

SECTION A - DEMOLITIONS & ENABLING WORKS

Ref	Description	Qty	Unit	Rate (€)	Amount (€)	SoR Ref
A.01	Demolish and dispose existing lean-to rear extension and base	4.85	m2	€160.00	€776.00	SoR-01
A.02	Demolish and dispose existing detached timber shed structure and base	6.07	m2	€160.00	€971.20	SoR-01
A.03	Cut down and remove 2 No. trees next to shed incl. removal of roots	2.00	Nr	€725.00	€1,450.00	SoR-02
A.04	Cut down and remove trees in garden incl. removal of roots	3.00	Nr	€725.00	€2,175.00	SoR-03
A.05	Strip existing roof tiles to side single-storey element (for FF extension)	10.40	m2	€45.00	€468.00	SoR-23*
A.06	Demolish internal partitions, strip finishes in areas of alteration	1.00	Item	€2,685.00	€2,685.00	Prov
A.07	Break up and remove existing ground floor slab (new extension footprint)	54.82	m2	€50.00	€2,741.00	Prov
A.08	Remove old grass and top soil to rear extension area	45.19	m3	€45.00	€2,033.55	SoR-04
A.09	Site clearance, welfare setup, temporary fencing and protection	2.00	Item	€3,760.00	€7,520.00	Prov

SECTION A TOTAL - DEMOLITIONS & ENABLING

€20,819.75

SECTION B - SUBSTRUCTURE

Ref	Description	Qty	Unit	Rate (€)	Amount (€)	SoR Ref
FOUNDATIONS - NEW EXTENSION						
B.01	Digging of foundation trenches - external walls (new extension perimeter)	10.49	m3	€40.00	€419.60	SoR-06
B.02	Lay 50mm concrete blinding to foundation trenches	0.80	m3	€50.00	€40.00	SoR-07
B.03	Pouring of concrete footings to foundation trenches - external walls	13.61	m3	€115.00	€1,565.15	SoR-08
B.04	215mm solid concrete blocks - top of foundation to floor slab level	28.86	m	€95.00	€2,741.70	SoR-10
B.05	Backfill with granular fill to foundation trenches	4.80	m3	€25.00	€120.00	SoR-09
B.06	Underpinning of existing boundary walls flanking new extension	7.45	m	€590.00	€4,395.50	SoR-05
GROUND FLOOR SLAB - NEW EXTENSION						
B.07	Reduced level dig / excavation for new slab formation	18.56	m3	€40.00	€742.40	SoR-06
B.08	Provide 225mm blinded compacted hardcore to ground floor area	11.48	m3	€30.00	€344.40	SoR-11
B.09	Supply and fix steel reinforcement mesh mesh to ground floor slab	54.82	m2	€20.00	€1,096.40	SoR-12
B.10	Supply and place 150mm thick in-situ concrete ground floor slab	39.00	m2	€85.00	€3,315.00	SoR-13
B.11	radon-grade DPM to ground floor slab incl. all laps and sealing	39.00	m2	€20.00	€780.00	SoR-14
B.12	150mm insulation to floor slab (ready for UFH)	39.00	m2	€80.00	€3,120.00	SoR-28
GROUND FLOOR SLAB - EXISTING HOUSE UPGRADE						
B.13	Reduced level dig / excavation for upgraded slab (existing rear)	13.80	m3	€40.00	€552.00	SoR-06
B.14	Provide 225mm compacted hardcore (existing area)	6.90	m3	€30.00	€207.00	SoR-11
B.15	Supply and fix steel reinforcement mesh mesh (existing area)	28.60	m2	€20.00	€572.00	SoR-12
B.16	Radon membrane / DPM (existing area)	28.60	m2	€20.00	€572.00	SoR-14
B.17	RC slab - 150mm thick (existing area upgrade)	28.60	m2	€85.00	€2,431.00	SoR-13
B.18	150mm insulation to upgraded slab (existing area, ready for UFH)	32.95	m2	€80.00	€2,636.00	SoR-28
DRAINAGE						
B.19	Radon sump and passive vent pipe installation	1.00	Nr	€1,610.00	€1,610.00	Prov
B.20	Below-ground drainage - new connections to existing combined drain	1.00	Item	€4,835.00	€4,835.00	Prov
B.21	New foul drainage from WC / kitchen to existing drain	1.00	Item	€3,220.00	€3,220.00	Prov
B.22	New surface water drainage from flat roof / extension	1.00	Item	€2,685.00	€2,685.00	Prov

