

Example Road - London

CONTRACT SUM ANALYSIS

Contractor: Example Contractor Ltd



		A	B	C	£
1	Demolitions				
2	Alterations	24,080.00	0.00	0.00	24,080.00
3	Substructure	55,671.96	338,371.97	143,826.15	537,870.08
4a	RC Frame	n/a	347,649.41	n/a	347,649.41
5	Upper Floors	14,649.60	84,000.00	43,444.80	142,094.40
6	Roof	24,872.40	94,841.60	52,640.00	172,354.00
7	Stairs	1,680.00	28,266.00	19,600.00	49,546.00
8	External Walls	75,350.22	399,180.70	178,157.17	652,688.09
9	Windows/ Doors	13,514.98	105,150.86	43,980.15	162,645.99
10	Internal Walls	33,613.28	158,710.42	63,575.00	255,898.71
11	Internal Doors	28,436.80	92,825.60	35,616.00	156,878.40
12	Wall Finishes	26,480.38	70,549.11	11,378.39	108,407.88
13	Floor Finishes	27,869.05	97,756.20	35,161.56	160,786.81
14	Ceiling Finishes	19,378.24	41,988.13	22,006.88	83,373.25
15	Fixtures and Fittings	57,456.00	108,987.20	40,824.00	207,267.20
15a	Sanitary ware	11,110.40	34,429.92	19,432.00	64,972.32
16	Mechanical Services	271,040.00	533,120.00	252,000.00	1,056,160.00
17	Electrical Services	Included	Included	Included	0.00
18	BWIC Services	13,440.00	16,800.00	5,600.00	35,840.00
19	Site Works				182,389.28
20	Drainage	11,200.00	16,800.00	11,200.00	39,200.00
21	BWIC External Services	Prov Sum	Prov Sum	Prov Sum	Prov Sum
22	Provisional Allowances				262,994.00
	BUILDING TOTAL	709,843	2,569,427	978,442	
23	Preliminaries				
23.1	Staff				281,304.58
23.2	Plant and equipment				294,336.00
23.3	Labour				129,696.00
23.4	Site overheads				84,739.20
23.5	Site Temp Utilities				20,518.40
	Group Elemental Total				5,513,689.99

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Contractor: **Example Contractor Ltd**



		A	B	C	£
29	Contingencies				
30	Fees (deisgn)				232,400.00
31	Overheads & Profit				
	TOTAL CARRIED TO FORM OF OFFER				5,746,089.99

Example Road - London

PROVISIONAL SUMS



		£	
1	CTI Scheme	43,000.00	tender sum
2	Show Home	10,000.00	tender sum
3	Making Good / Repairs to Block A Masonry	5,000.00	tender sum
4	Making Good / Repairs to Existing Boundary Wall	5,000.00	tender sum
5	Render repairs to Block A	2,500.00	tender sum
6	Roof / gutter repairs to Block A	5,000.00	tender sum
7	Joist repairs	5,000.00	client email
8	Utilities		
	Electric	40,500.00	client email
	Gas	21,600.00	client email
	Water	40,394.00	client email
9	LABC Building Gaurantee	85,000.00	client email
10	etc.		
		<hr/>	
		262,994.00	

St Anne's	Qty	Unit	Rate	Total
DEMOLITION Excluded				
Total Substructure				0.00

Example Road	Qty	Item	Rate	Total
ALTERATIONS - BLOCK A				
RISK - Existing low level render removal, installation of injected DPC and new lime based render system				See Prov Sums
No works to existing roof as per Bracknell Roofing survey 13.07.16				
Due to date of survey HCPL allowance for further roof inspection and survey only	1.00	Item	1,680.00	1,680.00
All further roof works identified are excluded from this tender offer				
As this roof is not being replaced HCPL cannot offer any further gaurantee on the structure or roof coverings				
Alterations to Block A - Brick/Blockwork	1.00	Item	16,800.00	16,800.00
Allowance for other alterations as required	1.00	Item	5,600.00	5,600.00
				0.00
Total Alterations Block A				24,080.00

Example Road	Qty	Item	Rate	Total
SUBSTRUCTURE				
BLOCK A				
Reduced Levels				
Excavate				
Foundation Piling				
Excavate for piling matt (assume 450mm thick)	70.88	m³	11.76	833.49
Cart Away (assumed inert)	70.88	m³	42.56	3,016.44
PilingMatt	70.88	m³	72.80	5,159.70
Temporary ramps/access/change in levels				NA
Pile probing	10.00	Nr	28.00	280.00
Piling Mobilisation / Demobilisation	1.00	Item	2,800.00	2,800.00
CFA Piles (assume up to 11m depth 450mm dia)	10.00	Nr	2,016.00	20,160.00
Piling Attendances (dumper & 13T machine)	0.20	wks	2,359.12	471.82
Muckaway (assumed inert)	17.49	m³	42.56	744.20
Break down & test piles	10.00	Nr	50.40	504.00
Ground Beams				
Excavation	30.87	m³	14.00	432.18
Muckaway (assumed inert)	30.87	m³	42.56	1,313.83
Working Space	30.87	m³	16.80	518.62
Earthwork Support	102.90	m²	16.80	1,728.72
Compaction	41.16	m²	3.36	138.30
50mm blinding	2.06	m³	162.40	334.22
225mm Cordek Cellcore Type CC 20/30 under ground beam				
Formwork to sides	61.74	m²	39.20	2,420.21
Concrete	18.52	m³	162.40	3,007.97
Reinforcement - 167kg/m³	3.09	T	1,034.88	3,201.06
Expansion joint between new ground beams and existing				Included
75 Claymaster to internal face of perimeter ground beams				Included
Temporary sheet piling along boundary wall to facilitate beam/excavation works	1.00	Item	1,680.00	1,680.00
Ground Slab				
Beam and block sleeper walls	45.00	m	28.00	1,260.00
225mm deep Beam and Block Flooring	92.00	m²	61.60	5,667.20
Substructure Total Block A				55,671.96
BLOCK B				
Reduced Levels				
Excavate				
Foundation Piling				
Excavate for piling matt (assume 450mm thick)	313.56	m³	11.76	3,687.47
Cart Away (assumed inert)	313.56	m³	42.56	13,345.11
PilingMatt	313.56	m³	72.80	22,827.17
Temporary ramps/access/change in levels				
Pile probing	67.00	Nr	28.00	1,876.00
Piling Mobilisation / Demobilisation	1.00	Item	2,800.00	2,800.00
CFA Piles (assume up to 11m depth 450mm dia)	67.00	Nr	2,016.00	135,072.00
Piling Attendances (dumper & 13T machine)	1.34	wks	2,359.12	3,161.23
Muckaway (assumed inert)	117.16	m³	42.56	4,986.13
Break down & test piles	67.00	Nr	50.40	3,376.80
Ground Beams				
Excavation	63.35	m³	14.00	886.91
Muckaway (assumed inert)	63.35	m³	42.56	2,696.22
Working Space	65.57	m³	16.80	1,101.49
Earthwork Support	218.55	m²	16.80	3,671.64
Compaction	84.69	m²	3.36	284.56
50mm blinding	4.23	m³	162.40	687.68
225mm Cordek Cellcore Type CC 20/30 under ground beam				
Formwork to sides	127.59	m²	39.20	5,001.53
Concrete	37.94	m³	162.40	6,162.11
Reinforcement - 167kg/m³	6.34	T	1,034.88	6,557.67
Expansion joint between new ground beams and existing		m		Included
75 Claymaster to internal face of perimeter ground beams		m		Included
Temporary sheet piling along boundary wall to facilitate beam/excavation works				NA
Pilecaps (PC1 / PC2 / PC8 / PC9)				
Excavation	127.28	m³	14.00	1,781.92
Muckaway (assumed inert)	127.28	m³	42.56	5,417.04
Working Space	245.02	m³	16.80	4,116.27
Earthwork Support	408.36	m²	16.80	6,860.45
Compaction	159.10	m²	3.36	534.58
50mm blinding	7.96	m³	162.40	1,291.89
Formwork	408.36	m²	39.20	16,007.71
Concrete	119.33	m³	162.40	19,378.38
Reinforcement - 175kg/m³	20.88	T	1,034.88	21,610.23
Ground Slab				
250mm RC Slab				
Blinding	21.15	m³	162.40	3,434.76
Concrete	105.75	m³	162.40	17,173.80
Formwork to edges	108.00	m	28.00	3,024.00
Reinforcement - 175kg	18.90	T	1,034.88	19,559.23
Substructure Total Block B				338,371.97
BLOCK C				

