



South Coast Building Ltd

Example

27 September 2013

Dear Mr / Mrs

We are pleased to submit the following quotation as requested for works to be carried out at Site Address.

As you may already be aware, we have many years of experience in the building trade and we also keep up to date with the latest techniques and materials so we are able to provide the best possible job satisfaction for our customers.

We have based the quotation from the site meeting and plans provided.

Our emphasis is on consistent quality, whether the job is large or small, and if you decide to change your instructions we can swiftly provide you with alternative costings.

We aim to keep you informed throughout the job and provide careful project management so you will always be kept up to date on the progress of your contract. We have provided a full work schedule and payment schedule with this quotation for your perusal.

We hope this quotation is to your satisfaction and that we will hear from you soon.

Yours sincerely

Mike Gregory

We have based the quotation on the following works:**Site Setup:**

Not allowed for / not required.

Foundations:**Set out & excavate**

Set out foundation area and excavate foundations.

Trench foundation

We have allowed for an excavation of 82 LM of trench foundations 1 LM deep and 600mm wide, leaving the top of the concrete approximately 150mm below ground level.

We've allowed for the removal and disposal of all soils from the site, for the above excavations.

Please note: building control officers will inspect foundations, and may require changes in foundation depths. if changes need to be made, this would be an additional cost to this quotation.

We have assumed that ground conditions are satisfactory, and have therefore not allowed for shoring of the foundations.

Ground Floor:**External walls (walls up from foundations to DPC level)****Internal load bearing walls (walls up from foundations to DPC level)**

Construct single internal load bearing walls with lightweight block 100mm blocks and allowance per thousand bricks £250.00 , bricks up to DPC level.

Construct double internal walls with lightweight block 100mm blocks and allowance per thousand bricks £250.00 , bricks up to DPC level.

Vegetation soils (top soil)

Remove all vegetation soil from oversite area. We have allowed up to 300mm of top soil to be removed from the oversite area.

DPC (damp proof course)

We have allowed for the installation of a DPC to the base of all ground floor walls to the minimum of 150mm above ground level.

Oversite sub-base (ground floor)

We have allowed for 190mm of sub-base below the main floor.to be mechanically compacted down.

DPM (damp proof membrane)

Lay polythene 300 (blue) 4 x 25LM polythene on 15mm blinding and lapped onto DPC

Insulation (to the ground floor)

Lay insulation floor kingspan ff70 2400 x 1200 x 100mm board.

Concrete (ground floor)

For the ground floor oversite we have allowed for the laying of a concrete slab 150mm thick.

Walls:**External leaf**

For the main walls we have based our costs on brickwork being, allowance per thousand bricks £250.00

For single storey block work we have based our costs on blockwork being, aerated block 440x215x100mm,

Internal leaf (the internal leaf to external walls)

For the main walls we have based our costs on blockwork being, lightweight block 100mm,

For single storey block work we have based our costs on blockwork being, lightweight block 100mm,

Masonry partition walls

We have based our material costs on blockwork partitions, building up with lightweight block 100mm.

Cavity insulation

We have allowed for insulation slab knauf earthwool rs60 universal 100 x 600 x 1.2LM (4 per pack) to be fitted to all external cavity walls.

Lintels

To be fitted to all new openings with minimum required bearings.

Chimney

We have allowed for the erection of a 8 LM chimney.

Scaffolding

We have allowed for the supply and fit of all scaffolding required to carry out necessary works.

Above Ground Floor: (All floors above the ground floor)

Timber joists

We have allowed for 61.56 M2 of timber joists to be fitted above ground floors, fitting all necessary restraint straps and fitting intermediate solid noggins to a minimum of 2.4 LM centres.

Windows and Doors:

Windows

Supply and fit new hardwood windows.

External door

We have allowed for 2 personnel doors including frames 4 french doors including frames, .

Roof:

Wall plate (timber that roof structure sits on)

Fit sawn 47 x 100 treated softwood timber, held down with restraint straps.

Trusses / rafters (roof structure)

We have allowed to fit rafters as stated on plans, fitting all required binders, bracings and gable restraint straps.

Fascias / soffits (fascias = boards guttering is fixed to)

Fascias to be pse timber 100mm x 100mm treated softwood with soffits to be plywood exterior wbp (2.4x1.2LM) 6mm

Barge boards (boards that are fixed on gables ends)

Bargeboards to be pse timber 22mm x 150mm treated per LM with plywood exterior wbp (2.4x1.2LM) 6mm eaves.

Roof coverings

Guttering & down pipes

Fit standard plastic guttering and downpipes, colour to clients choice.

First Fix Carpentry: (All Internal Carpentry works required before plastering)

Plasterboard

We have allowed for the fitting of plasterboard to ceilings as required.