SECTION B TOTAL - SUBSTRUCTURE

€38,000.15

SECTION C - SUPERSTRUCTURE - EXTERNAL WALLS

Ref	Description	Qty	Unit	Rate (€)	Amount (€)	SoR Ref
NEW EXTERNAL WALLS - GROUND FLOOR (215mm blockwork)						
C.01	Construct 215mm solid blockwork ext wall - Rear wall (south) 6.0m x 2.5m	11.17	m	€90.00	€1,005.30	SoR-15
C.02	Construct 215mm solid blockwork ext wall - Side wall east 5.518m x 2.5m	10.24	m	€90.00	€921.60	SoR-15
C.03	Construct 215mm solid blockwork ext wall - Side wall west 5.518m x 2.5m	10.24	m	€90.00	€921.60	SoR-15
C.04	Construct 215mm solid blockwork ext wall - Side ext front 3.895m x 2.5m	9.07	m	€90.00	€816.30	SoR-15
C.05	Construct 215mm solid blockwork ext wall - Side ext west 5.026m x 2.5m	10.24	m	€90.00	€921.60	SoR-15

C.06	Supply and install horizontal DPC to all new GF external walls	21.41	m	€15.00	€321.15	SoR-16
C.07	Supply and install precast concrete lintels over GF external openings	16.76	m	€55.00	€921.80	SoR-17
C.08	Supply and install precast concrete window cills to GF	7.76	m	€45.00	€349.20	SoR-18

NEW EXTERNAL WALLS - FIRST FLOOR (215mm blockwork)

C.09	Construct 215mm solid blockwork ext wall - FF Bedroom 4 front 3.895m x 2.5m	9.07	m	€90.00	€816.30	SoR-15
C.10	Construct 215mm solid blockwork ext wall - FF side west 5.469m x 2.5m	10.24	m	€90.00	€921.60	SoR-15
C.11	Supply and install horizontal DPC to new FF external walls	8.71	m	€15.00	€130.65	SoR-16
C.12	Parapet walls to flat roof - rear 6.0m x 0.5m	5.59	m	€90.00	€503.10	SoR-15
C.13	Parapet walls to flat roof - sides 2 x 5.518m x 0.5m	8.38	m	€90.00	€754.20	SoR-15

EXTERNAL RENDER / FINISH

C.14	External sand:cement render (scud, scratch, smooth finish) - GF walls	41.90	m	€40.00	€1,676.00	SoR-19
C.15	External sand:cement render - FF walls and parapets	35.38	m	€40.00	€1,415.20	SoR-19

INTERNAL WALL INSULATION & DRY-LINING (new walls)

C.16	125mm rigid insulation board rigid insulation + VCL + battens + plasterboard to	68.32	m2	€115.00	€7,856.80	SoR-29
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INTERNAL DRY-LINING (existing walls upgrade)

C.17	125mm rigid insulation board insulation + VCL + battens + plasterboard - existing	33.09	m2	€115.00	€3,805.35	SoR-29
C.18	125mm rigid insulation board insulation + VCL + battens + plasterboard - existing	33.09	m2	€115.00	€3,805.35	SoR-29

STRUCTURAL STEEL

C.19	Place structural steel support at high level as per engineer spec	5.59	m	€1,180.00	€6,596.20	SoR-20
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SECTION C TOTAL - SUPERSTRUCTURE WALLS €34,459.30

SECTION D - STRUCTURE & FLOORS

Ref	Description	Qty	Unit	Rate (€)	Amount (€)	SoR Ref
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NEW FIRST FLOOR STRUCTURE (over GF extension)

