



Vector Reports

Reports for the Professional Quantity Surveyor



Part 1 of 2

Vector

Quality Software from *Snap*



NRM 2 PROJECT
21 CLADDING AND COVERING

		Qty	Unit	Rate	£	p
	CLADDING AND COVERING continued ...					
	Rainscreen cladding in accordance with NBS specification, clause H92 / 120A continued ...					
21.7-2.10	Opening perimeters; all works as deemed required at perimeter of openings including all lappings, interfacing, fixings, flashings, air gaps, membranes, insulation, accessories and the like all in accordance with architects instructions					
21.7-2.10.1	heads; 920mm wide (16Nr windows)	29	m			
21.7-2.10.2	heads; 1750mm wide (9Nr windows)	16	m			
21.7-2.10.3	jamb; 1400mm high (49Nr windows)	137	m			
21.7-2.10.4	jamb; 4220mm high (9Nr windows)	68	m			
21.7-2.10.5	cills; 920mm wide (16Nr windows)	29	m			
21.7-2.10.6	cills; 1480mm wide (17Nr windows)	25	m			
21.7-2.10.7	cills; 1700mm wide (2Nr windows)	3	m			
21.7-2.11	Angles					
21.7-2.11.1	external; regular	37	m			
21.7-2.12	Closers; as detail 4, drawing XXXX; Lamatherm CW-RS type 314 firebreak or similar approved					
21.7-2.12.1	generally; 80mm cavity	85	m			
21.7-3	Rainscreen cladding in accordance with NBS specification, clause H92 / 120A and H11/111A; see drawings XXXX					
21.7-3.1	Walls; Aluminium rainscreen cladding system by XXXX, reference - RRRR thermal and acoustic properties to be determined in accordance with performance requirements; fully sealed and weather tight, fully coordinated with cladding and curtain walling as required deemed complete with all concealed fixings, flashings, air gaps, interfaces, membranes, insulation, accessories and the like all in accordance with architects instructions					
21.7-3.1.1	exceeding 600mm wide; vertical	425	m ²			
21.7-3.8	Extra over for					
21.7-3.8.1	Insect and bird mesh; fixed to the base of rainscreen cladding in accordance with architects instructions	12	m			
21.7-3.9	Boundary work; all works as deemed required at boundaries including all lappings, interfacing, fixings, flashings, air gaps, membranes, insulation, accessories and the like all in accordance with architects instructions					
21.7-3.9.1	heads; horizontal	12	m			

Higher level headings carried forward

NRM2 Project sorted into Work Sections

NRM Coding fully automated per RICS presentation guidelines.

Traditional a,b,c identifiers may also be used, if preferred

1.1 SUBSTRUCTURE

		Qty	Unit	Rate	£	p
1.1.5	EXCAVATING & FILLING					
1.1.5.1	Site clearance/preparation					
1.1.5.1.1	Preliminary sitework					
1.1.5.1.1.1	Locating underground services - no details; allow for all works required to locate, identify, record and maintain as required location of all services affected by or affecting the works		item			
1.1.5.1.4	Site clearance					
1.1.5.1.4.1	Remove existing block paving and paving slabs; nominally 80mm thick	90	m ²			
1.1.5.2	Excavations					
1.1.5.2.6	Excavation, from enabling works formation levels					
1.1.5.2.6.1	Bulk excavation; not exceeding 2m deep; reduced level excavation; irrespective of locations	241	m ³			
1.1.5.2.6.2	Foundation excavation; not exceeding 2m deep; pad foundations	5	m ³			
1.1.5.2.6.3	Foundation excavation; not exceeding 2m deep; ground beams	28	m ³			
1.1.5.2.6.4	Foundation excavation; not exceeding 2m deep; retaining wall foundations	52	m ³			
1.1.5.2.7	Extra over all types of excavation irrespective of depth					
1.1.5.2.7.1	Breaking up existing ground floor slabs; assumed to be nominally 150mm thick - excavation and disposal measured elsewhere	87	m ³			
1.1.5.3	Disposal					
1.1.5.3.9	Disposal					
1.1.5.3.9.1	<i>Ground water disposal risk; including the treatment of the water to remove all sediment; pollutants and the like before leaving the site perimeters; Contractor to satisfy themselves as to the contents to all soil reports and familiarise themselves as to the existing water table; make the necessary allowance to keep the groundwater to satisfactory levels to complete works</i>		item			Rate Only
1.1.5.3.9.2	Excavated material off site; assumed to be non hazardous inert material	173	m ³			
1.1.5.3.10	Retaining excavated material on site					
1.1.5.3.10.1	All other excavated material; to fill areas - immediate placement	152	m ³			

Project measured to NRM 2 Detailed measurement for building works, sorted into NRM 1 Elemental Sections

