>	10.600	CJ2	40.00	0.14	59.36	M <sup>1</sup>	2.000	74.47	148.94
	65mm White TrimTop Pins for UPVC Fascia and Barge Boards	Nr	80	>	>	>	>	PK	1.000	15.32	15.32
	25mm White TrimTop Pins for UPVC Soffit	Nr	53	>	>	>	>	PK	1.000	14.46	14.46
NA	70x5mm Screws	Nr	49.000	>	>	>	>	BX	1.000	4.85	4.85
NA	Red rawlplugs	Nr	7.000	>	>	>	>	EA	1.000	4.65	4.65
NA	65mm Losthead nails 2.50Kg packs	Nr	53.000	>	>	>	>	EA	1.000	7.49	7.49
NA	75mm Roundhead nails (Roof)	Nr	88.400	>	>	>	>	EA	1.000	10.39	10.39
NA	100mm Round Wire Nails 2.50Kg Pack	Nr	371.200	>	>	>	>	EA	2.000	7.78	15.56
							<b>Total Labour</b>		<b>Total Materials</b>		<b>605.54</b>

Labour Rate £	Gutters & Rainwater Pipes	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
5.10	Gutter PVC	M <sup>1</sup>	10.600	PH	21.25	0.24	54.06	EA	3.000	11.31	33.93
1.28	Gutter Brackets PVC	Nr	18.000	PH	21.25	0.06	22.95	EA	18.000	0.87	15.66
1.70	Gutter Outlets PVC	Nr	1.000	PH	21.25	0.08	1.70	EA	1.000	4.12	4.12
0.85	Gutter Stop ends PVC	Nr	2.000	PH	21.25	0.04	1.70	EA	2.000	1.65	3.30
0.85	Gutter 90° Bends PVC	Nr	2.000	PH	21.25	0.04	1.70	EA	2.000	4.10	8.20
6.80	Rain-Water-Pipe PVC	M <sup>1</sup>	2.400	PH	21.25	0.32	16.32	EA	1.000	16.08	16.08
1.70	RWP Brackets PVC	Nr	2.000	PH	21.25	0.08	3.40	EA	2.000	1.86	3.72
0.85	RWP Bends PVC	Nr	4.000	PH	21.25	0.04	3.40	EA	4.000	2.35	9.40
NA	50x4.5mm Screws (PVC RWP Brackets)	Nr	4.000	PH	21.25	>	>	BX	1.000	6.99	6.99
NA	Red Rawl Plugs (PVC)	Nr	4.000	PH	21.25	>	>	EA	1.000	4.65	4.65
NA	25x4mm Screws (PVC Gutter Brackets)	Nr	36.000	PH	21.25	>	>	BX	1.000	3.17	3.17
							<b>Total Labour</b>		<b>Total Materials</b>		<b>109.22</b>

Labour Rate £	Roof Tiling/Slating/Thatching	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
0.64	PROCTOR Roofshield breathable membrane (1x50m roll)	M <sup>2</sup>	18.020	RRS	31.88	0.02	11.49	RL	1.000	135.37	135.37
0.00	50MM GALVANIZED CLOUT NAIL 2.5KG PACK	Nr	1261.400	RRS	31.88	0.00	0.00	EA	2.000	9.59	19.18
0.00	30MM GALVANIZED CLOUT NAIL 2.5KG PACK	Nr	1293.333	RRS	31.88	0.00	0.00	EA	1.000	8.84	8.84
1.59	SOFTWOOD CARCASSING SAWN PRESERVATIVE TREATED 19	M1	180.200	RRS	31.88	0.05	287.19	M	190.000	0.23	43.32
0.32	MARLEY PLAIN EAVES TILES	EA	70.667	RRS	31.88	0.01	22.53	EA	75.000	0.40	30.00
0.32	MARLEY PLAIN TILE & HALF	EA	176.800	RRS	31.88	0.01	56.36	EA	186.000	0.83	154.38
0.32	MARLEY PLAIN TILES	EA	1081.200	RRS	31.88	0.01	344.63	EA	1136.000	0.41	465.76
1.28	Sarkey Felt Eaves Support Tray	M <sup>1</sup>	10.600	RRS	31.88	0.04	13.52	EA	8.000	5.63	45.04
2.55	Continuous Roll Panel Eaves Ventilator	M <sup>1</sup>	10.600	RRS	31.88	0.08	27.03	EA	1.000	10.36	10.36
4.14	Hip Tiles	Nr	19.344	RRS	31.88	0.13	80.15	EA	20.000	2.41	48.20
5.10	Hip Irons	Nr	2.000	RRS	31.88	0.16	10.20	EA	2.000	3.20	6.40
8.29	Flashings (3m Rolls)	M <sup>1</sup>	7.200	RRS	31.88	0.26	59.67	RL	3.000	43.50	130.50
7.97	Vented Roof Tile (Air Ventilation)	Nr	3.000	RRS	31.88	0.25	23.91	EA	3.000	27.14	81.42
10.63	Clear Waste into Skips	M <sup>3</sup>	0.901	GL	10.63	1.00	9.57	SP	0.113	150.00	16.89
<b>Total Labour</b>							<b>946.24</b>	<b>Total Materials</b>			<b>1195.66</b>

