

# ESTIMATING REPORT

This is a comprehensive calculation of materials, plant and labour for estimating purposes only (not a fixed price model)

**Clients Name:**

XXXXXXXXXXXXXXXXXX

**Site Address:**

XXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXX

**Postcode:**

XXXX XX

Estimator: XXXXXXXXXXXXXXXX

Issue Date: Xx/xx/xxxx

Project Reference: XXXX XXXX XXXX XXXX

PLEASE NOTE: BILL OF QUANTITIES ARE NOT FOR SITE ORDERING PURPOSES. PLEASE REFER TO BUILD AVIATOR BUILD KICK OFF SERVICE FOR MATERIAL ORDERING.

THE ESTIMATE/MATERIAL COSTS ARE VALID FOR 7 DAYS OF RECEIVING YOUR INITIAL ESTIMATE, DUE TO PRICE INCREASES RELATED TO SUPPLY AND DEMAND



Call: 01359 256311

# IN PARTNERSHIP WITH

Saint-Gobain are working in partnership with Build Aviator for a range of services such as; Estimating, SAP assessments, Acoustic Testing, Air Tightness testing and RCDs.

If you have any Estimating queries or if the Estimate requires any alterations to meet your expected project cost, please contact the Build Aviator Team who can make the necessary amendments and provide new reports for both you and your Client by dialling 01359 256311 or emailing details to [estimates@buildaviator.co.uk](mailto:estimates@buildaviator.co.uk)

For all other project related queries i.e. material pricing, please speak to your local branch.



## SAP Assessments

The Standard Assessment Procedure (SAP) is the Government's method for measuring the energy rating of a building.

SAP calculates a dwelling's CO2 emissions, along with likely energy costs for space, water heating and lighting per square metre, producing a score between 1-100. The higher the number, the more energy efficient the property. Homes must achieve a 'pass' on these calculations for the project to pass Building Regulations. Build Aviator helps you get it right first time.



## Air Tightness Testing

Air tightness testing is a requirement for all new-builds. It must be undertaken to determine a building's air permeability rating, in order to demonstrate compliance with Building Regulations Part L.

Air leakage is a significant cause of heat loss in a building and therefore a major contributor to energy efficiency.

Our service provides air tightness testing in line with Part L.



## Acoustic Services

Air leakage is a significant cause of heat loss in a building and therefore a major contributor to energy efficiency. That's why air tightness testing is a requirement for all new-builds. We provides air tightness testing in line with building regulations as well as a full consultancy service from leading industry specialists. Like all Build Aviator services, we'll offer constructive advice throughout testing to help you achieve final sign-off.



## RCDs

We've joined forces with Local Authority Building Control (LABC) to revolutionise the Registered Construction Details (RCDs), aligning them with thousands of products to make procurement simpler.

We include RCD's as part of all SAP assessments, to help translate your design through to the build stage of the project. Using your designs, we evaluate which RCD's are most suitable for your construction method and include them to support you in designing out thermal bridging issues.

# CONTENTS

This Quantity Take Off Pack by Build Aviator is designed to provide you with a speedy, accurate and reliable estimate of the materials, labour and plant required to complete your project.

## 1. BUILDER SUMMARY

A detailed, yet simple overview, showing the total costings of the project. Several of these sections can be customised to your liking so please contact us for any amendments.

## 2. LABOUR RATES

A breakdown of labourers and their day rates.

## 3. ESTIMATOR NOTES

A detailed explanation of the estimator's notes for items that have / have not been included within the estimate.

## 4. PROJECT BREAKDOWN

A look at each section of works detailing hours, plant, materials, labour and totals.

## 5. WORK SCHEDULE

This shows the duration of each section of works with start and completion dates.

## 6. TOOL HIRE REPORT

Complete list of all plant and machinery needed for the build, including duration required for each item.

## 7. BILL OF QUANTITIES

Detailed breakdown of all quantities and descriptions of Material and Plant required for each work section. (This does not include your mark-ups/profits, just the direct cost of each item.)

Use the colour-coded chapters to easily flick to the page you require



It is your sole responsibility as the Main Contractor / purchaser of this report to ensure that the specification included in our Estimate complies with all Building Regulations and that all building systems and product stated meets the required standards in relation to both; "building practices" and "Warranty / Guarantee" satisfactions. Build Aviator and its affiliate partners take no responsibility for any errors or omissions within this estimate. Any structural items within the estimate must be checked to ensure they are suitable for requirements.

