

Priced by SELECT YOUR COUNTRY

Preamble	
<p>The building to be renovated is a two-storey detached house built in England during the late 1980s, and located on the outskirts of a suburb of a large city with a small front garden and the building site limited to the backyard. There is to be no interference with road traffic and during the renovation work the occupants will vacate the premises and move elsewhere. The building time is limited to three months, with work to start in April and occupation by June at the latest. Total GIFA amounts is c. 125m² with the storey height being 2.5m.</p>	
<p>External walls are facing brick and block cavity partially filled with insulation. Internal walls on the ground floor are load bearing block and non-load bearing timber stud partitions. On the second floor all internal walls are non-load bearing timber stud partitions. The roof comprises timber trusses covered with clay pan tiles and includes non-converted loft space. All loose furniture will be removed prior to the commencement of works.</p>	
<p>The ground floor living room will be expanded to include the floor space of the study with the internal wall being knocked through. A new window will be added to the side wall of the newly expanded living room to provide natural light throughout the day. The kitchen will be refurbished and feature new cabinets, cupboards, cooker etc. with all electrical and plumbing supplies being disconnected prior to commencement of the works. The existing combi boiler will be replaced with a more energy efficient one. All light fittings, pendants and bulbs will be replaced with new energy efficient ones.</p>	
<p>On the second floor the linen cupboard will be removed and the existing door used to access bedroom 1 will be blocked up. The access originally for linen cupboard will be expanded to accommodate a larger door and the linen cupboard rear wall will be knocked through providing access to bedroom 1. An internal wall will be added to bedroom 1 creating space for an en-suite which will include shower quadrant, basin and WC.</p>	
<p>The whole house will be redecorated with paint to ceilings, walls and skirting's. New carpet will be laid in all areas except kitchen, utility, en-suite, toilet and bathroom which will feature new laminate flooring.</p>	
<p>Neither the associated street excavation and mains connection work nor the connection charges are included in the estimate. Costs for energy and water incurred on site should be included in unit prices. Transport of waste to a spoil pit is calculated on the basis of a distance of 10km. All services to be cleaned and tested before hand being handed over to the client.</p>	

Select your country E.01.2.1.0.03.a Renovation of detached house

ITEM REF	Item specification	Unit	Quantity	2018 Unit price	2018 Total price	Items to be priced	Pricing notes	Expert's comments
3. Masonry						50	50 items in total	
30.aa	Form new window opening: 1200 x 1050mm with sills in 350mm external cavity wall: cut opening, provide and build in suitable steel lintel over, cavity gutters, closing cavities, vertical damp proof courses; making good plaster work internally and extending to reveals	Nr	1		-	X		
			TOTAL 3		-			
4. Roofing								
40.aa	Remove and dispose offsite defective glass fibre insulation quilt between joists; 100mm thick	m ²	63		-	X		
40.ab	Supply and lay glass fibre insulation between and across joists at 600mm centres in roof space, 0.044W/Mk; 300mm thick	m ²	63		-	X		
			TOTAL 4		-			
5.0 Joinery								
5.1 Carpentry								
51.aa	Remove and dispose internal stud wall comprising of 38 x 75mm softwood head, sole plate and vertical studs at 400mm centres with horizontal noggins at 600mm centres, clad both sides with 12.5mm wallboard and make good and extending finishing's	m ²	14		-	X		
51.ab	Remove and dispose kitchen cupboards and worktop, incl. oven, hob and sink and taps. Kitchen comprises 1x 1000mm sink base unit with dummy drawer lines, 1000mm corner base unit, 4x 600mm single base unit with drawer lines and 1x 600mm base unit housing oven	Nr	1		-	X		
51.ac	Take up, remove and dispose offsite softwood internal door and frame, 1981 x 762mm	Nr	1		-	X		
51.ad	Timber stud partition or the like comprising 75mm studs at 400mm centres, both faces lined with 12.5mm plasterboard with taped joints, polythene acoustic sealant and make good and extending finishing's including skirting	m ²	8		-	X		
51.ae	Form new door opening 2040 x 826mm in 75mm timber stud walls or the like, make good and extending finishing's	Nr	1		-	X		
51.af	Take up, remove and dispose offsite softwood linen cupboard door 1981 x 690mm, enlarge opening and fit new frame and door 2040 x 826mm to bedroom 1 and make good and extending finishing's	Nr	1		-	X		

