

Client:	SAMPLE
Project Title:	SAMPLE
Job Number:	E11856
Discipline:	ELECTRICAL
Labour Rate:	£32.00 + 10% PRELIMS
Material Mark-up:	15% + 10% PRELIMS
Sub-Contractor Mark-up:	15% + 10% PRELIMS

'Please find attached our qualifications for this project.

We would suggest that these are read carefully and understood to give you the very best understanding to submit a successful tender.

If you have any queries or wish any point to be explained in more detail, please contact me.

I wish you the very best with your submission and if you require further estimating for any other project please contact me.'

1. We have not allowed V.A.T.
2. We have not allowed for 2.5% main contractors discount.
3. This estimate is a present-day costing.
4. This estimate was costed allowing 'immediate' start.
5. We have not allowed for non-working supervision, programming, site meetings, method statements or general maintenance.
6. We have excluded all costs associated with preliminaries.
7. No site visit or validation allowed. No chasing, plaster work, temporary works, BWIC, fire barriers, intumescent back boxes, ceilings, scaffolding/working at height incoming service costs, light fitting bases, excavation, ducting, erecting of lighting columns, external off-site costs, fire stopping, enclosures, meters (supply or installation); plywood or plywood supports, support or boxing 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, phasing or phased commissioning's.
9. We have made no allowances for delays or stoppage of works caused by the discovery or removal of asbestos. All surveys and removals are deemed to be carried out by others.
10. We have excluded all works associated with existing systems including but not limited to site investigations and stripping out of redundant electrical equipment

11. We have not allowed for disrupted working due to noise or dust restrictions.

12. No allowance for design or design development.

13. We assume that welfare facilities will be made available free of charge.

14. Earthing & bonding, testing & commissioning and record documents are subject to final requirements and details on site.

15. We have used the following documents in the preparation of our estimate;

- 4410-E100 REV O
- 4410-E101 REV O
- 4410-E200 REV O
- 4410-E201 REV O
- 4410-E300 REV O
- 4410-E301 REV O
- 4410-E400 REV O
- 4410-E401 REV O
- 4410-E500 REV O
- 4410-E501 REV O
- 4410-E600 REV O
- 4410-E601 REV O
- 4410-E700 REV T
- 4410-E701 REV O
- 4410-E800 REV O
- 4410-E801 REV O
- Electrical Specification

16. Due to the limited information been provided with this project all allowances are for tendering purposes only, as per our assumptions, subject to final onsite requirements.
17. All quantities of all systems including but not limited to small power, lighting and distribution are as per the above drawings only. No extra over allowances have been included.
18. Due to limited design details on the above-mentioned drawings, we have made assumptions on primary containment types and sizes.
19. We have included an extra over for lighting controls for bedroom corridors currently not indicated on the design drawings. All allowances are assumed and for tendering purposes, subject to final design.
20. Due to the position of the generator not being indicated on the drawings, we have allowed a provisional length subject to final placement and on-site requirements.
21. We have excluded all light switching and controls for reception, foyer area, function rooms, gardens areas etc, as these have not been detailed on the drawings. We have assumed that the requirements are included within the doc stated sums.
22. All install labour allowances for all luminaries are for tendering purposes only, subject to final assembly requirements of each luminaire currently unknown.
23. We have included a provisional allowance for supply and installation of speaker cable. All allowances are subject to specialist design requirements and on-site requirements.
24. Due to no information on the TV requirements, we have included the budget £12,060.00 as per correspondence.
25. All discounts / trade prices are for tendering purposes and are subject to final specialist / wholesaler discounts.
26. We have included the document stated provisional sums totalling to £175K.