Reduced Levels				
Excavate				
Foundation Piling				
Excavate for piling matt (assume 450mm thick)	168.35	m ³	11.76	1,979.74
Cart Away (assumed inert)	168.35	m ³	42.56	7,164.76
PilingMatt	168.35	m ³	72.80	12,255.52
Temporary ramps/access/change in levels			0.00	0.00
Pile probing	24.00	Nr	28.00	672.00
Piling Mobilisation / Demobilisation	1.00	Item	2,800.00	2,800.00
CFA Piles (assume up to 11m depth 450mm dia)	24.00	Nr	2,016.00	48,384.00
Piling Attendances (dumper & 13T machine)	0.48	wks	2,359.12	1,132.38
Muckaway (assumed inert)	41.97	m ³	42.56	1,786.08
Break down & test piles	24.00	Nr	50.40	1,209.60
Ground Beams				
Excavation	52.44	m ³	14.00	734.20
Muckaway (assumed inert)	52.44	m ³	42.56	2,231.97
Working Space	55.97	m ³	16.80	940.31
Earthwork Support	186.57	m ²	16.80	3,134.38
Compaction	71.10	m ²	3.36	238.90
50mm blinding	3.56	m ³	162.40	577.33
225mm Cordek Cellcore Type CC 20/30 under ground beam				
Formwork to sides	109.59	m ²	39.20	4,295.93
Concrete	31.11	m ³	162.40	5,052.75
Reinforcement - 167kg/m ³	5.20	T	1,034.88	5,377.10
Expansion joint between new ground beams and existing		m		
75 Claymaster to internal face of perimeter ground beams	55.10	m		
Temporary sheet piling along boundary wall to facilitate beam/excavation works	1.00	Item	1,680.00	1,680.00
Ground Slab				
Sleeper walls to beam & block flooring average 150mm high	152.00	m	28.00	4,256.00
150mm deep Beam and Block Flooring	252.00	m ²	61.60	15,523.20
Crane Base	1.00	Nr	16,800.00	16,800.00
De-watering	1.00	Item	5,600.00	5,600.00
Substructure Total Block C				143,826.15

Contract Sum Analysis - Elemental Breakdown
Super Structure

	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
	SUPER STRUCTURE WORKS				
	RC SUPERSTRUCTURE				
	Columns				
	Formwork	364.62	m ²	39.20	14,293.20
	Reinforcement	44.26	T	1,034.88	45,802.21
	Concrete	239.24	m ³	162.40	38,851.76
	Column Drop Heads				
	Formwork		m ²	39.20	
	Reinforcement		T	1,034.88	
	Concrete		m ³	162.40	
	RC Walls				
	Formwork	506.83	m ²	39.20	19,867.74
	Reinforcement	7.35	T	1,034.88	7,605.37
	Concrete	50.68	m ³	162.40	8,230.92
	RC Beams				
	Formwork		m ²	39.20	
	Reinforcement		T	1,034.88	
	Concrete		m ³	162.40	
	Slabs				
	Formwork to soffits	1,259.70	m ²	39.20	49,380.24
	Formwork to edges	1,047.00	m	16.80	17,589.60
	Reinforcement	61.78	T	1,034.88	63,934.89
	Concrete	333.95	m ³	162.40	54,233.48
	Upstands	1.00	Item	5,600.00	5,600.00
	Accessories				
	Cast in anchors to steel balconies - thermal pad and bracket by others		Nr		
	Thermal breaks for concrete balconies Fifth Floor only	75.00	m	218.40	16,380.00
	Cast in angles (brickwork)	3.00	Floors	840.00	2,520.00
	Cast in fire collars	3.00	Item	560.00	1,680.00
	Grilles to riser & vent openings	3.00	Flrs	560.00	1,680.00
	Total Super Structure works				£347,649.41

Contract Sum Analysis - Elemental Breakdown

Super Structure

	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
	UPPER FLOORS				
	Block A				
	Structural Floors				
	50 x 300 Dp TJI Joists @ 400c/c	184.00	m ²	50.40	9,273.60
	Structural Steel Beam	1.00	T	5,376.00	5,376.00
	Upper Floors Total Block A				14,649.60
	Block B				
	Lightweight Metal Frame 3rd floor construction and roof	1.00	Item	84,000.00	84,000.00
	Upper Floors Total Block B				84,000.00
	Block C				
	Structural Floors				
	250 x 50 Dp TJI Joists @ 400c/c	462.00	m ²	50.40	23,284.80
	Structural Steel Beam	2.50	T	5,376.00	13,440.00
	P1 - 450x100x225Dp Concrete Padstones	40.00	Nr	168.00	6,720.00
	Upper Floors Total Block C				43,444.80

