



INITIAL OFFER & QUOTE

**For the Completion of a PREFAB Timber-Frame Construction House
As per the "JASPER – A TWIN BUNGALOW" Project**



A lovely bungalow with a garage in the semi-detached twin construction connected by garages. In each segment, there is a living room with a fireplace (possibility of heat distribution) and two bedrooms.

JASPER – A TWIN BUNGALOW	DIMENSIONS/DETAILS
1. Usable area	104.20 m ²
2. Building area	189.00 m ²
3. Net area	146.06 m ²
4. Building volume (cubic capacity)	745.00 m ³
5. Roof gradient	30.00 °
6. Roof ridge height	6.08 m
7. Roof area	276.60 m ²
8. Min. dimensions of the plot	35.7x15 m
9. Dwarf wall height	0.00 m
10. Amount of timber per roof truss	8.40 m ³
11. Construction (ceiling, walls)	Timber – frame construction
12. Roofing	ceramic tiles
13. Type of heating	Central heating/gas boiler



JASPER – A TWIN BUNGALOW - Project **FRONT**



JASPER – A TWIN BUNGALOW - Project **REAR**



SIDE 1

SIDE2



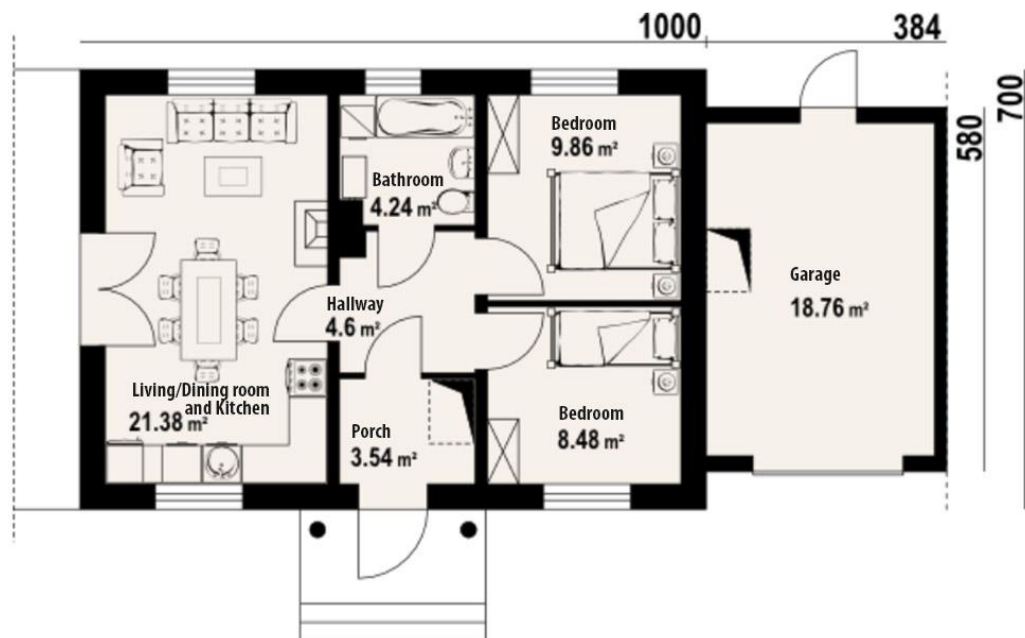
ROOF

Plan

Figure 1 - Ground floor

- Open-space Living room/kitchen 21.38 m²
- Bedroom 9.86 m²
- Bedroom 8.48 m²
- Bathroom 4.24 m²
- Hallway 4.6 m²
- Porch 3.54 m²
- Garage 18.76 m²

Figure 1 – Ground floor



THE SCOPE OF WORK:

EXTERNAL WALLS LAYERS (FROM THE OUTSIDE TO THE INSIDE)

- 1 Light, unicolour external stucco layer, stippled
- 2 3 mm glass fibre mesh dipped in glue, corners secured with battens
- 3 Insulating board – 50 mm white Styrofoam
- 4 OSB board.
- 5 45x220 mm softwood timber frame (spruce), kiln-dried, four sides planed with rounded or chamfered lengthwise edges, 18% of wood moisture content, impregnated sole plates in walls and foundations.
- 6 220 mm mineral wool insulation filling, heat transfer coefficient of 0.037 W / (mK), even load-bearing layout over construction weight does not exceed 0.65 kN/m³, reaction to fire class A1.
- 7 90 g/m² moisture insulating diaphragm with the highest water steam permeability of 5-6 g/24h, $\mu > 8$ m, UV resistant, double layered
- 8 12.5 mm FARMACELL board

