

BUILT AI LTD

Mechanical, Electrical and Public Health Installations



PRICED BILL OF QUANTITIES

B99 Malthouse Block Boiler House Replacement

Kettlewick College, Somerset

Client	Grimshaw & Bolt Ltd
On behalf of	Kettlewick Estates
Project Reference	KW-2026-4471
Tenderer	Built AI Ltd
Contract Form	JCT Intermediate 2016 with Contractor's Design Portion
Programme	14 Weeks on-site
Tender Date	24 April 2026
Tender Validity	90 Working Days

FIXED TENDER TOTAL (ex VAT)	£481,954.33
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Revision History

Rev	Date	Change	By
Rev 1	27-Apr-2026	Initial issue — priced baseline £481,954.33 (excl. VAT) plus six VE options.	Built AI

[→ Priced BoQ \(detailed line items\)](#)

[→ Section Summary](#)

Where the Tender Sum Goes

Section-by-section breakdown of the £481,954.33 baseline

A	Preliminaries	£51,526 (10.7%)
B	Surveys & Investigations	£8,298 (1.7%)
C	Strip-Out & Removal	£26,377 (5.5%)
D	Builders' Work	£29,596 (6.1%)
E	Testing & Commissioning	£27,601 (5.7%)
F	Mechanical & Public Health	£296,990 (61.6%)
G	Electrical Services	£24,066 (5.0%)
H	Statutory	
I	Provisional Sums	£17,500 (3.6%)

FIXED TENDER TOTAL (excl. VAT)	£481,954.33
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B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)						
All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
• BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.						
Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
SECTION A — PRELIMINARIES / GENERAL CONDITIONS						
A1 General preliminaries						
A1.1	Pre-Start Meeting attendance (PM + Site Manager + CM Specialist); issue of programme, milestone schedule, line management diagram, schedule of key personnel. O&M template	1	Item	Per Doc 23 Part A3.1.2 / SoW Annex 1	£720.00	£720.00
A1.2	Construction Phase Health & Safety Plan (Kettlewick Estates standard format or agreed equivalent)		Item	EXCLUDED — Built AI not Principal Contractor on this project		—
A1.3	Risk Register with financial and time implications per risk	1	Item	Format agreed with Kettlewick Estates PM	£416.00	£416.00
A1.4	Method Statement Review submissions (task-specific RAMS)	1	LS	>=1 wk lead; 20 wk-days for Permit-to-Work RAMS	£360.00	£360.00
A1.5	Sustainability Appraisal (Kettlewick Estates format)	1	Item	Per SoW	£416.00	£416.00
A1.6	Fire Risk Assessment + Fire Prevention Plan	1	Item	Within CPH&SP	£568.00	£568.00
A1.7	CDM 2015 compliance submissions; F10 assessment (if required)		LS	EXCLUDED — Built AI not Principal Contractor on this project		—
A1 Sub-total						£2,480.00
A2 Management and staff						
A2.1	Project Manager (named)		wks	EXCLUDED — per Built AI commercial review 24.04.26		—
A2.2	Site Manager / Supervisor (named, TWC-appointed)	20	wks	Full-time site-based	£30.00	£600.00
A2.3	Commissioning Management Specialist (named, independent)	6	wks	Incl. Plan + delivery	£520.00	£3,120.00
A2.4	Gas-Safe registered Competent Person	1	LS	ACS-qualified commercial boilers, install, conversion, purge	£656.00	£656.00
A2.5	Electrical Authorised Person / Skilled Person (named, Kettlewick Estates-appointed)	1	LS	Per Kettlewick Estates AP regime	£328.00	£328.00
A2.6	Responsible Person for asbestos (named)	1	LS	CAR 2012 duty-holder	£416.00	£416.00
A2.7	Quality Assurance / QC Manager attendance	1	LS	Document control, inspection, test plans	£728.00	£728.00
A2.8	Technical support (design co-ordination, RFI clearance)	1	LS	Programme duration	£728.00	£728.00
A2 Sub-total						£6,576.00
A3 Site accommodation, welfare, compound						
A3.1	Site office cabin (heated, lit, IT-ready)		wk	EXCLUDED — Built AI not Principal Contractor on this project		—
A3.2	Welfare cabin (rest room, changing, WC with hand wash, drying)		wk	EXCLUDED — Built AI not Principal Contractor on this project		—