See also NRM 1 Cost Plans

NRM Coding automated

		Qty	Unit	Rate	£	p
F30 ACCESSORIES AND SUNDRY ITEMS FOR BRICK, BLOCK AND STONE WALLING continued ...						
Visqueen Zedex CPT High Performance spec F30/330A						
	On surfaces					
a	not exceeding 225 wide	21	m ²			
	Cavity trays					
b	over 225 wide	18	m ²			
Masterboard 12mm						
	Closing cavity					
c	350 overall wide	75	m			
Cavity Trays Yeovil						
	Cavity closer					
d	MWR Type V170 spec F30/180A; 150 cavity	125	m			
	Cavity tray					
e	Type X Cavitray 150 cavity spec F30/370D (measured nett length no addition for laps)	18	m			
	Weep vent					
f	Small spec F30/132A	68	Nr			
Catnic						
	Lintels					
g	CH 150/100 900 long	3	Nr			
h	CH 150/100 1200 long	2	Nr			
i	CH 150/100 1300 long	2	Nr			
j	CH 150/100 1400 long	1	Nr			
k	CH 150/100 1800 long	2	Nr			
l	CH 150/100 2400 long	2	Nr			
m	CX 150/100 1200 long	1	Nr			
n	CX 150/100 1300 long	2	Nr			
o	CX 150/100 1400 long	1	Nr			
p	CX 150/100 1800 long	2	Nr			
q	CX 150/100 2200 long	1	Nr			
Natural slate; spec F30/720						
	Sills					
r	350 x 30	31	m			

Conventional SMM7
Project in SMM7
order.

All Bills can output
priced or unpriced.

Bill can be output
conventionally to paper,
PDF (using PDF printer
driver), Excel, and CITE
(Construction industry
Trading Electronically).

The Excel output is an
exact match of the
printed output, with page
content, lines and fonts
all matching. All formula
needed are embedded
so that the file is a
complete fully working
document that the
collection and summary
automatically adjust
when you enter a rate.

		Qty	Unit	Rate	Extn
<u>ELEMENT 1 - SUBSTRUCTURE</u>					
<u>1.A SUBSTRUCTURE</u>					
<u>A54 PROVISIONAL SUMS</u>					
<u>Including the following undefined Provisional Sums</u>					
a	additional foundation works		Sum	1000.00	1,000.00
<u>D20 EXCAVATING AND FILLING</u>					
<u>EXCAVATING</u>					
To reduce levels					
b	1.00 m maximum depth	242	m ³		
Pits; 19nr					
c	1.00 m maximum depth	2	m ³		
d	2.00 m maximum depth	100	m ³		
e	4.00 m maximum depth	88	m ³		
Trenches exceeding 300 wide					
f	1.00 m maximum depth	35	m ³		
g	2.00 m maximum depth	16	m ³		
Working space allowance to excavations					
h	pits; backfilling with selected excavated material	220	m ²		
i	trenches; backfilling with selected excavated material	62	m ²		
<u>EARTHWORK SUPPORT</u>					
To faces of excavation					
j	1.00 m maximum depth; distance between opposing faces not exceeding 2 m	143	m ²		
k	1.00 m maximum depth; distance between opposing faces 2.00 to 4.00 m	8	m ²		
l	1.00 m maximum depth; distance between opposing faces over 4 m	76	m ²		
m	2.00 m maximum depth; distance between opposing faces not exceeding 2 m	134	m ²		
n	2.00 m maximum depth; distance between opposing faces 2.00 to 4.00 m	117	m ²		
o	4.00 m maximum depth; distance between opposing faces not exceeding 2 m	34	m ²		
p	4.00 m maximum depth; distance between opposing faces 2.00 to 4.00 m	109	m ²		

Elements can be based on BCIS, or your own custom structure.

Conventional Elemental Bill that has been given a little bit different appearance.

Almost every aspect of the bill presentation can be changed

		Qty	Unit	Rate	£	p
ROOF STRUCTURE G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING Contractor Designed Roof Design, construct and erect carcassing for roof all in accordance with Architect's Drawings ABCD - Lots of specification Stuff						
a	Shedule	1.00	nr			
ROOF SARKING; EAVES; FACIAS, ETC G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING Sawn softwood impregnated under pressure with approved wood preservative; G20/270 individual supports						
b	150 x 50	4.00	m			
c	150 x 50; gunned to steelwork	390.00	m			
d	Extra; plugged to masonry / concrete	182.00	m			
e	50 x 50 gunned to steelwork; 150 long	334.00	nr			
f	50 x 50 gunned to steelwork; 340 long	217.00	nr			
g	50 x 50 bellcast pieces; 270 long	334.00	nr			
Wrought redwood; one coat Sadolins New Base all round prior to fixing Fascia boards						
h	320 x 19 splayed edges - 1; two piece with tongued grooved and vee joint	192.00	m			
Plywood; exterior quality; butt joints; one coat Sadolins New Base; all round prior to fixing; G20/310 Soffits boards						
i	360 wide; 6 thick	138.00	m			
j	450 wide; 6 thick	0.00	m			
k	1100 wide; 6 thick	0.00	m			
PVC accessories; Glidevale; H65/355 Continuous soffits vent strips						
l	ref. SV604Eng	192.00	m			
Rafter ventilation trays						
m	ref. RV601	192.00	m			
K11 RIGID SHEET FLOORING/SHEATHING/LININGS/CASINGS Plywood roof sheathing as K11/615 Roofs						
n	over 300 wide; 12 thick; sloping	743.00	m ²			

TRADE or Package Bill, sorted Trade, Elements, SMM7.

