

ESTIMATING SERVICES GUIDE (PART 2)

This document sets out the benefits of certain print options and gives examples of page layouts available in ConQuest. Further examples can be found at www.conquest.ltd.uk/index

Other page layouts are available so if you have specific requirements that do not appear to be met by the range below we would be pleased to discuss your requirements. ConQuest users can also receive documents in a wholly digital format.

Users of QB Schedules can find descriptions of the layout in the booklet 'Tendering For Profitable Building Work' at www.trevorsadd.co.uk/gerload.asp.

Print Options:

Benefits of using each page layout.

- Traditional Bill of Quantities- provides the minimum level of information required to overview and check work. It is also the format that is often used when a contract is negotiated on a full rates basis.
- Quantities Analysis - is used where quantities need to be checked or on complex projects where the areas under consideration need to be identified. The extent of data here will depend upon the method of takeoff used (for example works measured by scale rule will be built up in the traditional manner whereas works measured digitally will have less dimensional data).
- Rates Analysis - is one of the most interesting features of ConQuest allowing readers access to the formulation of rates such that they can, for example, consider the production rates of labour or plant. Ideally suited to those wishing to check or fine tune the significant rates within a bill.
- Column (L/M/P/O) Analysis - is useful for those over viewing sections of work. For example, when considering a foundation detail an estimator may wish to consider the labour or plant elements only in relation to a subcontractor quotation. The use of column analysis makes this process relatively straightforward. This is also an ideal format for checking rating errors and omissions.
- Quantities Annotations - is often requested as part of the quantities only service or where complex works are specifically marked up such that rates for specific areas of the works can be adjusted. The extent to which this column is used by TSA depends upon the complexity of the work and the need for checkers to identify the specific area in which an estimator has been working. We do not generally use the annotations section where the measurement of work is self-evident.

Example Bill Pages

Page	Content	
3	Traditional Bill of Quantities	(also available in QB)
4	Quantities Analysis	
5	Rate Analysis	
6	Column (L/M/P/S) Analysis	(also available in QB)
7	Quantities and Rate Analysis	
8	Quantities and Column Analysis	
9	Rate and Column Analysis	
10	Quantities, Rate and Column Analysis	
11	Quantities, Rate and Column Analysis with Quantities Annotations	

Please note that not all ConQuest pages layout options are suitable for printing on standard A4 size paper, (the more detailed options would not be legible if made to fit on a single A4 page)

The size of print should also be taken into account if you intend for your bill to be returned by fax.

There is also an additional charge for providing the above bill with annotations (approximately +10% of the basic estimate service fee) given the additional time required to properly mark-up and format the said annotations for external viewing and use. Furthermore, this page layout requirement must be specified at the point of enquiry / order if required.

Clients are advised to specify their preferred page layout, if applicable, at the point of enquiry / order, if no preference is expressed we will by default provide your bill with rates and column analysis only (as per page 9).

The page layout can however be changed during, or at the end of, a project for no additional charge (with the exception of the full quantities annotations).

Item	Description	Quantity	Unit	Rate	£ p
	<u>D GROUNDWORK</u>				
	<u>D20 Excavating and Filling</u>				
	Excavating trenches exceeding 300mm wide				
A	Maximum depth not exceeding 1.00m By JCB	6	m3	5.78	34.68
	Disposal				
B	Excavated material ; Off site JCB to lorries	6	m3	36.16	216.96
	Earthwork support				
C	Maximum depth not exceeding 1.00m ; Distance between opposing faces not exceeding 2.00m other flooring	16	m ²	22.32	357.12
	Surface treatments				
D	Compacting bottoms of excavation	6	m2	0.88	5.28
	<u>E IN SITU CONCRETE/LARGE PRECAST CONCRETE</u>				
	<u>E05 In situ concrete construction generally</u>				
	<u>Plain Concrete</u>				
	<u>Concrete 1:3:6; ordinary portland cement; 20mm aggregate</u>				
	Foundations				
E	Generally	1.8	m3	83.04	149.47
	<u>F MASONRY</u>				
	<u>F10 Brick/Block walling</u>				
	<u>Lightweight aerated concrete blocks; trench blocks in cement mortar (1:4)</u>				
	Walls ; half lap bond				
F	275mm ; vertical	2.25	m2	43.32	97.47
	<u>Lightweight aerated concrete blocks; compressive strength 7.0N/mm2; in cement mortar (1:3)</u>				
	Walls ; half lap bond				
G	100mm ; vertical	6.85	m2	22.47	153.92

