

MY ESTIMATING GUY



Project:  
Scope: Everything  
Date:

Summary	Amount
Sub Cost	€ 72,011.02
Profit/Overhead	€ 21,603.31
<b>Total Bid</b>	<b>€ 93,614.32</b>

ITEM	Drawing	DESCRIPTION	QTY.	UNIT	WASTAGE	QTY WITH WASTAGE	UNIT LABOR COST	UNIT MAT. COST	UNIT COST (LAB+MAT)	TOTAL ITEM COST	TRADE COST
<b>DIV.01 GENERAL REQUIREMENTS</b>											€ 48.00
1		Supervision and Coordination	1	LS	0%	1	€ -	€ -	€ -	€ -	
2		Submittals and Shop drawings	1	LS	0%	1	€ -	€ -	€ -	€ -	
3		Final Cleaning	1	LS	0%	1	€ -	€ -	€ -	€ -	
4		Mobilization Costs	1	LS	0%	1	€ -	€ -	€ -	€ -	
5		Temporary Control & Facilities	1	LS	0%	1	€ -	€ -	€ -	€ -	
6		Scaffolding	24	M2	0%	24	€ 1.20	€ 0.80	€ 2.00	€ 48.00	
<b>DIV.02 EXISTING CONDITIONS/SITE WORK</b>											€ 3,948.64
<b>Demolition</b>											
7		Remove Lobby Roof Entirely	1.8	M2	0%	2	€ 2.42	€ -	€ 2.42	€ 4.26	
8		Remove & Salvaged Paving lab	6.0	M2	0%	6	€ 2.42	€ -	€ 2.42	€ 14.42	
9		Remove Concrete Base & Salvaged	0.8	M2	0%	1	€ 2.42	€ -	€ 2.42	€ 1.98	
10		Remove Floor	17.1	M2	0%	17	€ 2.42	€ -	€ 2.42	€ 41.41	
11		Remove Counter Top	2.4	M2	0%	2	€ 16.94	€ -	€ 16.94	€ 40.32	
12		Remove Shed	4.5	M2	0%	4	€ 2.42	€ -	€ 2.42	€ 10.87	
13		Remove Cabinetry	7.4	M	0%	7	€ 36.30	€ -	€ 36.30	€ 267.89	
14		Remove Interior Wall	6.4	M	0%	6	€ 8.47	€ -	€ 8.47	€ 54.21	
15		Remove Concrete Steps	1.3	M	0%	1	€ 12.10	€ -	€ 12.10	€ 15.85	
16		Remove Skirting	8.3	M	0%	8	€ 8.47	€ -	€ 8.47	€ 70.39	
17		Remove Wall Tile	2.3	M	0%	2	€ 8.47	€ -	€ 8.47	€ 19.31	
18		Relocate & Salvage Door	1	EA	0%	1	€ 199.65	€ -	€ 199.65	€ 199.65	
19		Relocate AJ	1	EA	0%	1	€ 314.60	€ -	€ 314.60	€ 314.60	
20		Relocate Kitchen Sink w/ Units	2	EA	0%	2	€ 314.60	€ -	€ 314.60	€ 629.20	
21		Remove Door	3	EA	0%	3	€ 199.65	€ -	€ 199.65	€ 598.95	
22		Remove Oil Tank	1	EA	0%	1	€ 363.00	€ -	€ 363.00	€ 363.00	
23		Remove Tree	2	EA	0%	2	€ 181.50	€ -	€ 181.50	€ 363.00	
24		Remove Window	1	EA	0%	1	€ 199.65	€ -	€ 199.65	€ 199.65	
<b>Earth Work</b>											
25		Excavation @ Footing	14.11	Cu.m	0%	14	€ 48.00	€ -	€ 48.00	€ 677.28	
26		Site Grubbing	52	M2	0%	52	€ 1.20	€ -	€ 1.20	€ 62.40	
<b>DIV.03 CONCRETE</b>											€ 6,194.15
<b>Footing</b>											
27		0.9x0.36m Reinforced Concrete Footing (32.72 M)	10.61	Cu.m	0%	11	€ 105.00	€ 245.00	€ 350.00	€ 3,713.50	
28		50x150mm Precast Concrete Curb	32.63	M	0%	33	€ 9.08	€ 21.18	€ 30.25	€ 987.06	
<b>Slab</b>											
29		150mm Reinforced Concrete Slab - 150mm Unilin XO/UF Floor Insulation - Monarflex RMB350 Radon Barrier - O/ 50mm Sand Blinding - O/ 200mm Well Compacted Hardcore	52.49	M2	0%	52	€ 3.09	€ 7.20	€ 10.29	€ 539.86	
30		Paving Flags - O/ Drymix bedding - O/ Well Compacted Hardcore	49.4	M2	0%	49	€ 5.08	€ 11.86	€ 16.94	€ 836.84	
