

BILL OF QUANTITIES

BILL OF QUANTITIES						
DATE OF ESTIMATE	29th Feb '21					
CLIENT	Joe & Jo Soap					
PROPERTY ADDRESS	Our Site					
CONTRACTOR	To be Decided					

THIS IS ONLY A SAMPLE PART OF YOUR FULL REPORT
Rates shown on this sample are fictitious

Description	Qty	Unit	Basic Rate	Regional Rate	Total	Section total
Preliminaries						
Builders store hut , temp. w.c. etc - Provisional	1.00	Item	€1,174.09	€1,303.24	€1,303.24	
Material handling equip	1.00	Item	€1,056.68	€1,172.91	€1,172.91	
Provision of mixer, hire of scaffolding, occassional plant etc	1.00	Item	€2,700.40	€2,997.45	€2,997.45	
Insurance policy with professional indemnity	1.00	Item	€1,526.31	€1,694.21	€1,694.21	
Health & Safety provisions and monitoring	1.00	Item	€469.64	€521.29	€521.29	
						€7,689.10
Excavation						
Strip topsoil off site and store in spoil	597.83	Item	€3.11	€3.45	€2,060.44	
Reduced level excavation to oversite and path area -avg. depth .400m & cart	239.13	Cu.m.	€6.90	€7.66	€1,831.50	
Reduced level excavation as required ?	0.00	Cu.m.	€11.90	€13.21	€0.00	
Stone drive / street / path area's - avg 200mm deep.	380.00	Sq.m.	€14.52	€16.12	€6,124.54	
Rock - Provisional Allowance	0.00	Cu.m.	€35.00	€38.85	€0.00	
						€10,016.48
Sub-structure work						
Excavate trenches for cavity walls avg. 1000mm deep throughout	116.04	Cu.m.	€6.90	€7.66	€888.75	
Excavate trenches for Internal walls avg. 1000mm deep throughout	102.24	Cu.m.	€6.90	€7.66	€783.06	
Ditto Chimneys avg 1500 wide	0.00	Cu.m.	€6.90	€7.66	€0.00	
Level bottom of trenches	162.20	Sq.m.	€1.80	€2.00	€324.08	
Pour Concrete to trenches	65.96	Cu.m.	€131.89	€146.40	€9,655.89	
A 393 mesh to all foundations	162.20	Sq.m.	€7.72	€8.57	€1,389.76	
Average depth from D.P.C to top of foundations	1.20			€0.00	€0.00	
Solid Blockwork - avg. 350 wide under cavity wall - 750mm high	72.53	Sq.m.	€71.91	€79.82	€5,789.04	
Cavity blockwork to subfloor level - 450mm high	43.52	Sq.m.	€46.93	€52.09	€2,266.66	
Blockwork to internal walls - 100mm blockwork	100.08	Sq.m.	€23.46	€26.04	€2,606.54	
Blockwork to internal walls - 150mm blockwork	0.00	Sq.m.	€33.88	€37.60	€0.00	
Blockwork to internal walls - 225mm blockwork	2.16	Sq.m.	€46.93	€52.09	€112.51	
Blockwork to chimneys in 450mm thick	0.00	Sq.m.	€93.85	€104.18	€0.00	
Selected hardcore to sub floor, well compacted avg depth 225mm	217.83	Sq.m.	€10.56	€11.72	€2,553.28	
50mm stone and blinding	217.83	Sq.m.	€3.96	€4.40	€957.48	
Lay radon barrier	266.18	Sq.m.	€6.39	€7.10	€1,889.07	
Radon Sump & pipe	1.00	Nr.	€90.00	€99.90	€99.90	
Insitu sub floor - 150mm concrete.	217.83	Sq.m.	€19.49	€21.63	€4,711.24	
				€0.00	€0.00	€34,027.26
Superstructure - external walls						
350 Cavity blockwork to ground floor level	247.60	Sq.m.	€46.93	€52.09	€12,897.31	
E.O forming cavity	247.60	Sq.m.	€1.20	€1.33	€329.80	
100mm Blockwork to inner walls	245.44	Sq.m.	€23.46	€26.04	€6,392.28	
150mm Blockwork to inner walls	0.00	Sq.m.	€33.88	€37.60	€0.00	
225mm Blockwork to inner walls	5.66	Sq.m.	€46.93	€52.09	€294.64	
Blockwork to Chimney	0.00	Sq.m.	€93.85	€104.18	€0.00	
