

**336a Demo / Two Storey Extension**

**Item Rate Analysis for 1 - Preliminaries**

*TEMPORARY PROTECTION*

*Areas of driveway/garden needed for access/storage to be protected with sheathing ply/O.S.B. Where necessary.*

*Temporary screens to be erected when breaking through to house*

1/1/A	Sheathing ply/O.S.B./Polythene	1	Nr	120.00	120.00
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**EXCAVATION, EARTHWORK AND CONCRETE WORK**

*EXCAVATION BY HAND*

*Excavate pits to investigate existing foundations; maximum depth not exceeding 1.00 m:*

1/1/B	light clay; compact soil; gravel	2	m3	107.81	215.62
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	Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L	General labourer			3.4500		3.4500	Hour	25.00	86.250
Lab:	86.250	Pla:	Mat:	Oth:	Pl:	S/C:			86.25
								Adjustments:	21.560
								Gross:	107.810

*ACCESS EQUIPEMENT*

1/1/C	Scaffolding	1	Nr	750.00	750.00
1/1/D	Portaloos Site Toilet; for duration of works.	13	Week	28.50	370.50
1/1/E	Grabaway and skip hire for waste removal from site.	1	P.C	900.00	900.00





**336a Demo / Two Storey Extension**

**Item Rate Analysis for 2 - Foundations; Brickwork; Oversight**

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L General labourer			0.3000		0.3000	Hour	25.00	7.500
M 1:2:4 Concrete			0.0550		0.0550	m3	52.59	2.892
<b>Lab:</b> 7.500	<b>Pla:</b>	<b>Mat:</b> 2.892	<b>Oth:</b>	<b>S/C:</b>				10.392
							Adjustments:	2.600
							Gross:	12.990

*FACING BRICKWORK AND BLOCKWORK TO DPC*

*FACING BRICKWORK, PC 430.00 PER 1000, IN GAUGED MORTAR (1:1:6)*

Walls:

2/2/C half brick thick; stretcher bond 7.87 m2 132.37 1041.75

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L Bricklaying gang (1+1) av. hourly rate			1.9000		1.9000	Hour	42.00	79.800
M Facing bricks (PC 400:00)			0.0620		0.0620	1000	400.00	24.800
M Gauged mortar (1:1:6)			0.0210		0.0210	m3	61.89	1.300
<b>Lab:</b> 79.800	<b>Pla:</b>	<b>Mat:</b> 26.100	<b>Oth:</b>	<b>S/C:</b>				105.9
							Adjustments:	26.470
							Gross:	132.370

**BRICKWORK AND BLOCKWORK**

**NEW WORK**

*CELCON/THERMALITE CONCRETE BLOCKS*

Standard blockwork in walls; partitions or skins of hollow walls:

2/2/D 100 mm 3.89 m2 75.20 292.53

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L Bricklaying gang (1+1) av. hourly rate			1.2000		1.2000	Hour	42.00	50.400
M 100 mm Thermalite Shield blocks			1.0750		1.0750	m2	8.50	9.138
M Gauged mortar (1:1:6)			0.0100		0.0100	m3	61.89	0.619





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**Item Rate Analysis for 2 - Foundations; Brickwork; Oversight**

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L General labourer			1.5000		1.5000	Hour	25.00	37.500
M Readymix concrete including waste			1.0000		1.0000	m3	67.00	67.000
<b>Lab:</b> 37.500	<b>Pla:</b>	<b>Mat:</b> 67.000	<b>Oth:</b>	<b>S/C:</b>				104.5
							Adjustments:	26.130
							Gross:	130.630

***DAMP PROOF COURSES***

Hyload pitch polymer; horizontal; 100 mm laps; bedded in gauged mortar (1:1:6):

2/3/G	112.5 mm wide		41.1	m		3.68		151.25
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Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L Bricklaying gang (1+1) av. hourly rate			0.0400		0.0400	Hour	42.00	1.680
M Hyload pitch polymer d.p.c.			0.1100		0.1100	m2	10.91	1.200
M Gauged mortar (1:1:6)			0.0010		0.0010	m3	61.89	0.062
<b>Lab:</b> 1.680	<b>Pla:</b>	<b>Mat:</b> 1.262	<b>Oth:</b>	<b>S/C:</b>				2.942
							Adjustments:	0.740
							Gross:	3.680