51.ag	Take up, remove and dispose offsite softwood door. Supply and install new pre-finished internal softwood door and frame in white, 2040 x 826mm, standard quality, including ironmongery	Nr	10		-	X			
51.ah	Supply and install MDF white standard quality cupboards and base units 800mm height, comprising 1Nr 1000mm sink base unit with dummy drawer lines, 1Nr 1000mm corner base unit, 4Nr 600mm single base unit with drawer lines and 1Nr 600mm base unit for oven. All cupboards to include ironmongery, white glossy surface doors and brushed steel handles	Nr	1		-	X			
51.ai	Supply and install 4Nr 600 x 800mm single MDF white cabinets including ironmongery, white glossy surface doors and handles	Nr	1		-	X			
51.aj	Supply and install new 38mm thick white laminate worktop, 640mm wide and make good including sealing with mastic sealant	m	6		-	X			
			TOTAL 5.1		-				
5.2 Windows									
52.aa	Take up, remove and dispose offsite timber casement windows in three sizes complete with frames, linings, ironmongery and the like	Nr	9		-	X			
52.ab	Install new pre-finished uPVC casement triple glazed window with two 16mm argon filled cavity (4-16-4-16-4, providing 0.6W/m2 K), including frames, linings, ironmongery and the like: 1200 x 1050mm	Nr	8		-	X			
52.ac	Install new pre-finished uPVC casement triple glazed frosted window with two 16mm argon filled cavity (4-16-4-16-4 providing 0.6W/m2 K), including frames, linings, ironmongery and the like: 1200 x 1050mm	Nr	2		-	X			
			TOTAL 5.2		-				
			TOTAL 5		-				
6. Finishings									
60.aa	Take up, remove and dispose offsite 2mm thick linoleum floor; including adhesive	m2	36		-	X			
60.ab	Take up, remove and dispose offsite 10mm thick clay wall tiles including sealants and adhesives	m2	15		-	X			
60.ac	Take up, remove and dispose offsite carpet and underlay including tack strips	m2	83		-	X			
60.ad	Supply and install medium quality carpet and underlay to house including gripper and oak effect laminate 50mm door bars	m2	79		-	X			
60.ae	Supply and install 8mm thick 'standard quality' laminate sheeting, including underlay	m2	41		-	X			
60.af	Prepare existing wall by washing with degreasant and paint internally; two coats vinyl silk emulsion paint, white	m2	283		-	X			
60.ag	Painting new plaster walls internally; one coat primer, two coats vinyl silk emulsion paint, white	m2	5		-	X			
60.ah	Prepare skirting (height: 175mm) by washing with degreasant and paint; one coat undercoat alkyd based paint, white; and one coat gloss; standard quality	m	117		-	X			
60.ai	One coat primer, two coats white vinyl silk emulsion paint to existing plaster ceiling	m2	125		-	X			
60.aj	Glazed ceramic wall tiling 200 x 200 x 10mm white colour fixing with cement adhesive	m2	15		-	X			
			TOTAL 6		-				
7. Mechanical installations									
7.1 Sanitary installation and plumbing									
71.aa	Extend hot and cold services with 15mm polybutylene push-fit pipes including all fixings and connections from bathroom to en-suite, 5m in length	Nr	1		-	X			
71.ab	Extend soil and waste pipe with 110mm diameter uPVC push-fit pipes, including all fixings and connections from bathroom to en-suite, 5m in length	Nr	1		-	X			
71.ac	Isolate water and disconnect, remove and dispose of uPVC bath 1700 x 700mm; 5mm thick	Nr	1		-	X			
71.ad	Isolate water and disconnect, remove and dispose of WC suite	Nr	2		-	X			
71.ae	Isolate water and disconnect, remove and dispose of 500mm basin	Nr	2		-	X			

71.af	Isolate water and disconnect, remove and dispose of shower unit	Nr	1		-	X			
71.ag	Supply and install 5mm white acrylic bath 1700 x 700mm; 540mm high with white vinyl wrapped MDF panel. Including taps and associated fittings; fixing in position including connecting to services and making good finishes	Nr	1		-	X			
71.ah	Supply and install 500mm rectangular basin in white vitreous china with pedestal; standard quality; complete with mixer tap and associated fittings; fixing in position including connecting to services	Nr	3		-	X			
71.ai	Supply and install rectangular close coupled WC suite in white vitreous china; standard quality; complete with cistern, seat and flap and associated fittings; fixing in position including connecting to services	Nr	3		-	X			
71.aj	Supply and install 900 x 900mm shower tray, 25mm high and 6mm thick quadrant; inclusive of waste, complete with associated fittings; fixing in position including connecting to services	Nr	1		-	X			
71.ak	Supply and install exposed thermostatic bar mixer shower in chrome specification: Hansgrohe Cromia 100 Showerpipe or similar	Nr	1		-	X			
			TOTAL 7.1		-				
7.2 Central Heating									
72.aa	Remove and dispose offsite existing boiler and replace with new gas-fired, 32kWh wall mounted fan-assisted condensing boiler, including draining down system as necessary and connecting to existing flue and pipework	Nr	1		-	X			
			TOTAL 7.2		-				
7.3 Ventilation									
73.aa	Form a 150mm diameter void in 350mm external cavity wall for venting kitchen beside double door. Supply and install 150mm dia x 350mm uPVC pipe and 150mm single room heat recovery fan unit and make good wall finishes	Nr	1		-	X			
73.ab	Form a 100mm diameter void in 350mm external cavity wall for venting en-suite. Supply and install 100mm dia x 350mm uPVC pipe and 100mm single room heat recovery fan unit and make good wall finishes	Nr	1		-	X			
73.ac	Supply and install new 100mm single room heat recovery unit (c.20Ltr/sec) connect to ducting and electrics and make good wall finishes	Nr	3		-	X			
73.ad	Supply and install new 150mm single room heat recovery unit (c.60Ltr/sec) connect to ducting and electrics and make good wall finishes	Nr	1		-	X			
			TOTAL 7.3		-				
			TOTAL 7		-				
8. Electrical Installations									
80.aa	Rewire light switches in living room (incl. former study) using existing wires and routes so they operate both lights together and making good	Nr	2		-	X			
80.ab	Move light switch for bedroom 1 to new door location and rewire to electrics using existing wires and route and making good	Nr	1		-	X			
80.ac	Supply and install new 6W 90mm LED recessed ceiling light and switch for en-suite, creating new routes and 3m of wiring to electrics and making good	Nr	1		-	X			
80.ad	Supply and install new shaving socket to en-suite, creating new routes and 3m of wiring to electrics and making good	Nr	1		-	X			
80.ae	Supply and install new standard cooker and hob using existing wires and route to electrics and making good	Nr	1		-	X			
80.af	Remove and dispose offsite light fittings from ceiling and replace with 500mm pendant; 9W E27 LED - standard shape bulb	Nr	12		-	X			
80.ag	Supply and install new smoke detector and wire into electrics for fail-safe, one on each floor	Nr	2		-	X			
80.ah	Supply and install new carbon monoxide detector and wire into electrics for fail-safe	Nr	1		-	X			
			TOTAL 8		-				