		Qty	Unit	Rate	£	p
E10 MIXING / CASTING / CURING IN continued ...						
Reinforced; mix RC30						
	Foundations					
a	150 to 450 thick	3	m ³			
	Beds					
b	not exceeding 150 thick	10	m ³			
	Slabs					
c	not exceeding 150 thick	1	m ³			
E20 FORMWORK FOR IN SITU CONCRETE						
Formwork generally; E20/70						
	Sides of foundations					
d	not exceeding 250 high	107	m			
	Edges of suspended slabs					
e	not exceeding 250 high	9	m			
	Soffits of slabs					
f	not exceeding 200 thick	5	m ²			
Insulation board; Kingspan 'Kooltherm K3 Floorboard'; E20/30						
	Underslab insulation; laid on blinded hardcore					
g	50 thick	64	m ²			
h	Extra; working insulation into sinking in hardcore; average 600 wide x 150 deep; additional material	7	m			
E30 REINFORCEMENT FOR IN SITU CONCRETE						
Fabric reinforcement; E30/30A						
	Fabric type A252 mesh weighing 3.95kg/m ² ; minimum 250 laps					
i	generally	83	m ²			
j	Extra; additional layer A252 mesh in slab; including spacer chairs	10	m ²			
E41 WORKED FINISHES/CUTTING TO IN SITU CONCRETE						
Reinforced concrete grade RC30						
	Trowelling; E41/30					
k	generally	70	m ²			

Project with multiple buildings, sorted by building and elements within each building.

There are many combinations you can evolve to suit the needs of the project and client requirements.

		Qty	Unit	Rate	£	p
FOUNDATIONS						
FOUNDATIONS : END SUPPORTS						
SERIES 600: EARTHWORKS						
Excavation						
1	<i>Excavation of acceptable material excluding Class 5A in structural foundations 0 to 6 metres in depth</i>	304	m ³			
Deposition of Fill						
2	<i>Deposition of acceptable material in fill above structural concrete foundations</i>	94	m ³			
Disposal of Material						
3	<i>Disposal of acceptable material excluding Class 5A</i>	210	m ³			
Imported Fill						
4	Imported acceptable material Class 6N/6P in fill above structural concrete foundations	1053	m ³			
Compaction of fill						
5	<i>Compaction of acceptable material in fill to structures</i>	94	m ³			
6	Compaction of acceptable material Class 6N/6P in fill above structural concrete foundations	1053	m ³			
SERIES 1600: PILING AND EMBEDDED RETAINING WALLS						
Piling Plant						
7	Establishment of piling plant for 1400mm diameter reinforced concrete bored piles in main piling		item			
8	Moving piling plant for 1400mm diameter reinforced concrete bored piles in main piling	2	no			
Cast-in-place Piles						
<i>Piling lengths taken at 25m as Piling Schedule</i>						
9	<i>Vertical 1400mm diameter cast-in-place piles exceeding 20 metres but not exceeding 25 metres in length in main piling</i>	550	m			

Custom Elements

MHW4 Highways Bill with project changes marked up

Changed items marked up

Automated MHW4 bill numbering



		Qty	Unit	Rate	£	p
BILL NR. 1: GENERAL ITEMS						
CLASS A: GENERAL ITEMS						
Contractual requirements						
	Performance bond					
A110	providing bond		sum			
	Insurances					
A120	insurance of the works		sum			
A130	third party insurance		sum			
Specified requirements						
	Provision of personnel for use as directed by the Engineer; provisional; if ordered					
A249.1	competent site engineer	10	hrs			
A249.2	chainman	5	hrs			
	Testing of bitumen macadam samples by Weeks, Queenslie, Glasgow (0141 774 6271) or equal and approved					
A251.1	taking sample	5	Nr			
A251.2	testing sample	5	Nr			
	Testing of concrete samples by Weeks, Queenslie, Glasgow (0141 774 6271) or equal and approved					
A252.1	taking sets of (4) test cubes	10	Nr			
A252.2	testing sets of (2) test cubes	20	Nr			
	Samples two square/linear metre panels; outwith the permanent works and removing when instructed					
A291.1	random stone paving	1	Nr			
A291.2	masonry walling with cope	1	Nr			
A291.3	dry stone dyking with cope	1	Nr			
A291.4	caithness path edging	1	Nr			
A291.5	caithness path edging		sum			
	Temporary works; traffic diversions and management including all necessary lane closures, temporary roads, signs, traffic lights, coning etc. and maintaining access along Hallyards Road					
A271.1	establishment		sum			
A271.2	maintenance		sum			
A271.3	removal		sum			
	Temporary works; pedestrian diversions and management including all necessary temporary roads, footpaths, signs, barriers, etc.					
A271.4	establishment		sum			
A271.5	maintenance		sum			

Civils Style Project

		Qty	Unit	Rate	£	p
2.2	SUPERSTRUCTURE					
2.2.1	Frame					
2.2.1.1	Steel frames: Structural steelwork in frames, including all components, fittings, fixings and components.					
2.2.1.12.1	provision of secondary steelwork as required to support roof structure, pre cast concrete floor planks, stairs and the like as required; generally		item	65000.00	65,000	00
2.2.1.13.2	provision of secondary steelwork as required to support roof structure		item	25000.00	25,000	00
2.2.1.13.3	provision of secondary steelwork as required to first floor lounge	0.60	t	1950.00	1,170	00
2.2.1.15.4	Fire protection to steel frame: intumescent painted fire protection		item	28500.00	28,500	00
2.2.2	Upper floors					
2.2.2.1	Floors					
2.2.2.10.2	Precast/composite decking systems					
2.2.2.10.1	Suspended floor slab : wide span or similar; 250 thick, complete with filling ends, grouting and the like	4771	m ²	145.00	691,795	00
2.2.3	Roof					
2.2.3.1	Roof structure					
2.2.3.12.1	Timber roof structure - pitched at angle not exceeding 15 degrees from horizontal, timber joist infills to steel frame with plywood decking over	3177	m ²	97.00	308,169	00
2.2.3.15.2	Extra over roof structure - pitched roofs for forming dormer; 10nr	164	m ²	230.07	37,731	48
2.2.3.15.3	feature roof in main entrance; 1 nr	95	m ²	190.00	18,050	00
2.2.3.2	Roof coverings					
2.2.3.21.1	Clay roof tiles, Redland 49 or similar Roof coverings, non-structural screeds, thermal insulation, and surface treatments: details to be stated	3177	m ²			
2.2.3.24.2	Eaves, verge treatment to pitched roofs: to roof tiles, complete with all trims, detailing and the like	427	m			
2.2.3.27.3	Valleys and hips to roof tiles, complete with all lay boards and the like	305	m			
2.2.3.4	Roof drainage					
2.2.3.44.1	Gutters uPVC 110 diameter half round	744	m			
2.2.3.48.2	Rainwater pipes: uPVC pipes, 75 diameter	858	m			