100mm Quinlite inner block 225mm high	21.76	Sq.m.	€33.75	€37.46	€815.06	
100mm blockwork around perimetre of f.f. slab - 225mm high	96.70	m	€5.28	€5.86	€566.66	
350mm Cavity blockwork to F.F.,	0.00	Sq.m.	€46.93	€52.09	€0.00	
E.O forming cavity	0.00	Sq.m.	€1.20	€1.33	€0.00	
100mm Internal blockwork to 1st floor	0.00	Sq.m.	€23.46	€26.04	€0.00	
225mm Blockwork to 1st floor	0.00	Sq.m.	€46.93	€52.09	€0.00	

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				€0.00	€0.00
Gable + additional cavity area's	53.90	Sq.m.	€46.93	€52.09	€2,807.60
Cavity Wall Insulation, complete with ties as follows:				€0.00	€0.00
100mm Partial Fill Cavity Insulation	247.60	Sq.m.	€30.25	€33.58	€8,313.83
Return blockwork and fit 50mm Kingspan to all vertical openings agg. 125mm wide	101.59	m	€13.33	€14.80	€1,503.17
Fit prestressed lintol and 50mm kingspan above all openings - in cavity space	35.01	m	€8.92	€9.90	€346.77
Extend cavity Insulation between rafters, allowing for 50mm air gap..	45.60	m	€10.59	€11.75	€535.90
Lintols - size 150 x 100 fitted to cavity openings	39.67	m	€18.70	€20.76	€823.47
Catnik lintols to wide ope to suit 350mm cavity	21.15	m	€159.50	€177.05	€3,744.86
Additional cost over Catniks for corner windows, incl. posts.	5.00	Item	€220.00	€244.20	€1,221.00
Concrete Sills - 100mm face edge to windows	41.21	m	€21.07	€23.39	€964.11
Close cavity at eaves and verge	101.70	m	€3.40	€3.77	€383.82
Fit metre cabinet & hockey stick	1.00	Item	€85.00	€94.35	€94.35
D.P.C'S Membranes					
100 / 150mm DPC. Reveals & walls at sub floor level	327.60	lm	€0.25	€0.27	€90.00
225mm DPC to Sills etc	82.43	lm	€0.52	€0.58	€47.81
450mm DPC to window heads	35.01	lm	€0.96	€1.07	€37.41
Chasing	1.00	Item	€431.30	€478.74	€478.74
150 x 100 lintols to openings	23.88	m	€18.70	€20.76	€495.68
Flue Linears	0.00	No.	€19.25	€21.37	€0.00
Flue Pot	0.00	Nr.	€35.00	€38.85	€0.00
Flue Gathering	0.00	Nr.	€27.50	€30.53	€0.00
Black Chimney Pots	0.00	Nr.	€31.90	€35.41	€0.00
Chimney copin	0.00	Nr.	€55.00	€61.05	€0.00
				€0.00	€0.00
External Features					
Stone Rendering as per plan	31.50	Sq.m.	€144.10	€159.95	€5,038.46
Other Features	0.00		€0.00	€0.00	€0.00
Natural Granite lintols to stonework	6.00	LM	€35.20	€39.07	€234.43
					€48,457.16
Plasterwork					
K Render plaster finish to external walls	323.26	Sq.m.	€35.97	€39.93	€12,906.65
Patent reveals to all opes	136.61	m	€4.60	€5.11	€698.04
Smooth render to raised plinth - avg 200mm high	96.70	m	€4.60	€5.11	€494.12
Dry Lining with mushroom head fixings as follows:				€0.00	€0.00
62mm Thermal Lining Board	216.17	Sq.m.	€21.78	€24.18	€5,226.17
Skim drylined surfaces	216.17	Sq.m.	€10.83	€12.02	€2,598.15
Sand cement and skim to interior wall surfaces	555.37	Sq.m.	€15.07	€16.73	€9,289.74
P'Board & Skim ceilings - horizontal ceilings to G.F.	217.83	Sq.m.	€18.64	€20.69	€4,506.39
P'Board & Skim Ceilings to First Floor - Flat	0.00	Sq.m.	€18.64	€20.69	€0.00
Ditto - Sloped ceilings to F.F.	0.00	Sq.m.	€22.37	€24.83	€0.00
E.O. P'board for 50mm Thermal Lining board - G.F Ceilings	217.83	Sq.m.	€13.97	€15.51	€3,377.78