Labour Rate £	Carpentry & Joinery	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
5.00	Ground Floor Softwood 5" Moulded Skirting Default	M <sup>1</sup>	13.800	CJ	20.00	0.25	69.00	M <sup>1</sup>	14.000	2.77	38.78
NA	65mm Losthead Nails 2.50Kg Pack	Nr	47.000	>	>	>	>	EA	1.000	7.49	7.49
<b>Total Labour</b>							<b>69.00</b>	<b>Total Material</b>			<b>46.27</b>

Labour Rate £	Plastering & Insulation	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
4.78	Skim Walls	M <sup>2</sup>	32.140	PLS	31.88	0.15	153.67	EA	4.000	3.60	14.40
4.14	12.5mm Standard Plasterboard: Ceiling	M <sup>2</sup>	10.080	PLS	31.88	0.13	41.77	SH	4.000	4.20	16.80
NA	25mm Drywall Screw	Nr	100.800	>	>	>	>	BX	1.000	3.66	3.66
1.63	Insulate Ceilings & Roof Voids 150mm Quilt	M <sup>2</sup>	20.160	SL	12.50	0.13	32.76	EA	3.000	24.39	73.17
4.78	Skim Ceilings	M <sup>2</sup>	10.080	PLS	31.88	0.15	48.20	EA	2.000	3.60	7.20
0.06	Self Adhesive Fibre Tape	M <sup>1</sup>	12.600	PLS	31.88	0.002	0.80	EA	1.000	4.35	4.35
1.91	Skim Beads	M <sup>1</sup>	7.950	PLS	31.88	0.06	15.20	EA	4.000	1.06	4.24
NA	Dot & Dab Drywall Adhesive	Na	>	>	>	>	>	EA	3.000	6.14	18.42
NA	Clear Waste into Skips	M <sup>3</sup>	0.025	GL	10.63	>	>	SP	0.003	150.00	0.47
<b>Total Labour</b>							<b>292.40</b>	<b>Total Materials</b>			<b>142.71</b>

Labour Rate £	Electrical	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
23.38	Ceiling Pendant Light & switch low energy Part L1 compliant	Nr	1.000	EL	21.25	1.10	23.38	EA	1.000	25.98	25.98
1.06	1.5mm Twin & Earth Cable 50m	M <sup>l</sup>	10.000	EL	21.25	0.05	10.63	EA	1.000	10.00	10.00
0.21	1.5mm Cable clips	Nr	20.000	EL	21.25	0.01	4.25	EA	1.000	0.65	0.65
21.25	Sockets	Nr	2.000	EL	21.25	1.00	42.50	EA	2.000	5.94	11.88
1.28	2.5mm Twin & Earth Cable	M <sup>l</sup>	20.000	EL	21.25	0.06	25.50	EA	1.000	13.50	13.50
0.21	2.5mm Cable Clips	Nr	30.000	EL	21.25	0.01	6.38	EA	2.000	0.65	1.30
26.56	Mains Wired Smoke Alarm	Nr	2.000	EL	21.25	1.25	53.13	EA	2.000	20.02	40.04
138.13	Consumer Unit	Nr	1.000	EL	21.25	6.50	138.13	EA	1.000	120.00	120.00
<b>Total Labour</b>							<b>303.88</b>	<b>Total Materials</b>		<b>223.35</b>	
Labour Rate £	Heating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
31.88	Radiators	Nr	2.000	PH	21.25	1.50	63.75	EA	2.000	75.33	150.66
6.38	Lock-shield valves 15mm	Nr	2.000	PH	21.25	0.30	12.75	EA	2.000	2.00	4.00
7.44	Thermostatic Regulating Valves	Nr	2.000	PH	21.25	0.35	14.88	EA	2.000	8.90	17.80
5.31	15mm Copper tube	Nr	24.000	PH	21.25	0.25	127.50	M	24.000	2.66	63.84
4.68	15mm Copper Tees	Nr	4.000	PH	21.25	0.22	18.70	EA	4.000	0.55	2.20
3.83	15mm Copper Elbows	Nr	8.000	PH	21.25	0.18	30.60	EA	8.000	0.45	3.60
3.83	15mm Copper Coupling	Nr	8.000	PH	21.25	0.18	30.60	EA	8.000	0.25	2.00
0.43	15mm Pipe Clips	Nr	29.000	PH	21.25	0.02	12.33	EA	29.000	0.10	2.90
4.25	15mm Isolating Valves	Nr	4.000	PH	21.25	0.20	17.00	EA	4.000	1.45	5.80
<b>Total Labour</b>							<b>328.10</b>	<b>Total Materials</b>		<b>252.80</b>	

