

Budget Estimate - June 2017		QTY	UNIT	RATE	TOTAL
1	Strip out existing:				
	Sub floor - existing screed and waterproof finish	38	m2	20	760.00
	Floor finishes	38	m2	10	380.00
	Ceiling finishes - plasterboard ceilings	38	m2	10	380.00
	Wall finishes- plasterboard wall	93	m2	10	930.00
	Internal partitions	25	m2	15	375.00
	Sanitaryware		Item		150.00
	Internal Doors	3	nr	50	150.00
	Windows and external doors				300.00
	Rear extension roof structure		Item		500.00
	Remove existing pitched roof structure and finishes		Item		3,000.00
2	Structural works				
	Provide new roof structure to rear extension		Item	1,000	1,000.00
	Allowance for structural support of existing floor joists		Item	500	1,500.00
	Remove ground floor chimney breast		Item	1,500	1,500.00
	New extension roof structure and finishes		Item	2,000	
	New roof structure including insulation roof joists insulation and new roof tiles on breather membrane	54	m2	300	16,200.00
3	Waterproofing				
	Cut out perimer drainage channel in existing concrete slab	31	m	15	465.00
	Install UPVC drainage channel to the perimeter	26	m	50	1,300.00
	Excavate chamber to house drainage pump and form chamber in concrete		Item	1,500	1,500.00
	Supply and install pump chamber access cover		Item	500	500.00
	Line external wall in stud pation lined in plywood and insulated between members	76	m2	80	6,080.00
	Supply and install drainage pump		Item	5,000	5,000.00
4	Windows and external doors				
	Overhaul existing windows	7	nr	250	1,750.00
	Overhaul existing external doors	2	nr	250	500.00
5	Subfloors				
	Floor screed	9	m	100	900.00
	Kingspan Stryozone Floor insulation	38	m2	15	570.00
6	Partitions and ceilings				
	New Partitions including plasterboard, insulation and skim to both sides and finishes	9	m	120	1,080.00
7	Floor and Wall finishes				
	Timber flooring	38	m	120	4,560.00
	Painted timber skirting	45	m	30	1,350.00
	Timber door set including frame and ironmongery	4	nr	700	2,800.00
	Plaster skim and decoration	135	m2	20	2,700.00
8	Mechanical and Electrical				
	Sanitary ware		Item	500	500.00
	Kitchenette and fittings		Item	2,500	2,500.00
	Mechanical installation; New boiler radiators and plumbing down stairs wc & kitenette		Item	10,000	10,000.00
	Electrical installation; lighting and power		Item	5,000	5,000.00
	Audio Visual; Telephone and internet infrastructure		Item	1,500	1,500.00
	Wall mounted air conditioning unit		Item	5,000	5,000.00
9	External Works				
	Make good rear garden		Item	2,000	2,000.00
	Rainwater goods		Item	1,500	1,500.00
	Façade repairs		Item	1,000	1,000.00
	SUB TOTAL				87,180.00
	Preliminaries @ 20 %				17,436.00
	Main Contractor overheads and profit @ 20 %				20,923.20
	Contingency sum @ 10 %				12,553.92
	Professional Fees				
	Architect				27,600.00
	QS & Project Co-ordinator				13,800.00
	M&E consultant				4,100.00
	Structural				4,100.00
	Party wall surveyor				1,400.00
	Misc (Surveys, planning consultants etc)				3,000.00
	VAT @ 20%				38,400.00
JUNE 2017 BUDGET ESTIMATE					230,493.12

1

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