INTERNAL SUPPORTING WALLS LAYERS

- 1 12.5 mm FARMACELL board
- 2 45x220 mm softwood timber frame (spruce), kiln-dried, four sides planed with rounded or chamfered lengthwise edges, 18% of wood moisture content, impregnated sole plates in walls and foundations..
- 3 220 mm mineral wool insulation filling, heat transfer coefficient of 0.037 W / (mK), even load-bearing layout over construction weight does not exceed 0.65 kN/m³, reaction to fire class A1.
- 4 12.5 mm FARMACELL board

SELF-SUPPORTING EXTERIOR WALLS LAYERS

- 1 12.5 mm FARMACELL board
- 2 45x220 mm softwood timber frame (spruce), kiln-dried, four sides planed with rounded or chamfered lengthwise edges, 18% of wood moisture content, impregnated sole plates in walls and foundations..
- 3 220 mm mineral wool insulation filling, heat transfer coefficient of 0.037 W / (mK), even load-bearing layout over construction weight does not exceed 0.65 kN/m³, reaction to fire class A1.
- 4 12.5 mm FARMACELL board

ROOF LAYERS (FROM UPWARDS GOING DOWN)

- 1 MFP P-5 o gr. 22 mm particleboard (applied to houses with liveable loft space)
- 2 45x220 mm softwood timber frame (spruce), kiln-dried, four sides planed with rounded or chamfered lengthwise edges, 18% of wood moisture content
- 3 220 mm mineral wool insulation filling, heat transfer coefficient of 0.037 W / (mK), even load-bearing layout over construction weight does not exceed 0.65 kN/m³, reaction to fire class A1.
- 4 12.5 mm FARMACELL board

FLAT OR PITCHED ROOF LAYERS

- 1 Corrugated iron, PCV 125 mm rain gutters, 100 mm downpipes

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2	40x50 mm impregnated battens
3	22x50 mm impregnated counter-battens
4	Min 110g/m ² /24h wind insulation foil
5	45x220 mm softwood timber frame (spruce), kiln-dried, four sides planed with rounded or chamfered lengthwise edges, 18% of wood moisture content
6	220 mm mineral wool insulation filling, heat transfer coefficient of 0.037 W / (mK), even load-bearing layout over construction weight does not exceed 0.65 kN/m ³ , reaction to fire class A1.
7	90 g/m ² moisture insulating diaphragm with the highest water steam permeability of 5-6 g/24h, s _d >8 m, UV resistant, double layered
8	12.5 mm FARMACELL board

WINDOWS	Double glazed PCV, five chamber
OUTER SILL	Metal outer sills finished with a side profile, extending 30-50 mm beyond the external stucco layer, all in white colour.
ELECTRICAL INSTALLATION	Electrical conduits located as per the project without cables
MAIN DOOR	External doors (leaf + frame)

QUOTE:

	£
PRELIMINARIES*	£0.00
<i>*Preliminary costs required to carry out and complete the project, but not directly connected to any particular item of work. Allowed for:</i>	
1. Welfare (workplace) facilities	£0.00
2. Site security	£0.00
3. Protection	£0.00
4. Scaffolding	£0.00
5. Health & Safety provisions	£0.00
6. Plant hire	£0.00
7. Skips & site clearance	£0.00
8. Project management	£0.00
9. Overhead and profit	£0.00
10. Permits - TBC	£0.00
DEMOLITION OF THE EXISTING PROPERTY AND LEVELLING OF SITE	£0.00
FOUNDATIONS	£0.00
1. Mark line of new foundations	£0.00
2. Allow to dig out up to 1m deep, 600/700mm wide as per engineering drawings (final foundation depth subject to local authority)	£0.00
3. Allowed for underpinning below existing boundary walls as indicated on the structural drawings (typical underpinning in sections). Allowed for all necessary temporary works (supports and shoring).	£0.00
4. Remove soil from site	£0.00
5. Pour concrete	£0.00
DRAINAGE	£0.00
1. All to drainage engineers details where applicable. Drains passing under or within 1000mm of proposed building shall be in 150mm pea shingle bedding. Flexible joints between sections of pipe shall not be surrounded in conc. through walls with min 50 mm clearances all round and protected with lintel over. Internal SVP fully enclosed within insulated-duct incorporating removable panels for maintenance and fitted with an automatic air-admittance valve. Any new inspection chambers to be Hunter PPIC access system to B.S.7158:2001 (o.s.a); installed in accordance to manufacturers' instructions and recommendations. All drainage details to the satisfaction of the B.C.O on site. All work to existing and new drainage to conform to the requirements of the local water regulator. (Drainage connection not indicated on the drawings All underground drainage TBC)	£0.00
2. All rain water to be connected to the existing system. Allowed for supply and fit black UPVC guttering, downpipes, gullies and underground pipes (Discharge of the rain water TBC)	£0.00
ELECTRICS	£0.00