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A3.3	Secure storage container		wk	EXCLUDED — Built AI not Principal Contractor on this project		—
A3.4	HERAS 1.8 m perimeter fencing		LM	EXCLUDED — Built AI not Principal Contractor on this project		—
A3.5	Compound signage — safety, fire, authorised entry, 15 mph, waste areas		LS	EXCLUDED — Built AI not Principal Contractor on this project		—
A3.6	Site electrical supply connection to accommodation		LS	EXCLUDED — Built AI not Principal Contractor on this project		—
A3.7	Site water and sewer connection		LS	EXCLUDED — Built AI not Principal Contractor on this project		—
A3 Sub-total						—
A4 Services and facilities						
A4.1	Skip / waste bin hire (general construction waste)		No./mth	EXCLUDED — Built AI not Principal Contractor on this project		—
A4.2	Hazardous waste bulk bag storage area		LS	EXCLUDED — Built AI not Principal Contractor on this project		—
A4.3	Site broadband / mobile data		wk	EXCLUDED — Built AI not Principal Contractor on this project		—
A4.4	Daily site cleaning		wk	EXCLUDED — Built AI not Principal Contractor on this project		—
A4 Sub-total						—
A5 Mechanical plant and tools						
A5.1	110 V tools, battery tools, PAT-tested inventory		LS	EXCLUDED — per Built AI commercial review 24.04.26		—
A5.2	Portable lighting (100 W LED, 110 V)	8	No.	Plant-room + enclosure work areas	£109.00	£872.00
A5.3	Compact MEWP hire - low-level working	2	wk	Install-phase	£532.00	£1,064.00
A5.4	Mobile tower scaffold hire	4	wk	Install-phase; locked or dismantled overnight	£344.00	£1,376.00
A5.5	Hand tools consumables, fixings, consumable sundries	1	LS		£600.00	£600.00
A5 Sub-total						£3,912.00
A6 Temporary works						
A6.1	HERAS 1.8 m working-area fencing within plant-room envelope (addl. to A3.4)	40	LM	Weekly inspection record	£36.80	£1,472.00
A6.2	Scaffold to chimney top - NASC-member, TG20-compliant, debris netting	1	LS	CDP - flue specialist / scaffolder	£5,112.00	£5,112.00
A6.3	Mobile crane hire / lifting rig for skylight-route plant lift	1	LS	CDP - Appointed Person, CPCS crew	£4,248.00	£4,248.00