D.01	Structural timber floor joists, wall plates, 18mm OSB decking, acoustic insulation,	27.74	m2	€135.00	€3,744.90	SoR-32
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EXISTING FIRST FLOOR - REPAIRS/UPGRADE

D.02	New plasterboard slab + skim to existing ceiling joists (GF ceiling)	41.60	m2	€25.00	€1,040.00	SoR-37
D.03	Repair/strengthen existing floor joists where required	1.00	Item	€3,220.00	€3,220.00	Prov

INTERNAL STUD PARTITIONS

D.04	New timber stud partition - GF WC enclosure	10.40	m2	€60.00	€624.00	SoR-33
D.05	New timber stud partition - GF Den/Office divider	10.40	m2	€60.00	€624.00	SoR-33
D.06	New timber stud partition - GF Kitchen/Dining partition	10.51	m2	€60.00	€630.60	SoR-33
D.07	New timber stud partition - FF Bedroom 4 walls	21.67	m2	€60.00	€1,300.20	SoR-33
D.08	New timber stud partition - FF Bathroom reconfiguration	17.46	m2	€60.00	€1,047.60	SoR-33
D.09	Provide new plaster slab to all stud walls (both sides)	71.94	m2	€25.00	€1,798.50	SoR-34

STAIRS

D.10	Existing staircase - retain, repair, make good as necessary	1.00	Item	€1,610.00	€1,610.00	Prov
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SECTION D TOTAL - STRUCTURE & FLOORS €15,639.80

SECTION E - ROOFING

Ref	Description	Qty	Unit	Rate (€)	Amount (€)	SoR Ref
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FLAT ROOF - WARM DECK (over rear extension)

E.01	flat roof build-up (IS standard) timber joists, firings (1:40 fall), OSB3 decking, VCL,	19.94	m2	€205.00	€4,087.70	SoR-24
E.02	Parapet trims and upstands	15.86	m	€65.00	€1,030.90	SoR-25
E.03	Junction flat roof/nib wall - fibreglass 150mm upstand and code 5 lead	5.59	m	€80.00	€447.20	SoR-26
E.04	Counterflashing works to boundary wall with new house	8.38	m	€135.00	€1,131.30	SoR-27
E.05	VCL membrane + 50x25mm battens + 12.5mm plasterboard slab (flat roof ceiling)	28.70	m2	€55.00	€1,578.50	SoR-31
E.06	Flat roof rainwater outlets and connections	2.00	Nr	€270.00	€540.00	Prov

PITCHED ROOF - NEW SIDE/FIRST FLOOR EXTENSION

E.07	Provide roof rafters and wall plate	16.47	m2	€105.00	€1,729.35	SoR-22
E.08	Sarking felt and battens	18.20	m2	€20.00	€364.00	SoR-22
E.09	600x300mm fibre cement slates fibre cement slates, double-lapped, stainless nails	19.07	m2	€45.00	€858.15	SoR-23
E.10	Ridge tiles	3.63	m	€40.00	€145.20	Prov
E.11	Lead flashings and soakers at all abutments	1.00	Item	€1,610.00	€1,610.00	Prov

ATTIC INSULATION (over new pitched roof area)

E.12	2 layers of loft insulation on top of ceiling joists 300mm thick	18.46	m2	€20.00	€369.20	SoR-30
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ROOF ACCESSORIES

E.13	Velux rooflight MK04 (78cm x 98cm) supply and install	1.00	Nr	€1,290.00	€1,290.00	Prov
E.14	Fascia and soffit boards (new eaves)	1.00	Item	€1,610.00	€1,610.00	Prov
E.15	Rainwater goods - gutters, downpipes, fittings	1.00	Item	€2,150.00	€2,150.00	Prov