Contract Sum Analysis - Elemental Breakdown

Roofing					
	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
	ROOF WORKS				
	ROOF COVERINGS				
	Block A				
	2nd Floor Roof				
	Roof joists measured in upper floor works				
	Single ply membrane flat roof to third floor roof 1 in 60 fall tapered insulation to fall to RWP 1	43	m ²	184.80	7,946.40
	Zinc coping to parapet wall at third floor level	15	m	70.00	1,050.00
	Third Floor Roof				
	Roof Joists	48	m ²	50.40	2,419.20
	Low / zero maintenance green roof to second floor	48	m ²	207.20	9,945.60
	Precast coping to parapet wall at second floor level	21	m	39.20	823.20
	Rainwater Goods				
	RWP - Rainwater pipes	1	Item	1,008.00	1,008.00
	New Rooflight to existing roof	1	Item	1,680.00	1,680.00
	Roof Total Block A				24,872.40
	Block B				
	3rd floor slab terrace waterproofing	93	m ²	168.00	15,624.00
	Third floor roof structure	322	m ²	72.80	23,441.60
	Third floor roof coverings inc. gutters etc	322	m ²	168.00	54,096.00
	Rainwater Goods	1	Item	1,680.00	1,680.00
	Roof Total Block B				94,841.60
	Block C				
	Piched roofs to townhouses				
	Timber frame	5	Nr	3,920.00	19,600.00
	Roof Coverings	5	Nr	5,600.00	28,000.00
	Rainwater Goods	5	Nr	1,008.00	5,040.00
	Roof Total Block C				52,640.00

Contract Sum Analysis - Elemental Breakdown					
Structure					
	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
	STAIRS				
	Block A				
	Allow refurbishment of existing staircase	1.00	Item	1,680.00	1,680.00
	Staircases Total Block A				1,680.00
	Block B				
	Stairmaster Staircases	6.00	Nr	2,016.00	12,096.00
	Concrete	7.50	m ³	184.80	1,386.00
	Handrails	6.00	Nr	2,464.00	14,784.00
	Staircases Total Block B				28,266.00
	Block C				
	Timber staircases inclusive of handrails and balustade to townhouses	5.00	Nr	3,920.00	19,600.00
	Total Stairs works				19,600.00

Contract Sum Analysis - Elemental Breakdown

External Walls

	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
	ENVELOPE				
	Block A				
	Existing Building				
A	Measured in external windows & doors item				
B	Measured in external windows & doors item				
C	Existing brickwork and render walls - clean, repair and re-point				
D	Existing roof - existing roof slates to be retained and repaired				
E	Existing gutters, pipes and hoppers to be retained and repaired and re-painted				
	New Building				
1.00	Measured in external windows & doors item				
2.00	Inset spandrel panel - Precast concrete or reconstituted stone panel - sandstone		m ²		
6.00	Facing brick - Pembroke Handmade brick - Red blend	195.60	m ²	230.50	45,085.02
7.00	Facing brick - Pembroke Handmade brick - Red blend with alternative courses to project by 25mm		m ²	230.50	
8.00	Window Head - recessed brick soldier course Pembroke Handmade brick	10.50	m	30.80	323.40
8a	Window Head - recessed brick soldier course Pembroke Handmade brick	10.50		30.80	323.40
10.00	Window Cills - Precast concrete or re-constituted stone cill - sandstone	21.00		61.60	1,293.60
11.00	Roof to flats and houses - wall cladding to top floor flats - standing seam zinc cladding colour Pigmento Red with recessed head detail above windows and doors. Note rate includes blockwork inner skin	54.00	m ²	459.20	24,796.80
12.00	Parapet wall copings - Precast concrete or reconstituted stone coping - sandstone	32.00	m	84.00	2,688.00
16.00	Gates leading to communal courtyard area		Nr		
17.00	Rainwater Goods - zinc downpipes				
18.00	Balconies and Juliet Balconies - Steel handrail and balustrade	5.00	m	168.00	840.00
	External Walls Total Block A				75,350.22
	Block B				
1.00	Included in external windows and doors item				
2.00	Inset spandrel panel - Precast concrete or reconstituted stone panel, colour - Sandstone - Average 0.75m ² (1m x 0.5m)	75.00	m ²	554.40	41,580.00
3.00	Included in external windows and doors item		m ²		
4.00	Included in external windows and doors item		m ²		
5.00	Communal entrance signage - Dark grey slate with engraved numbering and building name.	2.00	Nr	560.00	1,120.00
6.00	Facing brick - Pembroke Handmade brick, colour - Red Blend.	714.00	m ²	230.50	164,574.14
7.00	Brickwork to recessed areas above communal entrances -Pembroke Handmade brick, colour - Red Blend, with alternate courses to project by 25mm.	75.80	m ²	230.50	17,471.60
8a	Window head - recessed brick soldier course, Pembroke Handmade brick, colour - Red Blend. (1st floor soldiers)	57.00	m	30.80	1,755.60
8b	Window head - recessed brick soldier course, Pembroke Handmade brick, colour - Red Blend. (Ground Floor Full Height soldiers)	52.00	m	30.80	1,601.60
8c	Solder detail to roof parapet wall	106.00	m	30.80	3,264.80

