

NOTES: **ELECTRICAL**
PROJECT: ELECTRICAL SAMPLE

1. This estimate has been costed at £26.00 per man-hour, materials at cost +15% and subcontractors +10%.
2. We have not allowed V.A.T.
3. We have not allowed for 2.5% main contractors discount.
4. This estimate is a present day costing.
5. This estimate was costed allowing 'immediate' start.
6. We have included for preliminaries as deemed necessary, subject to final client requirements and onsite conditions.
7. We have not allowed for non-working supervision, programming, method statements or general maintenance.
8. No site visit, or validation allowed. No chasing, plaster work, temporary works, BWIC, fire barriers, ceilings, scaffolding/working at height incoming service costs, light fitting bases, external off site costs, fire stopping, enclosures, meters (supply or installation); plywood or plywood supports, support or boxing allowed.
9. We have excluded all works associated with the stripping out of the existing services.
10. No waiting or attendance on others allowed. We have allowed all works to be in 'normal working hours'. No allowance for non-continuance of work or phasing.
11. We have not allowed for disrupted working due to noise or dust restrictions.
12. No allowance for PART L calculations, design or design development.
13. No document stated sums allowed.
14. Containment for nominated specialists has been allowed as boxes and conduit for wall mounted items only.
15. We assume that welfare facilities will be made available free of charge.
16. Earthing and Bonding, Testing, O&M's & Record Documents etc. are subject to final requirements and details on site.

17. We have excluded all works to temporary services such as temporary lighting and power.
18. We have only allowed for 1 no Life services board as per the schematic drawing.
19. We have made a provisional time only allowance for all works associated with incoming supplies subject to final onsite conditions and client requirements.
20. The project documents we have used for the pricing of this estimate is as follows:
 - E9301 rev A - E9304 rev A
 - E9400 rev A - E9406
 - E1100 rev A - E1105 rev A
 - Mechanical Electrical specification
21. All cable has been taken as 6242 T&E contained in PVC conduit drops within the apartments. We have allowed 6491b LSF for ground floor contained within galvanised conduit and trunking and FP200 were noted on the distribution schedules.
22. All outlets including switching within the apartment have been taken as white plastic, with the exception of the twin sockets above the kitchen work top. All outlets are an undefined brand / manufacturer.
23. All outlets within the landlords has been taken as white plastic and metal clad where deemed appropriate with an undefined brand / manufacturer.
24. All outlet finishes & light fittings itemised in our breakdown document as IDM, have been costed as per the provided IDM finishing schedule.
25. Any item listed as a budgetary or PC Sum are subject to final specialist quotations, this includes any lighting, outlets and switches not provided with a cost in the finishing schedule. These costs are subject to final specialist / wholesaler quotations.
26. Due to the lack of clarity between the finishing schedule and the drawings we have made certain assumptions such as location of certain luminaries. All assumptions made are subject to final client requirements and design.
27. Any item not indicated on the drawings or in the specification has not been costed.

28. We have excluded the S.A.T.S quotation and allowed for containment only.

29. We have provided a budget cost from an undefined specialist for all works associated with the fire alarm.

30. We have excluded the following in the pricing of this estimate

- All builders works and ducting
- Strip out
- Mechanical Equipment and all controls cabling, power supplies only
- Extract fans
- No allowance for skips, cranes etc
- Site Visit
- All access to high level works including scaffolding by others
- Active gear for data installation, telephones etc.
- Fire stopping, AOV vents, grills, ventilators, actuators
- All electric meters

31. The extent of works is as per our estimate, no other works have been allowed.

32. Due to no site visit we have made certain assumptions, all of which are subject to final client requirements, onsite conditions and final design.

We wish you every success with this contract and if you have any queries please do not hesitate to contact us on 0800 052 6115.