Item	Dimensions		Description	Quantity	Unit	Rate	£ p
A	10.000 0.600 1.000	6.000	D GROUNDWORK				
			D20 Excavating and Filling				
B	10.000 0.600 1.000	6.000	Excavating trenches exceeding 300mm wide Maximum depth not exceeding 1.00m By JCB	6	m3	5.78	34.68
			Disposal				
C	10.000 0.800	16.000	Excavated material ; Off site JCB to lorries	6	m3	36.16	216.96
			Earthwork support				
D	10.000 0.600	6.000	Maximum depth not exceeding 1.00m ; Distance between opposing faces not exceeding 2.00m other flooring	16	m²	22.32	357.12
			Surface treatments				
E	10.000 0.600 0.300	1.800	Compacting bottoms of excavation	6	m2	0.88	5.28
			E IN SITU CONCRETE/LARGE PRECAST CONCRETE				
F	10.000 0.225	2.250	E05 In situ concrete construction generally				
			Plain Concrete				
G	10.000 0.535	5.350	Concrete 1:3:6; ordinary portland cement; 20mm aggregate				
			Foundations				
F	10.000 0.150	1.500	Generally	1.8	m3	83.04	149.47
			F MASONRY				
G	10.000 0.150	1.500	F10 Brick/Block walling				
			Lightweight aerated concrete blocks; trench blocks in cement mortar (1:4)				
G	10.000 0.150	1.500	Walls ; half lap bond				
			275mm ; vertical	2.25	m2	43.32	97.47
G	10.000 0.150	1.500	Lightweight aerated concrete blocks; compressive strength 7.0N/mm2; in cement mortar (1:3)				
			Walls ; half lap bond				
G	10.000 0.150	1.500	100mm ; vertical	6.85	m2	22.47	153.92

Total

D GROUNDWORK

D20 Excavating and Filling

Excavating trenches exceeding 300mm wide

A Maximum depth not exceeding 1.00m
 By JCB 6 m3 5.78 34.68

Description	Total Qty	Unit	Rate	Total Price
Foundations - JCB3cx Excavator	1.238	G.Hr	28.000	34.68

Disposal

B Excavated material ; Off site
 JCB to lorries 6 m3 36.16 216.96

Description	Total Qty	Unit	Rate	Total Price
Foundations - JCB3cx Excavator	1.320	G.Hr	28.000	36.96
Tipper lorry	6.000	m3	15.000	90.00
Tipping charge - inactive	6.000	m3	15.000	90.00

Earthwork support

C Maximum depth not exceeding 1.00m ; Distance between
 opposing faces not exceeding 2.00m other flooring 16 m² 22.32 357.12

Description	Total Qty	Unit	Rate	Total Price
Groundworker	10.080	Hour	14.000	141.12
Earthwork support timber (4 Uses)	0.320	m3	75.000	24.00
Trench sheets	16.000	m2	12.000	192.00
PS TSA - Other flooring		£	1.000	

Surface treatments

D Compacting bottoms of excavation 6 m2 0.88 5.28

Description	Total Qty	Unit	Rate	Total Price
Groundworker	0.300	Hour	14.000	4.20
700mm Single Drum Vibrating Roller	0.300	Hour	3.500	1.08

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

E05 In situ concrete construction generally

Plain Concrete

Concrete 1:3:6; ordinary portland cement; 20mm aggregate

Foundations

E Generally 1.8 m3 83.04 149.47

Total

D GROUNDWORK

D20 Excavating and Filling

Excavating trenches exceeding 300mm wide

A	Maximum depth not exceeding 1.00m By JCB	6	m3	5.78	34.68
	10.000 0.600 1.000				
	6.000				

Description	Total Qty	Unit	Rate	Total Price
Foundations - JCB3cx Excavator	1.238	G.Hr	28.000	34.68

Disposal

B	Excavated material ; Off site JCB to lorries	6	m3	36.16	216.96
	10.000 0.600 1.000				
	6.000				

Description	Total Qty	Unit	Rate	Total Price
Foundations - JCB3cx Excavator	1.320	G.Hr	28.000	36.96
Tipper lorry	6.000	m3	15.000	90.00
Tipping charge - inactive	6.000	m3	15.000	90.00

Earthwork support

C	Maximum depth not exceeding 1.00m ; Distance between opposing faces not exceeding 2.00m other flooring	16	m²	22.32	357.12
	2				
	10.000 0.800				
	16.000				

Description	Total Qty	Unit	Rate	Total Price
Groundworker	10.080	Hour	14.000	141.12
Earthwork support timber (4 Uses)	0.320	m3	75.000	24.00
Trench sheets	16.000	m2	12.000	192.00
PS TSA - Other flooring		£	1.000	

