

# ESTIMATING

## CLIENTS NAME

Mr and Mrs Sample

## SITE ADDRESS

Sample Address

Sample Street

AB12 3CD

### Please note:

The estimate/material costs are valid for 7 days of receiving your initial estimate, due to price increases related to supply and demand

# REPORT

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

### Estimator

Sample Estimator

### Issue Date

01/01/25

### Project Reference

1234-5678-910

### Call

01359 256311



# CONTENTS

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

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. Project Estimator 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.PROJECTESTIMATOR.CO.UK/LEGAL/TERMS-CONDITIONS-SALE/](http://WWW.PROJECTESTIMATOR.CO.UK/LEGAL/TERMS-CONDITIONS-SALE/)

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01

## **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.

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02

## **LABOUR RATES**

A breakdown of labourers and their day rates.

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03

## **ESTIMATOR NOTES**

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

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04

## **PROJECT BREAKDOWN**

A look at each section of works separated into the structural shell and the finishes and external works, all detailing hours, plant, materials, labour and totals.

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05

## **WORK SCHEDULE**

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

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06

## **TOOL HIRE REPORT**

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

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07

## **LENGTH SPECIFICATION**

All the cuts that will be required for the build.

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08

## **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.)

## BUILDER SUMMARY

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	200
Total Cost per m2	£200.00
Estimate Price incl Profit per m2	£200.00

<b>PLANT COST</b>	<b>£200.00</b>
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0%	Profit on materials	£200.00
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<b>MATERIALS COST</b>	<b>£200.00</b>
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0%	Profit on materials	£200.00
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<b>LABOUR COST</b>	<b>£200.00</b>
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0%	Profit on materials	£200.00
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<b>SERVICES &amp; PROFESSIONAL FEES</b>	<b>£200.00</b>
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0%	Profit on materials	£200.00
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<b>OUTLINE PROVISIONAL SUMS</b>	<b>£200.00</b>
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0%	Profit on materials	£200.00
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<b>TOTAL ESTIMATE COSTS</b>	<b>£XX,XXX.00</b>
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<b>CLEAR PROFIT</b>	<b>£XXX.00</b>
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<b>TOTAL ESTIMATE COST INCL. PROFIT</b>	<b>£XX,XXX.00</b>
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<b>20% VAT</b>	<b>£XXX.XX</b>
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<b>TOTAL PRICE</b>	<b>£XX,XXX.00</b>
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### PROJECT REFERENCE

1234-5678

### PROVISIONAL SUMS

**£1,400.00**

Provisional sum windows £200.00

Provisional sum windows £200.00

Provisional sum windows £200.00

Provisional sum windows £200.00

Provisional sum windows £200.00

Provisional sum windows £200.00

Provisional sum windows £200.00

### ALLOWANCES

Allowance per Thousand Bricks £200.00

Allowance per Thousand Bricks £200.00

Allowance per Thousand Bricks £200.00

Allowance per Thousand Bricks £200.00

Allowance per Thousand Bricks £200.00

Allowance per Thousand Bricks £200.00

### ESTIMATE VARIABLES\*

**£X,XXX.00**

\*A cost which during an estimate is assumed to allow for errors and price increases



### AMENDMENTS

Here at Project Estimator 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 Project Estimator representative.

## LABOUR RATES

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.



TRADE	DAY RATE	PRICE/HOUR	HOURS/DAY
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00
Labourer	£200.00	£25.00	8.00

## 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 Portaloo 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 with in 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 too.

## SCAFFOLDING

All scaffolding costs are worked out per m2. 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 £250m2 and all timber and aluminium are costed at £750m2 unless otherwise stated. Bi-fold doors and large sliding doors are costed at £1000 per LM.

## LINTELS

Standard cavity lintels are used with in 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 except 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.



# PROJECT BREAKDOWN: STRUCTURAL SHELL COST

SITE SETUP		BUILDER COSTS	CLIENT COSTS	MARK-UP
	PLANT	£25.00	£8.00	£8.00
	MATERIALS	£25.00	£8.00	£8.00
	LABOUR	£25.00	£8.00	£8.00
	<b>TOTAL</b>	<b>£75.00</b>	<b>£24.00</b>	<b>£24.00</b>

FOUNDATIONS		BUILDER COSTS	CLIENT COSTS	MARK-UP
	PLANT	£25.00	£8.00	£8.00
	MATERIALS	£25.00	£8.00	£8.00
	LABOUR	£25.00	£8.00	£8.00
	<b>TOTAL</b>	<b>£75.00</b>	<b>£24.00</b>	<b>£24.00</b>

GROUND FLOOR		BUILDER COSTS	CLIENT COSTS	MARK-UP
	PLANT	£25.00	£8.00	£8.00
	MATERIALS	£25.00	£8.00	£8.00
	LABOUR	£25.00	£8.00	£8.00
	<b>TOTAL</b>	<b>£75.00</b>	<b>£24.00</b>	<b>£24.00</b>

WALLS		BUILDER COSTS	CLIENT COSTS	MARK-UP
	PLANT	£25.00	£8.00	£8.00
	MATERIALS	£25.00	£8.00	£8.00
	LABOUR	£25.00	£8.00	£8.00
	<b>TOTAL</b>	<b>£75.00</b>	<b>£24.00</b>	<b>£24.00</b>

SCAFFOLDING		BUILDER COSTS	CLIENT COSTS	MARK-UP
	PLANT	£25.00	£8.00	£8.00
	MATERIALS	£25.00	£8.00	£8.00
	LABOUR	£25.00	£8.00	£8.00
	<b>TOTAL</b>	<b>£75.00</b>	<b>£24.00</b>	<b>£24.00</b>