<b>Misc.</b>											
31		65x100mm Concrete Lintel	0.055	Cu.m	0%	0.055	€ 105.00	€ 245.00	€ 350.00	€ 19.25	
32		Concrete Steps W/ Brushed Finish	0.279	Cu.m	0%	0.279	€ 105.00	€ 245.00	€ 350.00	€ 97.65	
<b>DIV.04 MASONRY</b>											\$ 431
<b>Stem Wall</b>											
33	A-1.3	0.35x0.35m Masonry Stem Wall -Assume	11.45	M2	0%	11	€ 6.35	€ 14.82	€ 21.18	€ 242.45	
<b>Roof</b>											
34		Road stone Thermal Liteblock	10.375	M2	0%	10	€ 5.45	€ 12.71	€ 18.15	€ 188.31	
<b>DIV.06 WOOD, PLASTICS AND COMPOSITES</b>											€ 1,319.39
<b>Roofing</b>											
35		44x225mm sw Timber Joist	110.49	M	0%	110	€ 1.45	€ 3.39	€ 4.84	€ 534.77	
36		18mm Ply (OSB3) Roofing Sheathing	45.43	M2	0%	45	€ 1.27	€ 2.96	€ 4.24	€ 192.40	
<b>Misc.</b>											
37		Slate Roof Fixed Battens	9.37	M2	0%	9	€ 1.45	€ 3.39	€ 4.84	€ 45.35	
38		Pergola - 150x150mm Timber Post (8 EA)	16	M	0%	16	€ 3.99	€ 9.32	€ 13.31	€ 212.96	
39		150x150mm Timber Beam	6.62	M	0%	7	€ 12.34	€ 28.80	€ 41.14	€ 272.35	
40		44x225mm Timber Joists W/ 450mm Spacing	12.72	M	0%	13	€ 1.45	€ 3.39	€ 4.84	€ 61.56	
<b>DIV.07 THERMAL &amp; MOISTURE PROTECTION</b>											€ 2,364.72
<b>Roof</b>											
41		Suprema Flagon SR Or Similar Ply Roof Membrane	45.43	M2	0%	45	€ 3.63	€ 8.47	€ 12.10	€ 549.70	
42		150mm Unikin FR/ALU Roof Insulation	45.43	M2	0%	45	€ 1.09	€ 2.54	€ 3.63	€ 164.91	
43		uPVC rw Hopper	3	EA	0%	3	€ 72.60	€ 169.40	€ 242.00	€ 726.00	
44		Downpipe	7	M	0%	7	€ 3.99	€ 9.32	€ 13.31	€ 93.17	
45		Powder Coated Metal Parapet Capping	31.44	M	0%	31	€ 6.53	€ 15.25	€ 21.78	€ 684.76	
46		Roofing Canopy	9.37	M2	0%	9	€ 3.63	€ 8.47	€ 12.10	€ 113.38	
47		Roof Breather Membrane	9.37	M2	0%	9	€ 1.05	€ 2.45	€ 3.50	€ 32.80	
<b>DIV.08 OPENINGS</b>											€ 12,648.81
<b>Windows</b>											
48		2956x1400 Fixed Roof Light From Wexford Viking Glass or Similar "VO.1"	1	EA	0%	1	€ 354.20	€ 826.46	€ 1,180.65	€ 1,180.65	
49		550x900 Window W0.1	1	EA	0%	1	€ 117.90	€ 275.11	€ 393.01	€ 393.01	
50		585x1200 Window W0.2	1	EA	0%	1	€ 145.14	€ 338.66	€ 483.81	€ 483.81	
51		1485x1700 Window W0.3	1	EA	0%	1	€ 258.98	€ 604.28	€ 863.26	€ 863.26	
52		1450x2250 Window W0.4	1	EA	0%	1	€ 300.85	€ 701.99	€ 1,002.85	€ 1,002.85	
53		3300x550 Window W0.5	1	EA	0%	1	€ 313.05	€ 730.45	€ 1,043.50	€ 1,043.50	
54		1250x1800 Window 0.6	1	EA	0%	1	€ 248.00	€ 578.67	€ 826.67	€ 826.67	
<b>Door</b>											
<b>Interior Door</b>											
55		900x2100 Reused Single Solid Door	1	EA	0%	1	€ 243.94	€ 569.18	€ 813.12	€ 813.12	
56		1864x2100 Single Solid Door	2	EA	0%	2	€ 322.32	€ 752.08	€ 1,074.40	€ 2,148.81	
<b>Exterior Door</b>											
57		900x2100 Full Height Glass Door "D0.1"	1	EA	0%	1	€ 243.94	€ 569.18	€ 813.12	€ 813.12	