External Walls					
	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
9.00	Window head to 2nd floor - Precast concrete or reconstituted stone lintel, colour - Sandstone	69.00	m	61.60	4,250.40
10.00	Window cills - Precast concrete or reconstituted stone cill, colour	113.00	m	61.60	6,960.80
11a	Roof to flats and houses, wall cladding to top floor flats - Standing seam zinc cladding, colour Pigmento Red. With recessed head detail above windows and doors.	239.30	m ²	459.20	109,886.56
11b	Extra over recessed head detail above windows and doors	34.00	m	168.00	5,712.00
12.00	Parapet wall copings - Precast concrete or reconstituted stone coping, colour - Sandstone	105.00	m	84.00	8,820.00
13.00	Roof terrace balustrades - Galvanised and PPC steel handrail and balustrade, colour RAL 7024 Graphite Grey.	105.00	m	106.40	11,172.00
14.00	Soffits to door entrance - PPC metal sheet, colour RAL 7024 Graphite Grey.	16.00	m ²	330.40	5,286.40
15.00	Included in external windows and doors item		m ²		
16.00	Gates leading to communal courtyard areas - Galvanised and PPC metal gates and railings, colour RAL 7024 Graphite Grey.		Nr		
17.00	Rainwater goods - zinc downpipes and hoppers, colour Pigmento Red to match roof and wall cladding.				Measured in roof works
18.00	Balconies and Juliet balconies - Galvanised and PPC steel handrail and balustrade, colour RAL 7024 Graphite Grey. With	72.00	m	218.40	15,724.80
External Walls Total Block B					399,180.70
Block C					
1.00	Included in external windows and doors item				
2.00	Inset spandrel panel - Precast concrete or reconstituted stone panel, colour - Sandstone		m ²		
3.00	Front doors - stained timber doors, colour RAL 7038 Agate Grey		m ²		
4.00	Communal entrance doors - Metal frame and double glazed, colour RAL 7024 Graphite Grey		m ²		
5.00	Communal entrance signage - Dark grey slate with engraved numbering and building name.		Nr		
6.00	Facing brick - Pembroke Handmade brick, colour - Red Blend.	626.00	m ²	208.10	130,268.10
	Add - Internal blockwork party walls	432.00	m ²	68.10	29,417.47
7.00	Brickwork to recessed areas above communal entrances - Pembroke Handmade brick, colour - Red Blend, with alternate courses to project by 25mm.		m ²		
8a	Window head - recessed brick soldier course, Pembroke Handmade brick, colour - Red Blend. (Ground Floor full height)	31.00	m	30.80	954.80
8b	Window head - recessed brick soldier course, Pembroke Handmade brick, colour - Red Blend. (1st floor small)	32.00	m	30.80	985.60
9.00	Window head to 2nd floor - Precast concrete or reconstituted stone lintel, colour - Sandstone	30.00	m	61.60	1,848.00
10.00	Window cills - Precast concrete or reconstituted stone cill, colour	93.00	m	61.60	5,728.80
11.00	Roof to flats and houses, wall cladding to top floor flats - Standing seam zinc cladding, colour Pigmento Red. With recessed head detail above windows and doors.		m ²		
12.00	Parapet wall copings - Precast concrete or reconstituted stone coping, colour - Sandstone		m	84.00	
13.00	Roof terrace balustrades - Galvanised and PPC steel handrail and balustrade, colour RAL 7024 Graphite Grey.		m	106.40	
14.00	Soffits to door entrance - PPC metal sheet, colour RAL 7024 Graphite Grey.		m		
15.00	Doors to bin stores & plant room - PPC metal louvre doors, colour RAL 7024 Graphite Grey.		m ²		

External Walls					
	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
16.00	Gates leading to communal courtyard areas - Galvanised and PPC metal gates and railings, colour RAL 7024 Graphite Grey.		Nr		
17.00	Rainwater goods - zinc downpipes and hoppers, colour Pigmento Red to match roof and wall cladding.				
18.00	Balconies and Juliet balconies - Galvanised and PPC steel handrail and balustrade, colour RAL 7024 Graphite Grey. With	41.00	m	218.40	8,954.40
External Walls Total Block C					178,157.17

Contract Sum Analysis - Elemental Breakdown

Windows & External Doors

	ITEM / DESCRIPTION	Qty	UNIT	Rate	Total
	WINDOWS AND EXTERNAL DOORS				
	EXTERNAL WINDOWS & DOORS				
	Block A				
	Existing Windows & Doors				
	A - existing timber sash windows to be re-painted				
	1400 x 860mm Window	3.61	m ²	84.00	303.41
	1700 x 920mm Window	1.56	m ²	84.00	131.38
	2200 x 1000mm Window	4.40	m ²	84.00	369.60
	B - existing timber doors to be re-painted				
	2060 x 860mm Existing Single Swing Door	1.77	m ²	84.00	148.81
	2170 x 610/610 Existing Double Swing Door	2.65	m ²	84.00	222.38
	New External Windows				
	W01 1135x1500	6.81	m ²	403.20	2,745.79
	W02 910 x 2100	1.91	m ²	403.20	770.52
	W03 910 x 2025	3.69	m ²	403.20	1,485.99
	W04 1135 x 1500	3.41	m ²	403.20	1,372.90
	W05 1585 x 2025	3.21	m ²	403.20	1,294.12
	New External Doors				
	ED01 1023 x 2175	4.45	m ²	403.20	1,794.26
	ED02 1585 x 2250	7.13	m ²	403.20	2,875.82
	Windows & Doors Block A Total				13,514.98
	Block B				
	New External Windows				
	W01 1135x1500	28.94	m ²	403.20	11,669.62
	W02 1135 x 1500	85.13	m ²	403.20	34,322.40
	W03 1023 x 2025	8.29	m ²	403.20	3,341.04
	W04 1023 x 1950	11.97	m ²	403.20	4,825.94
	W05 1135 x 1200	5.45	m ²	403.20	2,196.63
	W06 685 x 1500	6.17	m ²	403.20	2,485.73
	W07 1310 x 1990	5.21	m ²	403.20	2,102.20
	W08 910 x 1275	12.76	m ²	403.20	5,145.94
	W09 460 x 1125	1.55	m ²	403.20	625.97
	W10 1360 x 1275	8.67	m ²	403.20	3,495.74
	W11 910 x 1125	2.05	m ²	403.20	825.55
	New External Doors				
	ED01 1023 x 2175	8.90	m ²	403.20	3,588.52
	ED02 1698 x 2250	7.64	m ²	403.20	3,080.85
	ED03 1585 x 2250	7.13	m ²	403.20	2,875.82

Windows & External Doors					
	ITEM / DESCRIPTION	Qty	UNIT	Rate	Total
	ED04 1010 x 2250	2.27	m ²	403.20	916.27
	ED05 1023 x 2240	13.75	m ²	403.20	5,543.65
	ED06 1023 x 2025	4.14	m ²	403.20	1,670.52
	ED07 1135 x 2250	2.55	m ²	403.20	1,029.67
	ED08 1585 x 2250	17.83	m ²	403.20	7,189.56
	ED09 1510 x 2250	20.39	m ²	403.20	8,219.23
	Windows & Doors Block B Total				105,150.86
	Block C				
	New External Windows				
	W01 1135 x 1800	10.22	m ²	403.20	4,118.69
	W02 910 x 1800	4.91	m ²	403.20	1,981.32
	W03 1585 x 1800	28.53	m ²	403.20	11,503.30
	New External Doors				
	ED01 1060 x 2250	11.93	m ²	403.20	4,808.16
	ED02 1585 x 2250	53.49	m ²	403.20	21,568.68
	Windows & Doors Block C Total				43,980.15