NRM 1 Detailed Cost

Cost Plans can be a tidy and detailed presentation to the client, or a much more rough and ready internal working document.

Both of these can be used to generate a Cost Plan Summary, see following pages.

NRM 1 Coding automated





COST CENTRE	GROUP ELEMENT/ELEMENT	COST/M2 OF GIFA	TOTAL COST OF ELEMENT (TARGET COST)	%
		£	£	
	FACILITATING WORKS AND BUILDING WORKS			
0.1	Toxic/hazardous/contaminated material removal			0
0.2	Major demolition works			0
0.3	Temporary support to adjacent structures			0
0.4	Specialist groundworks	0.00	0.00	0.0
0.5	Temporary diversion works	0.00	0.00	0.0
0.6	Extraordinary site investigation works	0.00	0.00	0.0
0	Facilitating works	0.00	0.00	0.0
1.1	Substructure	42.72	265,445.00	3.8
1	Substructure	42.72	265,445.00	3.8
2.1	Frame	19.26	119,670.00	1.7
2.2	Upper floors	111.33	691,795.00	9.9
2.3	Roof	107.19	666,054.48	9.5
2.4	Stairs and ramps	10.20	63,400.00	0.9
2.5	External walls	142.09	882,924.00	12.6
2.6	Windows and external doors	164.60	1,022,800.00	14.6
2.7	Internal walls and partitions	63.75	396,120.00	5.7
2.8	Internal doors	30.54	189,750.00	2.7
2	Superstructure	648.94	4,032,513.48	57.6
3.1	Wall finishes	65.51	407,105.00	5.8
3.2	Floor finishes	68.69	426,827.00	6.1
3.3	Ceiling finishes	41.19	255,975.00	3.7
3	Internal finishes	175.40	1,089,907.00	15.6
4.1	Fittings, furnishings and equipment	61.34	381,188.00	5.4
4	Fittings, furnishings and equipment	61.34	381,188.00	5.4
5.1	Sanitary installations	8.77	54,470.00	0.8
5.2	Services equipment	5.55	34,500.00	0.5
5.3	Disposal installations	2.11	13,105.40	0.2
5.4	Water installations	13.84	86,000.86	1.2
5.5	Heat source	2.95	18,315.00	0.3
5.6	Space heating and air conditioning	23.79	147,854.96	2.1
5.7	Ventilation systems	14.69	91,269.75	1.3
5.8	Electrical installations	67.54	419,684.00	6.0
5.9	Fuel installations	5.14	31,941.36	0.5
5.10	Lift and conveyer installations	11.46	71,225.00	1.0

Three Page Detailed NRM 1 Cost Plan Summary. Page 1

Automated calculation of percentage of building cost.
This report can be produced with or without this information

* Due to rounding, percentages may not add precisely to 100.

COST CENTRE	GROUP ELEMENT/ELEMENT	COST/M2 OF GIFA	TOTAL COST OF ELEMENT (TARGET COST)	%
		£	£	
5.11	Fire and lightning protection			0.1
5.12	Communication, security and control systems			1.8
5.13	Specialist installations			0.0
5.14	Builder's work in connection with services	8.05	50,000.00	0.7
5	Services	184.99	1,149,518.01	16.4
6.1	Prefabricated buildings and units	0.00	0.00	0.0
6	Complete buildings and building units	0.00	0.00	0.0
7.1	Minor demolition works and alteration works	0.00	0.00	0.0
7.2	Repairs to existing services	0.00	0.00	0.0
7.3	Damp-proof courses/fungus and beetle eradication	0.00	0.00	0.0
7.4	Facade retention	0.00	0.00	0.0
7.5	Cleaning existing surfaces	0.00	0.00	0.0
7.6	Renovation works	0.00	0.00	0.0
7	Work to existing buildings	0.00	0.00	0.0
8.1	Site preparation works	4.17	25,893.00	0.4
8.2	Roads, paths, pavings and surfacings	0.00	0.00	0.0
8.3	Soft landscaping, planting and irrigation systems	0.00	0.00	0.0
8.4	Fencing, railings and walls	0.00	0.00	0.0
8.5	External fixtures	0.00	0.00	0.0
8.6	External drainage	0.00	0.00	0.0
8.7	External services	8.81	54,750.00	0.8
8.8	Minor building works and ancillary buildings	0.00	0.00	0.0
8	External works	12.98	80,643.00	1.2
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (A)	1,126.36	6,999,214.49	100.0
9.1	Employer's requirements	0.00	0.00	
9.2	Main contractor's cost items	0.00	0.00	
9	Main contractor's preliminaries (B)	0.00	0.00	
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (including main contractor's preliminaries) (C) [C = A + B]	1,126.36	6,999,214.49	
10.1	Main contractor's overheads	64.76	402,440.00	
10.2	Main contractor's profit	0.00	0.00	
10	Main contractor's overheads and profit (D)	64.76	402,440.00	
	TOTAL: BUILDING WORKS ESTIMATE (E) [E = C + D]	1,191.13	7,401,654.49	
	PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT			