For full terms and conditions please visit [www.buildaviator.co.uk/legal/terms-conditions-sale/](http://www.buildaviator.co.uk/legal/terms-conditions-sale/)

The estimate is based on plans provided and the phone call with the assigned estimator.  
The responsibility will be solely on the customer to ensure the correct information is provided.

Total Floor Area per M2	25.7
Total Cost per M2	£2,615.64
Total Estimate Price incl Profit per M2	£2,856.95

<b>Plant Cost</b>	<b>£843.25</b>
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0%	Profit on Materials	£XX.XX
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<b>Materials Cost</b>	<b>£17,552.51</b>
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20%	Profit on Materials	£3,510.50
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<b>Labour Cost</b>	<b>£12,506.06</b>
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20%	Profit on Labour	£2,501.21
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<b>Services and Professional Fees</b>	<b>£890.00</b>
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20%	Profit on Services	£178.00
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<b>Outline Provisional Sums</b>	<b>£32,719.80</b>
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0%	Profit on Material	£X,XXX.XX
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<b>Total Estimate Costs (Incl. Variables)</b>	<b>£67,091.05</b>
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<b>Clear Profit</b>	<b>£6,189.72</b>
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<b>Total Estimate Costs incl Profit</b>	<b>£73,280.77</b>
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<b>20% VAT</b>	<b>£14,656.15</b>
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<b>Total Price</b>	<b>£87,936.92</b>
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### Amendments

Here at Build Aviator we strive to deliver a high quality document that will help you win your tender and act as a guide throughout the work to get a better understanding of the quantities and costs of all aspects of the work.

If you find any part of this document that you would like altered, removed or changed, please contact your Build Aviator representative. We will amend the document the best we can with no extra charge, unless the amendment significantly alters the build output requiring a full re-quote.

### Project Reference:

<b>Estimate Variables*</b>	<b>£2,580.42</b>
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\*A cost which during an estimate is assumed to allow for errors and price increases

Provisional Sums	£32,719.80	Allowances	
Provisional Sum Windows	£12,307.19	Allowance per Thousand Bricks £1000.00	£3,489.00
Provisional Sum 1st Fix Electrician Allowance	£1,584.22	Allowance for Telephone Cable 100LM £14	£14.00
Provisional Sum 1st Fix Plumbing Allowance	£2,320.00	Allowance for Boiler £1,500	£1,500.00
Provisional Sum 2nd Fix Electrician Allowance	£5,655.59	Allowance for Shower and enclosure complete £1,500	£1,500.00
Provisional Sum 2nd Fix Plumbing Allowance	£2,180.50	Allowance for Consumer Unit £100	£100.00
Provisional Sum Kitchen Allowance	£5,675.00	Allowance for Outside Lights £25	£150.00
Provisional Sum Driveway	£2,997.31		

Trade	Day Rate	Price/hour	Hours/day
Labourer	£200.00	£25.00	8.00
Labourer for Bricklayer	£200.00	£25.00	8.00
Labourer for Plasterer	£200.00	£25.00	8.00
Ground-worker	£200.00	£25.00	8.00
Bricklayer	£200.00	£25.00	8.00
Carpenter	£200.00	£25.00	8.00
Site Foreman	£200.00	£25.00	8.00
Roof Tiler	£200.00	£25.00	8.00
Flat Roofer	£200.00	£25.00	8.00
Plasterer	£200.00	£25.00	8.00
Painter	£200.00	£25.00	8.00
Plumber	£200.00	£25.00	8.00
Electrician	£200.00	£25.00	8.00
Artxer	£200.00	£25.00	8.00
Glazier	£200.00	£25.00	8.00
Cleaner	£200.00	£25.00	8.00
Scaffolder	£200.00	£25.00	8.00
Lead Worker	£200.00	£25.00	8.00
Ceramic Tiler	£200.00	£25.00	8.00
Apprentice	£200.00	£25.00	8.00
Banksman	£200.00	£25.00	8.00

**The labour rates listed have been used within the estimate.  
If no rates have been supplied, default rates will have been used.**

Day rates have been calculated using the displayed price/hour and hours/day.



## SITE SETUP

Site setup will include the external demolition works that are outside the property and will be based on standard industry rates and used as a guide price only as they may vary depending on site conditions. All other demolition works such as new opening etc. will be in the alterations section of the estimate. The cost for the portaloos is mandatory unless instructed differently.