Surface treatments

D	Compacting bottoms of excavation	6	m2	0.88	5.28
	10.000 0.600				
	6.000				

Description	Total Qty	Unit	Rate	Total Price
Groundworker	0.300	Hour	14.000	4.20
700mm Single Drum Vibrating Roller	0.300	Hour	3.500	1.08

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

E05 In situ concrete construction generally

Plain Concrete

Concrete 1:3:6; ordinary portland cement; 20mm aggregate

Foundations

E	Generally	1.8	m3	83.04	149.47
	10.000 0.600 0.300				
	1.800				

Description	Total Qty	Unit	Rate	Total Price
Plain Concreting gang	2.250	M.Hr	12.670	28.51
Concrete OPC Grade 1:3:6 20 mm Agg	1.890	m3	64.000	120.96

Quantities and Column Analysis

Item	Dimensions	Description	Quantity	Unit	Rate	£ p	Labour	Plant	Material	Sums
A	10.000 0.600 1.000	D GROUNDWORK								
		D20 Excavating and Filling								
		Excavating trenches exceeding 300mm wide								
		Maximum depth not exceeding 1.00m By JCB	6	m3	5.78	34.68	2.48	3.30	0.00	0.00
	6.000									
B	10.000 0.600 1.000	Disposal								
		Excavated material ; Off site JCB to lorries	6	m3	36.16	216.96	2.64	33.52	0.00	0.00
	6.000									
C	10.000 0.800	Earthwork support								
		Maximum depth not exceeding 1.00m ; Distance between opposing faces not exceeding 2.00m other flooring	16	m²	22.32	357.12	8.82	12.00	1.50	0.00
	16.000									
D	10.000 0.600	Surface treatments								
		Compacting bottoms of excavation	6	m2	0.88	5.28	0.70	0.18	0.00	0.00
	6.000									
E	10.000 0.600 0.300	E IN SITU CONCRETE/LARGE PRECAST CONCRETE								
		E05 In situ concrete construction generally								
		Plain Concrete								
		Concrete 1:3:6; ordinary portland cement; 20mm aggregate								
		Foundations								
		Generally	1.8	m3	83.04	149.47	15.84	0.00	67.20	0.00
	1.800									

Rate and Column Analysis

Total Labour Plant Material Sums

D GROUNDWORK

D20 Excavating and Filling

Excavating trenches exceeding 300mm wide

A Maximum depth not exceeding 1.00m
 By JCB 6 m3 5.78 34.68 2.48 3.30 0.00 0.00

Description	Total Qty	Unit	Rate	Total Price
Foundations - JCB3cx Excavator	1.238	G.Hr	28.000	34.68

Disposal

B Excavated material ; Off site
 JCB to lorries 6 m3 36.16 216.96 2.64 33.52 0.00 0.00

Description	Total Qty	Unit	Rate	Total Price
Foundations - JCB3cx Excavator	1.320	G.Hr	28.000	36.96
Tipper lorry	6.000	m3	15.000	90.00
Tipping charge - inactive	6.000	m3	15.000	90.00

Earthwork support

C Maximum depth not exceeding 1.00m ; Distance between
 opposing faces not exceeding 2.00m other flooring 16 m² 22.32 357.12 8.82 12.00 1.50 0.00

Description	Total Qty	Unit	Rate	Total Price
Groundworker	10.080	Hour	14.000	141.12
Earthwork support timber (4 Uses)	0.320	m3	75.000	24.00
Trench sheets	16.000	m2	12.000	192.00
PS TSA - Other flooring		£	1.000	

Surface treatments

D Compacting bottoms of excavation 6 m2 0.88 5.28 0.70 0.18 0.00 0.00

Description	Total Qty	Unit	Rate	Total Price
Groundworker	0.300	Hour	14.000	4.20
700mm Single Drum Vibrating Roller	0.300	Hour	3.500	1.08

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

E05 In situ concrete construction generally

Plain Concrete

Concrete 1:3:6; ordinary portland cement; 20mm aggregate

Foundations

E Generally 1.8 m3 83.04 149.47 15.84 0.00 67.20 0.00

Description	Total Qty	Unit	Rate	Total Price
Plain Concreting gang	2.250	M.Hr	12.670	28.51
Concrete OPC Grade 1:3:6 20 mm Agg.	1.890	m3	64.000	120.96

F MASONRY

F10 Brick/Block walling

Lightweight aerated concrete blocks; trench blocks in
 cement mortar (1:4)