SECTION E TOTAL - ROOFING €18,941.50**SECTION F - WINDOWS & DOORS**

Ref	Description	Qty	Unit	Rate (€)	Amount (€)	SoR Ref
NEW WINDOWS - TRIPLE GLAZED ALUMINIUM						
F.01	New window - Kitchen rear (large glazed unit) 2425mm x 2050mm	1.00	Nr	€3,760.00	€3,760.00	Prov
F.02	New window - Dining area rear 1676mm x 2050mm	1.00	Nr	€3,005.00	€3,005.00	Prov
F.03	New window - Den/Office rear 1235mm x 1545mm	1.00	Nr	€1,935.00	€1,935.00	Prov
F.04	New sliding/folding door - Dining to garden 3667mm x 2050mm	1.00	Nr	€8,055.00	€8,055.00	Prov
F.05	New window - Side extension GF 1000mm x 1545mm	1.00	Nr	€1,610.00	€1,610.00	Prov
F.06	New window - Bedroom 4 front 1217mm x 1200mm	1.00	Nr	€1,505.00	€1,505.00	Prov
F.07	New window - Bedroom 4 side 1160mm x 1200mm	1.00	Nr	€1,450.00	€1,450.00	Prov

WINDOW BOARDS

F.08	S/W window boards to all new windows	7.00	Nr	€45.00	€315.00	SoR-46
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INTERNAL DOORS

F.09	Supply and fit new internal doors incl. frames/architrave (9 No.)	9.00	Nr	€700.00	€6,300.00	SoR-43
F.10	Provide door handles and locks for all internal doors	9.00	Nr	€80.00	€720.00	SoR-44

SECTION F TOTAL - WINDOWS & DOORS €28,655.00**SECTION G - INTERNAL FINISHES**

Ref	Description	Qty	Unit	Rate (€)	Amount (€)	SoR Ref
PLASTERING & PAINTING						
G.01	Internal face of external walls - plasterboard finish (new extension)	56.34	m2	€25.00	€1,408.50	SoR-35
G.02	Ceilings of flat roof area - plasterboard + skim	19.94	m2	€25.00	€498.50	SoR-36
G.03	Ceilings ground floor (less flat roof) - Living + Hall + WC	15.60	m2	€25.00	€390.00	SoR-37
G.04	Ceilings first floor - all bedrooms, bathroom, landing	48.54	m2	€25.00	€1,213.50	SoR-38
G.05	Internal partition walls - non load bearing - plaster slab	60.67	m2	€25.00	€1,516.75	SoR-39
G.06	Make good plaster and repaint to existing retained walls	1.00	Item	€3,760.00	€3,760.00	Prov
G.07	Painting to all ceilings and walls (2 coats emulsion)	1.00	Item	€5,370.00	€5,370.00	Prov

FLOOR FINISHES

G.08	Fitting of timber floor - GF Kitchen, Dining, Den, Living, Hall	54.89	m2	€45.00	€2,470.05	SoR-40
G.09	Fitting of carpets to first floor bedrooms + landing	52.64	m2	€10.00	€526.40	SoR-41
G.10	Fitting of tiles - Bathroom	4.91	m2	€60.00	€294.60	SoR-42
G.11	Fitting of tiles - WC (ground floor)	1.50	m2	€60.00	€90.00	SoR-42

WALL TILING

G.12	Wall tiling - Kitchen splashback	1.56	m2	€60.00	€93.60	SoR-42
G.13	Wall tiling - Bathroom (full height to wet areas)	13.00	m2	€60.00	€780.00	SoR-42
G.14	Wall tiling - WC (half height)	3.54	m2	€60.00	€212.40	SoR-42

JOINERY

G.15	Provide profiled primed white skirting boards (to be painted)	111.72	m	€15.00	€1,675.80	SoR-45
G.16	Provide wardrobes to bedrooms	5.59	m	€860.00	€4,807.40	SoR-47

SANITARYWARE & FITTINGS

G.17	WC suite (ground floor) - WC pan, cistern, wash hand basin	1.00	Nr	€1,290.00	€1,290.00	Prov
G.18	Bathroom suite (first floor) - bath, shower, WC, WHB	1.00	Nr	€3,760.00	€3,760.00	Prov
G.19	Kitchen - supplied and fitted by nominated sub-contractor	1.00	Item	€0.00	€0.00	Excl