Three Page Detailed
NRM 1 Cost Plan
Summary. Page 2

COST CENTRE	GROUP ELEMENT/ELEMENT	COST/M2 OF GIFA	TOTAL COST OF ELEMENT (TARGET COST)	%
		£	£	
11.1	Consultants' fees			
11.2	Main contractor's pre-construction fees			
11.3	Main contractor's design fees			
11	Project/design team fees (F)			
12.1	Other development/project costs	4.67	29,000.00	
12	Other development/project costs (G)	4.67	29,000.00	
	TOTAL: PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT COSTS ESTIMATE (H) [H = F+G]	93.38	580,250.00	
	BASE COST ESTIMATE (I) [I = E + H]	1,284.50	7,981,904.49	
13.1	Design development risks	90.11	559,920.00	
13.2	Construction risks	0.00	0.00	
13.3	Employer change risks	0.00	0.00	
13.4	Employer other risks	0.00	0.00	
13	Risks	90.11	559,920.00	
	TOTAL: RISK ALLOWANCE ESTIMATE (J)	90.11	559,920.00	
	COST LIMIT (excluding inflation) (K) [K = I + J]	1,374.61	8,541,824.49	
14.1	Tender inflation	8.45	52,492.50	
14.2	Construction inflation	0.00	0.00	
14	Inflation	8.45	52,492.50	
	TOTAL: INFLATION ALLOWANCE (L)	8.45	52,492.50	
	COST LIMIT (excluding VAT assessment) (M) [M = K + L]	1,383.06	8,594,316.99	
15	VAT ASSESSMENT			

Three Page Detailed
NRM 1 Cost Plan
Summary. Page 3

COST CENTRE	GROUP ELEMENT/ELEMENT	COST/M2 OF GIFA	TOTAL COST OF ELEMENT (TARGET COST)
		£	£
	FACILITATING WORKS AND BUILDING WORKS		
0	Facilitating works		
1	Substructure		
2	Superstructure	648.94	4,032,513.48
3	Internal finishes	175.40	1,089,907.00
4	Fittings, furnishings and equipment	61.34	381,188.00
5	Services	184.99	1,149,518.01
6	Complete buildings and building units	0.00	0.00
7	Work to existing buildings	0.00	0.00
8	External works	12.98	80,643.00
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (A)	1,126.36	6,999,214.49
9	Main contractor's preliminaries (B)	0.00	0.00
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (including main contractor's preliminaries) (C) [C = A + B]	1,126.36	6,999,214.49
10	Main contractor's overheads and profit (D)	64.76	402,440.00
	TOTAL: BUILDING WORKS ESTIMATE (E) [E = C + D]	1,191.13	7,401,654.49
	PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT		
11	Project/design team fees (F)	88.71	551,250.00
12	Other development/project costs (G)	4.67	29,000.00
	TOTAL: PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT COSTS ESTIMATE (H) [H = F + G]	93.38	580,250.00
	BASE COST ESTIMATE (I) [I = E + H]	1,284.50	7,981,904.49
13	TOTAL: RISK ALLOWANCE ESTIMATE (J)	90.11	559,920.00
	COST LIMIT (excluding inflation) (K) [K = I + J]	1,374.61	8,541,824.49
14	TOTAL: INFLATION ALLOWANCE (L)	8.45	52,492.50
	COST LIMIT (excluding VAT assessment) (M) [M = K + L]	1,383.06	8,594,316.99
15	VAT ASSESSMENT		

Simple one page detailed NRM 1 Cost Plan Summary.

NEW CLASSROOMS, TOWN, COUNTY

		Qty	Unit	Rate	£	p
ELEMENT 2: SUPERSTRUCTURE continued ...						
2C ROOF continued ...						
Roof edges						
13	Masonite perimeter beams complete	60.00	m			
14	Masonite perimeter beams complete; curved on plan	83.14	m	60.00	4,988	40
15	powder coated steel copings	66.00	m	40.00	2,640	00
16	powder coated steel copings; curved on plan	83.14	m	50.00	4,157	00
17	marine plywood fascias size 25 x 500 high	6.00	m	18.00	108	00
18	marine plywood fascias size 25 x 500 high; curved on plan	36.00	m	20.00	720	00
19	marine plywood sloping canopy soffit 25 thick	49.44	m ²	28.00	1,384	32
20	marine plywood sloping eaves soffits size 300 x 25 thick	66.00	m	10.00	660	00
21	marine plywood sloping eaves soffits size 300 x 25 thick; curved on plan	83.14	m	12.00	997	68
22	cedar boarded eaves fascias size 25 x 500 high	60.00	m	25.00	1,500	00
23	cedar boarded eaves fascias size 25 x 500 high; curved on plan	47.14	m	25.00	1,178	50
Rainwater disposal						
24	insulated rainwater pipes and fittings	44.00	m	25.00	1,100	00
Subtotal for 2C Roof					£ 132,040	60
2E EXTERNAL WALLS						
EVT Breathing Technology wall construction; Masonite studs, Warmcell insulation, Panelvent sarking board, plasterboard/skim internal finish, etc.						
25	allowance complete	283.00	m ²	175.00	49,525	00
26	allowance complete; curved on plan	212.14	m ²	200.00	42,428	00
Cedar shiplap boarding externally on battens						
27	allowance complete	301.00	m ²	40.00	12,040	00
28	allowance complete; curved on plan	212.14	m ²	40.00	8,485	60
Subtotal for 2E External Walls					£ 112,478	60
2F WINDOWS AND EXTERNAL DOORS						
Windows (extra over external walls)						
29	allowance complete	97.56	m ²	100.00	9,756	00
30	extra for remote winding gear to "northlight" windows	6.00	nr	320.00	1,920	00
External louvred doors complete (extra over external walls)						
31	single door and frame	1.00	nr	250.00	250	00
32	pair of doors and frame	1.00	nr	500.00	500	00