EXCEPTIONS		BUILDER COSTS	CLIENT COSTS	MARK-UP
	PLANT	£25.00	£8.00	£8.00
	MATERIALS	£25.00	£8.00	£8.00
	LABOUR	£25.00	£8.00	£8.00
	<b>TOTAL</b>	<b>£75.00</b>	<b>£24.00</b>	<b>£24.00</b>

FOUNDATIONS		BUILDER COSTS	CLIENT COSTS	MARK-UP
	PLANT	£25.00	£8.00	£8.00
	MATERIALS	£25.00	£8.00	£8.00
	LABOUR	£25.00	£8.00	£8.00
	<b>TOTAL</b>	<b>£75.00</b>	<b>£24.00</b>	<b>£24.00</b>

UPPER FLOORS		BUILDER COSTS	CLIENT COSTS	MARK-UP
	PLANT	£25.00	£8.00	£8.00
	MATERIALS	£25.00	£8.00	£8.00
	LABOUR	£25.00	£8.00	£8.00
	<b>TOTAL</b>	<b>£75.00</b>	<b>£24.00</b>	<b>£24.00</b>

ROOF STRUCTURE		BUILDER COSTS	CLIENT COSTS	MARK-UP
	PLANT	£25.00	£8.00	£8.00
	MATERIALS	£25.00	£8.00	£8.00
	LABOUR	£25.00	£8.00	£8.00
	<b>TOTAL</b>	<b>£75.00</b>	<b>£24.00</b>	<b>£24.00</b>

ROOF TILING		BUILDER COSTS	CLIENT COSTS	MARK-UP
	PLANT	£25.00	£8.00	£8.00
	MATERIALS	£25.00	£8.00	£8.00
	LABOUR	£25.00	£8.00	£8.00
	<b>TOTAL</b>	<b>£75.00</b>	<b>£24.00</b>	<b>£24.00</b>

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**PROJECT BREAKDOWN**



## TOOL HIRE REPORT

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

PLANT TYPE	DURATION/QUANTITY	PLANT COST	LABOUR COST
Electric Disc Cutter	2	£25.00	£8.00
Electric Disc Cutter	2	£25.00	£8.00
Electric Disc Cutter	2	£25.00	£8.00
Electric Disc Cutter	2	£25.00	£8.00
Electric Disc Cutter	2	£25.00	£8.00
		<b>TOTAL PLANT COSTS</b>	<b>TOTAL LABOUR COSTS</b>
		<b>£125.00</b>	<b>£40.00</b>





# BILL OF QUANTITIES

The Bill of Quantities does not include any overheads or profits.

## SITE SETUP

PRODUCT CODE	QUANTITY	UNIT TYPE	DESCRIPTION	PLANT	MATERIAL	LABOUR	TOTAL COST
BREN1234	XX	Weeks	Description of item	£25.00	£8.00	£25.00	£58.00
BREN1234	XX	Weeks	Description of item	£25.00	£8.00	£25.00	£58.00
				<b>£50.00</b>	<b>£16.00</b>	<b>£50.00</b>	<b>£116.00</b>

## FOUNDATIONS

PRODUCT CODE	QUANTITY	UNIT TYPE	DESCRIPTION	PLANT	MATERIAL	LABOUR	TOTAL COST
BREN1234	XX	Weeks	Description of item	£25.00	£8.00	£25.00	£58.00
BREN1234	XX	Weeks	Description of item	£25.00	£8.00	£25.00	£58.00
				<b>£50.00</b>	<b>£16.00</b>	<b>£50.00</b>	<b>£116.00</b>

## GROUND FLOOR

PRODUCT CODE	QUANTITY	UNIT TYPE	DESCRIPTION	PLANT	MATERIAL	LABOUR	TOTAL COST
BREN1234	XX	Weeks	Description of item	£25.00	£8.00	£25.00	£58.00
BREN1234	XX	Weeks	Description of item	£25.00	£8.00	£25.00	£58.00
BREN1234	XX	Weeks	Description of item	£25.00	£8.00	£25.00	£58.00
BREN1234	XX	Weeks	Description of item	£25.00	£8.00	£25.00	£58.00
BREN1234	XX	Weeks	Description of item	£25.00	£8.00	£25.00	£58.00
				<b>£125.00</b>	<b>£40.00</b>	<b>£125.00</b>	<b>£290.00</b>

## WALLS

PRODUCT CODE	QUANTITY	UNIT TYPE	DESCRIPTION	PLANT	MATERIAL	LABOUR	TOTAL COST
BREN1234	XX	Weeks	Description of item	£25.00	£8.00	£25.00	£58.00
BREN1234	XX	Weeks	Description of item	£25.00	£8.00	£25.00	£58.00
BREN1234	XX	Weeks	Description of item	£25.00	£8.00	£25.00	£58.00
BREN1234	XX	Weeks	Description of item	£25.00	£8.00	£25.00	£58.00
BREN1234	XX	Weeks	Description of item	£25.00	£8.00	£25.00	£58.00
				<b>£125.00</b>	<b>£40.00</b>	<b>£125.00</b>	<b>£290.00</b>

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BILL OF QUANTITIES



# WE ESTIMATE, YOU BUILD

**PHONE**

01359 256311

**WEBSITE**

[www.projectestimator.co.uk](http://www.projectestimator.co.uk)

The price in this estimate has been supported by our suppliers.

Company Number: 01647362