SECTION G TOTAL - INTERNAL FINISHES €30,157.50**SECTION H - MECHANICAL & ELECTRICAL SERVICES**

Ref	Description	Qty	Unit	Rate (€)	Amount (€)	SoR Ref
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MECHANICAL SERVICES

H.01	Underfloor heating system complete - pipework, manifolds, controls	1.00	Item	€12,890.00	€12,890.00	Prov
H.02	Boiler replacement/upgrade (existing BLR location)	1.00	Nr	€4,835.00	€4,835.00	Prov
H.03	Hot and cold water distribution - new and modified	1.00	Item	€3,760.00	€3,760.00	Prov
H.04	Heating distribution pipework - first-fix and second-fix	1.00	Item	€4,295.00	€4,295.00	Prov
H.05	Mechanical ventilation - kitchen extract, bathroom extract	1.00	Item	€1,610.00	€1,610.00	Prov

ELECTRICAL SERVICES

H.06	Full electrical rewire - new and existing areas	1.00	Item	€8,590.00	€8,590.00	Prov
H.07	Lighting - first and second fix (all rooms)	1.00	Item	€4,295.00	€4,295.00	Prov
H.08	Power - socket outlets, spurs, dedicated circuits	1.00	Item	€3,220.00	€3,220.00	Prov
H.09	External lighting (front and rear)	1.00	Item	€1,610.00	€1,610.00	Prov
H.10	Smoke/heat detectors and alarm system	1.00	Item	€1,290.00	€1,290.00	Prov
H.11	TV/data/broadband cabling	1.00	Item	€1,610.00	€1,610.00	Prov
H.12	Above ground drainage - soil and waste pipes	1.00	Item	€2,685.00	€2,685.00	Prov

SECTION H TOTAL - M&E SERVICES €50,690.00

SECTION I - EXTERNAL WORKS

Ref	Description	Qty	Unit	Rate (€)	Amount (€)	SoR Ref
I.01	Supply and fitting external paving slabs incl. hardcore, bedding sand, rompox	15.60	m2	€240.00	€3,744.00	SoR-55
I.02	Supply and fitting external paving - driveway reinstatement	34.84	m2	€240.00	€8,361.60	SoR-55
I.03	Provide brick slot Aco drains to paved areas	9.31	m	€30.00	€279.30	SoR-53
I.04	Provide manhole cover and AJ recessed trays for paving	2.00	Nr	€120.00	€240.00	SoR-54
I.05	Boundary wall - repair/reinstatement after junction works	1.00	Item	€3,220.00	€3,220.00	Prov
I.06	External painting and decoration	1.00	Item	€2,685.00	€2,685.00	Prov
I.07	Fencing/boundary treatment - make good	1.00	Item	€1,610.00	€1,610.00	Prov
I.08	Front garden reinstatement	1.00	Item	€1,610.00	€1,610.00	Prov
I.09	Rear garden reinstatement/landscaping	1.00	Item	€2,150.00	€2,150.00	Prov

SECTION I TOTAL - EXTERNAL WORKS €23,899.90

BILL OF QUANTITIES – COST SUMMARY

Example Data

Section	Description	Total (€)
A	Demolitions & Enabling Works	€20,819.75
B	Substructure	€38,000.15
C	Superstructure – External Walls	€34,459.30
D	Structure & Floors	€15,639.80
E	Roofing	€18,941.50
F	Windows & Doors	€28,655.00
G	Internal Finishes	€30,157.50
H	Mechanical & Electrical Services	€50,690.00
I	External Works	€23,899.90

CONSTRUCTION COST SUB-TOTAL €261,262.90

J	Preliminaries (Site Setup, Insurance, Welfare, Scaffolding, Skip Hire etc.)	€31,351.55
K	Contingency Allowance (10%)	€26,126.29

