



CSI Summary			
Div. No.	CSI Division	Total Cost	% of sub-total cost
DIV-01	General Requirements	£136,625	14.6%
DIV-02	Existing Conditions	£69,090	7.4%
DIV-06	Wood	£96,122	10.3%
DIV-07	Thermal & Moisture Protection	£25,752	2.8%
DIV-08	Openings	£99,563	10.6%
DIV-09	Finishes	£359,045	38.4%
DIV-10	Specialties	£36,451	3.9%
DIV-22	Plumbing	£49,276	5.3%
DIV-23	Heating, Ventilating, & Air conditioning	£30,827	3.3%
DIV-26	Electrical	£33,410	3.6%
	SUB TOTAL	£936,161	
	CONTINGENCY	£65,531	
	OVERHEAD AND PROFIT	£234,040	
	Bond Fee	£18,536	
	TOTAL BASE BID	£1,254,269	

Date:	30/7/2023	 SWIFT ESTIMATORS WE SHAPE YOUR BUILDING	
Project:	43 St Augustines St		
Project Location:	Norwich, UK		
	BASE /ALTERNATES BIDS	TOTAL COSTS	
	<i>Base bid</i>	£1,254,269	
	<i>Unit Prices</i>	Please check the "BASE BID" tab.	

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST
Material Takeoff and Cost of Construction										
				Date:	23/7/2023					
				Project:	43 St Augustines St					
				Project Location:	Norwich, UK					
				Project Type:	Residential					
Sub-Total				£936,161						
Contingency	7%			£65,531		(Adjust the percentage Contingency as required)				
Overhead & Profit	25%			£234,040		(Adjust the percentage for Overhead & Profit as required)				
Bond Fee	1.5%			£18,536		(Adjust the percentage for Bond Fee as required)				
Total Bid				£1,254,269						
DIV-01		General								£136,625
1		DIV-01	Supervision and Coordination	LS	1	0%	1	£0.00	£0.00	
2		DIV-01	Submittals and Shop drawings	LS	1	0%	1	£0.00	£0.00	
3		DIV-01	Final Cleaning	LS	1	0%	1	£0.00	£0.00	
4		DIV-01	Mobilization Costs	LS	1	0%	1	£0.00	£0.00	
5		DIV-01	Vat Tex	LS	1	0%	1	£79,389	£79,389.00	
6		DIV-01	Management Cost (Site Manager Cost)	LS	1	0%	1	£23,817	£23,816.67	
7		DIV-01	Management Cost (Civil Site Supervisor Cost / Complete Project)	LS	1	0%	1	£23,817	£23,816.67	
8		DIV-01	Scaffolding	M2	582	0%	582	£16.50	£9,603.00	
DIV-02		Existing Conditions								£69,090
			Demolition							
			Ground Floor							
9	E-02	DIV-02	Remove Ceiling	M2	249	0%	249	£17.86	£4,447.14	
10	E-02	DIV-02	Remove Floor Finish	M2	241	0%	241	£14.74	£3,552.34	
11	E-02	DIV-02	Patch & Repair Floor	M2	241	0%	241	£16.18	£3,899.38	
12	E-02	DIV-02	Remove Wall	M2	236	0%	236	£13.50	£3,186.00	

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST
13	E-02	DIV-02	Remove Wall Finish	M2	208	0%	208	£20.54	£4,272.32	
14	E-02	DIV-02	Patch & Repair Wall	M2	208	0%	208	£15.19	£3,159.52	
15	E-02	DIV-02	Remove Electrical Conduit & Lighting Fixture	M2	249	0%	249	£11.16	£2,778.84	
16	E-02	DIV-02	Remove Door	EA	7	0%	7	£84.00	£588.00	
17	E-02	DIV-02	Remove Window	EA	5	0%	5	£108.00	£540.00	
18	E-02	DIV-02	Remove Stair	LOC	2	0%	2	£280.00	£560.00	
			First Floor							
19	E-03	DIV-02	Remove Entire Roof - Roof Framing - Roof Finishes	M2	275	0%	275	£26.20	£7,205.00	
20	E-03	DIV-02	Remove Wall	M2	170	0%	170	£13.50	£2,295.00	
21	E-03	DIV-02	Remove Wall Finish	M2	191	0%	191	£20.54	£3,923.14	
22	E-03	DIV-02	Patch & Repair Wall	M2	191	0%	191	£15.19	£2,901.29	
23	E-03	DIV-02	Remove Electrical Conduit & Lighting Fixture	M2	275	0%	275	£11.16	£3,069.00	
24	E-03	DIV-02	Remove Door	EA	2	0%	2	£84.00	£168.00	
25	E-03	DIV-02	Remove Window	EA	11	0%	11	£108.00	£1,188.00	
26	E-03	DIV-02	Remove Stair	LOC	1	0%	1	£280.00	£280.00	
			Site							
27	P-01	DIV-02	Pavers	M2	76	0%	76	£96.30	£7,318.80	
28	P-01	DIV-02	(60x60 cm) Paving Slab	M2	75	0%	75	£101.00	£7,575.00	
29	P-01	DIV-02	Trees	EA	8	0%	8	£291.67	£2,333.33	
30	P-01	DIV-02	Bicycle Rack	EA	10	0%	10	£350.00	£3,500.00	
31	P-01	DIV-02	(3400x800 mm) Dust Bin	EA	1	0%	1	£290.00	£290.00	
32	P-01	DIV-02	(1200x400 mm) Amenity Space	EA	5	0%	5	£12.00	£60.00	
		DIV-06	Wood							£96,122
			Framing							
			Ground Floor							
33	P-02	DIV-06	(900mm Wide) Wood Stair -(200mm High) Riser (13 EA) -(240mm Wide) Tread (12 EA) -Landing Area (1.5 M2) -(100mm Thick) Stringer (12 M)	LOC	1	0%	1	£3,960.00	£3,960.00	
			First Floor							