Contract Sum Analysis - Elemental Breakdown					
Internal Walls & Ceilings					
	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
	INTERNAL WALLS, PARTITIONS				
	Block A				
1.00	External wall linings - 2 layers of 15mm plasterboard fixed to blockwork/metsec frame	227	m ²	30.80	6,978.05
2.00	Wall lining to blockwork between houses – 1 layer 12.5mm plasterboard fixed with dot and dab to blockwork both sides				
3.00	Party walls between apartments - 19mm gyproc plank with 12.5mm gyproc wall board with skim finish	31	m ²	103.04	3,142.72
4.00	Partitions between apartment and communal corridors - 19mm gyproc plank with 12.5mm gyproc wall board with skim finish	57	m ²	103.04	5,860.92
5.00	Internal partitions within apartments and houses dividing rooms or forming cupboards - 12.5mm plasterboard fixed each side of metal studwork	328	m ²	50.40	16,531.20
6.00	Extra over moisture resistant to bathrooms and kitchens (extra cost only for MR board)	261	m ²	1.68	438.90
7.00	Extra over 12mm plywood and MR plasterboard behind kitchens (extra cost only for plywood & MR board)	53	m ²	12.60	661.50
8.00	Boxing In Columns	NA			
	Internal Walls Block A Total				33,613.28
	Block B				
1.00	External wall linings - 2 layers of 15mm plasterboard fixed to blockwork/metsec frame	1,767	m ²	30.80	54,417.70
2.00	Wall lining to blockwork between houses - 1 layer 12.5mm plasterboard fixed with dot and dab to blockwork both sides				
3.00	Party walls between apartments - 19mm gyproc plank with 12.5mm gyproc wall board with skim finish	51	m ²	103.04	5,255.04
4.00	Partitions between apartment and communal corridors - 19mm gyproc plank with 12.5mm gyproc wall board with skim finish	253	m ²	103.04	26,043.36
5.00	Internal partitions within apartments and houses dividing rooms or forming cupboards - 12.5mm plasterboard fixed each side of metal studwork	1,227	m ²	50.40	61,825.68
6.00	Extra over moisture resistant to bathrooms and kitchens (extra cost only for MR board)	733	m ²	1.68	1,231.44
7.00	Extra over 12mm plywood and MR plasterboard behind kitchens (extra cost only for plywood & MR board)	42	m ²	12.60	529.20
8.00	Boxing In Columns	56	m ²	168.00	9,408.00
	Internal Walls Block B Total				158,710.42
	Block C				
1.00	External wall linings - 2 layers of 15mm plasterboard fixed to blockwork/metsec frame	538	m ²	30.80	16,564.72
2.00	Wall lining to blockwork between houses - 1 layer 12.5mm plasterboard fixed with dot and dab to blockwork both sides	688	m ²	20.16	13,862.76
3.00	Party walls between apartments - 19mm gyproc plank with 12.5mm gyproc wall board with skim finish				
4.00	Partitions between apartment and communal corridors - 19mm gyproc plank with 12.5mm gyproc wall board with skim finish				
5.00	Internal partitions within apartments and houses dividing rooms or forming cupboards - 12.5mm plasterboard fixed each side of metal studwork	640	m ²	50.40	32,255.34
6.00	Extra over moisture resistant to bathrooms and kitchens (extra cost only for MR board)	396	m ²	1.68	665.39
7.00	Extra over 12mm plywood and MR plasterboard behind kitchens (extra cost only for plywood & MR board)	18	m ²	12.60	226.80
8.00	Boxing In Columns	NA			
	Internal Walls Block C Total				63,575.00

Contract Sum Analysis - Elemental Breakdown				
Internal Doors & Carpentry				
ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
INTERNAL DOOR & CARPENTRY				
Block A				
ID01 - Living Kitchen Dining, Bedroom 838 x 1981 imperial door Minimum FD20	14	Nr	509.60	7,134.40
ID02 - Bathroom 838 x 1981 imperial door Minimum FD20	8	Nr	509.60	4,076.80
ID03 - Wardrobe Store 762 x 1981 Imperial Door	2	Nr	509.60	1,019.20
ID04 - Store 2 x 533 x 1981 Imperial Door minimum FD20	6	Nr	50.40	302.40
ID05 - Store 2 x 686 x 1981 Imperial Door minimum FD20	4	Nr	509.60	2,038.40
ID06 - Plot 1 Living Kitchen Dining Minimum FD20	1	Nr	509.60	509.60
ID07 - Store 686 x 1981 Imperial Door	3	Nr	509.60	1,528.80
ID08 - Plot 6 Living Kitchen Dining Minimum FD20	1	Nr	509.60	509.60
ID09 - Plot 8 Living Kitchen Dining Minimum FD20	1	Nr	509.60	509.60
CD01 - Flat Entrance to Plots 2, 3, 5, 6 and 8 926 x 2040 metric door, minimum FD30S	5	Nr	896.00	4,480.00
CD02 - Ground Floor Entrance Lobby 926 x 2040 metric door minimum FD30S	1	Nr	896.00	896.00
CD03 - Service Room 686 x 1981 Imperial Door Minimum FD60S	3	Nr	728.00	2,184.00
CD04 - Cleaner's Store 762 x 1981 Imperial Door Minimum FD30S	1	Nr	728.00	728.00
CD05 - Store 610 x 1981 Imperial Door minimum FD30S	1	Nr	728.00	728.00
CD06 - First Floor Entrance Lobby minimum FD30S		Nr	896.00	
CD07 - Plot 4 Flat Entrance minimum FD30S	1	Nr	896.00	896.00
CD08 - Second Floor Entrance Lobby minimum FD30S		Nr	896.00	
CD09 - Plot 7 Flat Entrance minimum FD30S	1	Nr	896.00	896.00
Total Internal Doors Block A				28,436.80
Block B				
ID01 - Living Kitchen Dining, Bedroom 926 x 2040 metric door minimum FD20	8	Nr	509.60	4,076.80
ID02 - Bathroom 926 x 2040 x metric door minimum FD20	4	Nr	509.60	2,038.40
ID03 - Living Kitchen Dining, Bedroom 838 x 1981 Imperial Door minimum FD20	35	Nr	509.60	17,836.00
ID04 - Bathroom 838 x 1981 Imperial Door minimum FD20	12	Nr	509.60	6,115.20
ID05 - Store 762 x 1981 Imperial Door minimum FD20 to protected hall	23	Nr	509.60	11,720.80
ID06 - En-suite 762 x 1981 Imperial Door	9	Nr	509.60	4,586.40
ID07 - Store 686 x 1981 Imperial Door minimum FD20	1	Nr	509.60	509.60
ID08 - Store 2 x 610 x 1981 Imperial Door minimum FD20	9	Nr	509.60	4,586.40
ID09 - 2 x 686 x 1981 Imperial Door minimum FD20	1	Nr	509.60	509.60
ID10 - Sliding Mirrored wardrobe doors made to measure - contractor to confirm	16	Nr	1,008.00	16,128.00
ID11 - Store 2 x 626 x 2040 metric door	1	Nr	498.40	498.40
ID12 - Store 726 x 2040 metric door	5	Nr	498.40	2,492.00
CD01 - Communal Entrance 926 x 2040 metric door minimum FD30S	2	Nr	896.00	1,792.00
CD02 - Cleaners store/WC 826 x 2040 metric door minimum FD30S sign - fire door keep locked shut	2	Nr	728.00	1,456.00
CD03 - Cleaners store/WC 826 x 2040 metric door minimum FD30S	2	Nr	728.00	1,456.00

