

Project	78 Example Road E18 IDS	 
Package	Extension & modifications of House	

Scope	Work Description	Qty	Unit	Rate	COST
	Sub Structure				
A	Excavation for foundation Trench & Grade slab extension	12.60	m ³	55.90	704.34
B	Earthwork support to face of excavation	12.60	m ²	27.95	352.17
C	Disposal of spoil off site - inert only allowed	12.60	m ³	69.88	880.43
D	Level & Compact Bottom surface	16.95	m ²	2.80	47.38
E	Concrete C20 Grade (for foundation trench/grade slab)	7.74	m ³	229.94	1,779.75
F	75mm thick Claymaster to Inner face of foundation wall	13.80	m ²	23.06	318.21
G	DPM 1200 gauge for New floor slab	13.80	m ²	2.52	34.80
H	80mm Kingspan Insulation	13.80	m ²	31.01	427.87
I	500 gauge polythene Sep membrane	13.80	m ²	2.52	34.80
J	65 mm screed	13.80	m ²	44.51	614.17
	Super Structure				
A	Supply & Install Structural Frame (beams)	1.28	t	2,967.00	3,811.94
B	Precast Pad Stones 325 long x 225 wide x 150 deep	2.00	Nr	57.86	115.71
C	Precast Pad Stones 225 long x 225 wide x 150 deep	2.00	Nr	54.89	109.78
D	Precast Pad Stones 225 long x 100 wide x 150 deep	7.00	Nr	51.92	363.46
E	200x50 C24 Timber Joists	8.80	m	26.37	232.05
F	Catnic Lintels for windows 1.8m each	2.00	Nr	155.77	311.54
G	Catnic Lintels for Doors 1.2m each	1.00	Nr	111.26	111.26
H	Loft Floor New 50 x 150mm C24 Floor joists @ 400mm c/c	34.88	m	21.92	764.42
J	Roof New 50 x 150mm C24 Roof joists @ 400mm c/c	34.88	m	21.92	764.42
K	Flat Roof Fully bonded, built-up felt with minimum AA, AB or AC fire designation - 150 mm Thermafleece 'Ultra Wool' betw joists - 50 mm Thermafleece 'Ultra Wool' below joist - 1000 gauge polyethene VCL (Thermafleece or equivalent) - 19 mm plywood deck laid to falls on timber fillets	14.50	m ²	146.42	2,123.11

L	Gutter to Flat Roof	4.50	m	71.21	320.44
M	Flat Roof Fascia	12.30	m	74.18	912.35
N	Rain water Downspout 2.4m H	1.00	Nr	208.88	208.88
O	Plain Tiled roof with Insulation & Lead Flashing	11.75	m ²	133.52	1,568.80
P	15mm Plaster board Ceiling finish to Tiled roof area	11.75	m ²	22.99	270.18
Q	Gutter Laid to falls	7.40	m	71.21	526.94
R	3no velux 134 x 140 – GPL UK08 – electrically operated with blinds.	3.00	Nr	1,425.45	4,276.35
S	Allowance for demolition work for Structural frame	1.00	Item	2,000.00	2,000.00
Masonry External Wall Block work					
A	Brickwork to match existing with weepholes in compliance with Building Control requirements - 100 mm cavity overall with 10mm air gap - 90 mm Kingspan Kooltherm K106 cavity boards fixed on ties at 450mm horiz & 900mm vert. ccs - Kingspan ThermAbate cavity closer - 100 mm Hanson 'Ultralite' block - Flexible damp proof course at 150 mm above external ground level connected to damp proof course in existing building - Engineering brickwork in place of blockwork to both faces below dpc - 32.5mm insulated pl'b'd and skim coat on dabs	20.20	m ²	253.68	5,123.80
B	Brick Plinth 150mm high	8.92	m	66.76	595.48
Internal Partitions					
A	New Internal Partition Wall Type 5 & H - 100 x 50 mm sw stud @ 400 mm horiz and 600 mm vert ccs - 70 mm Rockwool 'Flexi' or ea between studs - 15 mm plasterboard and skim coat - 12 mm (Wedi tilebacker board in wet areas)	66.40	m ²	95.69	6,353.29
B	12mm Wedi Tile Backer board for Wet areas	80.72	m ²	23.74	1,915.91
C	Wall Type A 100 x 50 mm sw stud 90 mm Thermafleece 'Ultra Wool' between studs 70 mm Thermafleece 'Ultra Wool' fixed to inner face of stud and taped in accordance with manufacturer's instructions 50 x 75 mm sw to form inner framework 15mm plasterboard and skim coat	19.20	m ²	118.09	2,267.26

	D	Wall Type A New Pan Tiles Cladding on 25x47 SW Battens with (tile rate assumed 40/m2) Tyvek, or equal approved, breathable membrane	19.20	m ²	93.91	1,802.99
	E	Wall Type A 12mm WBP ply	19.20	m ²	22.99	441.49
	F	Wall Type E, Drylining to Partywall 100 x 50 mm sw stud - 90 mm Thermafleece 'Ultra Wool' between studs - 70 mm Thermafleece 'Ultra Wool' fixed to inner face of stud and taped in accordance with manufacturer's instructions - 50 x 50 mm sw Batten - Plasterboard joints taped & filled with skim coat	10.92	m ²	120.31	1,313.81
	G	Infill Existing Windows 900x950mm size	2.00	Nr	222.53	445.05
	H	Forming Opening for New Window 1500x1250mm Size	2.00	Nr	326.37	652.74
	G	Infill Existing Door 900x2100mm size	1.00	Nr	370.88	370.88
	H	Forming Opening for New Doors 800/600x2100 Size	3.00	Nr	326.37	979.11
		Flooring (Installation only)				
Install	A	Tile Flooring to complete floor area (installation only)	52.33	m ²	74.18	3,881.58
Install	B	Wall Tiling to all wet areas (installation only)	84.50	m ²	74.18	6,267.60
		Other Items				
	A	New Staircase to Loft Level	1.00	Nr	2,225.25	2,225.25
	B	Internal Finishes		m ²		by others
	C	Supply & Install Doors, Windows & Roof lights		m ²		by others
	D	Electrical and plumbing/heating		m ²		by others
	E	Temporary works & propping		m ²		by others
	F	Additional Prov Sum for Demolition works	1.00	item	2,000.00	2,000.00
	G	Prov sums for un-foreseen works	1.00	item	4,000.00	4,000.00
		Sub-Total				64,621.77
		Add sundries and fixings			5%	3,231.09
		Add prelims and management, drawings interpretation; valuations / work in progress quantification			6%	3,877.31
		TOTAL for the Works				71,730.16