

Description	Job %	Cost per Unit	Total
SITE CLEARANCE & EARTHWORKS			0.00
ROADS, PARKING & HARDSTANDING			0.00
CONCRETE RAFT FOUNDATIONS			0.00
FOUL & SURFACE WATER DRAINAGE			0.00
WASTEWATER TREATMENT SYSTEM			0.00
WATER SUPPLY			0.00
ELECTRICAL SERVICES & SITE LIGHTING			0.00
Subtotal			0.00
Total (excluding VAT)			0.00

Bill Ref.	Description	Quantity	Unit	Rate	Total
SITE CLEARANCE & EARTHWORKS		0.00			
Excavation and Earthworks					
1/1A	The Contractor shall visit the site of the works to acquaint himself with the nature of the work to be carried out, the approach to the site and the nature of the ground, as no claim will be recognised on the grounds of want of knowledge of the works involved (Specification cl. 1.02)		Note		
1/1B	All works to be carried out in accordance with the Ground Works Technical Specification by L. Colton (16 March 2026), the materials list (3 June 2026) and the R Smyth drawings. Figured dimensions govern; do not scale drawings. The Contractor shall establish a master bench mark at finished floor level for the duration of the contract (cl. 1.09); floor levels to be 300mm over existing ground level (cl. 2.10)		Note		
1/1C	Strip topsoil to a depth of 300mm and excavate earth for base; stockpile on site for re-use and screening between the pods (cl. 2.02)	450.00	m3		0.00
1/1D	Form privacy berms between the buildings from excavated material (cl. 1.01)	1.00	item		0.00
1/1E	Planking and strutting to uphold the sides of all excavations (cl. 2.04)	1.00	item		0.00
ROADS, PARKING & HARDSTANDING		0.00			
2/1A	Hardcore laid in 225mm thick layers of S.R. 21 Annex E T2 perm hardcore with 50mm blinding layer of sand or gravel; consolidate with 3 tonne roller (10 tonne under vehicular paving) or mechanical pummer of equivalent compaction (cl. 2.07)		Note		
Access Roads					
2/1B	100mm down hardcore base to access roads and service area	300.00	m3		0.00
2/1C	804 hardcore top surface to access roads	150.00	m3		0.00
Pod Access Paths					
2/1D	Excavate earth to pod access paths (75m2 x 3 = 23 cu.m x 5, per materials list)	115.00	m3		0.00
2/1E	100mm down hardcore base to pod access paths	80.00	m3		0.00
2/1F	804 hardcore surface to pod access paths	35.00	m3		0.00
Parking, EV Point & Bin Storage					
2/2A	Excavate parking (8 bays), EV point and bin storage areas	100.00	m3		0.00
2/2B	100mm down hardcore to parking, EV and bin storage areas	65.00	m3		0.00
2/2C	804 hardcore to parking, EV and bin storage areas	35.00	m3		0.00
2/2D	Form and surface parking bays	8.00	no		0.00
2/2E	EV charging point bases and ducting, civils only (charge point units and circuits at item 7/2A)	2.00	no		0.00
2/2F	Bin storage hardstanding, form and surface	6.00	no		0.00
2/2G	Dressing to paths	15.00	m3		0.00
CONCRETE RAFT FOUNDATIONS		0.00			
3/1A	The Contractor must not under any circumstances pour any concrete until the excavations have been inspected, tested and approved by the Adviser (cl. 2.03); the certifier is to be present at pouring of concrete to comply with TGD Part A 2022 (cl. 2.09)		Note		