Contract Sum Analysis - Elemental Breakdown				
Internal Doors & Carpentry				
ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
CD04 - Stair Core Riser Doorset with 4 sided frame, doors made to measure minimum FD30S, Sign - Fire door keep locked shut	8	Nr	896.00	7,168.00
CD05 - Flat Entrance Doors minimum FD30S SC Door manufacturer to confirm size, min. 850mm clear opening viewfinder - SAA	11	800	896.00	9,856.00
Total Internal Doors Block B				92,825.60
Block C				
ID01 - Kitchen/Dining, Kitchen Store, Bedroom, Living 383 x 1981 Imperial Door minimum FD20	30	Nr	509.60	15,288.00
ID02 - WC, Bathroom 838 x 1981 Imperial Door minimum FD20	10	Nr	509.60	5,096.00
ID03 - En-suite 762 x 1981 Imperial Door	5	Nr	509.60	2,548.00
ID04 - Store 686 x 1981 Imperial Door minimum FD20	5	Nr	509.60	2,548.00
ID05 - Linen 686 x 1981 Imperial Door cut down to size	5	Nr	509.60	2,548.00
ID06 - Sliding mirrored wardrobe doors made to measure -manufacturer to confirm	5	Nr	1,008.00	5,040.00
ID07 - Boiler Cupboard 686 x 1981 Imperial Door M& E consultant to confirm if louvred required in the face of door.	5	Nr	509.60	2,548.00
Internal Doors Block C Total				£35,616.00

Contract Sum Analysis - Elemental Breakdown

Wall Finishes

	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
	WALL FINISHES				
	Block A				
	Bathroom Wall Tiling	69.25	m ²	95.20	6592.6
	Splasback to Kitchens	10.05	m ²	95.20	956.76
	Painting to walls	1,637.75	m ²	6.16	10088.54
	Skirting	584.82	m	15.12	8842.4784
	Bathroom	70.28	m		
	Wall Finishes Total Block A				26,480.38
	Block B				
	Bathroom Wall Tiling	160.5	m ²	95.20	15279.6
	Splasback to Kitchens	113.25	m ²	95.20	10781.4
	Painting to walls	3,845.50	m ²	6.16	23688.28
	Skirting	1,375.65	m	15.12	20799.828
	Wall Finishes Total Block B				70,549.11
	Block C				
	Bathroom Wall Tiling	73.75	m ²	95.20	7021
	Splasback to Kitchens	7.20	m ²	95.20	685.44
	Painting to walls	451.52	m ²	6.16	2781.386978
	Skirting	58.90	m	15.12	890.568
	bathroom	115.50	m		
	Wall Finishes Total Block C				11,378.39

Contract Sum Analysis - Elemental Breakdown

Floor Finishes

	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
	FLOOR FINISHES				
	Block A				
	Insulation, DPM & Floor Screed	92	m ²	25.20	2,318.40
	Chipboard and acoustic flooring to existing timber joists	92	m ²	43.40	3,992.80
	Communal Areas (if applicable)				
1.0	Large matwell to entrance doors minimum 1m depth x width of doors in natural coir or Heckmondwicke Hippo colour to co-ordinate with communal carpets or ceramic flooring if applicable	10.2	m ²	84.00	856.80
2.0	Communal Stairs & Corridors Carpet to Staircase - JHS Epsom, Colour 314 Titanium	46.785	m ²	42.56	1,991.17
	Flats/Houses				
3.0	Kitchens, Hall & Lounge - Laminate, plank wood effect.	220.9	m ²	44.80	9,896.32
4.0	Bathrooms - 600 x 600mm large format tiles with slip resistant finish	24.2	m ²	95.20	2,303.84
5.0	Bathrooms - skirting size 600mm wide x 100mm high to match floor tiles	36.7	m	25.20	924.84
6.0	Carpet to Bedrooms - 80/20 Wool Twist 40oz, ie Kingsmead Vitronic colour Duthie 5m to be used if required to avoid joins	120.7	m ²	36.40	4,393.48
7.0	Terraces - concrete slab paving		m ²		
	List any other areas here. Eg plant rooms, bin stores etc and their areas				
8.0	Laundry area	9.8	m ²	95.20	932.96
9.0	Storage	7.1	m ²	36.40	258.44
10.0	Service Riser	1.9	m ²		
	Floor Finishes Total Block A				27,869.05
	Block B				
	Floor Screed	1692	m ²	25.20	42,638.40
	Communal Areas (if applicable)				
1.0	Large matwell to entrance doors minimum 1m depth x width of doors in natural coir or Heckmondwicke Hippo colour to co-ordinate with communal carpets or ceramic flooring if applicable	23.45	m ²	84.00	1,969.80
2.0	Communal Stairs & Corridors Carpet to Staircase - JHS Epsom, Colour 314 Titanium	124.015	m ²	42.56	5,278.08
	Flats/Houses				
3.0	Kitchens, Hall & Lounge - Laminate, plank wood effect.	448.1	m ²	44.80	20,074.88
4.0	Bathrooms - 600 x 600mm large format tiles with slip resistant finish	67.7	m ²	95.20	6,445.04
5.0	Bathrooms - skirting size 600mm wide x 100mm high to match floor tiles	112.9	m	25.20	2,845.08
6.0	Carpet to Bedrooms - 80/20 Wool Twist 40oz, ie Kingsmead Vitronic colour Duthie 5m to be used if required to avoid joins	301.3	m ²	36.40	10,967.32
7.0	Terraces - concrete slab paving		m ²		
	List any other areas here. Eg plant rooms, bin stores etc and their areas				
8.0	Laundry area	11	m ²		
9.0	Storage - Assume paint finish to concrete	28.7	m ²	28.00	803.60
10.0	Service Riser	5.7	m ²		
11.0	Bin Storage - Assume paint finish to concrete	21.3	m ²	28.00	596.40
12.0	Plant Room - Assume paint finish to concrete	7.8	m ²	28.00	218.40

