

Retrofit for the Future Final Phase Report

ZA522P

Appendix 5

Cost summary

Architectural Decorators
3 Passfield Drive
Final Account
10th October 2011

Item	Description	Rate	% Complete	Total
1	Demolition and Excavation			
1.1	Demolish existing single glazed lean-to outbuilding and break out ground slab	£160.00	100%	£160.00
1.2	Demolish masonry lobby in rear ground floor room	£440.00	100%	£440.00
1.3	Cut back, flush to walls, protruding concrete surround to front door	£220.00	100%	£220.00
1.4	Cut back, flush to walls, protruding concrete surround to large window on rear elevation	£240.00	100%	£240.00
1.5	Remove all windows and doors	£700.00	100%	£700.00
1.6	Enlarge window opening to rear living room to create full height opening.	£240.00	100%	£240.00
1.7	Excavate external ground front and rear to depth of foundation (approx. 900mm) to allow sufficient space for application of external insulation.	£1,200.00	100%	£1,200.00
1.8	Carefully remove doors and door linings to ground floor and store for reuse	£350.00	100%	£350.00
1.9	Carefully remove existing kitchen units and fittings and store for reuse	£600.00	0%	£0.00
1.12	Breaking out of existing foundations of extension and lean-to. Note that existing water pipe to existing sink runs beneath foundations.	£320.00	100%	£320.00
1.13	Cut back wall in front garden to accommodate external insulation.	£200.00	100%	£200.00
2	Construction			£0.00
2.1	Form new 150mm thick reinforced concrete slab to rear single storey extension (SE to confirm spec.). Slab to be poured onto 300mm of Floormate 500-X insulation protected with suitable DPM.	£1,740.00	100%	£1,740.00
2.2	Fit external insulation to foundations to full depth of front and rear foundations. Approx 7 sqm of 200mm Permarock external XPS to front foundations. Approx 11sqm of 160mm Permarock external XPS to rear foundations. Insulation to extend to 150mm above ground level. Exposed insulation to be finished with Permarock Capatetect render system.	£940.00	100%	£940.00
2.3	Construct 140mm studwork frame walls to form rear extension/WC (SE to confirm spec.). Frame to be insulated with 140mm of Knauf Frametherm insulation. Frames to be lined internally with 18mm OSB boards, overlaid with Pro-Clima Intello membrane and fitted with 100mm timber counter battens to internal face to provide service zone for pipework etc. Service zone to be insulated with flexible woodfibre insulation.	£1,895.00	100%	£1,895.00
2.4	Fit external insulation to front external walls. Permarock K-finish render applied to 240mm Permarock Premium EPS insulation. Walls to be prepared with application of parge coat. EPS boards to be adhesive and mechanically fixed. Total build up approx 250mm. Approx 30sqm	£4,770.00	100%	£4,770.00

2.5	Fit external insulation to rear external walls. Permarock K-finish render applied to 200mm Permarock Premium EPS insulation. Walls to be prepared with application of parge coat. EPS boards to be adhesive and mechanically fixed. Total build up approx 210mm. Approx 36sqm.	£4,462.00	100%	£4,462.00
2.6	Fit 500mm wide strip of floor to ceiling height internal insulation to party walls (tapered to stair walls). Insulation to be 100mm Pavatherm Pavadentro wood fibre boards with associated finishing coats. NOTE rear alcoves to be insulated across full width. Insulation to be carried full width across partition walls in roof space to height of 900mm, no finishes required.	£650.00	100%	£650.00
2.7	Remove mineral wool insulation laid across ceiling joists and set aside for re-use.	£250.00	100%	£250.00
2.8	Install airtightness membrane across ceiling joists and insulation. Membrane to be Pro-Clima Intello or SIGA Majpell. Membrane to be sealed to existing walls with tape recommended by manufacturer. All services penetrations through membrane to be tape sealed.	£500.00	100%	£500.00
2.9	Install new airtight loft hatch to roof space. Hatch to be Wellhoeffler roof hatch supplied by Green Building Store, sealed to airtightness membrane. Allow for trimming of ceiling joists to suit enlarged opening.	£607.20	100%	£607.20
2.1	Re-install 200mm mineral wool insulation previously removed from roof space on top of new airtightness membrane. Fit additional 200mm Knauf Frame Therm mineral insulation above.	£945.00	100%	£945.00
2.11	Fit 10mm Vacupor vacuum insulation panels to all ground floors, including application of 18mm tongue and grooved OSB floating floor above (awaiting manufacturer's specification). Existing floor finishes to be retained and re-laid.	£4,144.00	100%	£4,144.00
2.12	Reinstate kitchen units and fittings to accommodate new floor level	£1,000.00	0%	£0.00
2.13	Adjust existing ground floor door and door lining heights to suit new floor levels and reinstate. Adjust stairs by fixing ply onto top of the first five steps to enable comfortable descent and ascent.	£1,495.00	100%	£1,495.00
2.14	Seal and finish existing chimney in living room.			£0.00
3 Services				£0.00
3.1	All external services and pipework to be adjusted to accommodate new wall external build up. Note gas metre installed on front elevation to be relocated to floor-mounted semi-concealed metre box.	£1,900.00	100%	£1,900.00
3.2	Install heat recovery ventilation system in roof space. Unit to be Paul Novus 300 including associated ductwork and terminals. 3no. ceiling mounted extract terminals to bathroom kitchen and WC. 5no. ceiling mounted supply terminals to living room and bedrooms. Note unit requires condensate connection to SVP.	£4,600.00	100%	£4,600.00
3.3	Hot water installation:			£0.00
	Vaillant ecoTEC plus 615 - 4.9-15.0kW boiler			£0.00