3/1B	Raft bases per the R Smyth drawings (Bilbo Field Accommodation Base Plan and Section; Development 2025 Service Building), read in conjunction with the L. Colton specification; concrete mix C28/35, 20mm aggregate D20, consistence class S2 75mm slump, exposure class XC2, by approved supplier (cl. 2.09) Cabin Bases (4 No.)		Note	
3/1C	Dig out earth for pod bases (25 cu.m x 4)	100.00	m3	0.00
3/1D	100mm down hardcore sub-base (4 cu.m x 4)	16.00	m3	0.00
3/1E	804 hardcore (2 cu.m x 4)	8.00	m3	0.00
3/1F	Reinforced concrete raft slab, C28/35-D20-S2-XC2 (10 x 6 x 0.175 plus 10%, per base, x 4 bases, per materials list)	48.00	m3	0.00
	Central Building Base			
3/2A	Dig out earth for central building base (per materials list)	30.00	m3	0.00
3/2B	100mm down hardcore sub-base	20.00	m3	0.00
3/2C	804 hardcore	10.00	m3	0.00
3/2D	Reinforced concrete raft slab, C28/35-D20-S2-XC2 (12.5 x 10 x 0.175 = 125m2, per materials list)	22.00	m3	0.00
	Generally			
3/3A	Reinforcing steel, supply and fix all around as directed by the Advisor (cl. 2.09)	1.00	item	0.00
3/3B	Set out bases and establish benchmark at finished floor level 300mm over existing ground level (cl. 1.09, 2.10)	5.00	bases	0.00

FOUL & SURFACE WATER DRAINAGE

0.00

4/1A	Excavate for lines of drains as shown on drawings; all trenches to be at least 610mm wider than pipes, in no case less than 610mm deep; 100mm diameter pipes to have fall of 1 in 60 (rain water and polishing filter 1:180); backfill trenches with suitable earth filling compacted in 225mm layers (cl. 2.05, 2.06). No drains to be covered until inspected and approved (cl. 2.03)		Note	
4/1B	Foul sewer pipe 100mm dia, supply and lay to falls	200.00	m	0.00
4/1C	Surface water sewer pipe 100mm dia, supply and lay to falls	100.00	m	0.00
4/1D	600mm diameter BRE 365 soakaway sumps	6.00	no	0.00
4/1E	Gulley traps	10.00	no	0.00
4/1F	A.J.s (access junctions) on foul drainage runs	10.00	no	0.00

WASTEWATER TREATMENT SYSTEM

0.00

5/1A	Treatment system for P.E. of 14 as per the Site Suitability Assessment (John Fanning, EPA Approved Site Assessor, Site Assessment)		Note	
5/1B	Wastewater treatment system, supply	1.00	system	0.00
5/1C	Wastewater treatment system, manufacturer-certified installation	1.00	item	0.00
5/1D	Polishing filter (drainage fall 1:180, cl. 2.05)	1.00	unit	0.00
5/1E	EPA witness testing and certification	1.00	item	0.00

WATER SUPPLY

0.00

6/1A	Incoming water supply pipework, supply and lay, terminated at the connection points at each cabin base and at the central building (see	1.00	item	0.00
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ELECTRICAL SERVICES & SITE LIGHTING

0.00

7/1A	Bringing ESB services to the connection points at the buildings forms part of the works. The assembly, fit-out and internal electrical works of the cabins and the central building are excluded (see Scope Clarification to the Specification). All electrical works to be carried out by a Safe Electric registered electrical contractor and certified on completion. The ESB Networks connection charge itself will be paid by		Note	
7/1B	ESB ducting quantity is per the L. Colton materials list (3 June 2026) and is provisional — to be confirmed before award; re-measure on completion		Note	
7/1C	Excavate service trenches and lay ESB connection ducting, incl. draw wire and marker tape; backfill and compact (provisional qty)	3,000.00	m	0.00
7/1D	ESB mini pillars, supply, install and connect	5.00	no	0.00
7/1E	Submains cabling from mini pillars, supply and draw through ducts, terminated at the connection point at each cabin base and at the	4.00	no	0.00
7/1F	Low-level lighting ducting, supply and lay	210.00	m	0.00
7/1G	Driveway lighting ducting at 20m centres, supply and lay	280.00	m	0.00
7/1H	A.J.s / draw pits on lighting ducting runs	16.00	no	0.00
7/1I	Lamp standards, supply, install, cable and connect	16.00	no	0.00
7/1J	Pillar lights, supply, install, cable and connect	22.00	no	0.00
7/2A	EV charge points, 2 no. 22kW dual units: dedicated circuits, protection, supply, install and commission (bases and ducting at item 2/2E)	2.00	no	0.00
7/2B	Not used (cabin fit-out and internal connections are excluded from			
7/2C	Testing, certification and Safe Electric certs on completion	1.00	item	0.00