We also include an Estimate variable sum in the site set up section. This is for any unforeseen due to lack of information within the drawings or human error. This cannot be removed.

## FOUNDATIONS

All trench foundations are calculated at an average depth of 1m deep and 600mm wide with trench fill concrete unless stated on the drawings otherwise.

Foundation depths are subject to change by LABC due to ground conditions these are not known at the stage of estimating, if the depth of the foundation does change please contact the estimator to make amends and adjust the cost accordingly.

If and when piled foundations are stipulated on the drawings these will be costed at £1000 per pile. This must be provided by a specialist contractor and the figure used is a provisional sum for estimating purposes.

## GROUND FLOOR

Any beam and block floors that are shown on the drawings will be costed for but the sum allocated for this section of works is a provisional sum. All beam and block floor have to be designed and manufactured by 3rd party suppliers and the structural calculation in relation to the design need to be submitted and signed off by LABC. This can not be done in house just to the liability and structural implications.

Your local branch can advise on supplier.

If no sub-floor design is stipulated the estimator will use a solid ground floor slab 100mm thick, 100mm PIR insulation, 150mm hardcore, 50mm blinding sand and a radon DPM.

## WALLS

All wall constructions will be taken from the drawings, if these are not clear the estimator will take instruction from the customer and record what has been estimated for. Standard 100mm full fill wall insulation and wall ties will be used as the default unless otherwise stated on the drawings or a SAP calculation has been adhered to.

## SCAFFOLDING

All scaffolding costs are worked out per m<sup>2</sup>. If tin hat roof scaffolding is required for any reason (loft conversions etc.) please inform the estimator as these are not assumed as a standard working practice and will need to be costed as a separate item of works. Also please advise if scaffolding permits are required for works that are taking place on the side of a highway.

## WINDOWS/DOORS

All windows and doors are provisional sums and are not fixed costs due to design and manufacturing materials required.

UPVC windows and doors are costed at £250m<sup>2</sup> and all timber and aluminium are costed at £750m<sup>2</sup> unless otherwise stated.

Bi-fold doors and large sliding doors are costed at £1000 per LM.

## LINTELS

Standard cavity lintels are used within the estimate to suite the cavity width marked on the drawings. Any special lintel(s) that are non standard i.e. arched, corner or bulls eye will have to be costed by the local branch and allowed as a provisional sum within the estimate.

Structural steelwork will be allowed as a provisional sum. No structural calculations can be provided from our estimating service. If steelwork sizes are not given by a structural engineer and steelwork is required the sizes and values that will be used are assumptions only and must not be used unless these have been checked by designer and structural engineer. We cannot accept any liability or responsibility in any part.

All steel prices for supplying and fixing must be checked due to price fluctuations in the market on a daily basis. Please make your clients aware of these before submitting the estimate.

## UPPER FLOORS

The description of I Joist (if required) means any engineered structural floor joist including posi joists, metal webbed joists or glulam beams.

These will be costed per LM and this will be a provisional sum due to calculations required by a structural engineer or manufacturer design and supply. This can be carried out in house by our partnership with Pasquill who offer a full design and supply service for all timber beam requirements.

Please make sure the design of all engineered joists has been obtained before ordering as this will have cost implications that your client will need to know about before commencement of works.

## ROOF STRUCTURE

Please note that if trusses are required we can offer a supply and design service from our partner Pasquill. For estimating purposes only we will include a cost that will be a provisional sum due to design and manufacture restraints.

If a cost for these items can be supplied at the point of estimating these can be included within the detailed estimate and labour rate applied. If the estimator thinks that a crane will be required due to health and safety reasons this will be included with in the fitting costs of the trussed roof structure.

If design is required then the cost used will be an allowance, when a truss design and cost have been obtained please contact the estimator to replace these costs with the design costs.

## ROOF COVERING

The roof covering that has been allowed for in this estimate may be incorrect if one has not been specified on the drawing or within the specification, this is for estimating purposes only. If the roof covering is known please advise the estimator and he will change to the required design.

Please make your client aware of this and also check before ordering as the tile and tile batten quantities will change with differing designs.

## FLAT ROOF

Flat roof joist if non standard timbers will have to be designed and manufactured by our timber joist specialist Pasquill. The manufactured joist design and cost will be a provisional sum by per LM unless these costs can be given at estimating stage and then will be included as a fixed sum.