Stud partition walls (internal timber framed walls)

We have allowed for the fitting of new partition walls as shown on plans sawn 38 x 100mm treated softwood studs set at 0.6LM centers clad in plasterboard acoustic (12.5mm x 2.4LM x 1.2LM).

Stairs

We have based our costs on an allowance for stairs £750

Plastering:**Internal walls**

Hardwall finish, we have allowed for 135 M2.

Render and set finish, we have allowed for 91 M2.

Plaster finish, we have allowed for 110 M2.

Ceilings

Ceilings to be plastered again fitting all required scrim reinforcement tape to all joints and fixings.

Coving (plaster moulding to perimeters of rooms)

We have allowed for approximately 39.48 lengths of cove plaster 100mm x 3.6LM to be fitted.

Second Fix Carpentry: (All Internal Finished Carpentry required after plaster works)**Internal doors**

We have allowed for allowance for internal door £30.

For the handles of internal doors we have based the costs on door latch tubular brass 56 x 63mm.

Skirting (timber board with moulding fitted to base of walls to perimeter of rooms)

Fit new skirting boards. We have allowed for skirting radiata pine torus ogee skirting 19mm x 144mm x 1LM

Architraves (timber moulding to the surrounds of internal doors)

We have allowed for architrave ogee 19mm x 69mm x 1LM architrave.

Curtain battens (timbers fitted to above all windows so as to fit curtains to)

Fit above all windows, we have allowed for pse timber 20mm x 44mm x 1LM batten.

Boxing (this is normally a timber casing fitted around pipe work/ soil pipes)

We have allowed for 6 new boxings to encase pipe work.

Loft hatches.

We have allowed for 1 loft hatch.

Alterations:

Not allowed for / not required.

Electrics:

We have allowed the following items, 36 new sockets, 15 light switches, 17 lights, 1 consumer unit, 3 phone points, 1 cooker, 5 smoke alarms, 5 extractor fans,

Plumbing:

We have allowed for 80 LM of pipe copper 15mm x 1LM, 30 LM of pipe copper 22mm x 1LM, 20 LM of pipe plastic 40mm x 1LM, 20 LM of pipe clip 50mm white, 20LM of soil pipe, 6 sinks, 4 toilets, 1 bath, 1 shower, for the plumbing.

Kitchen:

Not allowed for / not required.

Decorating:**Walls / ceilings**

Painting

We have allowed 2.5 coats for painting internal walls.

We have allowed 2.5 coats for painting internal ceilings and coving.

External decorations

We have allowed 1 coat of primer, 1 coat of undercoat, 1 coat of gloss and any knotting required for external decorations.

External frames

Painting

We have allowed the following items to be painted:

14 windows

2 external door

2 external door frame

4 french (hinged) doors

4 french (hinged) door frame

External roofing items

Painting

We have allowed the following items to be painted:

Fascia

Soffit

Barge boards

Barge boards eaves

Fencing**Internal decorations**

We have allowed 1 coat of primer, 1 coat of undercoat, 1 coat of gloss and any knotting required for internal decorations.

Painting

We have allowed the following items to be painted:

Architrave

Skirting board

Door jam

Internal doors

Carpet steps

Curtain battens

Loft hatch

Window boards

Stairs

Newl/half newl posts

Balustrades

Handrail

Nosing/capping/apron/cover moulding

We have allowed for any sealing of frames.

Finishes:

Not allowed for / not required.

Services:

We have not allowed for any service connections.

Professional Services:

Not allowed for / not required.

External Works:

Foul drainage/storm water

Fit 4 new manholes. We have allowed for the fitting of pipe plastic 100mm 6LM length to run into 2 new surface water soakaways. we have allowed for 1 septic tanks

New main services

We have allowed for laying a water connection , laying a phone line & electric connection.

Please note:

Upon completion of works, all building materials and debris will be removed from site and disposed of.

Total Quotation Price £161,804.33 + VAT £0,000.00

Total price £161,804.33

All building work will be carried out in accordance with building control regulations.

Please note, the above quotation costs are based on that stated above and if you have any queries please do not hesitate to contact us.

We cannot accept liability for damage caused by suppliers delivery vehicles, or for compaction damage caused by plant

Client's responsibilities:

valve is for the water, and if you know where the electric, phone line, and any other service lines are located.

Payment schedule

1st payment initial payment £0,000

2nd payment completion of oversite £30,750

3rd payment completion of wall plate £29,800

4th payment completion of roof £27,800

5th payment completion of plastering £39,800

6th payment completion of contract £24,904

7th payment 0 £0,000.00

Please note the above costings are exclusive of vat.