Labour Rate £	Painting & Decorating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
0.63	Prime Internal Woodwork. Prior to fixing	M <sup>1</sup>	15.000	PD	15.63	0.04	9.38	NA	<	<	<
0.94	Undercoat Internal Woodwork	M <sup>1</sup>	15.000	PD	15.63	0.06	14.06	NA	<	<	<
1.25	Gloss Internal Woodwork	M <sup>1</sup>	15.000	PD	15.63	0.08	18.75	NA	<	<	<
3.91	Emulsion Walls	M <sup>2</sup>	32.140	PD	15.63	0.25	125.55	EA	1.000	34.20	34.20
3.59	Emulsion Ceiling	M <sup>2</sup>	10.080	PD	15.63	0.23	36.23	EA	1.000	16.12	16.12
0.31	Sundries Decorators Caulk	M <sup>1</sup>	7.500	PD	15.63	0.02	2.34	EA	1.000	1.81	1.81
	DULUX TRADE QUICK DRYING PRIMER 5L	Na	>	>	>	>	>	EA	1.000	34.42	34.42
	DULUX TRADE UNDERCOAT BRILLIANT WHITE 5L	Na	>	>	>	>	>	EA	1.000	20.11	20.11
	DULUX TRADE HIGH GLOSS WHITE 5 LITRE	Na	>	>	>	>	>	EA	1.000	17.73	17.73
	Sundries White Spirit	Na	>	>	>	>	>	EA	1.000	2.56	2.56
	Sundries Medium Glass Paper	Na	>	>	>	>	>	EA	1.000	1.46	1.46
	Sundries Fine Glass Paper	Na	>	>	>	>	>	EA	1.000	1.46	1.46
<b>Total Labour</b>							<b>206.30</b>	<b>Total Materials</b>			<b>129.87</b>

The following details **Special Order Materials**, items that are not commonly found in stock at Builders Merchants. The prices shown are indicative estimated values. Before finalising your costs you should obtain firm fixed prices directly from the source of supply.

<b>Special Order Materials</b>				
Description	Section	Quantity	Rate £	Total £
White UPVC Windows inc glass		Lump Sum		£217.10
White UPVC French doors inc glass		Lump Sum		£501.80
Energy efficient lamp holder 10/13W compliant with Part L1	Electrical	1.000	£25.98	£25.98
Consumer Unit	Electrical	1.000	£120.00	£120.00
<b>Total Special Order Materials</b>				<b>£864.88</b>

<b>Tool Hire</b>					
Description	Hire UoM	Section	Quantity	Rate £	Total £
Hardcore: Vibrating Plate Compactor	Day	Ground Floor	1.000	£30.00	£30.00
<b>Total Tool Hire (items excluded as instructed)</b>					<b>£30.00</b>

<b>Plant Hire</b>					
Description	Hire UoM	Section	Quantity	Rate £	Total £
Chemical Site Lavatory	Week	Preliminaries	2.000	£35.00	£70.00
Scaffolding by specialist (single lift)	LS	Preliminaries	24.400	£15.00	£366.00
Excavations for cavity walls: Using Mini-digger	Day	Excavations & Foundations	2.000	£45.00	£90.00
Load waste into skips: Using Mini-Digger	Day	Excavations & Foundations	1.000	£45.00	£45.00
<b>Total Plant Hire</b>					<b>£571.00</b>

<b>Waste Removal (Skip Roundup Calculation)</b>					
Description	Section	Skips	Rate £	Total £	
Demolitions load waste into skips	Site Enabling works	0.080	£150.00	£12.00	
Excavate & Scrape out for Slab	Slab	0.189	£150.00	£28.35	
Load waste into skips: Using Mini-Digger	Foundations	1.462	£150.00	£219.24	
Clear waste into skips BWK	Brickworks	0.064	£150.00	£9.67	
Clear waste into skips BLWK	Brickworks	0.069	£150.00	£10.29	
Clear Waste into Skips	Roof Tiling	0.113	£150.00	£16.89	
Clear Waste into Skips	Structural Works	0.142	£150.00	£21.26	
Clear Waste into Skips	Plastering	0.003	£150.00	£0.47	
<b>Total £</b>		<b>2.121</b>	<b>£150.00</b>	<b>£318.18</b>	
<b>Total loads = Roundup to next skip</b>		<b>3.000</b>	<b>£150.00</b>	<b>£450.00</b>	
<b>Extra-over for roundup</b>		<b>0.879</b>	<b>£150.00</b>	<b>£131.82</b>	

## Scope of Estimation & Limitations

**Considerations:** We recommend that the following be taken into account prior to finalising your tender price or budget costs.