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A6.4	Skylight-lift rigging - beams, slings, shackles, chain blocks	1	LS	To lift plan	£2,008.00	£2,008.00
A6.5	Edge protection + fall-arrest at roof level	1	LS	Per Doc 7 Hazard 10	£1,584.00	£1,584.00
A6.6	Temporary Works designs and Permit submissions to Kettlewick Estates TW Engineer	1	LS	2-wk approval lead	£1,072.00	£1,072.00
A6.7	Kettlewick Estates Temporary Works Permit issuance	1	LS		£104.00	£104.00
					A6 Sub-total	£15,600.00
A7 Contractor Design Information						
A7.1	Flue system detailed design - twin-wall CE V-band 4-hr FR + welded liner	1	LS	Flue specialist CDP	£3,208.00	£3,208.00
A7.2	Temporary Works designs (HERAS, scaffold, skylight rig, roof edge)	1	LS	CDP	£1,430.40	£1,430.40
A7.3	BMS outstation configuration, field-device selection, actuator selection	1	LS	BMS Specialist CDP	£1,904.00	£1,904.00
A7.4	LV containment final routing and final-circuit termination	1	LS	NICEIC Contractor CDP	£952.00	£952.00
A7.5	Asbestos Method Statement + enclosure configuration (DCU, NPU, 4-stage)		LS	EXCLUDED — transferred / re-scoped		—
A7.6	Condensate neutraliser sizing, routing to gully	1	LS	CDP	£270.40	£270.40
A7.7	BWIC co-ordination drawings + Structural Engineer consultation (Doc 7 Hazard 06)	1	LS	Structural Engineer fee	£2,576.00	£2,576.00
					A7 Sub-total	£10,340.80
A8 Contractor Production Information						
A8.1	Working drawings (co-ordinated mechanical, electrical, BWIC)	1	LS	Pre-install issue	£1,088.00	£1,088.00
A8.2	Fabrication drawings / prefabrication offsets	1	LS		£447.20	£447.20
A8.3	Programme updates (weekly progress)	14	wk		£52.00	£728.00
A8.4	As-built drawings in AutoCAD DWG + PDF + paper (full-size + A3), 1:50	1	LS	Per Doc 23 A3.8.4	£1,160.00	£1,160.00
					A8 Sub-total	£3,423.20
A9 O&M manuals						
A9.1	O&M Manual Specialist — BSRIA BG 79/2020 author		LS	EXCLUDED — per Built AI commercial review 24.04.26		—
A9.2	O&M manual production - digital + 3x hardcopy loose-leaf binders (4-ring PVC, >=100 gsm)	1	LS	Incl. first draft + Kettlewick Estates 2-wk review cycle	£896.00	£896.00

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A9.3	Laminated wall-mounted plant-room schematics	6	No.	A1 size laminated + mechanical fixings	£59.73	£358.40
A9.4	Engraved Traffolyte plant tags for BoQ equipment items	45	No.	Brass-fix; size per Doc 23 C1.7.3	£19.95	£897.60
A9.5	Asset register with serials, warranties, manufacturer data	1	LS		£624.00	£624.00
A9.6	Part L2 Building Regulations Logbook	1	No.	Per Doc 24 Section 9	£270.40	£270.40
					A9 Sub-total	£3,046.40
A10 Training						
A10.1	Operator training - pre-PC session	1	LS	Attendance register, content log	£328.00	£328.00
A10.2	Refresher / retraining - 3-month post-PC session	1	LS		£166.40	£166.40
A10.3	O&M manual search-usage training for Kettlewick Estates operators	1	LS		£140.48	£140.48
					A10 Sub-total	£634.88
A11 12-month Defects Liability Period						
A11.1	12-month defects-period liability provision	12	mth	Reactive attendance to defects	£180.00	£2,160.00
A11.2	24-hr acknowledgement / 72-hr attendance standard response	1	LS	As proposed in SoW Section 2.10.4	£270.40	£270.40
					A11 Sub-total	£2,430.40
A12 Maintenance during 12-month defects						
A12.1	Break-fix attendance for defects (provisional)		LS	EXCLUDED — per Built AI commercial review 24.04.26		—
					A12 Sub-total	—
A13 Soft Landings (BSRIA-style)						
A13.1	Month-1 walk-through + snag list	1	No.		£372.48	£372.48
A13.2	Month-3 fine-tuning review	1	No.		£372.48	£372.48
A13.3	Month-6 mid-point review	1	No.		£372.48	£372.48
A13.4	Month-12 close-out review	1	No.		£476.48	£476.48
					A13 Sub-total	£1,593.92
A14 Seasonal commissioning						