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST
34	P-03	DIV-06	Ceiling Framing Allowances	M2	283	0%	283	£55.50	£15,706.50	
35	P-03	DIV-06	(900mm Wide) Wood Stair -(200mm High) Riser (13 EA) -(240mm Wide) Tread (12 EA) -Landing Area (2 M2) -(100mm Thick) Stringer (10 M)	LOC	1	0%	1	£3,960.00	£3,960.00	
			Second Floor							
36	P-04	DIV-06	Ceiling Framing Allowances	M2	215	0%	215	£55.50	£11,932.50	
			Roof Plan							
37	P-05	DIV-06	Roof Framing Allowances	M2	141	0%	141	£71.20	£10,039.20	
			Millwork							
			Ground Floor							
38	P-02	DIV-06	(600mm Wide) Bottom Cabinet	M	13	0%	13	£527.00	£6,851.00	
39	P-02	DIV-06	(600mm Wide) Full Height Closet	M	4	0%	4	£650.00	£2,600.00	
40	P-02	DIV-06	(600mm Wide) Closet	M	2	0%	2	£263.50	£527.00	
41	P-02	DIV-06	Blocking	M	57	0%	57	£18.80	£1,071.60	
			First Floor							
42	P-03	DIV-06	(700mm Wide) Bottom Cabinet	M	4	0%	4	£565.00	£2,260.00	
43	P-03	DIV-06	(600mm Wide) Bottom Cabinet	M	20	0%	20	£527.00	£10,540.00	
44	P-03	DIV-06	(600mm Wide) Full Height Closet	M	5	0%	5	£263.50	£1,317.50	
45	P-03	DIV-06	Blocking	M	87	0%	87	£18.80	£1,635.60	
			Second Floor							
46	P-04	DIV-06	(1550mm Wide) Closet	M	1	0%	1	£455.00	£455.00	
47	P-04	DIV-06	(1150mm Wide) Closet	M	1	0%	1	£410.00	£410.00	
48	P-04	DIV-06	(1100mm Wide) Linen Closet	M	2	0%	2	£400.00	£800.00	
49	P-04	DIV-06	(950mm Wide) Linen Closet	M	1	0%	1	£395.00	£395.00	
50	P-04	DIV-06	(850mm Wide) Closet	M	1	0%	1	£381.00	£381.00	
51	P-04	DIV-06	(600mm Wide) Bottom Cabinet	M	10	0%	10	£527.00	£5,270.00	
52	P-04	DIV-06	(600mm Wide) Full Height Cabinet	M	2	0%	2	£650.00	£1,300.00	
53	P-04	DIV-06	Blocking	M	54	0%	54	£18.80	£1,015.20	
			Trim							
			Ground Floor							
54	P-02	DIV-06	Door Trim	M	255	0%	255	£15.00	£3,825.00	
55	P-02	DIV-06	Window Trim	M	81	0%	81	£15.00	£1,215.00	

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST
			First Floor							
56	P-03	DIV-06	Door Trim	M	190	0%	190	£15.00	£2,850.00	
57	P-03	DIV-06	Window Trim	M	115	0%	115	£15.00	£1,725.00	
			Second Floor							
58	P-04	DIV-06	Door Trim	M	172	0%	172	£15.00	£2,580.00	
59	P-04	DIV-06	Window Trim	M	100	0%	100	£15.00	£1,500.00	
		DIV-07	Thermal & Moisture Protection							£25,752
			Exterior							
60	P-101,P-102	DIV-07	House Wrap	M2	531	0%	531	£5.51	£2,925.81	
			Flashing							
61	P-101,P-102	DIV-07	Door Flashing	M	42	0%	42	£18.83	£790.74	
62	P-101,P-102	DIV-07	Bottom Flashing	M	70	0%	70	£18.83	£1,317.90	
63	P-101,P-102	DIV-07	Window Flashing	M	257	0%	257	£18.83	£4,838.59	
64	P-101,P-102	DIV-07	Wall Through Flashing	M	88	0%	88	£18.83	£1,656.79	
			Roofing							
65	P-05	DIV-07	Roof Membrane	M2	42	0%	42	£47.80	£2,007.60	
66	P-05	DIV-07	Tile Roof	M2	99	0%	99	£74.50	£7,375.50	
67	P-05	DIV-07	Vapor Barrier	M2	99	0%	99	£5.60	£554.40	
68	P-05	DIV-07	Gutter	M	30	0%	30	£37.68	£1,130.40	
69	P-05	DIV-07	Downspouts	M	23.2	0%	23	£39.50	£916.40	
			Flashing							
70	P-05	DIV-07	Cant Strip	M	28	0%	28	£19.80	£554.40	
71	P-05	DIV-07	Ridge Flashing	M	16	0%	16	£19.80	£316.80	
72	P-05	DIV-07	Counter Flashing	M	28	0%	28	£19.80	£554.40	
73	P-05	DIV-07	Aluminum Drip Edge Flashing	M	41	0%	41	£19.80	£811.80	
		DIV-08	Openings							£99,563
			Ground Floor							
			Door							
74	P-02	DIV-08	(2500mmx2250mm) Sliding Door w/ Frame	EA	1	0%	1	£2,008.13	£2,008.13	

