

Our Ref

LD410

Basement Wet Room

	H	L	W
Room Dimensions bathroom	2.16	2.24	1.67
Walls	16.85		
Floor/Ceiling	3.72		
Perimeter	7.80		

Schedule of Works

Various sections of this schedule of works may include some items with a nil value to provide clients with the likely cost of carrying out the work should it be required. These prices are not included within our schedule of works.

1.00

Preliminary Items

Item Description	U of M	Quantity	Cost	Total
Plant and equipment	nr	1.00	99.00	99.00
Temporary platforms and access equipment	nr	1.00	71.50	71.50
Skip (including permit cost) Provisional	nr	-	206.80	-
Temporary Protection to hall and stairs to be provided by dust sheets Dust sheets will be installed to the stairs at the beginning of the each working day and removed at the end of each working day.	nr	1.00	159.50	159.50
Temporary Protection to entrance way to basement to be provided by correx sheets 2mm Correx sheeting will be installed at the beginning of the works and left in place until completion of the works.	nr	3.00	19.80	59.40
				-59.40

2.00

Demolition

Item Description	U of M	Quantity	Cost	Total
All demolition completed by clients contractor				

3.00

Floors (Concrete)

Item Description	U of M	Quantity	Cost	Total
Make good disturbed surfaces and prepare to accept Wedi shower tray	item	1.00	72.60	72.60
Cut chases in existing floor to accept new shower waste runs cart away spoil and make good on completion	item	1.00	236.50	236.50

4.00

Structural/Carcassing timber

Item Description	U of M	Quantity	Cost	Total
Reinforce existing bathroom partition; provide additional timbers to strengthen as required; for washbasin; radiator; wall hung pan; recessed shelving	item	1.00	346.50	346.50
Supply and fix 100mm thick Rockwool between vertical partition members.	m2	16.85	13.56	228.51

5.00	Plumbing Works				
	Item Description	U of M	Quantity	Cost	Total
	Clients plumber has completed all plumbing up to first fix stage the prices in this section may increase slightly; this depends on how many fittings are required after first fix stage to complete the plumbing.				
5.10	110mm Soil Vent Pipe PVC-U pipes and fittings; rubber ring joints; pipework self coloured grey pipes; straight 110mm; in or on supports extra; pipes with inspection door extra; short radius bends extra; single angled branches extra; straight wc connectors extra; 110mm air admittance valve pipes with one boss socket 110mm; fixings; standard plastic pipe brackets fixing to timber with galvanized screws	lm nr nr nr nr nr nr nr	1.00 - 1.00 - 1.00 1.00 1.00 -	26.42 38.40 30.81 35.78 20.89 44.00 26.42 11.01	26.42 - 30.81 - 20.89 44.00 26.42 -
5.20	Waste pipe for WET FLOOR shower waste MuPVC pipes and fittings; 50mm waste pipe in standard plastic pipe brackets fixing to timber extra; straight expansion couplings extra; connections to plastic pipe socket; socket adaptor; solvent welded joint extra; fittings; one end extra; fittings; two ends extra; fittings; three ends 50mm; in standard plastic pipe brackets fixing to masonry with screws	m nr nr nr nr nr m	1.00 2.00 1.00 - 1.00 - -	18.15 13.46 13.46 11.28 13.60 16.79 20.03	18.15 26.93 13.46 - 13.60 - -
5.30	Waste pipe for BASIN waste MuPVC pipes and fittings; 32mm waste pipe in standard plastic pipe brackets fixing to timber extra; straight expansion couplings extra; connections to plastic pipe socket; socket adaptor; solvent welded joint extra; fittings; one end extra; fittings; two ends extra; fittings; three ends 32mm; fixings; standard plastic pipe brackets fixing to timber with screws	lm nr nr nr nr nr nr	1.50 - 1.00 - 1.00 - 2.00	12.90 13.46 13.46 11.28 13.60 16.79 20.03	19.35 - 13.46 - 13.60 - 40.06
5.40	Hot and Cold Water Plastic Speedfit pipes; Speedfit fittings, twist lock pipes; straight 15mm in plastic pipe spacing clips to timber extra; made bends extra; fittings; one end extra; fittings; two ends extra; fittings; three ends 22mm in plastic pipe spacing clips to timber extra; made bends extra; fittings; one end extra; fittings; two ends extra; fittings; three ends in pipe clips fixing to masonry with screws 15mm 22mm	lm nr nr nr nr nr nr nr nr nr nr nr nr nr nr	12.00 - - 7.00 1.00 - - - - - - - - - -	6.16 1.95 2.33 3.80 4.28 10.70 3.11 4.13 4.68 5.73 9.15 10.71	73.92 - - 26.57 4.28 - - - - - - - - - -
5.50	Isolators; Full Bore Lever Ball Valves 15mm; compression; screwed with PTFE joints 22mm; compression; screwed with PTFE joints	nr nr	- -	14.14 17.85	- -
5.60	Isolators; Cannon Ball Type 15mm; compression; screwed with PTFE joints	nr	2.00	2.20	4.40
5.70	Cutting Holes for Services For pipes through Softwood; pipes not exceeding 55mm nominal size 19mm thick 50mm thick Cutting Chases for Services In Brickwork; pipes not exceeding 55mm nominal size 15mm nominal size pipes 22mm nominal size pipes	nr nr lm lm	- - - -	2.11 2.22 6.95 8.61	- - - -