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Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
A14.1	Summer-mode commissioning visit	1	No.	late May-July	£744.00	£744.00
A14.2	Winter-mode commissioning visit	1	No.	Nov-Feb	£744.00	£744.00
					A14 Sub-total	£1,488.00
A15 Maintenance Contract Option A - 1-year (SEPARATELY PRICED)						
A15.1	Option A - 1-yr PPM (2x visits + 24-hr reactive + gas safety + BMS health-check + seasonal re-tune + L8 flush if applicable)	1	yr	Alternative pricing to compliant sum		—
					A15 Sub-total	—
A16 Maintenance Contract Option B - 5-year (SEPARATELY PRICED)						
A16.1	Option B - 5-yr PPM (as Option A plus year-3 commissioning re-review + year-5 end-of-life assessment; CPI-indexed yr 2+)	5	yr	Alternative pricing		—
					A16 Sub-total	—
					SECTION A TOTAL	£51,525.60
SECTION B — SURVEYS AND INVESTIGATIONS						
B1 Measured services survey						
B1.1	Pre-start measured services survey - mechanical (LTHW, DHW, gas, condensate routes + existing distribution interfaces)	3	days	By qualified M&E engineer	£476.16	£1,428.48
B1.2	Pre-start measured services survey - electrical (sub-main, existing wiring, lighting, FA loop)	2	days	NICEIC-competent engineer	£476.00	£952.00
B1.3	Mark-up of existing services on CAD drawings	1	LS	Issued to Kettlewick Estates + SDS	£684.48	£684.48
B1.4	Photographic survey record	1	LS	Issued to Kettlewick Estates	£244.48	£244.48
					B1 Sub-total	£3,309.44
B2 Pre-procurement verification - 12 design assumptions (Doc 6 Risks 19-30)						
B2.1	Verify space-heating F/R temps (82 / 71 C) - Risk 19	1	LS		£90.00	£90.00
B2.2	Verify space-heating flowrate (5.4 kg/s) - Risk 20	1	LS		£122.24	£122.24
B2.3	Confirm DHW peak length 30 min assumption - Risk 22	1	LS	Already agreed w/ Client 20.03.2023	£26.00	£26.00
B2.4	Verify DHW recirc flowrate (3 kg/s) - Risk 23	1	LS		£116.00	£116.00
B2.5	Verify MCWS main capacity and pipe size - Risk 24	1	LS		£78.00	£78.00
B2.6	Verify heating system volume (3,676 L) - Risk 25	1	LS		£330.24	£330.24

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Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
B2.7	Verify DHW system volume (1,136 L) - Risk 26	1	LS		£220.00	£220.00
B2.8	Verify sub-main to DB re-use suitability - Risk 27	1	LS		£122.24	£122.24
B2.9	Verify existing wiring re-use suitability - Risk 28	1	LS		£122.24	£122.24
B2.10	Verify existing lighting re-use suitability - Risk 29	1	LS		£52.00	£52.00
B2.11	Verify existing fire alarm re-use suitability - Risk 30	1	LS		£122.24	£122.24
B2.12	Verification report issued to Contract Administrator	1	LS	Pre-procurement sign-off gate	£342.24	£342.24
B2 Sub-total						£1,743.44
B3 Mains cold water pressure log						
B3.1	7-day mains pressure recording at plant-room adjacent point of demand	1	LS	Method Statement to Contract Administrator	£588.48	£588.48
B3.2	Alternative - written confirmation from water supply company	1	LS	(If preferred over on-site log)		—
B3 Sub-total						£588.48
B4 Plant duty + pre-decommissioning survey						
B4.1	Pre-decommissioning nameplate record of existing plant (5x Wessex, 2x DHW, 2x buffer, MCP, pumps)	1	LS	Per Doc 5 Section 4.2.3 Contractor obligation	£464.00	£464.00
B4.2	Existing plant duty / flow / temperature measurement where practicable	1	LS		£476.48	£476.48
B4 Sub-total						£940.48
B5 Electrical sub-main, wiring, lighting, FA testing						
B5.1	Existing sub-main testing (IR, earth-loop, continuity, trip time)	1	LS	NICEIC Minor Works cert	£408.00	£408.00
B5.2	Existing wiring (Ways 1-2 retained) testing	1	LS		£244.48	£244.48
B5.3	Existing lighting functional + emergency lighting (BS 5266-1) test	1	LS		£180.00	£180.00
B5.4	Existing fire alarm panel, zones, detectors, sounders functional test	1	LS		£408.00	£408.00
B5 Sub-total						£1,240.48
B6 Asbestos re-inspection + presumed ACM sampling						
B6.1	Management survey refresh of 3x Socotec areas		LS	EXCLUDED — transferred / re-scoped		—
B6.2	Sampling of presumed rope-gasket P001 (4 items, Plant Room live electrics)		No.	EXCLUDED — transferred / re-scoped		—