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST
75	P-02	DIV-08	(2300mmx2250mm) Sliding Door w/ Frame	EA	1	0%	1	£1,811.25	£1,811.25	
76	P-02	DIV-08	(1600mmx2780mm) Door w/ Frame	EA	1	0%	1	£1,779.20	£1,779.20	
77	P-02	DIV-08	(1200mmx1980mm) Double Door w/ Frame	EA	1	0%	1	£950.40	£950.40	
78	P-02	DIV-08	(1000mmx2550mm) Door w/ Frame	EA	3	0%	3	£1,020.00	£3,060.00	
79	P-02	DIV-08	(900mmx2250mm) Door w/ Frame	EA	4	0%	4	£810.00	£3,240.00	
80	P-02	DIV-08	(800mmx1980mm) Door w/ Frame	EA	2	0%	2	£633.60	£1,267.20	
81	P-02	DIV-08	(750mmx1980mm) Door w/ Frame	EA	10	0%	10	£596.40	£5,964.00	
82	P-02	DIV-08	(650mmx1980mm) Door w/ Frame	EA	1	0%	1	£514.80	£514.80	
			Hardware							
83	P-02	DIV-08	Hardware Set	EA	24	0%	24	£188.52	£4,524.59	
			Window							
84	P-101,P-102	DIV-08	(2500mmx1500mm) Door w/ Frame	EA	2	0%	2	£1,567.62	£3,135.25	
85	P-101,P-102	DIV-08	(1600x2780) Window w/ Frame	EA	5	0%	5	£1,868.16	£9,340.80	
86	P-101,P-102	DIV-08	(1030x1630) Window w/ Frame	EA	2	0%	2	£705.14	£1,410.28	
87	P-101,P-102	DIV-08	(900mmx1500mm) Door w/ Frame	EA	2	0%	2	£567.00	£1,134.00	
			First Floor							
			Door							
88	P-03	DIV-08	(800mmx1980mm) Door w/ Frame	EA	9	0%	9	£633.60	£5,702.40	
89	P-03	DIV-08	(750mmx1980mm) Door w/ Frame	EA	11	0%	11	£596.40	£6,560.40	
			Hardware							
90	P-03	DIV-08	Hardware Set	EA	20	0%	20	£188.52	£3,770.49	
			Window							
91	P-101,P-102	DIV-08	(900mmx1500mm) Window w/ Frame	EA	15	0%	15	£567.00	£8,505.00	
92	P-101,P-102	DIV-08	(1020mmx1600mm) Window w/ Frame	EA	5	0%	5	£685.44	£3,427.20	
93	P-101,P-102	DIV-08	(2500mmx1500mm) Door w/ Frame	EA	2	0%	2	£1,567.62	£3,135.25	
			Second Floor							
			Door							
94	P-04	DIV-08	(900mmx1980mm) Door w/ Frame	EA	1	0%	1	£712.80	£712.80	
95	P-04	DIV-08	(850mmx1980mm) Double Door w/ Frame	EA	4	0%	4	£673.20	£2,692.80	
96	P-04	DIV-08	(800mmx1980mm) Door w/ Frame	EA	5	0%	5	£633.60	£3,168.00	
97	P-04	DIV-08	(780mmx1980mm) Double Door w/ Frame	EA	1	0%	1	£617.76	£617.76	
98	P-04	DIV-08	(750mmx1980mm) Door w/ Frame	EA	6	0%	6	£594.00	£3,564.00	
99	P-04	DIV-08	(700mmx1980mm) Double Door w/ Frame	EA	1	0%	1	£554.40	£554.40	

