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| **The Plan** | | | | | | | |
| ***Project Title:*** |  | | | | | | |
| ***Start Date:*** |  | ***Expected Finish Date:*** | | |  | | |
| ***Project Brief:*** |  | | | | | | |
| **Material and Labour Calculations** | | | | | | | |
| **Description** | **Calculations etc for Quantities of Materials** | **Total number of Units** | **Unit cost** | **Material Cost** | **Days Labour for one man** | **Any extra Labour Costs** | **Total of Materials and Labour** |
| Clear the area. Sort out tools and equipment. |  |  |  |  |  |  |  |
| Waste container ordered? |  |  |  |  |  |  |  |
| Excavate topsoil. Waste container ordered? |  |  |  |  |  |  |  |
| Set out the building outline. |  |  |  |  |  |  |  |
| Excavate foundations. Book excavator. |  |  |  |  |  |  |  |
| Steelwork in foundations |  |  |  |  |  |  |  |
| Peg concrete levels. |  |  |  |  |  |  |  |
| Concrete founds. Calc. Quant. LxWxD + 10% |  |  |  |  |  |  |  |
| Brick/blockwork to ground level. |  |  |  |  |  |  |  |
| DPC |  |  |  |  |  |  |  |
| Remove dumpling and backfilling |  |  |  |  |  |  |  |
| Hardcore subbase and compact. |  |  |  |  |  |  |  |
| Sand blinding |  |  |  |  |  |  |  |
| Compactor for sand blinding. |  |  |  |  |  |  |  |
| DPM |  |  |  |  |  |  |  |
| Floor insulation |  |  |  |  |  |  |  |
| Slab reinforcement |  |  |  |  |  |  |  |
| Cast concrete slab. |  |  |  |  |  |  |  |
| Calculate conc. quantity LxWxD plus 10% |  |  |  |  |  |  |  |
| Drains and manholes |  |  |  |  |  |  |  |
| Excavate soakaways and pipe runs. |  |  |  |  |  |  |  |
| Profiles/ tie in brickwork or chop toothings. |  |  |  |  |  |  |  |
| Build brickwork up to first floor level. |  |  |  |  |  |  |  |
| Blockwork up to first floor level. |  |  |  |  |  |  |  |
| Wall ties. |  |  |  |  |  |  |  |
| Cavity wall insulation. |  |  |  |  |  |  |  |
| Insulate reveals and Vertical DPC. |  |  |  |  |  |  |  |
| Door frames. |  |  |  |  |  |  |  |
| Window frames. |  |  |  |  |  |  |  |
| Lintels. |  |  |  |  |  |  |  |
| Install first floor joists. |  |  |  |  |  |  |  |
| Install strutting, noggins and brick infills. |  |  |  |  |  |  |  |
| Fireplace, chimney and flue. |  |  |  |  |  |  |  |
| Staircase and balustrade |  |  |  |  |  |  |  |
| First floor straps |  |  |  |  |  |  |  |
| Brickwork to wallplate |  |  |  |  |  |  |  |
| Blockwork up to wallplate. |  |  |  |  |  |  |  |
| Wallplate straps and fixings |  |  |  |  |  |  |  |
| Ceiling joists |  |  |  |  |  |  |  |
| Rafters |  |  |  |  |  |  |  |
| Purlins |  |  |  |  |  |  |  |
| Wind bracing |  |  |  |  |  |  |  |
| Ridge, hip and valley base |  |  |  |  |  |  |  |
| Or prefab. Roofing trusses if using. |  |  |  |  |  |  |  |
| Brick/blockwork to gable end |  |  |  |  |  |  |  |
| Gable end straps |  |  |  |  |  |  |  |
| Valley timbers |  |  |  |  |  |  |  |
| Lead to valley |  |  |  |  |  |  |  |
| Fascia, barge boards and soffit |  |  |  |  |  |  |  |
| Roofing felt |  |  |  |  |  |  |  |
| Tile laths |  |  |  |  |  |  |  |
| Insulation, fixings if warm roof. |  |  |  |  |  |  |  |
| Verge strips |  |  |  |  |  |  |  |
| Roof covering, tiles etc. |  |  |  |  |  |  |  |
| Leadwork to chimney |  |  |  |  |  |  |  |
| Mortar for building work, sand, cement, plasticisers |  |  |  |  |  |  |  |
| New openings, lintels etc |  |  |  |  |  |  |  |
| Floorboards or chipboard |  |  |  |  |  |  |  |
| Timber studwork partitions |  |  |  |  |  |  |  |
| Plasterboards for studwork |  |  |  |  |  |  |  |
| Internal door frames |  |  |  |  |  |  |  |
| Plasterboard ceilings |  |  |  |  |  |  |  |
| Loft insulation |  |  |  |  |  |  |  |
| Form loft access |  |  |  |  |  |  |  |
| Electrical work |  |  |  |  |  |  |  |
| Plumbing work inc. SVPs |  |  |  |  |  |  |  |
| Plastering sand and cement |  |  |  |  |  |  |  |
| Plasterers angle beads, thin/thick |  |  |  |  |  |  |  |
| Plasters for finishing works |  |  |  |  |  |  |  |
| Screed, sharp sand, mesh and cement |  |  |  |  |  |  |  |
| Doors |  |  |  |  |  |  |  |
| Door furniture |  |  |  |  |  |  |  |
| Glass and putty/strips |  |  |  |  |  |  |  |
| Skirtingboards |  |  |  |  |  |  |  |
| Architrave’s |  |  |  |  |  |  |  |
| Dado or picture rails |  |  |  |  |  |  |  |
| Windowsills int. |  |  |  |  |  |  |  |
| Kitchen units |  |  |  |  |  |  |  |
| Bathroom suite |  |  |  |  |  |  |  |
| Nails (whole job) |  |  |  |  |  |  |  |
| Screws (whole job) |  |  |  |  |  |  |  |
| Mastics, silicones and glues (whole job) |  |  |  |  |  |  |  |
| Gutters and downpipe |  |  |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |  |  |
| Pavings/ landscaping |  |  |  |  |  |  |  |
| Paint and decorating works |  |  |  |  |  |  |  |
| Misc. skips |  |  |  |  |  |  |  |
| Clear away site |  |  |  |  |  |  |  |
| Misc. or special order items…. |  |  |  |  |  |  |  |
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| **Provisional sums** |  |  |  |  |  |  |  |
| **SubTotals** |  |  |  |  |  |  |  |
| **Summary of costs** |  |  |  |  |  |  |  |
|  | **Sub total** | | **VAT** |  | **Total** |  |  |
| **Materials** |  | |  | |  | |  |
| **Labour.** |  | |  | |  | |  |
| **Provisional sums or costs** |  | |  | |  | |  |
| **% profit and overheads** |  | |  | |  | |  |
| **Total Costs:** |  | |  | |  | |  |