ITEM	Drawing	DESCRIPTION	QTY.	UNIT	WASTAGE	QTY WITH WASTAGE	UNIT LABOR COST	UNIT MAT. COST	UNIT COST (LAB+MAT)	TOTAL ITEM COST	TRADE COST
58		2650x2250 Sliding Door "D0,2"	1	EA	0%	1	€ 398.43	€ 929.67	€ 1,328.10	€ 1,328.10	
59		2150x2100 Sliding Door "D0,3"	1	EA	0%	1	€ 345.58	€ 806.34	€ 1,151.92	€ 1,151.92	
		<b>Hardware</b>									
60		Door Hardware (As Req.)	6	EA	0%	6	€ 30.00	€ 70.00	€ 100.00	€ 600.00	
<b>DIV.09 FINISHES</b>											€ 7,119.79
<b>Drywall Framing</b>											
<b>(0.10m) Thick Exterior Wall Type "B"</b>											
61		100mm Dense Concrete Outer/inner Leaf (24.11 LF, 3.05' H.)	74	M2	0%	74	€ 3.63	€ 8.47	€ 12.10	€ 895.40	
62		110mm Unilin Xtrowall Plus Partial Fill Cavity Insulation	74	M2	0%	74	€ 0.73	€ 1.69	€ 2.42	€ 179.08	
<b>(0.10m) Thick Exterior Wall Type "C"</b>											
63		100mm Dense Concrete Outer/inner Leaf (8.52 LF, 3.05' H.)	26	M2	0%	26	€ 3.63	€ 8.47	€ 12.10	€ 314.60	
64		110mm Unilin Xtrowall Plus Partial Fill Cavity Insulation	26	M2	0%	26	€ 0.73	€ 1.69	€ 2.42	€ 62.92	
<b>(0.10m) Thick Interior Wall Type D"</b>											
65		(12.5mm) Gyproc Plaster Board (10.43 LF, 2.47' H.)	52	M2	0%	52	€ 1.09	€ 2.54	€ 3.63	€ 188.76	
66		44x100mm sw Timber Studs @ 600 CTS (9 EA, 23 M.)	26	M2	0%	26	€ 0.73	€ 1.69	€ 2.42	€ 62.92	
67		44x100mm Top & Bottom Plates	32	M	0%	32	€ 1.45	€ 3.39	€ 4.84	€ 154.88	
68		Acoustical Sealant	42	M	0%	42	€ 0.54	€ 1.27	€ 1.82	€ 76.23	
<b>Exterior Finish</b>											
69		100mm Brick Outer Leaf	74	M2	0%	74	€ 5.08	€ 11.86	€ 16.94	€ 1,253.56	
70		100mm Brick Outer Leaf (Stretcher bond, raked Joint)	26	M2	0%	26	€ 5.08	€ 11.86	€ 16.94	€ 440.44	
71		25mm sw Timber Painted Window Trims	31	M	0%	31	€ 0.90	€ 2.10	€ 3.00	€ 93.00	
72	A-1.4 A-1.5 A-2.1 A-2.2	Weathered Proof Sealant & proClima Contega Airtightness Tape	31	M	0%	31	€ 1.50	€ 3.50	€ 5.00	€ 155.00	
<b>Floor Finish</b>											
73		Laminate Flooring	56.0	M2	0%	56	€ 3.99	€ 9.32	€ 13.31	€ 745.89	
74		Tile Flooring	12.2	M2	0%	12	€ 5.08	€ 11.86	€ 16.94	€ 207.01	
75		Sealed Concrete Finish	66.1	M2	0%	66	€ 1.09	€ 2.54	€ 3.63	€ 239.94	
76		147mm Primed Ulysses Skirting	82	M	0%	82	€ 2.54	€ 5.93	€ 8.47	€ 694.54	
<b>Wall Finish</b>											
77		Wall Tiles	14.4	M2	0%	14	€ 5.81	€ 13.55	€ 19.36	€ 278.78	
78		Wall Paint - 1 Undercoat & 2 Coat of Vinyl Matt Emulsion	177.3	M2	0%	177	€ 0.49	€ 1.14	€ 1.63	€ 289.62	
<b>Ceiling Finish</b>											
79		12.5mm Gyproc Ceiling Board	12.2	M2	0%	12	€ 1.27	€ 2.96	€ 4.24	€ 51.67	
80		12.5mm Gyproc Moisture Ceiling Board	69.78	M2	0%	70	€ 1.36	€ 3.18	€ 4.54	€ 316.63	
81		Ceiling Paint - 2 Coat Vinyl Matt Emulsion	81.7	M2	0%	82	€ 0.67	€ 1.57	€ 2.24	€ 182.97	
<b>Door Finish</b>											
82		Interior Door Paint - Deanta Primed NM1G-White Panel Final Coat	3	EA	0%	3	€ 23.60	€ 55.06	€ 78.65	€ 235.95	
<b>DIV.10 SPECIALTIES</b>											€ 6,922.73
<b>Counter Top</b>											
83		Counter Top @ Kitchen	4.66	M2	0%	5	€ 21.78	€ 50.82	€ 72.60	€ 338.32	
84		Counter Top @ Kitchen Island	2.43	M2	0%	2	€ 21.78	€ 50.82	€ 72.60	€ 176.42	
<b>Cabinetry</b>											
85		Airing Cupboard (1800x600x2700) sw timber frame structure	1.39	M	0%	1	€ 72.60	€ 169.40	€ 242.00	€ 336.38	
86		Joinery Items (By Others)	7.01	M	0%	7	€ 72.60	€ 169.40	€ 242.00	€ 1,696.42	