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B6.3	Sampling of presumed rope-gasket P002 (18 items, Plant Room live plumbing)		No.	EXCLUDED — transferred / re-scoped		—
B6.4	Sampling of presumed rope-gasket P003 (2 items, Workshop live electrics)		No.	EXCLUDED — transferred / re-scoped		—
B6.5	Sampling report and ACM classification		LS	EXCLUDED — transferred / re-scoped		—
B6.6	14-day HSE Notification of Work with Asbestos		LS	EXCLUDED — transferred / re-scoped		—
B6 Sub-total						—
B7 Dilapidation survey						
B7.1	Photographic + marked-up-drawing dilapidation survey - Plant Room, Lobby, Workshop, chimney external, roof route, gate-to-plant route	1	LS	Per SoW / Doc 23 A1.3	£476.00	£476.00
B7 Sub-total						£476.00
SECTION B TOTAL						£8,298.32

SECTION C — STRIP OUT, REMOVAL, DEMOLITION						
C1 Isolation of existing plant						
C1.1	Gas isolation + purge by Gas-Safe competent person (existing boilers + DHW generators)	1	LS		£328.00	£328.00
C1.2	Electrical isolation, lock-off + test-dead on existing final circuits	1	LS	Kettlewick Estates AP permit regime	£372.48	£372.48
C1.3	Drain-down of existing LTHW + DHW systems; cap at distribution interface	1	LS		£1,072.00	£1,072.00
C1.4	Decommissioning of existing roof water storage tanks	1	LS		£720.00	£720.00
C1 Sub-total						£2,492.48
C2 Removal of 5x Hamworthy Wessex 50 boilers						
C2.1	Disconnect, break down, remove boiler No. 1	1	No.	50 kW Wessex - out of service	£777.60	£777.60
C2.2	Disconnect, break down, remove boiler No. 2	1	No.		£777.60	£777.60
C2.3	Disconnect, break down, remove boiler No. 3	1	No.		£777.60	£777.60
C2.4	Disconnect, break down, remove boiler No. 4	1	No.		£777.60	£777.60
C2.5	Disconnect, break down, remove boiler No. 5	1	No.		£777.60	£777.60
C2.6	Segregate ferrous scrap for recycling with refund value audit		LS	EXCLUDED — per Built AI commercial review 24.04.26		—