## FLAT ROOF COVERING

We use an allowance per M2 for flat roof covering due to different designs and styles and cost implications, these are high lighted in the bill of quantities. The standard allowance is £80m<sup>2</sup> for a single ply membrane, this cost will be changed if other methods of construction are required.

## GUTTERING

Standard black plastic guttering is used as a default setting, if cast iron or aluminium gutters are specified the a cost of £50 per LM will be applied as a provisional sum for both the guttering and downpipes, this cost is for a supply and fit application and will be in one line on the bill of quantities.

## 1ST FIX CARPENTRY

Standard internal partition walls constructed using 100mm x 50mm timber unless otherwise stated with sound insulation between vertical studs for noise reduction between rooms. If different sized timbers are specified these will be used and the insulation thickness will be either reduced or increased to accommodate.

All plaster boarding to partition walls and ceilings are in this section of works.

Internal staircases will be included as a standard soft wood stringers and MDF treads and risers with a standard soft wood handrail and spindles as default. If different specialist materials are required to construct the stairs this will be a provisional sum for estimating purposes unless supply and fitting cost can be provided at the point of estimating.

## 1ST FIX PLUMBING

All first fix plumbing is based on an average cost per M2 of floor area as a provisional sum, this is for only the parts of the build that are new or for the full house if new build. The reason for this is we will not know where the pipe runs are going to be positioned with in the build or the pipe sizes required to carry out this section of works.

### **1ST FIX ELECTRICS**

We base the first fix electrical costs on assumptions made by the estimator of the number of sockets, lights, switches and TV points. If these are clearly shown on the drawings they will be counted and used. This is still a provisional sum but with evidence of what we have allowed for.

### **ALTERATIONS**

The alterations section will include any internal demolition works, forming openings, removing surface materials etc. 1 skip will be included in every contract for builders waste materials plus the number of skips to carry out the works. If the skip is to be placed on the highway and a permit is required the estimator will not know this and will need to be informed to include these costs with in the estimate.

### **PLASTERING**

The plastering of all walls and ceilings will be allowed for in this section as well as floor screed and external renders.

For external rendering we allow for a one coat system unless other wise stated on the drawings or within the written specification.

### **2ND FIX PLUMBING**

All sanitary items will be an allowance contained in the 2nd fix plumbing provisional sum.

The boiler, central heating controls and size of radiators will be assumed and also contained with in the 2nd fix plumbing provisional sum.

When ground source heat pump systems are required, the cost of £18K will be allowed for as a provisional sum but this is very dependant on the size of the system and each job is priced on a job by job basis.

### **2ND FIX ELECTRICS**

All 2nd fix electrical items including allowances for low energy down lights will be included in the 2nd fix electrical provisional sum. All fans that are externally ducted have been assumed to be fixed to an external wall with no additional internal ducting. Each fan is specific to each application (kitchen, utility, cloakroom, bathroom)

### **2ND FIX CARPENTRY**

All internal doors be it standard or fire rated are allowances only. This is due to the variety in design and material they are constructed from.

MDF skirting boards and architraves are set as the default standard unless otherwise stated or shown on the drawings.

Internal floor coverings which include laminate, engineered boards or vinyl (not carpet) are allowed for if requested on application, otherwise these are generally not included.

### **DRAINAGE**

Plot drainage only will be included within the estimate, sewer connections and road drainage will be by specialist contractors and will not be taken into account. All drainage is set at an average depth of 600mm and 300mm wide trench.

Cess pits or septic foul water tanks will have to costed as a provisional sum due to special requirements normally requested and the size of excavation that will be required to install the system.

### **PATHWAYS**

Block paving, gravel and traditional paving can be accommodated but if tarmac finish is required we cannot supply these costs but will include if given at the estimating stage.

### **DRIVEWAYS**

Block paving, gravel and concrete drive ways can be accommodated for with in our estimating costs. If tarmac is required we cannot include this surface, if this can be supplied at the estimating stage then we can include this cost.

### **LANDSCAPING**

The only parts of landscaping that we can allow for is 3 different styles of fencing and grass laying, we cannot facilitate soft landscaping.



## **KITCHEN**

Kitchens and utility units including appliances can only be allowed for as a provisional sum with in the work section, this can be passed to our kitchen department for design and supply costs.

## **DECORATING**

Decorating will only include for the new works that have been costed for this will not include for any existing parts of the build unless a cost is given to the estimator to include within the estimate.

When UPVC fascia boards and barge boards are included the decorations of these items will not be included, if softwood is the construction product then a stain base coat and top coat will be accounted for.

