

**NOTES: MECHANICAL**  
**PROJECT: MECHANICAL SAMPLE**

1. This estimate has been costed at £31.19 per man-hour, materials at cost + 15.5%
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. No design or design development allowed.
7. No preliminaries allowed. No BWIC, chasing, craneage, road closures, mesh, painting, structural supports, enclosures, door cutting, builders ducting, temporary works, fire barriers, external off-site costs, joinery work, painting, spares, enclosures, maintenance, incoming / site supplies etc. allowed.
8. 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.
9. This estimate is subject to final design, requirement and conditions.
10. The extent of works allowed is as per our estimate. No other works allowed.
11. No design or design development allowed.
12. We have allowed sanitary ware fix only.
13. No electrical works allowed.

14. All equipment selections and prices are subject to exact model type, size, description etc based on exact site requirements.
15. We have deemed that the waste services to sanitary ware in the basement are existing, and therefore, no works have been allowed. We have allowed new SVP and Vent Pipe works in the basement, along with the Sump Vent and Interceptor Vent pipe only.
16. No allowance for shower or plantroom floor gullies.
17. No allowance for any Rainwater works.
18. TMV's allowed to wash hand basins and showers only.
19. No PIR's within the toilet cores allowed. This is deemed to be part of the electrical works.
20. No equipment schedules or specifications were provided. Therefore, we have allowed assumptions as deemed necessary.
21. No sizes have been indicated on the drawings regarding the domestic water services. We have allowed sizes as we have deemed necessary.
22. We have allowed to insulate: mains cold water; boosted cold water; cat 5; hot water; and supply & extract ductwork only.
23. We have allowed waste in PVC, and SVP, Vent Pipe etc to be in cast iron.
24. Due to lack of information, certain items have provisional sum costs as design needs to be issued, i.e. AHU and extract fans need flow rates, models, sizes etc to be designed to be able to provide a firm cost. All costs are subject to schedules being issued.

25. The exact number of air terminal units / tiles are to be confirmed, as the drawings note that the amount shown are approximate. We have allowed a provisional sum until all documentation has been issued. The exact working system being implemented needs to be confirmed in order for a firm cost to be allowed.

*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.*

Hotcost®  
The Estimating Specialists