Walls ; half lap bond

F 275mm ; vertical 2.25 m2 43.32 97.47 21.60 0.20 21.52 0.00

Description	Total Qty	Unit	Rate	Total Price
Bricklayer	2.025	Hour	17.000	34.43
Bricklayer's labourer	1.013	Hour	14.000	14.17
5/3.5 Diesel Mixer	0.029	Week	15.000	0.45
Cement Masonry (bagged) *	0.737	25kg	2.700	1.98
Trench blocks Block Trench 275mm *	2.363	m2	19.220	45.41
Sand; Building Sand	0.069	t	15.000	1.04

Lightweight aerated concrete blocks; compressive strength
 7.0N/mm2; in cement mortar (1:3)

Walls ; half lap bond

G 100mm ; vertical 6.85 m2 22.47 153.92 12.00 0.19 10.28 0.00

Description	Total Qty	Unit	Rate	Total Price
Bricklaying - (2+1) including mixer	3.425	M.Hr	24.380	83.50
Lightweight; Solid 7.0N/mm2 100mm	7.192	m2	9.000	64.73
Cement mortar 1:3	0.068	m3	83.160	5.69

1014.90	335.35	415.75	263.80	0.00
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Quantities, Rate and Column Analysis

Total Labour Plant Material Sums

D GROUNDWORK

D20 Excavating and Filling

Excavating trenches exceeding 300mm wide

A Maximum depth not exceeding 1.00m
 By JCB 6 m3 5.78 34.68 2.48 3.30 0.00 0.00

10.000
 0.600
 1.000

6.000

Description	Total Qty	Unit	Rate	Total Price
Foundations - JCB3cx Excavator	1.238	G.Hr	28.000	34.68

Disposal

B Excavated material ; Off site
 JCB to lorries 6 m3 36.16 216.96 2.64 33.52 0.00 0.00

10.000
 0.600
 1.000

6.000

Description	Total Qty	Unit	Rate	Total Price
Foundations - JCB3cx Excavator	1.320	G.Hr	28.000	36.96
Tipper lorry	6.000	m3	15.000	90.00
Tipping charge - inactive	6.000	m3	15.000	90.00

Earthwork support

C Maximum depth not exceeding 1.00m ; Distance between
 opposing faces not exceeding 2.00m other flooring 16 m² 22.32 357.12 8.82 12.00 1.50 0.00

2 10.000
 0.800

16.000

Description	Total Qty	Unit	Rate	Total Price
Groundworker	10.080	Hour	14.000	141.12
Earthwork support timber (4 Uses)	0.320	m3	75.000	24.00
Trench sheets	16.000	m2	12.000	192.00
PS TSA - Other flooring		£	1.000	

Surface treatments

D Compacting bottoms of excavation 6 m2 0.88 5.28 0.70 0.18 0.00 0.00

10.000
 0.600

6.000

Description	Total Qty	Unit	Rate	Total Price
Groundworker	0.300	Hour	14.000	4.20
700mm Single Drum Vibrating Roller	0.300	Hour	3.500	1.08

Quantities, Rate and Column Analysis with Quantities Annotations

Total Labour Plant Material Sums

D GROUNDWORK

D20 Excavating and Filling

Excavating trenches exceeding 300mm wide

A Maximum depth not exceeding 1.00m
 By JCB 6 m3 5.78 34.68 2.48 3.30 0.00 0.00

10.000
 0.600
 1.000

6.000 Front wall A

Description	Total Qty	Unit	Rate	Total Price
Foundations - JCB3cx Excavator	1.238	G.Hr	28.000	34.68

Disposal

B Excavated material ; Off site
 JCB to lorries 6 m3 36.16 216.96 2.64 33.52 0.00 0.00

10.000
 0.600
 1.000

6.000 Front wall A

Description	Total Qty	Unit	Rate	Total Price
Foundations - JCB3cx Excavator	1.320	G.Hr	28.000	36.96
Tipper lorry	6.000	m3	15.000	90.00
Tipping charge - inactive	6.000	m3	15.000	90.00

Earthwork support

C Maximum depth not exceeding 1.00m ; Distance between
 opposing faces not exceeding 2.00m other flooring 16 m² 22.32 357.12 8.82 12.00 1.50 0.00

2 10.000
 0.800

16.000

Description	Total Qty	Unit	Rate	Total Price
Groundworker	10.080	Hour	14.000	141.12
Earthwork support timber (4 Uses)	0.320	m3	75.000	24.00
Trench sheets	16.000	m2	12.000	192.00
PS TSA - Other flooring		£	1.000	

Surface treatments

D Compacting bottoms of excavation 6 m2 0.88 5.28 0.70 0.18 0.00 0.00

10.000
 0.600

6.000

Description	Total Qty	Unit	Rate	Total Price
Groundworker	0.300	Hour	14.000	4.20
700mm Single Drum Vibrating Roller	0.300	Hour	3.500	1.08