87		Wall Cabinet @ Kitchen	5.5	M	0%	6	€ 79.86	€ 186.34	€ 266.20	€ 1,464.10	
88	A-1.4 A-1.5	Base Cabinet @ Kitchen	3.5	M	0%	4	€ 68.97	€ 160.93	€ 229.90	€ 804.65	
89		Island Cabinet	2	M	0%	2	€ 72.60	€ 169.40	€ 242.00	€ 484.00	
90		Wall Niche	1	M	0%	1	€ 63.53	€ 148.23	€ 211.75	€ 211.75	
<b>Toilet Accessories</b>											
91		Bath Mirror	1	EA	0%	1	€ 75.00	€ 175.00	€ 250.00	€ 250.00	
92		Soap Dispenser	1	EA	0%	1	€ 58.08	€ 135.52	€ 193.60	€ 193.60	
93		Grab Bar	3	EA	0%	3	€ 43.56	€ 101.64	€ 145.20	€ 435.60	
94		Tissue Paper Holder	1	EA	0%	1	€ 54.45	€ 127.05	€ 181.50	€ 181.50	
95		Low Profile Shower Tray	1	EA	0%	1	€ 105.00	€ 245.00	€ 350.00	€ 350.00	
<b>DIV.11 EQUIPMENTS</b>											€ 3,872.00
96	A-1.4	Cooking Range	1	EA	0%	1	€ 726.00	€ 1,694.00	€ 2,420.00	€ 2,420.00	
97	A-1.5	Washer Dryer	1	EA	0%	1	€ 435.60	€ 1,016.40	€ 1,452.00	€ 1,452.00	
<b>DIV.22 PLUMBING</b>											€ 16,735.76
98		Allowance For Pipes & Fittings	52.49	M2	0%	52	€ 4.36	€ 10.16	€ 14.52	€ 762.15	
99		ACO Threshold Drainage Channel	28.34	M	0%	28	€ 12.71	€ 29.65	€ 42.35	€ 1,200.20	
100		Underground Duct W/ Mushroom Type Cover	4.94	M	0%	5	€ 12.71	€ 29.65	€ 42.35	€ 209.21	
<b>Plumbing Fixtures</b>											
101		Wash Basin W/ Mixer Tap	1	EA	0%	1	€ 255.00	€ 595.00	€ 850.00	€ 850.00	
102		Floor Mounted Close Coupled Toilet	1	EA	0%	1	€ 225.00	€ 525.00	€ 750.00	€ 750.00	
103	A-1.4 A-1.5	Shower Mixer W/ Rain head + Hand Shelf Head	1	EA	0%	1	€ 210.00	€ 490.00	€ 700.00	€ 700.00	
104		Double Compartment Sink	1	EA	0%	1	€ 270.00	€ 630.00	€ 900.00	€ 900.00	
105		Necoflex Easi Sump Radon Sump	1	EA	0%	1	€ 750.00	€ 1,750.00	€ 2,500.00	€ 2,500.00	
106		Galvanized Grate	1	EA	0%	1	€ 43.56	€ 101.64	€ 145.20	€ 145.20	
107		FW AJ Air Ejector	2	EA	0%	2	€ 600.00	€ 1,400.00	€ 2,000.00	€ 4,000.00	
108		Low Temperature Aluminum Radiators	6	EA	0%	6	€ 235.95	€ 550.55	€ 786.50	€ 4,719.00	
<b>DIV.23 HVAC/MECHANICAL</b>											€ 1,049.80
109	A-1.4 A-1.5	Allowance For Pipes & Ducts	52.49	M2	0%	52	€ 6.00	€ 14.00	€ 20.00	€ 1,049.80	
<b>DIV.26 ELECTRICAL</b>											€ 9,356.45
110		Allowance For Wiring & Conduits	52.49	M2	0%	52	€ 4.36	€ 10.16	€ 14.52	€ 762.15	
<b>Lighting Plan</b>											
111		Ceiling Pendant	12	EA	0%	12	€ 30.00	€ 100.00	€ 130.00	€ 1,560.00	
112		External Light (with PIR), Wall Mounted, IP44 rated	2	EA	0%	2	€ 30.00	€ 100.00	€ 130.00	€ 260.00	
113		LED Strip Light	5.91	M	0%	6	€ 15.00	€ 50.00	€ 65.00	€ 384.15	
114		Spot Light	11	EA	0%	11	€ 6.00	€ 20.00	€ 26.00	€ 286.00	
115		External Light	4	EA	0%	4	€ 30.00	€ 100.00	€ 130.00	€ 520.00	
<b>Power Plan</b>											
116		2 Way Light Switch	5	EA	0%	5	€ 18.15	€ 42.35	€ 60.50	€ 302.50	
117		Single Way Light Switch	9	EA	0%	9	€ 16.34	€ 38.12	€ 54.45	€ 490.05	
118		Double Socket Power Point	5	EA	0%	5	€ 23.60	€ 55.06	€ 78.65	€ 393.25	
119	A-6.1 A-6.2	Double Socket Power Point W/ USB (Optional)	4	EA	0%	4	€ 23.60	€ 55.06	€ 78.65	€ 314.60	
120		80W Tubular Heater	1	EA	0%	1	€ 762.30	€ 1,778.70	€ 2,541.00	€ 2,541.00	
121		Single Socket Connected To Fused Sour Switch	1	EA	0%	1	€ 21.78	€ 50.82	€ 72.60	€ 72.60	
122		Ceiling Mounted Extractor Fan W/ Humidistat	1	EA	0%	1	€ 90.75	€ 211.75	€ 302.50	€ 302.50	