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST
			Hardware							
100	P-04	DIV-08	Hardware Set	EA	18	0%	18	£188.52	£3,393.44	
			Window							
101	P-101,P-102	DIV-08	(1020mmx1630mm) Window w/ Frame	EA	1	0%	1	£698.29	£698.29	
102	P-101,P-102	DIV-08	(900mmx1500mm) Window w/ Frame	EA	10	0%	10	£567.00	£5,670.00	
103	P-101,P-102	DIV-08	(1270mmx1200mm) Dormer Window w/ Frame	EA	5	0%	5	£640.08	£3,200.40	
104	P-101,P-102	DIV-08	(1580mmx2100mm) Dormer Window w/ Frame	EA	2	0%	2	£1,393.56	£2,787.12	
105	P-101,P-102	DIV-08	(1940mmx1550mm) Dormer Window w/ Frame	EA	1	0%	1	£1,262.94	£1,262.94	
		DIV-09	Finishes							£359,045
			Partition Wall							
			Ground Floor							
			(200mm Wide) Exterior Wall (.91m H)							
106	P-02	DIV-09	50x200mm Header & Sole Plates	M	54	0%	54	£19.15	£1,034.10	
107	P-02	DIV-09	50x200mm Timber Stud @ 400 c/c (45 EA)(41 M)	M2	17	0%	17	£45.56	£774.52	
108	P-02	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	17	0%	17	£17.85	£303.45	
109	P-02	DIV-09	18mm OSB Sheathing	M2	33	0%	33	£24.87	£820.71	
			(250mm Wide) Interior Wall (2.88m H)							
110	P-02	DIV-09	50x200mm Header & Sole Plates	M	27	0%	27	£19.15	£517.05	
111	P-02	DIV-09	50x200mm Timber Stud @ 400 c/c (23 EA)(65 M)	M2	26	0%	26	£45.56	£1,184.56	
112	P-02	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	26	0%	26	£17.85	£464.10	
113	P-02	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	52	0%	52	£21.50	£1,118.00	
114	P-02	DIV-09	Sealant	M	36	0%	36	£4.21	£151.56	
			(180mm Wide) Interior Wall (2.88m H)							
115	P-02	DIV-09	50x180mm Header & Sole Plates	M	21	0%	21	£17.50	£367.50	
116	P-02	DIV-09	50x180mm Timber Stud @ 400 c/c (18 EA)(51 M)	M2	21	0%	21	£42.40	£890.40	
117	P-02	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	21	0%	21	£17.85	£374.85	
118	P-02	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	23	0%	23	£21.50	£494.50	
119	P-02	DIV-09	12.5mm Backer Board	M2	18	0%	18	£22.70	£408.60	
120	P-02	DIV-09	Sealant	M	28	0%	28	£4.21	£117.88	
			(150mm Wide) Interior Wall (2.88m H)							
121	P-02	DIV-09	50x150mm Header & Sole Plates	M	279	0%	279	£16.76	£4,676.04	

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST
122	P-02	DIV-09	50x150mm Timber Stud @ 400 c/c (233 EA)(670 M)	M2	268	0%	268	£39.75	£10,653.00	
123	P-02	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	268	0%	268	£17.85	£4,783.80	
124	P-02	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	461	0%	461	£21.50	£9,911.50	
125	P-02	DIV-09	12.5mm Backer Board	M2	75	0%	75	£22.70	£1,702.50	
126	P-02	DIV-09	Sealant	M	372	0%	372	£4.21	£1,566.12	
			(100mm Wide) Interior Wall (2.88m H)							
127	P-02	DIV-09	50x100mm Header & Sole Plates	M	3	0%	3	£12.02	£36.06	
128	P-02	DIV-09	50x100mm Timber Stud @ 400 c/c (3 EA)(8 M)	M2	3	0%	3	£36.70	£110.10	
129	P-02	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	3	0%	3	£17.85	£53.55	
130	P-02	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	6	0%	6	£21.50	£129.00	
131	P-02	DIV-09	Sealant	M	4	0%	4	£4.21	£16.84	
			First Floor							
			(250mm Wide) Interior Wall (2.48m H)							
132	P-03	DIV-09	50x250mm Header & Sole Plates	M	36	0%	36	£22.30	£802.80	
133	P-03	DIV-09	50x250mm Timber Stud @ 400 c/c (30 EA)(75 M)	M2	30	0%	30	£48.90	£1,467.00	
134	P-03	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	30	0%	30	£17.85	£535.50	
135	P-03	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	60	0%	60	£21.50	£1,290.00	
136	P-03	DIV-09	Sealant	M	48	0%	48	£4.21	£202.08	
			(175mm Wide) Interior Wall (2.48m H)							
137	P-03	DIV-09	50x175mm Header & Sole Plates	M	39	0%	39	£17.25	£672.75	
138	P-03	DIV-09	50x175mm Timber Stud @ 400 c/c (33 EA)(81 M)	M2	33	0%	33	£43.20	£1,425.60	
139	P-03	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	33	0%	33	£17.85	£589.05	
140	P-03	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	38	0%	38	£21.50	£817.00	
141	P-03	DIV-09	12.5mm Backer Board	M2	28	0%	28	£22.70	£635.60	
142	P-03	DIV-09	Sealant	M	52	0%	52	£4.21	£218.92	
			(150mm Wide) Interior Wall (2.48m H)							
143	P-03	DIV-09	50x150mm Header & Sole Plates	M	309	0%	309	£16.76	£5,178.84	
144	P-03	DIV-09	50x150mm Timber Stud @ 400 c/c (258 EA)(639 M)	M2	256	0%	256	£39.75	£10,176.00	
145	P-03	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	256	0%	256	£17.85	£4,569.60	
146	P-03	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	452	0%	452	£21.50	£9,718.00	
147	P-03	DIV-09	12.5mm Backer Board	M2	60	0%	60	£22.70	£1,362.00	
148	P-03	DIV-09	Sealant	M	412	0%	412	£4.21	£1,734.52	
			Second Floor							