E.O. P'board for 50mm Thermal Lining board - to entire 1st Floor Ceilings	0.00	Sq.m.	€13.97	€15.51	€0.00
Window reveals	136.61	m	€3.00	€3.33	€454.90
Vertical arisses	50.80	m	€3.00	€3.33	€169.15
				€0.00	€0.00
Plasterboard & skim to stud walls	0.00	Sq.m.	€26.45	€29.36	€0.00
<u>Airtightness tape</u>				€0.00	€0.00
Pro Clima - Intello Plus Membrane to all ceilings with external exposure	217.83	Sq.m.	€5.98	€6.64	€1,446.86
Air tight tape to all reveals & heads	274.52	lm	€7.33	€8.14	€2,233.70
					€43,401.65
FLOORS CONSTRUCTION					
Ground Floor					
Kingspan Kooltherm board to floors - 125mm Thick	217.83	Sq.m.	€31.63	€35.10	€7,646.54
Concrete Screed avg 85mm deep	217.83	Sq.m.	€15.10	€16.76	€3,650.13
Additional cost for Self levelling easi-screed.	0.00	Sq.m.	€13.97	€15.50	€0.00
25mm insulation to wall perimetres avg 100mm	96.70	m	€3.50	€3.89	€375.68
First Floor Construction				€0.00	€0.00
0	0.00	Sq.m.	€0.00	€0.00	€0.00
0	0.00	Sq.m.	€0.00	€0.00	€0.00
0	0.00	Sq.m.	€0.00	€0.00	€0.00

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Metal frame system for plasterboard onto conc. Slab	0.00	Sq.m.	€15.00	€16.65	€0.00
Additional cost for Self levelling easi-screed.	0.00	Sq.m.	€13.97	€15.50	€0.00
Lay polythene in prep for easi screed	0.00	Sq.m.	€1.20	€1.33	€0.00
				€0.00	€0.00
€11,672.35					
First Fix Joinery					
Stud Walling 100 x 44 studs	0.00	Sq.m.	€18.30	€20.31	€0.00
Door frames - Red deal complete, fabricated and fitted	18.00	Set	€44.10	€48.95	€881.09
Fit hardwood window boards to windows	41.21	m	€24.00	€26.64	€1,097.94
					€1,979.03
Roof Construction					
Fit wall plate to eaves	45.60	m	€7.43	€8.24	€375.82
Rafters size 150 x 44	1020.64	m	€7.62	€8.46	€8,636.18
Ridge board	44.70	m	€8.46	€9.40	€419.98
150 x 44 Ceiling Joist - (Baed on G.F. area)	697.05	m	€6.53	€7.25	€5,055.50
Valley Rafter	26.30	m	€9.80	€10.88	€286.12
Valley Board	52.60	m	€5.35	€5.93	€312.13
225 x 75 Purlin	89.20	m	€16.71	€18.54	€1,654.12
Form gable ladders	41.40	m	€10.69	€11.87	€491.34
				€0.00	€0.00
Collar ties / runners	139.41	m	€6.53	€7.25	€1,011.10
Facia Board	45.60	m	€8.46	€9.40	€428.44
Soffit Board	45.60	m	€8.46	€9.40	€428.44
Barge Board	41.40	m	€8.46	€9.40	€388.98
Lateral stability straps to barge	46	m	€1.50	€1.67	€76.59
Wall plate straps	38	m	€1.50	€1.67	€63.27
U.B. Purlin to both roof planes	42.90	m	€51.00	€56.61	€2,428.57
					€22,056.57
Roof Finishes					
Lath and breathable felt to roof	318.95	Sq.m.	€5.22	€5.80	€1,848.36
Tegral Endurance	318.95	Sq.m.	€35.20	€39.07	€12,462.01
Extra for eaves course	45.60	m	€14.08	€15.63	€712.67
Decorative Ridge/Hip Tiles	44.70	m	€42.00	€46.62	€2,083.91
Lead flashing to Valleys	26.30	m	€41.80	€46.40	€1,220.27
Lead flashing at wall junctions	12.50	m	€41.80	€46.40	€579.98
Lead flashing to chimney	0.00	m	€50.16	€55.68	€0.00
Slate vents as required - provisional	11	m	€41.80	€46.40	€518.50
				€0.00	€0.00
Black Upvc facia - 225mm deep	45.60	m	€8.25	€9.16	€417.58
Black Upvc gutters	45.60	m	€11.80	€13.10	€597.27
Black down pipes	9.12	m	€9.80	€10.88	€99.21
Black upvc Barge board - 225mm deep	41.40	m	€8.25	€9.16	€379.12