**336a Demo / Two Storey Extension**

**Item Rate Analysis for 3 - All Works to wall-plate**

*FACING BRICKWORK, PC 400.00 PER 1000, IN GAUGED MORTAR  
(1:1:6)*

Walls:

3/1/A half brick thick; stretcher bond 75.66 m2 121.87 9220.68

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L Bricklaying gang (1+1) av. hourly rate			1.7000		1.7000	Hour	42.00	71.400
M Facing bricks (PC 400:00)			0.0620		0.0620	1000	400.00	24.800
M Gauged mortar (1:1:6)			0.0210		0.0210	m3	61.89	1.300
<b>Lab:</b> 71.400	<b>Pla:</b>	<b>Mat:</b> 26.100	<b>Oth:</b>	<b>S/C:</b>				97.5
							Adjustments:	24.370
							Gross:	121.870

*CELCON/THERMALITE CONCRETE BLOCKS*

Standard blockwork in walls; partitions or skins of hollow walls:

3/1/B 100 mm 75.66 m2 64.70 4895.20

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L Bricklaying gang (1+1) av. hourly rate			1.0000		1.0000	Hour	42.00	42.000
M 100 mm Thermalite Shield blocks			1.0750		1.0750	m2	8.50	9.138
M Gauged mortar (1:1:6)			0.0100		0.0100	m3	61.89	0.619
<b>Lab:</b> 42.000	<b>Pla:</b>	<b>Mat:</b> 9.756	<b>Oth:</b>	<b>S/C:</b>				51.757
							Adjustments:	12.940
							Gross:	64.700

Forming cavity not exceeding 100 mm between skins of hollow wall:

3/1/C Catnic ties; stainless steel; 5 No. per sq.m 75.66 m2 8.99 680.18

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L Bricklaying gang (1+1) av. hourly rate			0.1300		0.1300	Hour	42.00	5.460
M 3 x 19 x 200 mm s/steel twisted ties			0.0500		0.0500	100	34.50	1.725



**336a Demo / Two Storey Extension**

**Item Rate Analysis for 3 - All Works to wall-plate**

Lab:	13.020	Pla:	Mat:	4.790	Oth:	S/C:							17.81	
													4.450	
													Gross:	22.260

**SUNDRIES**

**STEELWORK AND METALWORK**

*CATNIC; GALVANISED STEEL LINTELS*

CN8; combined lintel; for standard 75 mm cavity wall; 143 mm high;  
length:

3/2/A	1500 mm					1	Each		89.94		89.94
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	Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L	Bricklaying gang (1+1) av. hourly rate			0.4600		0.4600	Hour	42.00	19.320
M	CN7: 1500 mm long			1.0000		1.0000	Nr	52.63	52.627

Lab:	19.320	Pla:	Mat:	52.627	Oth:	S/C:							71.947	
													17.990	
													Gross:	89.940

3/2/B	2100 mm					1	Each		122.24		122.24
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	Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L	Bricklaying gang (1+1) av. hourly rate			0.5400		0.5400	Hour	42.00	22.680
M	CN7: 2100 mm long			1.0000		1.0000	Nr	75.11	75.114

Lab:	22.680	Pla:	Mat:	75.114	Oth:	S/C:							97.794	
													24.450	
													Gross:	122.240

**STEELWORK AND METALWORK**

*CATNIC; GALVANISED STEEL LINTELS*

CN7; combined lintel; for standard 50 mm cavity wall; 143 mm high;  
length:

3/2/C	1500 mm					1	Each		89.94		89.94
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**336a Demo / Two Storey Extension**

**Item Rate Analysis for 3 - All Works to wall-plate**

M	CN71: 1350 mm long					1.0000		1.0000	Nr	50.05	50.050
<b>Lab:</b>	17.640	<b>Pla:</b>	<b>Mat:</b>	50.050	<b>Oth:</b>	<b>S/C:</b>					67.69
										Adjustments:	16.920
										Gross:	84.610