All windows and external doors are assumed pre-finished and not accounted for in the external decorations section.

## **FINISHES**

All wall and floor tile finishes are an allowance per M2 but a cost for the fixing products and plant hire are fixed with in the estimate.

## **SERVICES**

Service connection fees cannot be allowed for unless these costs have been given.

## **LAYING OF SERVICES**

Laying of service trenches is a standard dig depth of 900mm and each service required will be allowed its own individual service trench unless otherwise stated.

## **PROFESSIONAL SERVICES**

Professional Services will include PPE and H&S at a standard charge of £100 per week for the duration of the works, H&S is mandatory on all site.

This only used to be on sites with a job value of more than £250,000 but this has now changed and includes all building contracts with no monetary value.

## **OTHER PROVISIONAL SUMS**

Please note that if any sections of our estimate has been classed as a provisional sum this must be relayed to the end user.

The reason why we do this is because there will be items in that work section where no fixed cost can be accounted for. The sums in these sections of works are variable and will changed by either the customer or the builder due to their own preferences or no definite costs can be fixed due to unknowns at the estimating stage.

This is your responsibility and must be checked for errors and to make sure you agree with the costs that the estimator has calculated, any changes can be made by a simple call to the estimator who you have the details for from previous contact.

## **GENERAL NOTES**

Product substitutions may occur within this estimate due to price file limitations, where ever possible a like for like product will be costed. Work sections and materials not priced for within this estimate.

Site Setup

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

Exceptions

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

Foundations

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

Lintels

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

Ground Floor

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

Above Ground Floor

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

Walls

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

Roof Structure

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

Scaffolding

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

Roof Tiling

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

### Flat Roof Covering

(This is a Provisional Sum)

Not Priced For

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

### Plastering

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

### Guttering

Not Priced For

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

### Plumbing 2nd Fix

(This is a Provisional Sum)

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

### 1st Fix Carpentry

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

### Electrics 2nd Fix

(This is a Provisional Sum)

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

### Plumbing 1st Fix

(This is a Provisional Sum)

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

### 2nd Fix Carpentry

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

### Electrics 1st Fix

(This is a Provisional Sum)

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>

### Finishes

Not Priced For

	Builder Costs	Client Costs	Mark-up
Plant =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Materials =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
Labour =	£xxx,xxx.xx	£xxx,xxx.xx	£xxx,xxx.xx
<b>Total =</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>	<b>£xxx,xxx.xx</b>



## Summary of Work Schedule

Total Days	Total Weeks	Start Date	Completion
71 Days	14 Weeks	Week 1	Week 14

Based on a 5 day week. Please note that bad weather or additional works are not allowed for.

Workers	Days	Task	Starts	Finishes
X	X Days	Foundations	Week X	Week X
X	X Days	Foul / Stormwater Drainage	Week X	Week X
X	X Days	Ground Floor	Week X	Week X
X	X Days	Walls	Week X	Week X
X	X Days	Scaffolding	Week X	Week X
X	X Days	Windows & Door Frames	Week X	Week X
X	X Days	Lintels	Week X	Week X
X	X Days	Walls	Week X	Week X
X	X Days	Above Ground Floor	Week X	Week X
X	X Days	Walls	Week X	Week X
X	X Days	Scaffolding	Week X	Week X
X	X Days	Windows & Door Frames	Week X	Week X
X	X Days	Lintels	Week X	Week X
X	X Days	Scaffolding	Week X	Week X
X	X Days	Walls	Week X	Week X
X	X Days	Roof Structure	Week X	Week X
X	X Days	Walls	Week X	Week X
X	X Days	Scaffolding	Week X	Week X
X	X Days	Walls	Week X	Week X
X	X Days	Roof Tiling	Week X	Week X
X	X Days	Guttering	Week X	Week X
X	X Days	Plumbing	Week X	Week X
X	X Days	Electrics	Week X	Week X
X	X Days	1st Fix Carpentry	Week X	Week X
X	X Days	Plastering	Week X	Week X
X	X Days	Landscaping & Fencing	Week X	Week X
X	X Days	Plumbing 2nd Fix	Week X	Week X
X	X Days	2nd Fix Carpentry	Week X	Week X
X	X Days	Electrics 2nd Fix	Week X	Week X
X	X Days	Finishes	Week X	Week X
X	X Days	Foul / Stormwater Drainage	Week X	Week X
X	X Days	Kitchen	Week X	Week X
X	X Days	Decorating	Week X	Week X
X	X Days	Pathways	Week X	Week X