TOTAL ESTIMATED PROJECT COST (EXCL. VAT) €318,740.74

VAT @ 13.5% (Residential construction rate) €43,030.00

TOTAL ESTIMATED PROJECT COST (INCL. VAT) €361,770.74

SCHEDULE OF RATES - REFERENCE

SoR Ref	Description	Rate	Unit
SoR-01	Demolish and dispose existing detached timber shed structure and base	€0.00	m2
SoR-02	Cut down and remove 2 x trees next to shed. Inc removal of roots	€0.00	Nr
SoR-03	Cut down and remove trees in garden Inc removal of roots	€0.00	Nr
SoR-04	Remove old grass and top soil	€0.00	m3
SoR-05	Undertake underpinning of existing boundary walls	€0.00	m
SoR-06	Digging of foundation trenches - external walls	€0.00	m3
SoR-07	Lay 50mm concrete blinding and fix reinforcement mesh	€0.00	m3
SoR-08	Pouring of concrete footings to foundation trenches	€0.00	m3
SoR-09	Backfill with granular fill	€0.00	m3
SoR-10	215mm solid concrete blocks - Top of foundation to floor slab level	€0.00	m
SoR-11	Provide 225mm blinded compacted hardcore	€0.00	m3
SoR-12	Supply and fix steel reinforcement mesh mesh	€0.00	m2
SoR-13	Supply and place 150mm thick in-situ concrete ground floor slab	€0.00	m2
SoR-14	radon-grade DPM	€0.00	m2
SoR-15	Construct 215mm solid blockwork external loadbearing walls	€0.00	m
SoR-16	Supply and install horizontal DPC	€0.00	m
SoR-17	Supply and install precast concrete lintels	€0.00	m
SoR-18	Supply and install precast concrete window cills	€0.00	m
SoR-19	External sand:cement render, scud, scratch and smooth finish	€0.00	m
SoR-20	Place structural steel support at high level per engineer spec	€0.00	m
SoR-21	Provide roof rafters and wall plate	€0.00	m2
SoR-22	Sarking felt and battens	€0.00	m2
SoR-23	600x300mm fibre cement slates fibre cement slates	€0.00	m2
SoR-24	flat roof build-up (IS standard) flat roof buildup (joists, insulation, OSB3, GRP)	€0.00	m2
SoR-25	Parapet trims and upstands	€0.00	m
SoR-26	Junction flat roof / nib wall fibreglass upstand + lead counterflashing	€0.00	m
SoR-27	Counterflashing works to boundary wall	€0.00	m
SoR-28	150mm Insulation to floor slab (ready for UFH)	€0.00	m2
SoR-29	125mm rigid insulation board insulation + VCL + battens + plasterboard	€0.00	m2
SoR-30	2 layers of loft insulation 300mm thick	€0.00	m2
SoR-31	VCL membrane + battens + 12.5mm plasterboard slab	€0.00	m2
SoR-32	Structural timber floor joists, OSB decking, acoustic insulation, plasterboard	€0.00	m2
SoR-33	New timber stud partitions	€0.00	m2
SoR-34	Provide new plaster slab to stud walls	€0.00	m2
SoR-35	Internal face of external walls	€0.00	m2
SoR-36	Ceilings of flat roof	€0.00	m2
SoR-37	Ceilings ground floor (less flat roof)	€0.00	m2
SoR-38	Ceilings First Floor	€0.00	m2
SoR-39	Internal partition walls - non load bearing	€0.00	m2
SoR-40	Fitting of timber floor	€0.00	m2
SoR-41	Fitting of carpets to first floor bedrooms	€0.00	m2
SoR-42	Fitting of tiles - Bathroom, Ensuite	€0.00	m2
SoR-43	Supply and Fit new doors incl. frames/architrave	€0.00	Nr
SoR-44	Provide door handles and locks	€0.00	Nr
SoR-45	Profiled primed white skirting boards and architraves	€0.00	m
SoR-46	S/W window boards	€0.00	Nr
SoR-47	Provide wardrobes to bedrooms	€0.00	m
SoR-53	Provide brick slot Aco drains to paved areas	€0.00	m
SoR-54	Provide manhole cover and AJ recessed trays	€0.00	Nr
SoR-55	Supply and fitting external paving slabs incl. hardcore, bedding, grouting	€0.00	m2