**Because I can find no reference to any structural steel sizes regarding the lounge knock through and the front top storey support I have assumed sizes.**

**METALWORK**

3/2/G	SUPPLY AND FIT 4no 178 x 102 Steel beams for second storey support, and lounge. Galvanised steel joist hangers cut into existing flank:					1	Nr	589.00		589.00
3/3/A	50 mm x 200 mm					20	Each	10.17		203.40

	Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
M	50 x 200 mm type S BAT joist hanger			1.0000		1.0000	Nr	2.14	2.138
L	Craft / Operative gang			0.2400		0.2400	Hour	25.00	6.000
<b>Lab:</b>	6.000	<b>Pla:</b>	<b>Mat:</b>	2.138	<b>Oth:</b>	<b>S/C:</b>			8.138
								Adjustments:	2.030
								Gross:	10.170

**FIRST FLOOR JOISTS**

**CARCASSING: SAWN SOFTWOOD**

Floor Joists:

3/3/B	50 mm x 200 mm					60	m	8.33		499.80
	Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value	
L	Craft / Operative gang			0.1200		0.1200	Hour	25.00	3.000	
M	50 x 200 mm treated sawn softwood SC3			1.0500		1.0500	m	3.49	3.663	
<b>Lab:</b>	3.000	<b>Pla:</b>	<b>Mat:</b>	3.663	<b>Oth:</b>	<b>S/C:</b>			6.663	
								Adjustments:	1.670	
								Gross:	8.330	

**336a Demo / Two Storey Extension**

**Item Rate Analysis for 3 - All Works to wall-plate**

3/3/C Two joists bolted together with toothed connectors and 12.5mm bolts 1 Nr 48.14 48.14

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L Craft operative			1.0000		1.0000	Hour	25.00	25.000
M 38 mm d/sided tooth connector			5.0000		5.0000	Nr	0.27	1.325
M Bolts black BS 4190 M12 x 200 mm			5.0000		5.0000	Nr	2.44	12.185
<b>Lab:</b> 25.000	<b>Pla:</b>	<b>Mat:</b> 13.510	<b>Oth:</b>	<b>S/C:</b>				38.51
							Adjustments:	9.630
							Gross:	48.140

Strutting between joists (measured over joists):

3/3/D 150 mm x 50 mm 7.7 m 18.06 139.06

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L Craft / Operative gang			0.4500		0.4500	Hour	25.00	11.250
M 38 x 50 mm treated sawn softwood GS			1.0500		1.0500	m	0.83	0.873
M 50 x 150 mm treated sawn softwood SC3			1.0500		1.0500	m	2.22	2.331
<b>Lab:</b> 11.250	<b>Pla:</b>	<b>Mat:</b> 3.204	<b>Oth:</b>	<b>S/C:</b>				14.454
							Adjustments:	3.610
							Gross:	18.060

**FIRST FIXINGS: CHIPBOARD**

Boarding to floors; moisture resistant; tongued and grooved joints; thickness:

3/3/E 18 mm 21.56 m2 20.22 435.94

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
M 18 mm V313 chipboard T+G			1.0500		1.0500	m2	4.93	5.175
L Craft / Operative gang			0.4400		0.4400	Hour	25.00	11.000
<b>Lab:</b> 11.000	<b>Pla:</b>	<b>Mat:</b> 5.175	<b>Oth:</b>	<b>S/C:</b>				16.175
							Adjustments:	4.040
							Gross:	20.220

**336a Demo / Two Storey Extension**

**Item Rate Analysis for 3 - All Works to wall-plate**

Wall plate:

3/3/F      50 mm x 100 mm      10.15 m      5.39      54.71

	Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L	Craft / Operative gang			0.1000		0.1000	Hour	25.00	2.500
M	50 x 100 mm treated sawn softwood SC3			1.0500		1.0500	m	1.73	1.814
<b>Lab:</b>	2.500	<b>Pla:</b>	<b>Mat:</b> 1.814	<b>Oth:</b>	<b>S/C:</b>				4.314
								Adjustments:	1.080
								Gross:	5.390