Soffit - Black avg. -250mm wide	41.40	m	€8.25	€9.16	€379.12
Ditto to Barge avg. 450mm wide	41.40	m	€14.85	€16.48	€682.42
Misc. bridging, tank supports, etc.etc.	1.00	Item	€220.00	€244.20	€244.20
Std Velux Lights	0.00	Item	€475.00	€527.25	€0.00
Combi Roof lights	0.00	Item	€2,250.00	€2,497.50	€0.00
Small Dormer roofs - additional works	0.00	Item	€0.00	€0.00	€0.00
Large Dormer Roofs - Additional works	0.00	Item	€0.00	€0.00	€0.00
Flat roof at front - Provisional	1.00	Item	€2,200.00	€2,442.00	€2,442.00
					€24,666.61
Roof insulation					
2 Layers 200mm Earthwool Insulation to flat ceilings	217.83	Sq.m.	€12.47	€13.84	€3,013.99
100mm kingspan between rafters on sloped ceilings	0.00	Sq.m.	€28.88	€32.05	€0.00
					€3,013.99
Windows & External doors - as per elevations					
Sum for all above - supply and fit - Standard pvc, D/Glazed - fitted -as per Provisional	1	Item	€ 16,287.96	€18,079.63	€18,079.63
Additional cost for Triple Glaze / Future proofing	1.00	item	€2,931.83	€3,254.33	€3,254.33
					€21,333.97
Second Fix Joinery					
100 x 20 Softwood door stop	18.00	Set	€17.50	€19.42	€349.64
100 x 20 Architrave - MDF White	36.00	Set	€29.04	€32.23	€1,160.27
100 x 20 Shirting - MDF White	267.10	m	€5.69	€6.32	€1,687.95
Mid range panel doors	18.00	Nr.	€118.50	€131.54	€2,367.63
Quality Ironmongry	18.00	Nr.	€65.00	€72.15	€1,298.70

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0	0.00	Nr.	€0.00	€0.00	€0.00	
Stira Stair to Attic	1.00	Item	€425.00	€471.75	€471.75	
Miscellaneous second fix / shelv hot press / trap door / bits and pieces	1.00	Item	€250.00	€277.50	€277.50	
						€7,613.44
Finishes / Decoration						
3 coat paintwork to Internal walls	771.54	Sq.m.	€6.00	€6.66	€5,138.49	
Ditto to reveals	187.40	m	€3.00	€3.33	€624.05	
Ditto emulsion to ceiling	217.83	Sq.m.	€6.00	€6.66	€1,450.73	
Decoration to all second fix joinery	1.00	Item	€1,980.00	€2,197.80	€2,197.80	
3 coat masonry paint to all external walls and plinth	323.26	Sq.m.	€9.00	€9.99	€3,229.35	
Ditto to reveals and plinth	233.31	m	€3.00	€3.33	€776.91	
						€13,417.33
Floor / Wall Finishes						
Quality Hardwood flooring to area's indicated	124.16	Sq.m.	€64.00	€71.04	€8,820.43	
Medium Range Hardwood / Porcelaine to Ground floor	82.77	Sq.m.	€45.00	€49.95	€4,134.57	
Laminated floors to 1st floors	0.00	Sq.m.	€28.00	€31.08	€0.00	
Porcelaine Tiles to wet area's and area's indicated	0.00	Sq.m.	€66.00	€73.26	€0.00	
Wall Tiling to area's indicated on Plans	0.00	Sq.m.	€53.00	€58.83	€0.00	
Plaster Mould as per plans	0.00	Sq.m.	€30.00	€33.30	€0.00	
				€0.00	€0.00	€12,955.00
Provisional cost sums						
Electrical Installation	1.00	Item	€7,188.29	€7,979.00	€7,979.00	
Contractors attendances	1.00	Item	€359.41	€398.95	€398.95	
Heating Installation based on air 2 water	1.00	Item	€16,337.03	€18,134.10	€18,134.10	
Extra over Heating for Underfloor in leiu of Rads.	1.00	Item	€2,450.55	€2,720.11	€2,720.11	
Extra Over for Geothermal in leiu of Air to water	1.00	Item	€4,901.11	€5,440.23	€5,440.23	
Contractors attendances	1.00	Item	€1,184.43	€1,314.72	€1,314.72	