### PLEASE NOTE

A payment schedule can be requested as a separate document if required

Plant Type	Duration / Quantity	Plant Cost	Labour Cost
Electric Disc Cutter 300mm (12")	1 Day	£24.00	
4/3 Mini Mix Electric	8 Days	£80.00	
4/3 Mini Mix Petrol	1 Day	£16.25	
Free Standing Scaffold	68 M2	£272.00	£816.00
WC	14 Weeks	£450.00	£18.75
		Total Plant Costs	Total Labour Costs
		<b>£842.25</b>	<b>£834.75</b>

## PLEASE NOTE

The total costs may differ from the costs on the summary. This will be because some jobs may be Provisional Sums.



The Bill of Quantities does not include any overheads or profits

**Site Set-Up**

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	0.08		Estimate Variables				£11,891.05
	31	Weeks	WC	£960.00		£18.75	£978.75
				<b>£960.00</b>		<b>£18.75</b>	<b>£12,869.80</b>

**Foundations**

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	0.08		Estimate Variables				£11,891.05
	31	Weeks	WC	£960.00		£18.75	£978.75
				<b>£960.00</b>		<b>£18.75</b>	<b>£12,869.80</b>

**Ground Floor**

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
BRENG040	149	Bricks	WIENERBERGER TERCA 65mm (Kindgsbury Red Perforated)		£58.12	£81.00	£139.12
BLDCE102	111	Blocks	Dense Concrete Block Solid 7N		£133.09	£170.10	£303.19
AGSTB001	1	EA	JEWSON Building Sand		£37.99		£37.99
CASTMACP	9	Bags	HANDON Multicem Cement		£44.01		£44.01
JEWT0263	1	No	ANCON Staffix Gen/Duty Tie		£76.89		£76.69
BGSTB004	3		JEWSON All in Ballast		£113.97	£40.50	£154.47
JTH20001A	1	Day	4/3 Mini Mix Electric	£12.50			£12.50
				<b>£960.00</b>		<b>£291.60</b>	<b>£767.97</b>

**Walls**

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
BRENG040	149	Bricks	WIENERBERGER TERCA 65mm (Kindgsbury Red Perforated)		£58.12	£81.00	£139.12
BLDCE102	111	Blocks	Dense Concrete Block Solid 7N		£133.09	£170.10	£303.19
AGSTB001	1	EA	JEWSON Building Sand		£37.99		£37.99
CASTMACP	9	Bags	HANDON Multicem Cement		£44.01		£44.01
JEWT0263	1	No	ANCON Staffix Gen/Duty Tie		£76.89		£76.69
BGSTB004	3		JEWSON All in Ballast		£113.97	£40.50	£154.47
JTH20001A	1	Day	4/3 Mini Mix Electric	£12.50			£12.50
				<b>£960.00</b>		<b>£291.60</b>	<b>£767.97</b>

### Above Ground Floor

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	0.08		Estimate Variables				£11,891.05
	31	Weeks	WC	£960.00		£18.75	£978.75
				<b>£960.00</b>		<b>£18.75</b>	<b>£12,869.80</b>

### Glazing

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
BRENG040	149	Bricks	WIENERBERGER TERCA 65mm (Kindgsbury Red Perforated)		£58.12	£81.00	£139.12
BLDCE102	111	Blocks	Dense Concrete Block Solid 7N		£133.09	£170.10	£303.19
AGSTB001	1	EA	JEWSON Building Sand		£37.99		£37.99
CASTMACP	9	Bags	HANDON Multicem Cement		£44.01		£44.01
JEWT0263	1	No	ANCON Staffix Gen/Duty Tie		£76.89		£76.69
BGSTB004	3		JEWSON All in Ballast		£113.97	£40.50	£154.47
JTH20001A	1	Day	4/3 Mini Mix Electric	£12.50			£12.50
				<b>£960.00</b>		<b>£291.60</b>	<b>£767.97</b>