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST
			(250mm Wide) Exterior Wall (2.53m H)							
149	P-04	DIV-09	50x250mm Header & Sole Plates	M	171	0%	171	£22.30	£3,813.30	
150	P-04	DIV-09	50x250mm Timber Stud @ 400 c/c (143 EA)(361 M)	M2	162	0%	162	£48.90	£7,921.80	
151	P-04	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	162	0%	162	£17.85	£2,891.70	
152	P-04	DIV-09	18mm OSB Sheathing	M2	162	0%	162	£24.87	£4,028.94	
153	P-04	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	162	0%	162	£21.50	£3,483.00	
154	P-04	DIV-09	Sealant	M	114	0%	114	£4.21	£479.94	
			(250mm Wide) Interior Wall (2.53m H)							
155	P-04	DIV-09	50x250mm Header & Sole Plates	M	33	0%	33	£22.30	£735.90	
156	P-04	DIV-09	50x250mm Timber Stud @ 400 c/c (27 EA)(69 M)	M2	28	0%	28	£48.90	£1,369.20	
157	P-04	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	28	0%	28	£17.85	£499.80	
158	P-04	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	56	0%	56	£21.50	£1,204.00	
159	P-04	DIV-09	Sealant	M	44	0%	44	£4.21	£185.24	
			(200mm Wide) Interior Wall (2.53m H)							
160	P-04	DIV-09	50x200mm Header & Sole Plates	M	15	0%	15	£19.15	£287.25	
161	P-04	DIV-09	50x200mm Timber Stud @ 400 c/c (23 EA)(32 M)	M2	13	0%	13	£45.56	£592.28	
162	P-04	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	13	0%	13	£17.85	£232.05	
163	P-04	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	16	0%	16	£21.50	£344.00	
164	P-04	DIV-09	12.5mm Backer Board	M2	11	0%	11	£22.70	£249.70	
165	P-04	DIV-09	Sealant	M	20	0%	20	£4.21	£84.20	
			(150mm Wide) Interior Wall (2.53m H)							
166	P-04	DIV-09	50x150mm Header & Sole Plates	M	261	0%	261	£16.76	£4,374.36	
167	P-04	DIV-09	50x150mm Timber Stud @ 400 c/c (258 EA)(639 M)	M2	216	0%	216	£39.75	£8,586.00	
168	P-04	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	216	0%	216	£17.85	£3,855.60	
169	P-04	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	365	0%	365	£21.50	£7,847.50	
170	P-04	DIV-09	12.5mm Backer Board	M2	67	0%	67	£22.70	£1,520.90	
171	P-04	DIV-09	Sealant	M	348	0%	348	£4.21	£1,465.08	
			Roof							
			(150mm Wide) Dormer Wall (1.95m H)							
172	P-05	DIV-09	50x150mm Header & Sole Plates	M	21	0%	21	£16.76	£351.96	
173	P-05	DIV-09	50x150mm Timber Stud @ 400 c/c (18 EA)(35 M)	M2	14	0%	14	£39.75	£556.50	
174	P-05	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	14	0%	14	£17.85	£249.90	
175	P-05	DIV-09	18mm OSB Sheathing	M2	14	0%	14	£24.87	£348.18	

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST
176	P-05	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	14	0%	14	£21.50	£301.00	
177	P-05	DIV-09	Sealant	M	14	0%	14	£4.21	£58.94	
			(125mm Wide) Dormer Wall (1.5m H)							
178	P-05	DIV-09	50x125mm Header & Sole Plates	M	21	0%	21	£12.85	£269.85	
179	P-05	DIV-09	50x125mm Timber Stud @ 400 c/c (18 EA)(27 M)	M2	11	0%	11	£37.75	£415.25	
180	P-05	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	11	0%	11	£17.85	£196.35	
181	P-05	DIV-09	18mm OSB Sheathing	M2	11	0%	11	£24.87	£273.57	
182	P-05	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	11	0%	11	£21.50	£236.50	
183	P-05	DIV-09	Sealant	M	14	0%	14	£4.21	£58.94	
			(125mm Wide) Dormer Wall (1.15m H)							
184	P-05	DIV-09	50x125mm Header & Sole Plates	M	90	0%	90	£12.85	£1,156.50	
185	P-05	DIV-09	50x125mm Timber Stud @ 400 c/c (75 EA)(87 M)	M2	35	0%	35	£37.75	£1,321.25	
186	P-05	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	35	0%	35	£17.85	£624.75	
187	P-05	DIV-09	18mm OSB Sheathing	M2	35	0%	35	£24.87	£870.45	
188	P-05	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	35	0%	35	£21.50	£752.50	
189	P-05	DIV-09	Sealant	M	60	0%	60	£4.21	£252.60	
			(150mm Wide) Dormer Wall (1.50m H)							
190	P-05	DIV-09	50x150mm Header & Sole Plates	M	66	0%	66	£16.76	£1,106.16	
191	P-05	DIV-09	50x150mm Timber Stud @ 400 c/c (55 EA)(83 M)	M2	33	0%	33	£39.75	£1,311.75	
192	P-05	DIV-09	50mm Rockwool Flexi Sound Insulation	M2	33	0%	33	£17.85	£589.05	
193	P-05	DIV-09	18mm OSB Sheathing	M2	33	0%	33	£24.87	£820.71	
194	P-05	DIV-09	12.5mm Plasterboard & Skim Plaster	M2	33	0%	33	£21.50	£709.50	
195	P-05	DIV-09	Sealant	M	44	0%	44	£4.21	£185.24	
			Ceiling							
			Ground Floor							
196	P-02	DIV-09	12.5mm Plasterboard & Skim Plaster @ Ceiling	M2	234	0%	234	£23.30	£5,452.20	
			First Floor							
197	P-03	DIV-09	12.5mm Plasterboard & Skim Plaster @ Ceiling	M2	229	0%	229	£23.30	£5,335.70	
			Second Floor							
198	P-04	DIV-09	12.5mm Plasterboard & Skim Plaster @ Ceiling	M2	174	0%	174	£23.30	£4,054.20	
			Interior Finishes							
			Ground Floor							
			Floor Finish							