Domestic Plumbing	1.00	Item	€5,878.54	€6,525.18	€6,525.18	
Sanitaryware - Supply - Per Suite	4.00	Item	€1,750.00	€1,942.50	€7,770.00	
Contractors attendances on plumbing	1.00	Item	€643.93	€714.76	€714.76	
Solar panel - Provisional Cost	0.00	Item	€3,920.89	€4,352.18	€0.00	
Contractors attendances	0.00	Item	€196.04	€217.61	€0.00	
Heat Recovery System - Provisional Cost	1.00	Item	€6,316.98	€7,011.85	€7,011.85	
Ventilation system, in leiu of HRV System	0.00	Item	€2,831.75	€3,143.24	€0.00	
Contractors attendances	1.00	Item	€315.85	€350.59	€350.59	
Kitchen & Utility Units - Supply and fit	1.00	Item	€11,327.00	€12,572.97	€12,572.97	
Contractors attendances	1.00	Item	€566.35	€628.65	€628.65	
Kitchen Appliances	0.00	Item	€5,000.00	€5,550.00	€0.00	
Contractors attendances	0.00	Item	€250.00	€277.50	€0.00	
Fire Souround	0.00	Item	€1,850.00	€2,053.50	€0.00	
Stove	0.00	Item	€2,200.00	€2,442.00	€0.00	
Contractors attendances	1.00	Item	€0.00	€0.00	€0.00	
						€71,561.12
Foul Drainage						
Excavate trench, lay pipe, backfill + blinding etc. to pipe	101.54	m	€14.50	€16.10	€1,634.21	
Manhole's incl covers, connecting etc	8	Nr	€125.00	€138.75	€1,174.00	
Gully traps, incl fittings and connecting to main line	3.65	Nr	€35.00	€38.85	€141.72	
Soil pipes, incl bracketing to wall, cowl etc.	2.00	Nr	€55.00	€61.05	€122.10	
Connecting to existing line within site	1.00	Item	€250.00	€277.50	€277.50	
Connect to Mains sewer, incl. connection etc	0.00	Item	€900.00	€999.00	€0.00	
Septic Tank, complete with Percolation	0.00	Item	€3,250.00	€3,607.50	€0.00	
Treatment Plant, complete with Irrigation	1.00	Item	€5,900.00	€6,549.00	€6,549.00	
						€9,898.53
Storm Drainage						
Excavate trench, lay pipe, backfill + blinding etc. to pipe	96.70	m	€14.50	€16.10	€1,556.39	
Inspection chambers incl covers, connecting etc	6.45	Nr	€85.00	€94.35	€608.24	
Gully traps, incl fittings and connecting to main line	8	Nr	€35.00	€38.85	€313.07	
Road gully's, chambers, benching etc.	2.00	Nr	€125.00	€138.75	€277.50	
Connec to mains or Provide suitable soak pit	1.00	Item	€250.00	€277.50	€277.50	
Cattle Grid incl. sump and drainage	0.00	Item	€2,300.00	€2,553.00	€0.00	
Eco Channel at entrance	0.00	m	€220.00	€244.20	€0.00	
						€3,032.70
SERVICES						

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Lay new water mains from gate to house	70.00	m	€13.80	€15.32	€1,072.26	
Connection to existing / terminate at hot press etc	1.00	Item	€200.00	€222.00	€222.00	
				€0.00	€0.00	
ESB duct incl. trench etc	50.00	m	€15.53	€17.23	€861.64	
Eircom Ducting	70.00	m	€15.53	€17.23	€1,206.29	
NOTE; Bill does not include for fee's payable to Local Authorities or ESB for connection charges						
						€3,362.19
Driveway, street and walling						
Lay 200 x 100 concrete kirbs	0.00	m	€16.00	€17.76	€0.00	
1M Conc. Path around dwelling	106.37	m	€25.72	€28.55	€3,036.61	
Extra for Ramps	1.00	No	€200.00	€222.00	€222.00	
Hardcore to street avg 200mm	597.83	Sq.m.	€9.24	€10.26	€6,131.55	
Blind and gravel on completion	597.83	Sq.m.	€3.96	€4.40	€2,627.81	