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123		Double Socket	3	EA	0%	3	€ 23.60	€ 55.06	€ 78.65	€ 235.95	
124		1 Isolator Switch	1	EA	0%	1	€ 18.15	€ 42.35	€ 60.50	€ 60.50	
125		4 No Isolator Switch	1	EA	0%	1	€ 63.53	€ 148.23	€ 211.75	€ 211.75	
126		External Socket	3	EA	0%	3	€ 18.15	€ 42.35	€ 60.50	€ 181.50	
127		2 No. Isolator Switch	1	EA	0%	1	€ 23.60	€ 55.06	€ 78.65	€ 78.65	
128		TV Outlet	1	EA	0%	1	€ 29.04	€ 67.76	€ 96.80	€ 96.80	
129		Single Socket 5A	2	EA	0%	2	€ 18.15	€ 42.35	€ 60.50	€ 121.00	
130		Replace ELCB Box	1	EA	0%	1	€ 54.45	€ 127.05	€ 181.50	€ 181.50	

**Sub Cost € 72,011.02**

**CONTINGENCY 7% € 5,040.77**

**INSURANCE 3% € 2,160.33**

**OVERHEAD AND PROFIT 20% € 14,402.20**

**TOTAL BASE BID € 93,614.32**

**Notes:**

1. Please verify the equipment's and their prices with owner.
2. For tree plantation average prices are use. Please verify according to tree type.
3. Online sources are used for pricing.
4. Prices can vary depending upon field conditions.