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST
199	P-02	DIV-09	Floor Finish @ Commercial Unit	M2	60	0%	60	£83.61	£5,016.39	
200	P-02	DIV-09	Floor Finish @ Living/Dining	M2	93	0%	93	£83.61	£7,775.41	
201	P-02	DIV-09	Floor Finish @ Bedroom	M2	47	0%	47	£83.61	£3,929.51	
202	P-02	DIV-09	Decking Board @ Private Terrace	M2	24	0%	24	£72.40	£1,737.60	
203	P-02	DIV-09	Floor Finish @ Hall	M2	16	0%	16	£78.00	£1,248.00	
204	P-02	DIV-09	Tile Flooring @ Bath	M2	18	0%	18	£117.05	£2,106.89	
			Wall Base							
205	P-02	DIV-09	Wall Base @ Commercial Unit	M	47	0%	47	£17.05	£801.31	
206	P-02	DIV-09	Wall Base @ Living/Dining	M	72	0%	72	£17.05	£1,227.54	
207	P-02	DIV-09	Wall Base @ Bedroom	M	53	0%	53	£17.05	£903.61	
208	P-02	DIV-09	Wall Base @ Hall	M	23	0%	23	£17.05	£392.13	
209	P-02	DIV-09	Tile Base @ Bath	M	31	0%	31	£19.50	£604.50	
			Wall Finish							
210	P-02	DIV-09	Paint @ Wall	M2	693	0%	693	£11.79	£8,170.47	
211	P-02	DIV-09	Wall Tie @ Bath	M2	57	0%	57	£120.00	£6,840.00	
			Ceiling Finish							
212	P-02	DIV-09	Paint @ Ceiling	M2	234	0%	234	£11.79	£2,758.86	
			First Floor							
			Floor Finish							
213	P-03	DIV-09	Floor Finish @ Living/Dining	M2	103	0%	103	£83.61	£8,611.48	
214	P-03	DIV-09	Floor Finish @ Bedroom	M2	56	0%	56	£83.61	£4,681.97	
215	P-03	DIV-09	Floor Finish @ Office	M2	33	0%	33	£83.61	£2,759.02	
216	P-03	DIV-09	Floor Finish @ Hall	M2	16	0%	16	£83.61	£1,337.70	
217	P-03	DIV-09	Tile Flooring @ Bath	M2	20	0%	20	£117.05	£2,340.98	
			Wall Base							
218	P-03	DIV-09	Wall Base @ Living/Dining	M	94	0%	94	£17.05	£1,602.62	
219	P-03	DIV-09	Wall Base @ Bedroom	M	65	0%	65	£17.05	£1,108.20	
220	P-03	DIV-09	Wall Base @ Office	M	45	0%	45	£17.05	£767.21	
221	P-03	DIV-09	Wall Base @ Hall	M	21	0%	21	£17.05	£358.03	
222	P-03	DIV-09	Tile Base @ Bath	M	34	0%	34	£19.50	£663.00	
			Wall Finish							
223	P-03	DIV-09	Paint @ Wall	M2	672	0%	672	£11.79	£7,922.88	
224	P-03	DIV-09	Wall Tie @ Bath	M2	67	0%	67	£120.00	£8,040.00	