	AuroSTOR 250 cylinder Note 250 litre cylinder is 554 dia and 1790 high, but needs approx 200-300mm to one side for pipe connections.			£0.00
	Either 3no. evacuated tube collectors (auroTHERM exclusive) 1650h 700w or 2no. flat plate (auroTHERM plus) 2033h 1233w	£8,800.00	100%	£8,800.00
3.4	Associated pipework to above. Note all pipework to be insulated with 19mm Armourflex pipe insulation	£300.00	100%	£300.00
3.5	Allowance for energy monitoring equipment supplied by EST. 3no. Internal temperature sensors, 1no. external temperature sensor and 3no. CO2 sensors.	£2,450.00	100%	£2,450.00
3.6	All existing service penetrations and air vents to be sealed to existing floor slab or new parge coat with Pro-Clima Roflex tape, SIGA Rissan 60 tape or equivalent.	£200.00	100%	£200.00
3.7	Provide mains cold water connection to replace existing cold water storage tank.	£410.00	100%	£410.00
3.8	Provide new waste pipes to new WC and washbasin including air admittance valve. Soil pipes to be connected into existing waste connection.	£360.00	100%	£360.00
3.9	Adjusting the existing cupboards in bedrooms to accommodate duct work and boxing for heat recovery ventilation.	£300.00	100%	£300.00
3.1	Install new garden tap to exterior of extension.	£120.00	100%	£120.00
4 Carpentry				£0.00
4.1	Timber supports to new windows fixed back to existing masonry with suitable resin anchor fixings (SE specification outstanding)	£495.00	100%	£495.00
4.2	New timber and plywood roof to rear extension/WC including Sarnafil single ply membrane roof laid over Rockwool DuoRock roof boards	£2,760.00	100%	£2,760.00
4.3	Form boxing out to ground floor WC cistern frame and semi-recessed wash basin.	£120.00	100%	£120.00
4.4	Floor to ceiling boxing out to heat recovery system ductwork in 4no. bedrooms. Duct work through bathroom run through new toilet frame with existing SVP.	£870.00	100%	£870.00
4.5	New timber and OSB platform in roof space for support of Heat Recovery Ventilation system and access for maintenance	£650.00	100%	£650.00
4.6	New cupboard to accommodate solar water cylinder to replace existing cupboard in kitchen OR New cupboard in second floor for solar water cylinder.	£540.00	100%	£540.00
5 Glazing				£0.00
5.1	Replace 8no. windows to front and rear. Windows to be Bayer Premium Wood Passivhaus certified triple glazed windows or equivalent. Windows to be supplied with appropriate Illbruck sealant tapes and fixing screws. Ironmongery to include lockable handles and limiting stays.	£7,401.64	100%	£7,401.64
5.2	2no. new windows to rear extension/WC. Windows to be Bayer Premium Wood Passivhaus certified triple glazed windows or equivalent. Window to be supplied with appropriate Illbruck sealant tapes and fixing screws. Ironmongery to include lockable handles and limiting stays.	£1,832.30	100%	£1,832.30