Simple Cost Estimate of 'one liners' for creating a cost plan.



SUMMARY OF APPROXIMATE ESTIMATE		Cost	Cost / M2	%	
SUBSTRUCTURE		112,484	173.05	9.7	
2A	Frame	6,000	9.23	0.5	
2B	Upper Floors	132,040	173.04	9.7	
2C	Roof				
2D	Stairs	112,479	173.04	9.7	
2E	External Walls	38,326	58.96	3.3	
2F	Windows and External Doors	53,567	82.41	4.6	
2G	Internal Walls and Partitions	15,000	23.08	1.3	
2H	Internal Doors	357,413	549.86	30.9	
SUPERSTRUCTURE					
3A	Wall Finishes	19,039	29.29	1.6	
3B	Floor Finishes	38,104	58.62	3.3	
3C	Ceiling Finishes	16,597	25.53	1.4	
INTERNAL FINISHES		73,740	113.44	6.4	
FITTINGS		28,674	44.11	2.5	
5A	Sanitary Appliances	8,124	12.50	0.7	
5B	Service Equipment	0	0.00	0.0	
5C	Disposal Installation	3,000	4.62	0.3	
5D	Water Installation	10,000	15.38	0.9	
5E	Heat Source	0	0.00	0.0	
5F	Space Heating and Air Treatment	60,000	92.31	5.2	
5G	Ventilation	10,000	15.38	0.9	
5H	Electrical Installation	95,000	146.15	8.2	
5I	Gas Installation	0	0.00	0.0	
5J	Lift and Conveyor Installation	0	0.00	0.0	
5K	Protection Installation	0	0.00	0.0	
5L	Communication Installation	0	0.00	0.0	
5M	Special Installation	0	0.00	0.0	
5N	Builders Work in Contract	5,000	7.69	0.4	
5O	Builders Profit and Attendance	0	0.00	0.0	
SERVICES		191,124	294.03	16.5	
BUILDING TOTAL		763,435	1,174.49	66.0	
6A	Site Works	102,034	156.98	8.8	
6B	Drainage	54,000	83.08	4.7	
6C	External Services	0	0.00	0.0	
6D	Minor Building Works	25,000	38.46	2.2	
EXTERNAL WORKS		181,034	278.52	15.6	
TOTAL		944,469	1,453.01	81.6	
7	Preliminaries	10.00%	94,447	145.30	8.2
8	Contingencies	5.00%	47,223	72.65	4.1
9	Price and Design Risk	7.50%	70,835	108.98	6.1
CONTRACT SUM TOTALS		1,156,974	1,779.94	100.0	

BCIS Style Cost plan created with Vector.

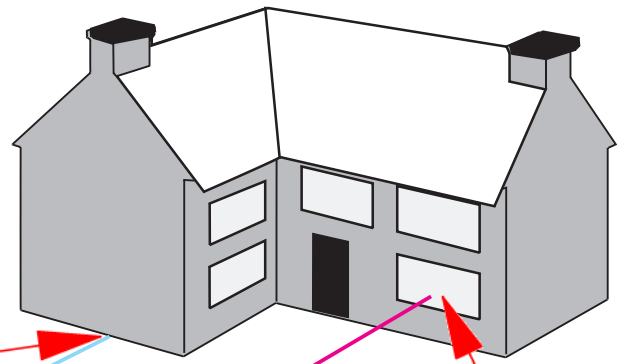
Vector has a similar report for QS who need to create their own custom cost plans.

	%	Qty	Unit	Rate	£	p	
A54 PROVISIONAL SUMS							
Include the following undefined provisional sums							
a	0		Sum	1000.00	0	00	
D20 EXCAVATING AND FILLING							
Excavating							
To reduce levels							
b	70	242	m ³	1.75	296	45	
Pits; 19nr							
c	70	2	m ³	9.20	12	88	
d	70	100	m ³	6.25	437	50	
e	70	88	m ³	7.10	437	36	
Trenches exceeding 300 wide							
f	70	35	m ³	6.00	147	00	
g	70	16	m ³	6.80	76	16	
Working space allowance to excavations							
h	70	220	m ²	5.68	874	72	
i	70	62	m ²	4.98	216	13	
Earthwork support							
To faces of excavation							
j	50	143	m ²	0.64	45	76	
k	50	8	m ²	0.84	3	36	
l	50	76	m ²	1.09	41	42	
m	50	134	m ²	0.89	59	63	
n	50	117	m ²	1.39	81	32	
o	50	34	m ²	2.79	47	43	
p	50	109	m ²	4.39	239	26	
Disposal							
Surface water							
q	0		Item	0.00	0	00	
Excavated material							
r	90	481	m ³	18.60	8,051	94	
					To Collection £	11,068	32