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST
			Ceiling Finish							
225	P-03	DIV-09	Paint @ Ceiling	M2	229	0%	229	£11.79	£2,699.91	
			Second Floor							
			Floor Finish							
226	P-04	DIV-09	Floor Finish @ Living/Dining	M2	74	0%	74	£83.61	£6,186.89	
227	P-04	DIV-09	Floor Finish @ Bedroom	M2	61	0%	61	£83.61	£5,100.00	
228	P-04	DIV-09	Floor Finish @ Office	M2	8	0%	8	£83.61	£668.85	
229	P-04	DIV-09	Floor Finish @ Hall	M2	12	0%	12	£83.61	£1,003.28	
230	P-04	DIV-09	Tile Flooring @ Bath	M2	23	0%	23	£117.05	£2,692.13	
231	P-04	DIV-09	Floor Finish @ Juliet Balcony	M2	2	0%	2	£78.00	£156.00	
232	P-04	DIV-09	Tile Flooring @ Shower Compartment	M2	2	0%	2	£117.05	£234.10	
			Wall Base							
233	P-04	DIV-09	Wall Base @ Living/Dining	M	70	0%	70	£17.05	£1,193.44	
234	P-04	DIV-09	Wall Base @ Bedroom	M	70	0%	70	£17.05	£1,193.44	
235	P-04	DIV-09	Wall Base @ Office	M	12	0%	12	£17.05	£204.59	
236	P-04	DIV-09	Wall Base @ Hall	M	17	0%	17	£17.05	£289.84	
237	P-04	DIV-09	Tile Base @ Bath	M	36	0%	36	£19.50	£702.00	
			Wall Finish							
238	P-04	DIV-09	Paint @ Wall	M2	539	0%	539	£11.79	£6,354.81	
239	P-04	DIV-09	Wall Tie @ Bath	M2	55	0%	55	£120.00	£6,600.00	
240	P-04	DIV-09	Wall Tile @ Shower Compartment	M2	11	0%	11	£120.00	£1,320.00	
			Ceiling Finish							
241	P-04	DIV-09	Paint @ Ceiling Finish	M2	174	0%	174	£11.79	£2,051.46	
			Opening Finishes							
			Ground Floor							
242	P-02	DIV-09	Paint @ Door	M2	106	0%	106	£11.79	£1,249.74	
243	P-02	DIV-09	Paint @ Door Trim	M	255	0%	255	£7.50	£1,912.50	
244	P-02	DIV-09	Paint @ Door Frame	M	128	0%	128	£7.50	£960.00	
245	P-02	DIV-09	Paint @ Window Frame	M	81	0%	81	£7.50	£607.50	
246	P-02	DIV-09	Paint @ Window Trim	M	81	0%	81	£7.50	£607.50	
			First Floor							
247	P-03	DIV-09	Paint @ Door	M2	62	0%	62	£11.79	£730.98	
248	P-03	DIV-09	Paint @ Door Trim	M	190	0%	190	£7.50	£1,425.00	

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST
249	P-03	DIV-09	Paint @ Door Frame	M	95	0%	95	£7.50	£712.50	
250	P-03	DIV-09	Paint @ Window Frame	M	115	0%	115	£7.50	£862.50	
251	P-03	DIV-09	Paint @ Window Trim	M	115	0%	115	£7.50	£862.50	
			Second Floor							
252	P-04	DIV-09	Paint @ Door	M2	57	0%	57	£11.79	£672.03	
253	P-04	DIV-09	Paint @ Door Trim	M	172	0%	172	£7.50	£1,290.00	
254	P-04	DIV-09	Paint @ Door Frame	M	86	0%	86	£7.50	£645.00	
255	P-04	DIV-09	Paint @ Window Frame	M	100	0%	100	£7.50	£750.00	
256	P-04	DIV-09	Paint @ Window Trim	M	100	0%	100	£7.50	£750.00	
			Exterior Finishes							
257	P-101,P-102	DIV-09	Bricks Finish	M2	467	0%	467	£95.50	£44,598.50	
258	P-101,P-102	DIV-09	Dormer Siding Finish	M2	64	0%	64	£66.89	£4,280.66	
			Trims							
259	P-101,P-102	DIV-09	Door Trim	M	42	0%	42	£15.00	£630.00	
260	P-101,P-102	DIV-09	Window Trim	M	257	0%	257	£15.00	£3,855.00	
			Bricks Course							
261	P-101,P-102	DIV-09	Brick Course @ Door	M	4	0%	4	£21.30	£85.20	
262	P-101,P-102	DIV-09	Brick Course @ Windows	M	58	0%	58	£21.30	£1,235.40	
		DIV-10	Specialties							£36,451
			Ground Floor							
263	P-02	DIV-10	Countertop @ Bedroom	M2	4	0%	4	£475.00	£1,900.00	
264	P-02	DIV-10	Countertop @ Living/Dining	M2	6	0%	6	£475.00	£2,850.00	
265	P-02	DIV-10	(550mmx915mm) Mirror	EA	4	0%	4	£210.50	£842.00	
266	P-02	DIV-10	Towel Ring/Bar	EA	4	0%	4	£91.67	£366.67	
267	P-02	DIV-10	(800mm L) Grab Bar	EA	4	0%	4	£107.00	£428.00	
268	P-02	DIV-10	Tissue Dispenser	EA	4	0%	4	£98.00	£392.00	
269	P-02	DIV-10	Soap Dispenser	EA	4	0%	4	£103.00	£412.00	
270	P-02	DIV-10	(915mm H) Guardrail	M	4	0%	4	£110.00	£440.00	
271	P-02	DIV-10	(915mm H) Handrail	M	7	0%	7	£92.00	£644.00	
			First Floor							
272	P-03	DIV-10	Countertop @ Bedroom	M2	3	0%	3	£475.00	£1,425.00	