**Estimators Limited** and its trade partners will accept no liability for any loss. It is the customer's responsibility to satisfy themselves that all the intended works are covered within the final tender or finalised budget costs. The following information should enable you to fully adjudicate our interpretation of the costs.

**Material Costs:** Please note that for each item listed in the material section the prices given are neither retail nor trade prices. They are estimated prices of what most small builders who buy in moderate volume will pay a supplier. Discounts may be available for purchases in larger volume. Estimators Limited reserves the right to change these prices at anytime without prior notice. The supplier generally absorbs the cost of delivery to site, although we recognise some materials and plant may incur delivery charges. Due to the complexity of material variants and unknown distances between the supplier and site we have not included any delivery costs. We have included in the summary time off site for a labourer-driver for the day-to-day collection and delivery of materials, plant and equipment

**Special Order Materials:** Prior to finalising your build costs we recommend you view the section "Special Order Materials" This section itemises materials that are not commonly found in stock at Builders Merchants. The prices we have used are indicative estimated values and require pricing directly from the source of supply.

**Labour Costs:** At its outset Estimators Limited conducted a labour rate survey with small builders throughout the UK in order to produce a regional labour rate database. We are confident that this database is the most accurate & comprehensive in the UK. Estimators Limited continually up-dates the database and reserves the right to change the rates at any time without prior notice. For non-trade customers we use defaulted labour rates. Trade customers can customise their estimates by calling 0845 650 2208. Please visit [www.estimateors-online.com](http://www.estimateors-online.com) for more information.

**Unit Times** include the time to perform the task per unit of measurement and will usually include associated tasks such as: unloading and storing of materials, plant & equipment, normal time lost for breaks and regular cleanup of construction debris. As we have not visited the site, have no first hand experience of the customer requesting this estimate, no knowledge of the tradesmen performing the works and have no record of how much work the crew assigned to the job can handle, we have assumed the following in setting the unit times within this estimate: that the principal builder and tradesmen selected to perform the work are qualified career minded professionals. Estimators Limited produce estimates for Builders, Tradesmen, Builder's Merchants, Architects and Private Individuals. This criterion is used for all customer types.

**Supervision Costs:** The labour cost of the principle or the principle's foreman is not included in the labour costs; these have been added in preliminaries. We have assumed that 50% of all non-productive time is spent in a supervisory or management role. To calculate the cost we use the project duration in weeks multiplied by 50% of the foreman's rate. We are aware that some small builders do not employ a foreman. In these instances we recognise the principle as the foreman. Trade customers can amend this rate free of charge on request call 0845 650 2208 for more information.

**Builders Contingencies (BC%):** Depending on the type of work, we will include by default either 2.5% or 5% builders internal contingencies. The allowance allocated is intended to cover any anomalies for any circumstance that the builder would not normally be able to reclaim from the client. It is important to note that Builders Contingencies should not be confused with (Client Contingencies). Trade customers can customise the BC% margin free of charge on request call 0845 650 2208 for more information.

**Fluctuation:** The differences between estimates can vary. Even when tendering builders are pricing using identical information there is room for legitimate disagreement on what the correct costs are. In our experience, for career minded professional builders the fluctuation should be within 20%. For this reason we have included a proposed contract price section in the estimate, in this section we have placed our proposed cost as the centre price and shown total costs plus and minus 10% giving a 20% fluctuation between the highest and the lowest. Assuming all tenderers have accurately included all elements the client should receive all tenders within this price band

**Please Note:** Estimators Limited does not conduct site surveys and has no knowledge of the true topography of the site. We therefore exclude works such as: landscaping, garden walling, driveways & paving. Estimators Limited do not price any type of: Wall Tiling or Floor Coverings, due to the vast ranges associated with these finishes. If your specification includes any of these finishes, you should obtain prices from the source of supply or a specialist sub-contractor.

Estimators Limited is happy to answer any questions relating to its services and explain how we apply the costs. Free telephone assistance is available from 9:00AM to 5:00PM Monday to Friday except Bank Holidays Telephone 0845 650 2208.

E&OE