Concrete area's - Incl. for blinding under	0.00	Sq.m.	€21.78	€24.18	€0.00	
Tarmac area's - Incl. for blinding underneath	0.00	Sq.m.	€17.66	€19.60	€0.00	
Pavia area's - Incl. for blinding underneath	0.00	Sq.m.	€33.00	€36.63	€0.00	
Decking area's with timbers/joists under	0.00	Sq.m.	€37.40	€41.51	€0.00	
Timber Picket Fence - Provisional	0.00	l.m	€15.40	€17.09	€0.00	
Stone Walling, complete with founds and copin	0.00	l.m	€230.00	€255.30	€0.00	
225mm Block Walling, complete with founds and copins	0.00	l.m	€115.00	€127.65	€0.00	
Landscaping - Provisional amount for spreading and leveling top soil	0.00	Item	€1,200.00	€1,332.00	€0.00	€12,017.97
Detached Garage						
Detached Garage in similar style to dwelling	32.50	Sq.m	€777.67	€863.21	€28,054.43	€28,054.43
Total						€390,226.88
CONTINGENCIES - Unforeseen items & Shortfalls	2.00%	Item	€390,226.88			€7,804.54
Total						€398,031.41
Plus vat @ 13.5%	13.5%					€53,734.24
Grand Total						€451,765.65
Cost per Sq Ft for all works listed above					Sq. Ft rate	192.39
SELF BUILD - You are the contractor						
YOU are from a construction background and doing 20% - 30% of work yourself						
YOU are responsible for the procurement of all materials						
YOU are responsible for the procurement of all trades people, sub-contractors etc						
YOU are responsible for the procurement of all Plant, equipment and scaffolding						
GUESSTIMATED CONSTRUCTION COST	€ 339,095.18					
Percentage reduction	75%					
Square Foot rate	€ 144.41					
DIRECT LABOUR - Project managed (FOC)						
You, a family member or friend act as foreman / supervisor (Payment for this service not included)						
Supervisor is responsible for the procurement of all materials						
Supervisor is responsible for the procurement of all trades people, sub contractors and works programming						
Supervisor is responsible for the procurement and programming of all Plant, equipment and scaffolding.						
GUESSTIMATED CONSTRUCTION COST	€ 358,049.30					
Percentage reduction	79%					
Square Foot rate	€ 152.48					
PARTIAL DIRECT LABOUR						
Employ main contractor to complete work from foundations, blockwork, roofing, sub floors etc., leaving building ready for windows.						

BILL OF QUANTITIES

You / Supervisor responsible for procurement, programming of remainder of works incl. Windows, Plastering, Electrics, Plumbing, Heating, 2nd fix joinery, all finishes and ground works.					
You may wish to involve the main contractor in some of the remaining works, especially, plastering, 2nd fix joinery and ground works					
GUESSTIMATED CONSTRUCTION COST	€	395,059.10			
Percentage reduction		87%			
Square Foot rate	€	168.24			
Main Contractor construction cost	€	451,765.65			
% Saving		Zero			
Square Foot rate	€	192.39			
Here are some additional fee's that are not included in above estimate					
Architects / Engineers Fee's					
Site survey and Site assessment.					
Planning Application Fee's					
Planning Development charges					
Electricity and water connection charges					
Legal Fee's / Stamp duty etc..					