Floor Finishes					
	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
13.0	Balcony - Decking	76.1	m ²	39.20	2,983.12
14.0	Terrace - Decking	74.9	m ²	39.20	2,936.08
Floor Finishes Total Block B					97,756.20
Block C					
	Insulation, DPM & Floor Screed	252	m ²	25.20	6,350.40
Communal Areas (if applicable)					
1.0	Large matwell to entrance doors minimum 1m depth x width of doors in natural coir or Heckmondwicke Hippo colour to co-ordinate with communal carpets or ceramic flooring if applicable	5.3	m ²	84.00	445.20
2.0	Stairs Carpet to Staircase - JHS Epsom, Colour 314 Titanium	94.1	m ²	36.40	3,425.24
Flats/Houses					
3.0	Kitchens, Hall & Lounge - Laminate, plank wood effect.	188.7	m ²	44.80	8,453.76
4.0	Bathrooms - 600 x 600mm large format tiles with slip resistant finish	41.6	m ²	95.20	3,960.32
5.0	Bathrooms - skirting size 600mm wide x 100mm high to match floor tiles	77.2	m	25.20	1,945.44
6.0	Carpet to Bedrooms - 80/20 Wool Twist 40oz, ie Kingsmead Vitronic colour Duthie 5m to be used if required to avoid joins	215.2	m ²	36.40	7,833.28
7.0	Terraces - concrete slab paving		m ²		
	List any other areas here. Eg plant rooms, bin stores etc and their areas				
8.0	Laundry area	2.8	m ²	95.20	266.56
9.0	Storage	4.9	m ²	95.20	466.48
10.0	Service Riser		m ²		
11.0	Bin Storage		m ²		
12.0	Plant Room		m ²		
13.0	Balcony - Decking	24.6	m ²	39.20	964.32
14.0	Terrace - Decking	26.8	m ²	39.20	1,050.56
Floor Finishes Total Block C					35,161.56

Contract Sum Analysis - Elemental Breakdown

Ceiling Finishes

ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
CEILING FINISHES				
Block A				
Kitchens - 15mm moisture resistant plasterboard to be used for kitchen ceilings.	51.2	m ²	47.04	2,408.45
Bathrooms - Ceiling finish to be 15mm moisture resistant plasterboard.	39.2	m ²	47.04	1,843.97
Hallways, bedrooms, hallway and all other living areas	324.9	m ²	42.56	13,827.74
Communal Corridors & Staircases	30.5	m ²	42.56	1,298.08
Ceiling Finishes Total Block A				19,378.24
Block B				
Kitchens - 15mm moisture resistant plasterboard to be used for kitchen ceilings.	73.7	m ²	47.04	3,466.85
Bathrooms - Ceiling finish to be 15mm moisture resistant plasterboard.	90.3	m ²	47.04	4,247.71
Hallways, bedrooms, hallway and all other living areas	725.3	m ²	42.56	30,868.77
Communal Corridors & Staircases	80	m ²	42.56	3,404.80
Ceiling Finishes Total Block B				41,988.13
Block C				
Kitchens - 15mm moisture resistant plasterboard to be used for kitchen ceilings.	43.5	m ²	47.04	2,046.24
Bathrooms - Ceiling finish to be 15mm moisture resistant plasterboard.	51.3	m ²	47.04	2,413.15
Hallways, bedrooms, hallway and all other living areas	412.3	m ²	42.56	17,547.49
Communal Corridors & Staircases		m ²	42.56	
Ceiling Finishes Total Block C				22,006.88

Contract Sum Analysis - Elemental Breakdown
Fittings, Furnishing & Equipment

	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
	FITTINGS FURNISHING & EQUIPMENT				
	<u>Block A</u>				
	1 Bed Kitchens	7.00	Nr	3,920	£27,440.00
	2 Bed Kitchens	1.00	Nr	4,480	£4,480.00
	3 Bed Kitchens		Nr.		
	Appliances	8	Nr	1,680	£13,440.00
	Worktops	21	m	168	£3,528.00
	Wardrobes				
	up to 1.5m wide	5.00	Nr	672	£3,360.00
	up to 2.0m wide	5.00	Nr	840	£4,200.00
	up to 2.5m wide	1.00	Nr	1,008	£1,008.00
	Furniture & Fittings Total Block A				57,456.00
	<u>Block B</u>				
	1 Bed Kitchens	3.00	Nr	3,920	£11,760.00
	2 Bed Kitchens	11.00	Nr	4,480	£49,280.00
	3 Bed Kitchens	1	Nr	5,040	£5,040.00
	Appliances	15	Nr	1,680	£25,200.00
	Worktops	42	m	168	£7,123.20
	Wardrobes				
	up to 1.5m wide	13.00	Nr	672	£8,736.00
	up to 2.0m wide	1.00	Nr	840	£840.00
	up to 2.5m wide	1.00	Nr	1,008	£1,008.00
	Furniture & Fittings Total Block B				108,987.20
	<u>Block C</u>				
	1 Bed Kitchens		Nr		
	2 Bed Kitchens		Nr		
	3 Bed Kitchens		Nr		
	4 Bed Kitchens	5	Nr	5,040	£25,200.00
	Appliances	5	Nr	1,680	£8,400.00
	Worktops	18	m	168	£3,024.00

Fittings, Furnishing & Equipment					
	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
	Wardrobes				
	up to 2.0m wide	5.00	Nr	840	£4,200.00
	Furniture & Fittings Total Block C				40,824.00

