



EAGLE DESIGN + BUILD

Client: **Your name here** Project ref: **Your Project Ref here**

Address: **Your address here**

Date created: **8th September 2022**

Estimate number: **EST08092202YOU**

Valid Until: **8th December 2022**

This version supercedes all previous versions.

Estimated project build duration: **24 weeks, including for fitting out.**

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All prices shown are EX VAT

Item	Description	Quantity	£	Notes
	Preliminaries			
	Phase B: Planning Application			
1B	Production of Planning Application drawings, completion of application form and submission to local authority. Includes all relevant maps and local authority fee		1,695.00	
	Phase C: Building Control			
1C	Production of Building Control drawings package including all structural engineering calculations , completion of application form and submission to London Building Control. Includes all relevant fees.		4,795.00	
2C	Building Control: Independent Building Control. Site inspections during the build for sign-off. Includes all relevant fees. Price subject to assessment.		TBC	
	Section C: Thames Water			
3C	Thames Water Application. Production and submission of Application to Thames Water for build-over agreement for sewers and relocation of manholes. Includes Thames Water processing fee. If required		595.00	
	Parking/Parking Permits/bay suspensions			
4C	Charged back at cost to clients on a monthly basis			
	Section D: Loft storey conversion including loft ensuites x 2. Includes project management by Jimmy Vulajis and also site management by Eagle Design+Build.			
1D	Pre-start meeting and project management by Jimmy Vulajis (including weekly client site meeting) and also site management by Eagle Design+Build.		3,588.00	£299 per week over 12 weeks.
1D	Temporary works - skips and scaffolding		5,500.00	
2D	Padstones and structural steelwork		8,400.00	
3D	Roof and dormer structures		8,500.00	
4D	Roof (clay tiled) finishes. Including fascias and soffits in white PVC-u		9,300.00	
5D	Flat Roof of dormer (rubber finish) coverings and finishes		4,200.00	
6D	Rooflights	4 Nr	3,000.00	
7D	Suspended timber floor joists and boarding		7,500.00	
8D	Internal walls and partitions		5,400.00	
9D	Insulation and plasterboard linings		3,860.00	
10D	Plasterwork		4,120.00	
11D	Windows, white PVCu including obscured glazing for en-suite	2 Nr.	1,800.00	
12D	Rainwater handling goods (External)		450.00	
13D	Staircase, trimming opening and associated works		4,200.00	
14D	Internal doors FD30, linings and ironmongery	3 Nr hinged/2 Nr. sliding	3,050.00	
15D	Second fix carpentry including architraves, skirtings and window boards		2,200.00	
16D	Access to storage space in the loft (including boarding)		1,500.00	
17D	Plumbing and heating installations (Client to supply all radiators and valves, all ensuite fixtures, fittings and tiles. 4 radiator feeds.		5,700.00	
18D	Plumbing and heating installations including new system boiler, water softener and 250 litre unvented hot water cylinder. Client to supply all radiators and valves		8,300.00	
19D	Electrical installations (includes white plastic faceplates)			
	Twin 13 amp outlets	14 Nr.	1,400.00	
	Pendant light fittings	3 Nr.	300.00	
	Recessed white light fittings with dimmable LED lamp	20 Nr.	2,000.00	
	Bulkhead lights in storage area	3 Nr	300.00	
	Lighting circuits	4 Nr.	400.00	
	Light switches - one way	4 Nr.	400.00	
	Light switches - two way	2 Nr.	300.00	
	Fused spurs	2 Nr.	200.00	
	Low noise bathroom extractor fan	2 Nr.	440.00	
	Mains interlinked heat or smoke detectors	3 Nr.	300.00	
18D	Decorate internal walls, ceilings and woodwork (Dulux white or pale tone). Includes all preparation, fillers, sealants, mastics, silicone sealants, undercoats, primers and topcoats. Throughout loft plus stairwell/landing on first floor		3,500.00	
			D £ ex VAT	100,108.00