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST
273	P-03	DIV-10	Countertop @ Office	M2	6	0%	6	£475.00	£2,850.00	
274	P-03	DIV-10	Countertop @ Living/Dining	M2	12	0%	12	£475.00	£5,700.00	
275	P-03	DIV-10	(550mmx915mm) Mirror	EA	4	0%	4	£210.50	£842.00	
276	P-03	DIV-10	Towel Ring/Bar	EA	4	0%	4	£91.67	£366.67	
277	P-03	DIV-10	(800mm L) Grab Bar	EA	4	0%	4	£101.00	£404.00	
278	P-03	DIV-10	Tissue Dispenser	EA	4	0%	4	£98.00	£392.00	
279	P-03	DIV-10	Soap Dispenser	EA	4	0%	4	£103.00	£412.00	
280	P-03	DIV-10	(915mm H) Guardrail	M	4	0%	4	£110.00	£440.00	
281	P-03	DIV-10	(915mm H) Handrail	M	8	0%	8	£92.00	£736.00	
			Second Floor							
282	P-04	DIV-10	Countertop @ Office	M2	1	0%	1	£475.00	£475.00	
283	P-04	DIV-10	Countertop @ Living/Dining	M2	6	0%	6	£475.00	£2,850.00	
284	P-04	DIV-10	(1m H) Glass Balustrade	M	7	0%	7	£132.00	£924.00	
285	P-04	DIV-10	(1200mmx1160mm) Shower Compartment	EA	1	0%	1	£1,166.67	£1,166.67	
286	P-04	DIV-10	(550mmx915mm) Mirror	EA	3	0%	3	£210.50	£631.50	
287	P-04	DIV-10	Towel Ring/Bar	EA	3	0%	3	£91.67	£275.00	
288	P-04	DIV-10	(800mm L) Grab Bar	EA	3	0%	3	£101.00	£303.00	
289	P-04	DIV-10	Tissue Dispenser	EA	3	0%	3	£98.00	£294.00	
290	P-04	DIV-10	Soap Dispenser	EA	3	0%	3	£103.00	£309.00	
			Roof							
291	P-05	DIV-10	(900x820 mm) Photovoltaic Array	EA	20	0%	20	£369.00	£7,380.00	
		DIV-22	Plumbing							£49,276
			Ground Floor							
292	P-02	DIV-22	Plumbing Piping Allowances	M2	309	0%	309	£29.50	£9,115.50	
			First Floor							
293	P-03	DIV-22	Plumbing Piping Allowances	M2	283	0%	283	£29.50	£8,348.50	
			Second Floor							
294	P-04	DIV-22	Plumbing Piping Allowances	M2	215	0%	215	£29.50	£6,342.50	
			Plumbing Fixture							
			Ground Floor							
295	P-02	DIV-22	Water Closet	EA	4	0%	4	£696.72	£2,786.89	

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST
296	P-02	DIV-22	Lavatory	EA	4	0%	4	£655.74	£2,622.95	
297	P-02	DIV-22	(800mmx1800mm) Bath Tub	EA	2	0%	2	£1,065.57	£2,131.15	
298	P-02	DIV-22	(800mmx1600mm) Bath Tub	EA	2	0%	2	£1,010.00	£2,020.00	
			First Floor							
299	P-03	DIV-22	Water Closet	EA	4	0%	4	£696.72	£2,786.89	
300	P-03	DIV-22	Lavatory	EA	4	0%	4	£655.74	£2,622.95	
301	P-03	DIV-22	(800mmx1800mm) Bath Tub	EA	2	0%	2	£1,065.57	£2,131.15	
302	P-03	DIV-22	(800mmx1980mm) Bath Tub	EA	1	0%	1	£1,105.00	£1,105.00	
303	P-03	DIV-22	(800mmx2000mm) Bath Tub	EA	1	0%	1	£1,130.00	£1,130.00	
			Second Floor							
304	P-04	DIV-22	Water Closet	EA	3	0%	3	£696.72	£2,090.16	
305	P-04	DIV-22	Lavatory	EA	3	0%	3	£655.74	£1,967.21	
306	P-04	DIV-22	(800mmx1800mm) Bath Tub	EA	1	0%	1	£1,065.57	£1,065.57	
307	P-04	DIV-22	(800mmx1600mm) Bath Tub	EA	1	0%	1	£1,010.00	£1,010.00	
		DIV-23	Heating, Ventilating, and Air Conditioning (HVAC)							£30,827
			Ground Floor							
308	P-02	DIV-23	HVAC Ductwork & Allowances	M2	309	0%	309	£38.20	£11,803.80	
			First Floor							
309	P-03	DIV-23	HVAC Ductwork & Allowances	M2	283	0%	283	£38.20	£10,810.60	
			Second Floor							
310	P-04	DIV-23	HVAC Ductwork & Allowances	M2	215	0%	215	£38.20	£8,213.00	
		DIV-26	Electrical							£33,410
			Ground Floor							
311	P-02	DIV-26	Electrical Wiring & Conduit Allowances	M2	309	0%	309	£41.40	£12,792.60	
			First Floor							
312	P-03	DIV-26	Electrical Wiring & Conduit Allowances	M2	283	0%	283	£41.40	£11,716.20	
			Second Floor							
313	P-04	DIV-26	Electrical Wiring & Conduit Allowances	M2	215	0%	215	£41.40	£8,901.00	

ITEM #	REF. SHEET	CSI SECT	DESCRIPTION	UNIT	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT COST	TOTAL COST	TRADE COST	
SUB TOTAL									£936,161	£936,161	
CONTINGENCY									7%	£65,531	£65,531
OVERHEAD AND PROFIT									25%	£234,040	£234,040
Bond Fee									1.50%	£18,536	£18,536
TOTAL BASE BID										£1,254,269	£1,254,269