5.3	New 'french' windows to rear living room. Window to be Bayer Premium Wood Passivhaus certified triple glazed windows or equivalent. Window to be supplied with appropriate Illbruck sealant tapes and fixing screws. Ironmongery to include lockable handles and limiting stays.	£2,611.13	100%	£2,611.13
5.4	Install Guttman aluminium external cills to all windows, including end caps and support brackets. Note Guttman cills also supplied by Bayer Schreinerei	£1,151.68	100%	£1,151.68
6 Doors (inc ironmongery)				£0.00
6.1	New internal door set to rear door lobby	£350.00	100%	£350.00
6.2	New internal door set to new WC	£300.00	100%	£300.00
6.3	New front door. Door to be Bayer Premium Wood Passivhaus certified or equivalent. Door to be supplied with appropriate Illbruck sealant tapes, fixing screws. Ironmongery to include spy hole and security stay.	£3,692.82	100%	£3,692.82
7 Fittings				£0.00
7.1	New concealed cistern to ground floor wc with 2/4 litre flush	£300.00	100%	£300.00
7.2	Wall mounted low-flush WC	£250.00	100%	£250.00
7.3	Semi recessed wash hand basin with low flow taps	£310.00	100%	£310.00
7.4	Hanging rail to rear WC lobby area	£30.00	100%	£30.00
7.5	Allowance for replacement of existing bathroom fittings with low-flush fittings	£280.00	100%	£280.00
7.6	Allowance for replacement of existing kitchen tap with low-flow fitting	£300.00	100%	£300.00
8 Finishes				£0.00
8.1	New plasterboard, skim and paint finish to boxing out in 4no. bedrooms	£1,740.00	100%	£1,740.00
8.2	Making good to ground floor living room walls and ceilings following removal of existing lobby walls	£400.00	100%	£400.00
8.3	New floor finishes to ground floor living room floors following removal of existing lobby walls	£995.00	100%	£995.00
8.4	Half height tile finishes to new bathroom WC	£460.00	100%	£460.00
8.5	Tiling to bathroom floor	£240.00	100%	£240.00
8.6	Wall mounted mirror to new bathroom, mounted flush to tiling	£100.00	100%	£100.00
8.7	Skim and paint finish to new bathroom WC and lobby above tiling	£340.00	100%	£100.00
8.8	New tiled splashback to kitchen to suit raised kitchen unit height	£440.00	100%	£440.00
8.9	Allowance for new tile finishes to existing bathroom	£600.00	100%	£600.00
8.1	New painted plywood linings and cills to make good all window and door openings	£450.00	100%	£450.00
8.11	Make good external finishes following excavations	£250.00	100%	£250.00
9 Lighting				£0.00
9.1	New IP rated wall mounted light fitting to ground floor WC	£250.00	100%	£250.00
9.2	All internal light fittings to be fitted with low energy light bulbs (assume 9no.)	£90.00	100%	£90.00
9.3	New PIR actuated security light to front elevation	£150.00	100%	£150.00
10 Miscellaneous				£0.00

10.1	Allowance for airtesting during construction. First airtest to be carried following application of Permarock parge coat, installation of windows, installation of airtightness membrane and sealing of existing services. Second airtest to be carried out following installation of HRV ductwork and new services prior to closing up works. NOTE: Building envelope to achieve 0.6 ach @ 50pa. EST appointed consultants will complete final airtest upon completion.	£1,200.00		
			100%	£1,200.00
	Preliminaries			£0.00
				£0.00
	Supervision	£7,000.00	100%	£7,000.00
	Welfare	£1,000.00	100%	£1,000.00
	Scaffolding	£3,150.00	100%	£3,150.00
	Waste	£850.00	100%	£850.00

Total	£89,617.77
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Item	Description	Rate	% Complete	Total
1	Under Pinning Works	£3,970.00	100%	£3,970.00
2	Door way creation and blocking up	£815.00	100%	£815.00
3	Additional drainage works required	£2,235.00	100%	£2,235.00
4	Aborted visit for MVHR	£630.00	100%	£630.00
5	1st floor bathroom installation	£2,185.00	100%	£2,185.00
6	Grd floor shower installation	£1,900.00	100%	£1,900.00
7	Kitchen installation	£3,000.00	100%	£3,000.00
8	Upgrading of internal pipework to copper	£710.00	100%	£710.00
	Additional electrical work required to bring upto current regs	£1,455.00	100%	£1,455.00
9				
10	Water Main upgrade	£200.00	100%	£200.00
	Remove old pipe work at low level recess and making good	£165.00	100%	£165.00
11				
12	Building Notice Application	£1,057.50	100%	£1,057.50
13	Vacupor Additions	£811.81	100%	£811.81
14	Damp Proofing Works	£320.00	100%	£320.00
15	Additional Decoration works	£870.00	100%	£870.00
	Additional Plastering (areas in living room, bedrooms)	£440.00	100%	£440.00
16				
17	Replacement of defective skirting	£130.00	100%	£130.00
18	Replacement of damaged laminate flooring	£310.00	100%	£310.00
19	Extra over on architechts chosen flooring	£304.50	100%	£304.50
20	New canopy	£655.00	100%	£655.00
21	Supply and fit new post box	£55.00	100%	£55.00
	Purchase of additional post box due to wrong colour being given	£20.00	100%	£20.00
22				
23	New cylander as not one delivered and install cost	£135.00	100%	£135.00
24	Water Main upgrade	2,278.13	100%	£2,278.13
	Replace incorrect sink specified (Twice) for suitable one	180.00	100%	£180.00
25				
26	Replace defective handles (labour only)	£35.00	100%	£35.00
27	Renewal of neighbours roof to back addition	£410.00	100%	£410.00
28	Return visit to site to check wiring for pyranometer	80.00	100%	£80.00
	Return visit to site to install new pyranometer as one sent previously was defective	280.00	100%	£280.00
29				

£25,636.94

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No	Description	Total
1	SOW	£89,617.77
2	Variations	£25,636.94
		£115,254.71