	Section E: Single storey extension and internal alterations. Includes project management by Jimmy Vulajis and also site management by Eagle Design+Build.			
1E	Pre-start meeting and project management by Jimmy Vulajis (including weekly client site meeting) and also site management by Eagle Design+Build.		3,588.00	£299 per week over 12 weeks.
2E	Temporary works - skips, protection and site security		4,500.00	
3E	Cap off gas, water and electrical services		350.00	
4E	Demolish existing bay/wall and removal of existing rear patio		2,200.00	
5E	Demolition, soft strip and alterations		1,700.00	
6E	Foundations up to DPC including slab		9,550.00	
7E	Preparation and installation of new floor slab		4,750.00	
8E	Padstones and structural steelwork		4,400.00	
9E	External cavity brickwork/blockwork walls		9,750.00	
10E	Roof structure - low level		3,850.00	
11E	Roof coverings (clay tiled) - low level including fascias and soffits in PVC-u		4,950.00	Save £2000 if reusing existing tiles
12E	Rainwater handling goods (External)		450.00	
13E	Windows, PVCu, White x 3 (1 nr. Front 2 Nr. Rear)	3 Nr	3,800.00	
14E	Large 'Velux' centre-hung Rooflights including flashing kits	3 Nr	2,400.00	Blinds available subject to finish required
15E	External three-section fine frame sliding doors (aluminium by Origin OS44)		8,350.00	Subject to frame choice
16E	Internal walls and partitions		1,930.00	
17E	Insulation and plasterboard linings		2,340.00	
18E	Plasterwork		5,650.00	
19E	Internal doors, linings and ironmongery. 7 Nr single hinged/1 Nr. double hinged/1 Nr. Sliding	9 Nr	4,200.00	
20E	Second fix carpentry including architraves and skirting boards (inc Living Room)		1,500.00	
21E	Carry out work to existing family bathroom: remove shower screen, removal of tiles, studwork/boxing, replumbing shower valve, and fitting including shower head and sceeen and re-tile 8 square metres		2,500.00	
22E	Labour and adhesive for floor and wall tiling to ensuite including waterproof backer (Client supply tiles, trims and grout)	25 m2	2,000.00	
23E	Break up and rebuild insulated slab in Living Room. Design, supply, install and commission hot water underfloor heating new rear family room/dining area and existing Living Room. Install rear external water tap.		9,450.00	
24E	Electrical installations (includes white plastic faceplates)			
	Twin 13 amp outlets	27 Nr.	2,700.00	
	Twin 13 amp outlets (external)	3 Nr.	330.00	
	Pendant light fittings (plastic cable and bayonet)	6 Nr.	600.00	
	Recessed white light fittings with dimmable LED lamp	28 Nr.	2,800.00	
	Lighting circuits internal	9 Nr.	900.00	
	Lighting circuits enternal	3 Nr.	300.00	
	Light switches/dimmers - one way	5 Nr.	500.00	
	Light switches/dimmers - two way	8 Nr.	800.00	
	Light switches one-way/isolators for external lighting feeds	4 Nr.	400.00	
	Fused spurs	9 Nr.	900.00	
	Low noise bathroom extractor fan	2 Nr.	440.00	
	Core hole and feed for kitchen extractor	1 Nr.	180.00	
	Mains interlinked heat or smoke detectors	3 Nr.	300.00	
	Carbon Monoxide detector	1 Nr.	100.00	
	Labour and materials to install 11 x client supply external lights attached to building	11 Nr.	1,100.00	Additional allocation for six front pathway/drive lighting feeds subject to location
	Supply and fit new consumer unit	1 Nr.	850.00	Subject to survey
25E	Decorate internal walls, ceilings and woodwork (Dulux white or pale tone). Includes all preparation, fillers, sealants, mastics, silicone sealants, undercoats, primers and topcoats. Throughout ground floor/part first floor		7,800.00	
26E	Provide side pathway and full-wodth rear patio and retaining walls. Client to supply all slabs and pavers		6,450.00	
			E £ ex VAT	121,608.00
			D £ ex VAT	100,108.00
			Preliminaries B+C £ ex VAT	7,085.00
			A to E ex VAT	228,801.00
			VAT@20%	45,760.20
			Total A to E inc VAT	274,561.20

	Options		£ ex VAT	
Option 1	Bi-folding aluminium doors by Origin		-900.00	Subject to frame choice
Option 2	Design, supply, install and commission simple 12 port home data network plus basic extended TV distribution and 2 x wireless boosters		1,850.00	
Option 3	Flooring/floor tiling and wall tiling		TBC	Subject to design and materials
Option 4	Wardrobe storage consisting of MDF carcasses, shelves and chrome plated rail		TBC	Subject to design and materials

	Notes		
Note 1	The information used to prepare the Priced Submission is as follows:		
Note 2	Eagle Design and Build Ltd's Drawings Nos. L-01 and 02A		

Exclusions

	The following items are <i>excluded</i> from the Priced Submission:		
Exc 1	The services of a Party Wall Surveyor, if required		
Exc 2	The removal or supply of furniture, pictures, household items and the like		
Exc 3	Hearth and combustion air fuel burner and associated works		
Exc 4	Supply of wall or floor tiles, or tile trims		
Exc 5	Installing feature, pattern or mosaic tiles		
Exc 6	Supply and installation floor coverings i.e. carpet, mat for matwell and the like		
Exc 7	Supplying sanitaryware, accessories and radiators and their valves		
Exc 8	Installing concealed cisterns, wall-mounted basins and taps or free standing baths		
Exc 9	Supplying and installing electrical switch and socket plates other than white plastic finish		
Exc 10	Any free-standing or built-in fixtures and fittings, except where specifically		
Exc 11	Upgrading incoming gas, electrical or water mains supplies		
Exc 12	Utilities or works in connection (paid direct by Customer)		
Exc 13	Concealing steel beams in floor/ceiling voids		
Exc 14	Works to front driveway		

Please note that this is a working document based upon a series of estimates from various individuals and third-parties.

It must not be interpreted as a fixed quotation. Final prices may increase or decrease based on market prices, price changes by suppliers or changes in specification of products or services to be used.

This document supercedes all previous versions.

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