Bed plate in:

3/3/G      mortar      10.15 m      6.06      61.51

	Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L	Bricklaying gang (1+1) av. hourly rate			0.1000		0.1000	Hour	42.00	4.200
M	Cement mortar (1:3)			0.0100		0.0100	m3	64.49	0.645
<b>Lab:</b>	4.200	<b>Pla:</b>	<b>Mat:</b> 0.645	<b>Oth:</b>	<b>S/C:</b>				4.845
								Adjustments:	1.210
								Gross:	6.060



**336a Demo / Two Storey Extension**

**Item Rate Analysis for 4 - Roof/ceiling joists**

L	Craft / Operative gang					0.1900		0.1900	Hour	25.00	4.750
<b>Lab:</b>	4.750	<b>Pla:</b>		<b>Mat:</b>	4.813	<b>Oth:</b>		<b>S/C:</b>			9.563
										Adjustments:	2.390
										Gross:	11.950

4/1/E	150 mm					21.56	m2			13.71	295.59
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Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value			
L Craft / Operative gang			0.1900		0.1900	Hour	25.00	4.750			
M 150 mm thick fibreglass quilt			1.0500		1.0500	m2	5.93	6.222			
<b>Lab:</b>	4.750	<b>Pla:</b>		<b>Mat:</b>	6.222	<b>Oth:</b>		<b>S/C:</b>			10.972
										Adjustments:	2.740
										Gross:	13.710

**METALWORK**

Galvanised mild steel joist restraint straps, twice bent, one end drilled and screwed to timber, other end built in:

4/1/F	30 mm x 5 mm 1000 mm girth bent at 100 mm					11	Each			9.89	108.79
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Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value			
M 30 x 5 x 1000mm BAT galv strap bent 100			1.0000		1.0000	Nr	2.91	2.913			
L Craft / Operative gang			0.2000		0.2000	Hour	25.00	5.000			
<b>Lab:</b>	5.000	<b>Pla:</b>		<b>Mat:</b>	2.913	<b>Oth:</b>		<b>S/C:</b>			7.913
										Adjustments:	1.980
										Gross:	9.890

**INTERLOCKING TILES**

Concrete interlocking tiles; granular finish; granular finish; size 418 mm x 330 mm; 75 mm lap; 22 mm x 38 mm treated sawn softwood battens; reinforced slaters underlining felt type 1F:

4/1/G	sloping					36.58	m2			99.86	3652.88
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Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
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**336a Demo / Two Storey Extension**

**Item Rate Analysis for 4 - Roof/ceiling joists**

L	Roof slating and tiling gang				0.5000		0.5000	Hour	25.00	12.500
M	Concrete interlocking tile 418 x 330 mm				0.0800		0.0800	1000	813.16	65.053
M	22x38 mm treated softwood batten				3.2070		3.2070	m	0.29	0.914
M	Reinforced slaters felt type 1F				1.1000		1.1000	m2	1.30	1.426

<b>Lab:</b>	12.500	<b>Pla:</b>		<b>Mat:</b>	67.393	<b>Oth:</b>		<b>S/C:</b>			79.893
									Adjustments:		19.970
									Gross:		99.860

<b>4/1/H</b>	<b>Extra for verges; 150 mm fibre reinforced cement strip undercloak and cementing verges</b>				<b>10</b>	<b>m</b>			<b>33.01</b>	<b>330.10</b>
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	Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L	Roof slating and tiling gang			0.9500		0.9500	Hour	25.00	23.750
M	Reinforced undercloak strip 150 mm			1.0500		1.0500	m	2.53	2.661

<b>Lab:</b>	23.750	<b>Pla:</b>		<b>Mat:</b>	2.661	<b>Oth:</b>		<b>S/C:</b>			26.411
									Adjustments:		6.600
									Gross:		33.010

<b>4/1/I</b>	<b>Extra for ridge tiles</b>				<b>3.1</b>	<b>m</b>			<b>27.26</b>	<b>84.51</b>
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	Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L	Roof slating and tiling gang			0.6400		0.6400	Hour	25.00	16.000
M	Concrete segmental ridge tiles 450 mm			2.3300		2.3300	Nr	2.49	5.806

