3 bed bdetached lodge

item	dim1	dim2	dim3	dim total	unit format	pricing format	unit total	unit cost	current prices	brick built	mmc'	labour cost	build duration
excavation & site prep.													
excavator hire					daily	per day	7	£200.00	£1,400.00		£1,400.00		
plant hire					weekly	per week	4	£125.00	£300.00		£300.00		
removal of topsoil		64	0.2	13	m/3	skips	3	£120.00	£360.00				
foundation excavation	43	0.9	0.6	23	m/3	skips	3	£120.00	£360.00				
100mm styrene 'jablite'insulation				64	m/2	per m/2	64	£4.50	£395.83				
100mm drain pipe				40	metres	per metre	40	£2.45	£98.00				
dpc/gas membrane				64	m/2	per m/2	64	£0.60	£38.40				
excavation & site prep. Cost										£2,952.23			
labour x2					days	per day	7	£300.00				£2,100.00	site prep (1 2 3 4 5 6 7)
mmc'													
100x50mm timber frame													
18mm.'osb'board				72	m/2	per m/2	72	£5.90	£425.00				
150X50mm. head & sole plates	34	2		68	metres	per metre							
studs @ 600mm centres	1.7			58	metres	per metre							
150x50mm.total				126	metres	per metre	126	£2.38	£299.40				
total of 75x50mm				100	metres	per metre	100	£0.75	£75.00				
krend' coloured through external render including insulation board	2.4	42		101	m/2	per m/2	101	£23.00	£2,318.40				
75x50mm. Joists	8.0	16		128	metres	per metre	128	£0.75	£96.00				
65mm insulation				41	m/2	per m/2	41	£75.00	£3,075.00				
timber frame cost											£6,288.80		
labour x2					days	per day	14	£300.00				£4,200.00	timber frame (1–14)
internal plastering			11										
12.5mm fireline plasterboard to walls	2.4	34	2	-748	m/2	per m/2	-748	£2.73	-£2,038.82				
12.5mm fireline plsterboard to ceilings				72	m/2	per m/2	72	£2.73	£196.25				
2.5mm fireline plsterboard to stud walls	2.4	34	2	163	m/2	per m/2	314	£2.73	£856.30				
plastering cost				744	m/2	per m/2	744	£2.73			£2,027.92		
traditional buld													
brickwork to wallplate	41	2.4	9.6	88.80	m/2								
internal block wall	27	2.4		55.2	m/2								
block total(@10per m/2)	10			144	m/2	each	1440	£1.00	£1,440.00				
brick total(@60per m/2)	60			89	m/2	each	5328	£0.25	£1,332.00				
brick layer 2+1				5328	number	per.thsnd.	3	£450.00	£1,350.00				(1–21)
block laying				480	m/2	per m/2	480	£15.00	£7,200.00				
100mm cavity closer				53	metres	per metre	53	£5.00	£265.00				
ig' lintles													
1200mm cavity				4	units	each	4	£45.00	£180.00				
900mm door lintles				7	units	each	7	£3.50	£24.50				
1800mm cavity				6	units	each	6	£60.00	£360.00				
900mm cavity				8	units	each	8	£27.00	£216.00				
wall costs										£12,367.50			
budget kitchen excluding whitegoods											£1,500.00	£1,500.00	
internal work													
first floor 75x50mm.partition walls													
head & sole plates	14	2		28	metres						mmc'		
studs @ 600mm centres	14	1.7	2.1	50	metres								
75x50mm. Total				78	metres	per meter	78	£0.75	£58.49				
26mm acousticboard				102	m/2	per m/2	102	£14.58	£1,487.50				
firedoors/frames&furniture				5	number	per unit	5	135.00	£675.00				
standard doors frames& furniture				1	number	per unit	1	47.00	£47.00				current prices
12.5mm fireline plasterboard to stud walls	2.1	28	2	118	m/2	per m/2	118	£2.73					
internal work cost										£2,267.99	£2,267.99	labour cost	
plastering													
9.5mm plasterboard				376	m/2	per m/2	372	£1.66	£617.52			brick built	
plasterboard adhesive (@8 m/2per bag)	8			47	bags	per bag	47	£7.00	£325.50				
p/ brd. to ceilings				60	m/2	per m/2							
p/brd to main walls	2.2	34		75	m/2	per m/2							
12.5mm fireline plasterboard	8	2	3.1	50	m/2	per m/2	420	£3.20	£1,342.75				
multifinish plaster (@10m/2 per bag)	10	436		44	bag	25 kg. Bags	44	£4.00	£174.26				
plstering accessories											£50.00		
plastering cost										£2,510.03			
labour x2						per day	7	£300				£2,100.00	(2–14)
roofing													
metal web tusses'posi/easi joists				17	each	quote	17	£125.00	£2,125.00				
18mm.'osb'board				72	m/2	per m/2	72	£5.90	£425				
200x50mm. joists	14	3.7	2	104	metres	per metre	104	£3.15	£326				
epdm' roofing membrane				72	metres	per m/2	72	£3.37	£243				
150x50mm pvc fascia				34	metres	per metre	34	£2.00	£68				
roofing cost										£1,062	£1,062		
metal work and accessories										£125.00	£125.00		
labour x2					days	per day	14	£300.00				£4,200.00	(1–21)
1800mm				2	units	each	2	£244.00	£488				
1400mm				1	units	each	1	£200.00	£200				
900mm				1	units	each	1	£129.00	£129				
french doors				1	units	each	1	£324.00	£324				
external door & frame				2	units	each	2	£250.00	£500				
1200mm				1	units	each	1	£150.00	£150				
window & doors cost										£1,297.00	£1,297.00		
labour x2					days	per day	7	£300.00				£2,100.00	(1–7)
project total ex vat										£22,581.73	£16,268.69	£12,600.00	
vat&10% contingency					30%					£6,774.52	£4,880.61	£3,780.00	
project cost ex vat+10% contingiency					10%					£22,581.73	£16,268.79		
per m/2 cost including roof ex vat										£318.05	£229.14		
project total										£29,356.25	£21,149.29	£16,380.00	
per m/2 cost				floor area	71					£318	£229.14	£230.70	

project schedule for 3 bed detached lodge/ holiday home disabled accessible for family and or carers with traditional buildng methods and modern methods of construction.There is a curerent problem with 'mmc' part of the build uses 'wpc' wall cladding. which will have a residual effect with the build. This can be overcome by using'krend' coloured render wityh a 'bba' firerating of class A0.This building and 'mmc' has yet to acheive the same reputatation as brick built Material prices are current from local merchant 'selco'.Labour & duration costs are estimated shown for guidance only, the project cost will be dependant on sourcing & individual skills. Schedule To be read in conjunction with drawings.Using timber engineering isn't always the cheaper option shown in this schedule