Contract Sum Analysis - Elemental Breakdown					
Sanitaryware					
	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
	SANITARYWARE				
	Block A				
1	WC - back to wall WC Ideal Standard Tonic (ref K3110) or similar with chrome finish dual flush push panel and soft close seat	8	Nr	221.76	1,774.08
2.0	Basin - semi-countertop basin Ideal Standard Tonic (ref K0701) or similar, 600mm wide with single tap holes	8	Nr	216.16	1,729.28
3A	Bath - 1700mm x 750mm Ideal Standard or similar, with white finish, contemporary appearance and no handles	8	Nr	264.32	2,114.56
3B	Shower tray - 1000mm x 800mm white stone resin shower tray by Corum or similar (en-suites)		Nr	115.36	
4.0	Shower screen - plain glass with silver frame, can have a fixed section if required	8	Nr	137.76	1,102.08
4B	Shower screen - plain glass with silver frame, bi-fold or pivot shower screen (en-suites)		Nr	408.80	
5.0	Mirror - large mirror to fill space behind the basin, not electrically heated.	8	Nr	168.00	1,344.00
6.0	Towel rail - chrome plated, heated towel rail in flat ladder style with summer heating function, size and specification to M&E consultant requirements	8	Nr	179.20	1,433.60
7.0	Shelf over BTW boxing - laminate panel with wood effect vinyl finish, colour to be agreed. NB - removable section required above WC cistern to allow for maintenance access to the cistern.	8	Nr	201.60	1,612.80
	Sanitaryware Total Block A				11,110.40
	Block B				
1	WC - back to wall WC Ideal Standard Tonic (ref K3110) or similar with chrome finish dual flush push panel and soft close seat	24	Nr	221.76	5,322.24
2.0	Basin - semi-countertop basin Ideal Standard Tonic (ref K0701) or similar, 600mm wide with single tap holes	24	Nr	216.16	5,187.84
3A	Bath - 1700mm x 750mm Ideal Standard or similar, with white finish, contemporary appearance and no handles	15	Nr	264.32	3,964.80
3B	Shower tray - 1000mm x 800mm white stone resin shower tray by Corum or similar (en-suites)	9	Nr	115.36	1,038.24
4.0	Shower screen - plain glass with silver frame, can have a fixed section if required	15	Nr	137.76	2,066.40
4B	Shower screen - plain glass with silver frame, bi-fold or pivot shower screen (en-suites)	9	Nr	408.80	3,679.20
5.0	Mirror - large mirror to fill space behind the basin, not electrically heated.	24	Nr	168.00	4,032.00
6.0	Towel rail - chrome plated, heated towel rail in flat ladder style with summer heating function, size and specification to M&E consultant requirements	24	Nr	179.20	4,300.80
7.0	Shelf over BTW boxing - laminate panel with wood effect vinyl finish, colour to be agreed. NB - removable section required above WC cistern to allow for maintenance access to the cistern.	24	Nr	201.60	4,838.40
	Sanitaryware Total Block B				34,429.92
	Block C				
1	WC - back to wall WC Ideal Standard Tonic (ref K3110) or similar with chrome finish dual flush push panel and soft close seat	15	Nr	221.76	3,326.40
2.0	Basin - semi-countertop basin Ideal Standard Tonic (ref K0701) or similar, 600mm wide with single tap holes	15	Nr	216.16	3,242.40
3A	Bath - 1700mm x 750mm Ideal Standard or similar, with white finish, contemporary appearance and no handles	5	Nr	264.32	1,321.60
3B	Shower tray - 1000mm x 800mm white stone resin shower tray by Corum or similar (en-suites)	5	Nr	115.36	576.80
4.0	Shower screen - plain glass with silver frame, can have a fixed section if required	5	Nr	137.76	688.80
4B	Shower screen - plain glass with silver frame, bi-fold or pivot shower screen (en-suites)	5	Nr	408.80	2,044.00
5.0	Mirror - large mirror to fill space behind the basin, not electrically heated.	15	Nr	168.00	2,520.00
6.0	Towel rail - chrome plated, heated towel rail in flat ladder style with summer heating function, size and specification to M&E consultant requirements	15	Nr	179.20	2,688.00
7.0	Shelf over BTW boxing - laminate panel with wood effect vinyl finish, colour to be agreed. NB - removable section required above WC cistern to allow for maintenance access to the cistern.	15	Nr	201.60	3,024.00
	Sanitaryware Total Block C				19,432.00

Contract Sum Analysis - Elemental Breakdown

MECHANICAL & ELECTRICAL

	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
	Block A				
	1 bed apartments	7.00	Nr	33,600.00	235,200.00
	2 bed apartments	1.00	Nr	35,840.00	35,840.00
	M&E Total Block A				271,040.00
	Block B				
	1 bed apartments	3.00	Nr	33,600.00	100,800.00
	2 bed apartments	11.00	Nr	35,840.00	394,240.00
	3 bed apartments	1.00	Nr	38,080.00	38,080.00
	M&E Total Block B				533,120.00
	Block C				
	Townhouses	5.00	Nr	50,400.00	252,000.00
	M&E Total Block C				252,000.00

Contract Sum Analysis - Elemental Breakdown

BUILDERS WORK IN CONNECTION WITH SERVICES

	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
	Block A				
	1 bed apartments	7.00	Nr	1,680.00	11,760.00
	2 bed apartments	1.00	Nr	1,680.00	1,680.00
	BWIC Total Block A				13,440.00
	Block B				
	1 bed apartments	3.00	Nr	1,120.00	3,360.00
	2 bed apartments	11.00	Nr	1,120.00	12,320.00
	3 bed apartments	1.00	Nr	1,120.00	1,120.00
	BWIC Total Block B				16,800.00
	Block C				
	Townhouses	5.00	Nr	1,120.00	5,600.00
	BWIC Total Block C				5,600.00

Contract Sum Analysis - Elemental Breakdown

Utilities					
	ITEM / DESCRIPTION	QTY	UNIT	Rate	Total
	Externals				
	Works include all sub base preparation and reducing/building up levels				
	Marshalls concrete pavers	528	m ²	128.80	67,942.00
	450x450x50 Concrete Slabs	205	m ²	95.20	19,468.40
	50mm wide concrete edging	270	m	14.00	3,780.00
	White Lining Car Park Spaces	1	Item	1,680.00	1,680.00
	1500mm close boarded fence	27	m	24.64	653.21
	1800mm close boarded fence	36	m	28.00	1,016.40
	2100mm high close boarded fence with trellis	10	m	31.36	313.60
	450mm high wall with stone capping and handrail and brick piers to corners and intermidently as required	109	m	417.20	45,654.20
	Cycle Store	1	Item	16,800.00	16,800.00
	Car Charging Points	1	Item	3,360.00	3,360.00
	Dropped Kerb	1	Item	1,400.00	1,400.00
	Topsoil & Grass Seed	168	m ²	8.40	1,413.72
	Planting	1	Item	5,600.00	5,600.00
	Hedges & Trees	1	Item	9,387.76	9,387.76
	Vehicle Gates	1	Item	3,920.00	3,920.00
	Total External Works				182,389.28

BLOCK A

Unit	Unit Size	Tenure
1 Bed Flat	1B2PF	Private
1 Bed Flat	1B2PF	Private
1 Bed Flat	1B2PF	Shared Ownership
1 Bed Flat	1B2PF	Private
1 Bed Flat	1B2PF	Private
1 Bed Flat	1B2PF	Private
2 Bed Flat	2B3PF	Private

BLOCK B

Unit	Unit Size	
1 Bed Flat (WCH)	1B2P	Shared Ownership
1 Bed Flat	1B2P	Shared Ownership
1 Bed Flat	1B2P	Private
2 Bed Flat (WCH)	2B3P	Shared Ownership
2 Bed Flat	2B3P	Private
2 Bed Flat (En-suite)	2B4P	Private
2 Bed Flat (En-suite)	2B4P	Shared Ownership
2 Bed Flat (En-suite)	2B4P	Private
2 Bed Flat (En-suite)	2B4P	Private
3 Bed Flat (En-suite)	3B5P	Private

BLOCK C

Unit	Unit Size	
4 Bed House	4B6P	Private

Hab Rooms	Target GIA (m ²)	Units	Total Hab Rooms
2	50	1	2
2	52.9	1	2
2	53.3	1	2
2	53	2	4
2	58.9	1	2
2	49	1	2
3	64	1	3
		8	

Hab Rooms	Target GIA (m ²)	Units	Total Hab Rooms
2	55.7	1	2
2	56	1	2
2	51.9	1	2
3	69.4	2	6
3	62.9	1	3
3	73	4	12
3	78	1	3
3	78	1	3
3	89	2	6
4	109.7	1	4
		15	73

Hab Rooms	Target GIA (m ²)	Units	Total Hab Rooms
6	117	5	30