- PC sum for light fittings reception & foyer area £25k – erection & profit included as per tender summary
- PC sum for misc power supplies reception & foyer area £15K – no allowance for erection & profit as this is not included within the tender summary
- PC sum for light fittings bedroom block £30k – erection & profit included as per tender summary
- PC sum for dimming system bedroom block £15k – erection & profit included as per tender summary (provisional install allowance as no information has been provided on the extent of works)
- PC sum for misc power supplies bedroom block £12K – (provisional install allowance as no information has been provided on the extent of works)
- PC sum for AV equipment to meeting room and function room £25K (provisional install allowance as no information has been provided on the extent of works) **This type of work would normally have to be carried out by a specialist.**
- PC sum for misc power supplies kitchen £3K – no allowance for erection & profit as this is not included within the tender summary
- PC sum for CCTV components £27k – erection & profit included as per tender summary (provisional install allowance as limited information has been provided on the extent of works) **This type of work would normally have to be carried out by a specialist**
- PC sum for intruder alarm equipment £15k – erection & profit included as per tender summary (provisional install allowance as limited information has been provided on the extent of works) **This type of work would normally have to be carried out by a specialist**
- PC sum for energy meters & monitoring £8K – no allowance for erection & profit as this is not included within the tender summary

27. All cabling has been allowed as 6491b or NYMJ as deemed appropriate.

28. All outlets within the communal areas have been allowed as MK Albany BRC except for plant rooms and ceiling voids allowed as MK metal clad. All outlets within the bedrooms have been allowed as MK Albany PCR (MK Chroma plus noted on drawings but no longer available).

29. Due to no cable schedules for distribution boards all types, sizes and quantities of cabling are as per our assumptions subject to final onsite requirements and design.

30. All free issue lighting, diming systems, miscellaneous power supplies, AV equipment, CCTV and intruder alarm system are deemed to be supplied complete with all, lamps, fixtures and fittings for a fully operational system.

31. All specialist quotations are deemed to include all parts and equipment required by the scope of works and specification for a fully functional system.
32. Although not indicated on the tender summary document we have included a section for Testing, O&M manuals, as installed drawings, client demo and earthing & bonding.
33. Due to limited information and design, any item listed in the breakdown document as a budget, provisional or PC sum are for tendering purposes only, subject to final specialist / wholesale quotations. These include but not limited to:
- Fuel allowance for generator budget
 - Generator control cables budget (unknown extent of works)
 - Data installation budget
 - Earthing & bonding budget (unspecified works)
 - Record drawings, O&M's, log book and other building documentation PC sum (subject to commercial practices & onsite requirements)
 - Testing & commissioning PC sum (subject to commercial practices & onsite requirements)
 - Staff training provisional time only allowance
34. We have excluded all costs associated with the following in the pricing of this estimate:
- Preliminaries including site meetings, programming, insurances, site set-up, health & safety etc
 - All works to systems not indicated on the drawings mentioned above or tender summary document
 - Incoming services costs including telephones and electricity
 - Stripping out / modifications of existing systems
 - All costs associated with metering (deemed to be by others or included in the doc stated PC sum)
 - Design, design drawings or CDM design costs
 - Warranties

- Enabling works
- Samples
- Phasing of works and out of hours costs
- All works associated with enabling works, temporary works & site set up (temporary lighting & power etc)
- Site visit
- No allowance for skips, craneage etc
- Fire stopping for primary containment penetrating walls or acoustic back boxes
- All access to high level works including scaffolding by others
- White goods
- All costs associated with data active gear and telephone equipment
- Mechanical equipment including but not limited panels, valves, fans, controllers and all controls cabling (power supplies only. Quantities as indicated)
- Fused spur powered items: - electric heaters and water heaters (power supplies only. Quantities as indicated)
- Lightning protection
- PV installation
- Wiring to vending machines (not indicated on drawings)
- Erection of lighting columns

35. The extent of works is as per our estimate. No other works have been allowed.

36. Due to no site visit and conflicting information, for tendering purposes only we have made assumptions and allowances in form of measurements; quantities of equipment; types, sizes and brand of equipment; locations of equipment etc ultimately rendering this costing purely for estimation purposes only