### Lintels

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
BRENG040	149	Bricks	WIENERBERGER TERCA 65mm (Kindgsbury Red Perforated)		£58.12	£81.00	£139.12
BLDCE102	111	Blocks	Dense Concrete Block Solid 7N		£133.09	£170.10	£303.19
AGSTB001	1	EA	JEWSON Building Sand		£37.99		£37.99
CASTMACP	9	Bags	HANDON Multicem Cement		£44.01		£44.01
JEWT0263	1	No	ANCON Staffix Gen/Duty Tie		£76.89		£76.69
BGSTB004	3		JEWSON All in Ballast		£113.97	£40.50	£154.47
JTH20001A	1	Day	4/3 Mini Mix Electric	£12.50			£12.50
				<b>£960.00</b>		<b>£291.60</b>	<b>£767.97</b>

### Scaffolding

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	0.08		Estimate Variables				£11,891.05
	31	Weeks	WC	£960.00		£18.75	£978.75
				<b>£960.00</b>		<b>£18.75</b>	<b>£12,869.80</b>

### 1st Fix Plumbing

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
BRENG040	149	Bricks	WIENERBERGER TERCA 65mm (Kindgsbury Red Perforated)		£58.12	£81.00	£139.12
BLDCE102	111	Blocks	Dense Concrete Block Solid 7N		£133.09	£170.10	£303.19
AGSTB001	1	EA	JEWSON Building Sand		£37.99		£37.99
CASTMACP	9	Bags	HANDON Multicem Cement		£44.01		£44.01
JEWT0263	1	No	ANCON Staffix Gen/Duty Tie		£76.89		£76.69
BGSTB004	3		JEWSON All in Ballast		£113.97	£40.50	£154.47
JTH20001A	1	Day	4/3 Mini Mix Electric	£12.50			£12.50
				<b>£960.00</b>		<b>£291.60</b>	<b>£767.97</b>

### Flat Roof Covering

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	0.08		Estimate Variables				£11,891.05
	31	Weeks	WC	£960.00		£18.75	£978.75
				<b>£960.00</b>		<b>£18.75</b>	<b>£12,869.80</b>

### 1st Fix Electrics

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
BRENG040	149	Bricks	WIENERBERGER TERCA 65mm (Kindgsbury Red Perforated)		£58.12	£81.00	£139.12
BLDCE102	111	Blocks	Dense Concrete Block Solid 7N		£133.09	£170.10	£303.19
AGSTB001	1	EA	JEWSON Building Sand		£37.99		£37.99
CASTMACP	9	Bags	HANDON Multicem Cement		£44.01		£44.01
JEWT0263	1	No	ANCON Staffix Gen/Duty Tie		£76.89		£76.69
BGSTB004	3		JEWSON All in Ballast		£113.97	£40.50	£154.47
JTH20001A	1	Day	4/3 Mini Mix Electric	£12.50			£12.50
				<b>£960.00</b>		<b>£291.60</b>	<b>£767.97</b>

### Guttering

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	0.08		Estimate Variables				£11,891.05
	31	Weeks	WC	£960.00		£18.75	£978.75
				<b>£960.00</b>		<b>£18.75</b>	<b>£12,869.80</b>