<b>Lab:</b>	16.000	<b>Pla:</b>		<b>Mat:</b>	5.806	<b>Oth:</b>		<b>S/C:</b>			21.806
									Adjustments:		5.450
									Gross:		27.260

<b>4/1/J</b>	<b>Dovetail 3-in-1 Eaves Vent system</b>				<b>6.2</b>	<b>m</b>			<b>11.75</b>	<b>72.85</b>
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	Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
M	Dovetail 3-in-1 eaves vent pack			1.0500		1.0500	m	4.43	4.652
L	Roof slating and tiling gang			0.1900		0.1900	Hour	25.00	4.750





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**Item Rate Analysis for 4 - Roof/ceiling joists**

M	68 mm dia offset bend socket								1.0000		1.0000	Nr		1.97	1.973
<b>Lab:</b>	4.000	<b>Pla:</b>		<b>Mat:</b>	1.973	<b>Oth:</b>		<b>S/C:</b>							5.973
														Adjustments:	1.490
														Gross:	7.460

**336a Demo / Two Storey Extension**

**Item Rate Analysis for 5 - Internal works; knock through; do**

**ALTERATIONS TO EXISTING STRUCTURES**

*Forming openings in cavity walls to new landing and dining room.*

Form door opening; close cavity; make good reveals; build in lintel;  
make good plaster. opening size:

5/1/A		900 x 2100 mm		1	Nr	492.96	492.96		
Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value	
P	Acrow prop & needle set		6.8000		6.8000	Day	1.26	8.568	
P	Kango hammer		0.6600		0.6600	Hour	1.38	0.911	
L	General labourer		4.7300		4.7300	Hour	25.00	118.250	
L	Masonry gang (1+1)		3.7800		3.7800	Hour	25.00	94.500	
M	Facing bricks (PC 400:00)		0.0300		0.0300	1000	400.00	12.000	
M	100 mm Thermalite Shield blocks		0.5000		0.5000	m2	8.50	4.250	
M	Thermabate cavity closer		4.4100		4.4100	m	2.73	12.039	
M	Gauged mortar (1:1:6)		0.0100		0.0100	m3	61.89	0.619	
L	Plastering gang (1+1)		1.8900		1.8900	Hour	25.00	47.250	
M	Carlite Browning plaster		0.0100		0.0100	Tonne	133.32	1.333	
M	Carlite finish plaster					Tonne	101.57		
L	Plasterer		0.2000		0.2000	Hour	25.00	5.000	
M	Expamet galvanised 550		5.3600		5.3600	m	0.65	3.484	
L	Painter		0.2300		0.2300	Hour	25.00	5.750	
M	Emulsion paint matt white		0.0800		0.0800	5Litre	21.62	1.730	
L	Bricklaying gang (1+1) av. hourly rate		0.5000		0.5000	Hour	42.00	21.000	
M	CN7: 1200 mm long		1.0000		1.0000	Nr	40.50	40.498	
L	General labourer		0.4000		0.4000	Hour	25.00	10.000	
P	Skip inc rental & tip fees		0.4000		0.4000	m3	8.50	3.400	
L	Plastering gang (1+1)		0.1000		0.1000	Hour	25.00	2.500	
M	Cement mortar (1:3)		0.0200		0.0200	m3	64.49	1.290	
<b>Lab:</b>	304.250	<b>Pla:</b>	12.879	<b>Mat:</b>	77.243	<b>Oth:</b>		<b>S/C:</b>	
							Adjustments:	394.372	
								98.590	
							Gross:	492.960	

**336a Demo / Two Storey Extension**

**Item Rate Analysis for 5 - Internal works; knock through; do**

Cut opening through brick walls in cement mortar for doors, windows etc including all necessary shoring and making good:

5/1/B Existing lounge knock through 1.45 m3 699.92 1014.88

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L Bricklaying gang (1+1) av. hourly rate			8.0000		8.0000	Hour	42.00	336.000
L General labourer			8.0000		8.0000	Hour	25.00	200.000
P Acrow prop not exceeding 3 m			4.0000		4.0000	Hour	0.75	3.000
M Common bricks BS 3921			0.0300		0.0300	1000	211.92	6.358
M Facing bricks (PC 400:00)			0.0300		0.0300	1000	400.00	12.000
M Cement mortar (1:3)			0.0400		0.0400	m3	64.49	2.579
<b>Lab:</b> 536.000	<b>Pla:</b> 3.000	<b>Mat:</b> 20.937	<b>Oth:</b>	<b>S/C:</b>				559.937
							Adjustments:	139.980
							Gross:	699.920

Gyproc square edge wallboard; 12.5 mm work; fixed to timber base with drywall screws; taped butt joints:

5/1/C over 300 mm wide; to ceilings on both floors. includes double tacking the garage. 59.36 m2 13.30 789.49

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L Plastering gang average			0.2400		0.2400	Hour	25.00	6.000
M 12.5 mm plasterboard			1.0500		1.0500	m2	4.36	4.578
M 38 mm galv clout nails			0.0100		0.0100	Kg	6.02	0.060
<b>Lab:</b> 6.000	<b>Pla:</b>	<b>Mat:</b> 4.638	<b>Oth:</b>	<b>S/C:</b>				10.638
							Adjustments:	2.660
							Gross:	13.300

**INSULATION AND VENTILATION**

Glass fibre thermal insulating quilt laid between joists:

5/1/D 200 mm in garage roof void. 16.24 m2 19.74 320.58

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**Item Rate Analysis for 5 - Internal works; knock through; do**

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
M 100 mm thick fibreglass quilt			1.0500		1.0500	m2	4.58	4.813
L Craft / Operative gang			0.1900		0.1900	Hour	25.00	4.750
M 150 mm thick fibreglass quilt			1.0500		1.0500	m2	5.93	6.222
<b>Lab:</b> 4.750	<b>Pla:</b>	<b>Mat:</b> 11.036	<b>Oth:</b>	<b>S/C:</b>				15.785
							Adjustments:	3.950
							Gross:	19.740

Catnic galvanised steel beads; fixed with plaster dabs:

5/1/E standard angle bead 30 m 5.21 156.30

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L Plastering gang average			0.1400		0.1400	Hour	25.00	3.500
M Standard angle bead			1.0500		1.0500	m	0.64	0.672
<b>Lab:</b> 3.500	<b>Pla:</b>	<b>Mat:</b> 0.672	<b>Oth:</b>	<b>S/C:</b>				4.172
							Adjustments:	1.040
							Gross:	5.210

**THISTLE PLASTER**

Plaster; Thistle; 10 mm cement and sand (1:3); 3 mm finish; 13 mm work to concrete, brick or block base:

5/1/F over 300 mm wide to walls 59.7 m2 32.88 1962.94

Description	Multiplier	Output	Constant	% Waste	Total Qty	Units	Rate	Value
L Plastering gang average			1.0000		1.0000	Hour	25.00	25.000
M Cement mortar (1:3)			0.0110		0.0110	m3	64.49	0.709
M Thistle multi-purpose finish plaster			0.0040		0.0040	Tonne	148.18	0.593
<b>Lab:</b> 25.000	<b>Pla:</b>	<b>Mat:</b> 1.302	<b>Oth:</b>	<b>S/C:</b>				26.302
							Adjustments:	6.580
							Gross:	32.880



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**Item Rate Analysis for 6 - P.C. SUMS/MISC' ITEMS**

6/1/1	Heating and Plumbing alterations and additions	1	P.C	1233.00	1233.00
6/1/2	Electrical alterations and additions	1	P.C	996.00	996.00
6/1/3	Make good any damage to driveway, garden etc due to building works. Includes general clean up of all working areas.	1	Nr	220.00	220.00

**NOTES**

**No allowance has been made for any decoration.**

**No allowance has been made for a garage door.**

**A P.C sum means that a PROVISIONAL COST has been allowed for a particular item. The actual cost could go up or down depending upon customer specification. Works will be quoted before being undertaken.**