6.00	Electrical / Lighting				
	Item Description	U of M	Quantity	Cost	Total
	For the purposes of this schedule of works we have assumed that the electrical system is in good working order and complies with all the current regulations.				
	Clients electrical contractor to carry out installation and testing of all electrical elements of the project.				
7.00	Plaster Works				
	Item Description	U of M	Quantity	Cost	Total
	Carry out repairs to ceiling; incl. bonding of large areas	item	1.00	85.80	85.80
	Prepare ceiling with thistle bond primer	m2	2.00	38.50	77.00
	Apply 5mm setting coat to new plasterboard on ceiling	m2	3.72	35.20	130.99
8.00	Underfloor Heating				
	Item Description	U of M	Quantity	Cost	Total
	Supply underfloor heating mat including programmable thermostat 4 lm	m2	2.00	128.70	257.40
	Install underfloor heating including programmable thermostat up to 10 m2	m2	1.00	192.50	192.50
9.00	Wet Area				
	Item Description	U of M	Quantity	Cost	Total
	Supply & fix 1200 x 1200mm shower base c/w Corner drain	nr	1.00	517.00	517.00
	Boarding; one layer 10mm WCB square edge board 3mm joints filled with Ardex 5000 white and Taped with WCBWT; fixing with drywall screws and pressure spread washers; all drywall screw heads taped with WCBWT; internal				
	work to floor	nr	-	61.63	-
	work to wall exceeding 300mm	nr	-	61.63	-
	work to wall not exceeding 300mm	nr	-	64.52	-
	Boarding; one layer 12.5mm WCB square edge board 3mm joints filled with Ardex 5000 white and Taped with WCBWT; fixing with drywall screws and pressure spread washers; all drywall screw heads taped with WCBWT; internal				
	work to floor	nr	-	66.02	-
	work to wall exceeding 300mm	nr	12.00	66.02	792.26
	work to wall not exceeding 300mm	nr	1.00	68.92	68.92
	Supply WCB pressure spread washers	nr	400.00	0.14	57.20
	Supply WCBWT waterproof jointing tape / 25 linear metres / 100 mm wide	nr	2.00	20.55	41.10
	Supply WCBWT waterproof membrane / 10 linear metres / 1000mm wide	nr	1.00	67.63	67.63
	Supply WCBWT waterproof membrane / Neoprene liquid membrane / 15 kg	nr	1.00	177.19	177.19
	Supply WCBWT waterproof membrane / Neoprene primer / 1 ltr	nr	1.00	16.50	16.50
10.00	Tiling				
	Item Description	U of M	Quantity	Cost	Total
	Flagstone White / casa dolce casa				
	6cm x 3cm Mosaico - allowance for tiling to walls	m2	2.50	102.30	255.75
	6cm x 3cm Mosaico - allowance for tiling wet floor area	m2	1.50	107.80	161.70
	64cm x 38cm Tile - allowance for tiling to floor area	m2	2.50	72.60	181.50
	38cm x 38cm Tile - allowance for tiling to wall area	m2	6.00	61.60	369.60
	64cm x 38cm Tile - allowance for tiling to wall area	m2	6.50	61.60	400.40
	Cutting and drilling to porcelain tiles Holes up to 25mm	nr	12.00	23.10	277.20
	Cutting and drilling to porcelain tiles Holes up to 50mm	nr	2.00	39.60	79.20

11.00

Sanitary Ware

Item Description

U of M	Quantity	Cost	Total
Basins			
nr	1.00	49.50	49.50
nr	1.00	59.40	59.40
Toilets			
nr	1.00	73.70	73.70
nr	1.00	71.50	71.50
nr	1.00	18.70	18.70
Showers			
nr	1.00	104.50	104.50
nr	1.00	97.90	97.90
Heated Towel Rails			
nr	1.00	82.50	82.50
Sundries			
nr	3.00	19.80	59.40
nr	1.00	60.50	60.50
nr	1.00	376.20	376.20
nr	1.00	34.10	34.10

Provisional

Sub Total

6,765.66

Design Fee

Omit original design fee

nr	1.00	495.00	495.00
----	------	--------	--------

Total Cost of Installation excluding VAT

6,270.66

VAT	940.60
Total	7,211.26