# ESTIMATING TERMS & CONDITIONS

1. Estimates will be solely based on our interpretation of the information (drawings/plans and specifications) you provide to us.
2. Our estimate/material costs are valid for 7 days of receiving your initial estimate, due to price increases related to supply and demand.
3. We aim to complete non structural amendments within 48 hours of receiving the information (during office opening hours only). Where an estimate needs re-quoting due to structural changes or drawing changes, these will take longer and will incur additional costs to complete. These must be highlighted to the estimator when submitted.
4. We can customise and amend items to your specific requirements such as labour rates, profit margins and provisional costs. Please contact us if amendments are required.
5. Should your drawings/plans not include any dimensions, we will have no choice but to scale from the drawings/plans in order to gauge those dimensions.
6. Due to the nature of plumbing and electrics being so variable in terms of specification, our company policy is to provide provisional sum for this work and any specialist items/fittings such as kitchens, bathrooms and furnishings to ensure they are allowed for without causing the overall cost of the work to become inaccurate. This is why we provide a quotation details form after payment so customers can let us know how much they would like to allow for these. You must check that you agree with the sums added for these areas before submitting the tender. Once your tender has been submitted to your client, it is your sole responsibility and Build Aviator takes no liability for errors.
7. Due to a vast array of options in construction there will be elements of jobs that cannot be sensibly priced and will either not be priced or a provisional sum will be used, unless you have provided a cost for these sections. This will be used for works such as and not limited to, piled foundations, steel framing, some cladding and some specialist post and frame buildings. Often where specialist contractors are required these works will fall into this type category.
8. All Build Aviator estimates created for our customers include an agreed contingency. This amount cannot be removed from any estimate created and by accepting our service you in turn agree to this contingency as part of your costing.
9. Once work has been started, a refund cannot be given. Work started becomes in effect from the date of payment.
10. In the instance of a concern, this will be dealt with within a two-week period. All concerns must be recorded via telephone or email conversation, as to keep all information accessible for reviewing purposes. Should you require to contact us regarding a concern please call us on 01359 256311 or email [concerns@buildaviator.co.uk](mailto:concerns@buildaviator.co.uk)
11. All estimates produced by Build Aviator are estimates and are not intended to be fixed quotations. We cannot guarantee or accept responsibility for any variations in the actual build cost.
12. We have no responsibility to you other than to complete and return the estimates and to provide a free reviewing service.
13. You acknowledge that any estimate of quantities needed, advice as to the suitability of any goods for any particular purpose and any plan or measurement given by us is given for guidance only and without liability.
14. Any typing error or clerical omission in any sales literature, website content, price list, estimate or any other document issued by Build Aviator may be corrected without any liability.
15. Any personal data provided by you about your company/personal details will be shared internally with the other businesses and with our subsidiaries and associated companies where it is in our legitimate interests to do so. We will also share your personal information to third parties where they are relevant to you or your business. For more information please visit <https://www.buildaviator.co.uk/legal/privacy-policy/>
16. We are entitled to cancel the contract or reduce the volume of service provided if we are forced to do so by circumstances out of our control such as industrial action, war, fire, natural disasters and so on; we will not be liable for any loss or damage incurred from this.
17. We accept no liability for any item lost in the post.
18. We may terminate the contract should you become bankrupt or insolvent; notice will be given by us in this event.
19. We may make improvements and changes deemed necessary to the service from time to time without giving you notice.
20. We exclude ourselves and our associates of any liability for loss or profit, business, information/data or any other financial loss or any incidental, indirect, special or punitive damages of any kind.
21. The contract is made once you have paid for the services.
22. Build Aviator and its affiliate partners take no responsibility for any errors and omissions within this estimate

These are the only accepted terms and conditions under which all services are supplied by Build Aviator

# YOUR RESPONSIBILITIES

## AS THE MAIN CONTRACTOR

### ONE

This Estimate is based upon the drawings and information supplied by you (the Main Contractor) in relation to this project.

### TWO

This Estimate is based upon information relating to your working practices and additional information provided during your discussions with our designated estimator at pre-estimate stage.

If you have not spoken to a Build Aviator Designer please ensure you call to discuss this estimate prior to submission to your Client by dialling: **01359 256311**.

### THREE

Provisional Sums have been allowed for in the areas of (and not limited to); special order items, bathrooms, en-suites, kitchens, plumbing, electrics, piled foundations, steel frames etc. where no specific information has been provided.

Definition of Provisional Sum: An allowance (or best guess), that is inserted into estimates for a specific element of the works that is not yet defined in enough detail for tenderers to accurately price.

Payments are based on the quotation / invoices of the supplied items by the contractor plus addition of reasonable / agreed percentages for overhead costs and profits. If the contractors actual cost is higher than the stated amount then the contract sum will be increased to meet any shortfall and if the cost to the contractor is lower, then the contract sum will be reduced by the balance.

### FOUR

When the Estimate has been completed it is your sole responsibility as the Main Contractor to check the estimate to make sure that all items have been included for by the Build Aviator Estimating team and that you are fully happy and in agreement with the estimate before it is used for quotation and tendering purposes.

### FIVE

If the Estimate requires any alterations to meet your expected project cost, please contact the Build Aviator Team who can make the necessary amendments and provide new reports for both you and your Client by dialling **01359 256311** or emailing details to [estimates@buildaviator.co.uk](mailto:estimates@buildaviator.co.uk)

### SIX

It is your sole responsibility as Main Contractor to ensure that the specification included in our Estimate complies with all Building Regulations and that all building systems and product stated meets the required standards in relation to both; "building practices" and "Warranty / Guarantee" satisfactions.

Build Aviator and its affiliate partners take no responsibility for any errors or omissions within this estimate

For full terms and conditions please visit [www.buildaviator.co.uk/terms](http://www.buildaviator.co.uk/terms)





The price in this estimate has been  
supported by our suppliers

01359 256311 | [www.buildaviator.co.uk](http://www.buildaviator.co.uk)

Company Number 01647362