1.	Incoming electric supply and installation of the electric meters to be arranged by client. Contractor allowed for domestic connections from meters outlets (Allowed to supply and install fuse boards to 4no. Flats). 2nd fix electrical items - luminaries, socket faceplates and switch faceplates as per architects lighting layout (to be supplied by client)	£0.00
2.	Service room	£0.00
2.1.	Allowed for 1no. mechanical ventilation	£0.00
2.2.	Allowed for 2no. Basic ceiling mounted light fittings	£0.00
3.	Shared corridor	£0.00
3.1.	Allowed for 4no. Pendant lights	£0.00
3.2.	Allowed for 3no. Wall lights	£0.00
3.3.	Allowed for 4no. Light switches	£0.00
3.4.	Allowed for 3no. Smoke detectors	£0.00
4.	Apartment A on Ground Floor	£0.00
4.1.	Allowed for 2no. Pendant light	£0.00
4.2.	Allowed for 2no. Wall lights	£0.00
4.3.	Allowed for 15no. Down lights	£0.00
4.4.	Allowed for 1no. External light	£0.00
4.5.	Allowed for 2no. 5 amp lights	£0.00
4.6.	Allowed for 2no. LED strip lights in wardrobes	£0.00
4.7.	Allowed for 15no. Double sockets	£0.00
4.8.	Allowed for 1no. External socket	£0.00
4.9.	Allowed for 11no. Light switches	£0.00
4.10.	Allowed for 1no. TV socket	£0.00
4.11.	Allowed for 1no. Telephone point	£0.00
4.12.	Allowed for 1no Data point	£0.00
4.13.	Allowed for 1no. Shaver socket	£0.00
4.14.	Allowed for 2no. Extractor fans	£0.00
4.15.	Allowed for kitchen appliances connections	£0.00
4.16.	Allowed for 6no. Spur fuses	£0.00
4.17.	Allowed for 1no. Door bell	£0.00
4.18.	Allowed for wiring heating system and earthing plumbing	£0.00
4.19.	Allowed for 1no. Heat detector	£0.00
4.20.	Allowed for 1no. Co2 detector	£0.00
4.21.	Allowed for electric UFH to the bathroom	£0.00
4.22.	Allowed for 1no. Electric towel rad connection	£0.00
4.23.	Allowed for 1no. Room thermostat	£0.00
4.24.	Decking external lights (allowed PC sum for 6no. Up lights)	£0.00
FINISHES		£0.00
1.	Allowed for installation engineered timber floor to all Apartments excl. Bathrooms and shared corridor. (floor to be supplied by client)	£0.00
2.	Allowed for installation entrance door mat (to be supplied by client)	£0.00
3.	Allowed for tiling floors (large/medium format tiles, did not allow for mosaic tiles) and walls to the bathrooms in 4no. Apartments incl. Service Room floor (Tiles to be supplied by client. Allowed for adhesive, grout, sealants and waterproofing "Kemper" or similar)	£0.00

4. Contractor to fit CLIENT SUPPLY metal letter collector on the rear of the door / letter slip.	£0.00
5. Contractor to provide new master key to each flat. Key to open main lock at this door and the entrance door of the flat. Three copies each required. Banham keys to be preferred. Allowed PC sum	£0.00
6. Allowed for hanging new blinds or curtains to the windows (client supply)	£0.00
7. Allowed for providing roof hatch at top of the stairs, as per architects drawings.	£0.00
EXTERNAL WORKS	£0.00
1. Allowed for supply and installation new decking to the rear terraces (ground and 1st floor, Apartments A,B,C) (allowed for timber decking)	£0.00
2. Allowed for cleaning existing brick façade at the back. Clad with timber "Fence".	£0.00
3. Allowed for supply and install timber dividing screen between flats.	£0.00

Basic price per square meter £1,200
HOUSE USABLE AREA 104.20 m²

£125,040

BASIC PRICE

- ✓ Including labour
- ✓ Excluding VAT *

The basic price excludes the price of the land and all or some of the following costs:

- + Foundations
- + Chimney
- + Utilities connection (approx. £6000-£8000)
- + Architectural plan £500
- + Administration fee £199
- + Any other custom extras
- + Any other services (detailed above in the table of quote)

* VAT can be at zero rate – terms and conditions apply

LONDON, 11.01.2016



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