Valuation by percentage complete



Measurement Reports



Mean girth

Windows

Sidecast Calculations Report for Job [Measurement Example]					
Dimensions	Notes	Variable	Unit	Description	Quantity
Sidecast - Measured					
2	7.50 15.00	mg	m	mean girth of external walls	69
2	27.80 55.60				
-4*2*.5	0.28 -1.12				
	69.48				

Sidecast - Measured					
4	2.70 12.96	1 to 4	mg	windows	
3	0.90 1.62	5, 6 & 7			
1	0.60 0.36	8			
2	2.70 8.10	9 & 10			
	23.04				

Sidecast - Measured					
2	1.60 6.72		mg	doors	
3	0.90 5.67				
	12.39				

Sidecast - Measured					
2*.5	7.50 19.50		mg	gables	
	19.50				

Sidecast - Measured					
15	0.90 28.35		mg	indoors	
1	1.80 2.16	hatch			
	30.51				

Sidecast - Measured					
2	9.20 18.40		mg	intwls	
3	7.00 21.00				

Page 1

Dimensioned Report for Job [Measurement Example]							
Dimensions	Notes	Library	Description	Quantity	Rate	Total	
F10 BRICK/BLOCK WALLING							
F1006			Facing bricks in gauged mortar (1:1:6); facework and flush pointing as work proceeds				
F1006003			Walls				
F100600301			102.5 thick	194	0.00	0.00	
Direct Dims							
mg				1.00		215.39	
				3.10			
-windows				1.00		-23.04	
				1.00			
-doors				1.00		-12.39	
				1.00			
gables				1.00		19.50	
				1.00			
4*2*.5				0.28		3.47	
				3.10			
-5				1.00		-13.50	
				2.70			
2				2.50		5.00	verandah
				1.00		194.43	
F30 ACCESSORIES AND SUNDRY ITEMS FOR BRICK, BLOCK AND STONE WALLING							
F3002 FORMING CAVITIES							
F3002003			Forming cavities in hollow walls				
F300200302			50 - 100 mm cavities in hollow walls with 200 mm wall-ties at 5 per m2 using 0.6 mm stainless steel pressed ties with insulation retaining clips				
				172	0.00	0.00	
Direct Dims							
mg				1.00		187.60	
				2.70			
-windows				1.00		-23.04	
				1.00			
-doors				1.00		-12.39	
				1.00			
gables				1.00		19.50	
				1.00		171.67	
F300200302C Expanded polystyrene cavity batts in cavities of hollow walls 50mm thick							
				168	0.00	0.00	

This page illustrates a page of sidecast measurements, and a page of item(s) measurement.

Key quantities can be measured once and then used in the measurement of a number of items. This capability can be used very simply as illustrated here, or more complex interlinked calculations can be made.

Page 1

0.5 Rounded Up - Steelwork 2 dp

Dimensioned Report for Job [Health Care Centre]

Dimensions	Notes	Library	Description	Quantity	Rate	Total
Direct Dims		03010135	Plasterboard linings, dot and dab fixed to masonry complete with moisture resistant board and ceramic tiling			
5*2	2.00					
	3.10	62.00	gf moisture	806	53.00	42718.00
1*2	7.00					
	3.10	43.40				
2*2	15.50					
	3.10	192.20				
6*2	2.00					
	3.10	74.40	ff moisture			
29*1	2.00					
	3.10	179.80	ff moisture			
6*2	2.00					
	3.10	74.40	sf moisture			
29*1	2.00					
	3.10	179.80	sf moisture			
		806.00				
Direct Dims		0302	Floor finishes			
		030201	Finishes to floors			
2 * GFSlabA	1.00	03020110	Finishes to floors: screed average 75 thick, complete with reinforcement			
	1.00	5753.28	ff & sf	5239	45.00	235755.00
2 * Doctors	1.00					
	1.00	634.00	doctors ff & sf			
2 * Pharmacy	1.00					
	1.00	302.00	pharmacy ...			
-2 * RoofFirstF	1.00					
	1.00	-767.60	ddt Roof ff & sf			
-1	69.40					
	15.00	-1041.00	roof sf			
-4	3.60					
	1.00	-14.40	roof sf			
-2*.5	10.00					
	2.00	-20.00	entrance feature			

Dimension Report

GFSlabA, sidecast for ground floor slab A. See next page.

Measurements can be manually entered, or are automatically entered when measuring on the CAD measurement screen.

Measurement reports can be printed in portrait and landscape modes. The landscape option enables longer takeoff notes to be displayed, but uses more paper.

We call this field the TimesFormula field, because it defaults to being the timesing, but can also calculate any formula.

Sidecast Calculations Report for Job [Health Care Centre]

Dimensions	Notes	Variable	Unit	Description	Quantity
Sidecast - Formula 151		Pharmacy	m2	Sidecast Measurement Report	51
Sidecast - Formula 317		Doctors	m2	Doctors - Measured separately	317
Sidecast - Measured		GFSlabA	m2	Grand floor Slab	2877
1	58.00				
	17.00	986.00			
1	16.40				
	22.16	363.42			
1	23.20				
	9.00	208.80			
1	19.60				
	9.20	180.32			
.5	3.00				
	7.80	11.70			
1	9.60				
	9.00	86.40			
1	65.00				
	16.00	1040.00			
		2876.64			
Sidecast - Measured		RoofFirstF	m2	Roof First Floor	384
1	28.20				
	7.00	197.40	roof - ff		
1	2.00				
	8.00	16.00	roof -ff		
1	21.00				
	7.00	147.00	roof -ff		
5	3.60				
	1.00	18.00	roof - ff		
3	1.80				
	1.00	5.40	roof - ff		
		383.80			
Sidecast - Measured		SFIBW	m	SF Internal blockwork walls	118
2	5.00	10.00	sf		

Sidecast Measurement Report

Sidecast, referred to in previous page

The Sidecast capability is very powerful. Sidecast can be linked directly to bill items, or referred to from other measurement.

Sidecasts can refer to other sidecasts which can be nested any number of level deep.

Sidecasts can be conventionally measured, or can be formula items

So the external skin of a building could be:

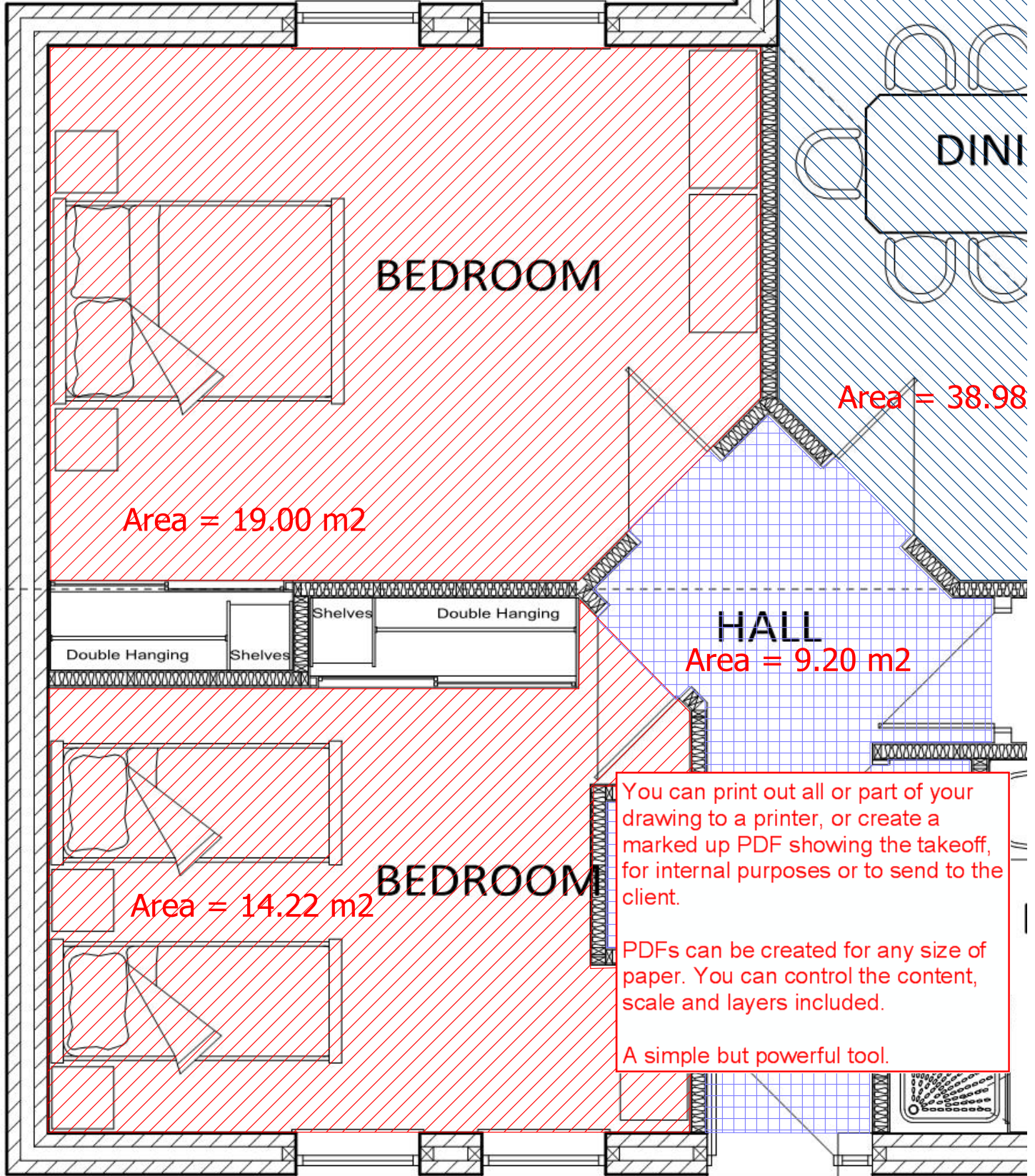
$mgirth * 5.4 - (windows + extdoors)$

Vector

Telephone: (+44) (0)20 8805 8704

Drawings with or without takeoff detail

You can 'stamp' the drawing with your logo, and contact detail.



Area = 19.00 m²

BEDROOM

Area = 38.98

DINI

HALL
Area = 9.20 m²

Area = 14.22 m²

BEDROOM

You can print out all or part of your drawing to a printer, or create a marked up PDF showing the takeoff, for internal purposes or to send to the client.

PDFs can be created for any size of paper. You can control the content, scale and layers included.

A simple but powerful tool.