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Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
					C2 Sub-total	£3,888.00
C3 Removal of 2x Hamworthy DHW generators + 2x Nalco buffer vessels						
C3.1	Remove Hamworthy DR-LP 60 G (351 L, 72.9 kW)	1	No.		£1,028.51	£1,028.51
C3.2	Remove Hamworthy DR-LA 95 G (265 L, 111.8 kW)	1	No.		£1,028.51	£1,028.51
C3.3	Remove 2x Nalco buffer vessels	2	No.	Volume tbc at pre-strip survey	£760.32	£1,520.64
					C3 Sub-total	£3,577.65
C4 Removal of existing in-plant-room pipework, valves, ancillaries						
C4.1	Strip-out all existing plant-room LTHW pipework	1	LS	Up to retained-distribution interface	£3,300.00	£3,300.00
C4.2	Strip-out all existing plant-room DHW pipework	1	LS	Up to retained-distribution interface	£1,992.00	£1,992.00
C4.3	Strip-out all existing valves, pumps, flexible connectors, pipeline ancillaries	1	LS		£1,338.24	£1,338.24
C4.4	Cap existing retained distribution interfaces pressure-retentively	1	LS	For asbestos-campaign duration	£596.00	£596.00
C4.5	Remove existing redundant insulation (ACM treated under Section C7)		LS	EXCLUDED — transferred / re-scoped		—
					C4 Sub-total	£7,226.24
C5 Removal of existing MCP, mechanical power and controls						
C5.1	Remove existing MCP (Satchwell-era, Doc 5 Fig. 5)	1	No.		£928.00	£928.00
C5.2	Disconnect + remove existing Satchwell field devices being replaced	1	LS	Retain cable where feasible per Risk 28	£892.48	£892.48
C5.3	Disconnect + remove existing mechanical-plant final circuits from retained DB	1	LS		£892.48	£892.48
					C5 Sub-total	£2,712.96
C6 Removal of roof water storage tanks						
C6.1	Drain + disconnect existing cold-water storage tanks at roof level	1	LS		£512.00	£512.00
C6.2	Cut-down / craneable-section removal of storage tanks	1	LS	Access via MEWP / hoist / skylight	£1,548.48	£1,548.48
C6.3	Remove redundant pipework tanks-to-plant-room	1	LS		£976.00	£976.00
C6.4	Make-good roof penetrations, weather-seal	1	LS		£840.00	£840.00
					C6 Sub-total	£3,876.48

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C7 Licensed asbestos removal - thermal insulation residue						
C7.1	Licensed enclosure set-up (Type 5) covering Plant Room + Lobby + Workshop combined + DCU, NPU, HEPA stacks, airlocks, lighting		LS	EXCLUDED — transferred / re-scoped		—
C7.2	Controlled removal of Plant Room wall residue (samples 006/007/009/010/011)		m2	EXCLUDED — transferred / re-scoped		—
C7.3	Controlled removal of Plant Room ceiling residue (sample 008)		m2	EXCLUDED — transferred / re-scoped		—
C7.4	Controlled removal of Lobby wall residue (samples 003/004/005)		m2	EXCLUDED — transferred / re-scoped		—
C7.5	Controlled removal of Workshop wall residue (samples 020/021)		m2	EXCLUDED — transferred / re-scoped		—
C7.6	Controlled removal of Plant Room floor dust/debris (sample 017)		m2	EXCLUDED — transferred / re-scoped		—
C7.7	Needle-gun residual thermal insulation to brick substrate		m2	EXCLUDED — transferred / re-scoped		—
C7.8	Controlled clean-down of broader plant room substrate within enclosure		m2	EXCLUDED — transferred / re-scoped		—
C7 Sub-total						—
C8 Licensed asbestos removal - gaskets and debris						
C8.1	Removal of gaskets to valves (sample 012)		No.	EXCLUDED — transferred / re-scoped		—
C8.2	Removal of gaskets to pipework (sample 014)		No.	EXCLUDED — transferred / re-scoped		—
C8.3	Removal of gasket debris to floor (sample 015)		No.	EXCLUDED — transferred / re-scoped		—
C8 Sub-total						—
C9 Sampling + removal of presumed rope gaskets						
C9.1	Rope gasket P001 — Plant Room (4 items, live electrics)		No.	EXCLUDED — transferred / re-scoped		—
C9.2	Rope gasket P002 — Plant Room valve mechanism (18 items, live plumbing)		No.	EXCLUDED — transferred / re-scoped		—
C9.3	Rope gasket P003 — Workshop switchgear (2 items, live electrics)		No.	EXCLUDED — transferred / re-scoped		—
C9 Sub-total						—
C10 Enclosure set-up and strike						
C10.1	Enclosure erect + first commissioning smoke test		LS	EXCLUDED — transferred / re-scoped		—
C10.2	Air monitoring by UKAS analyst (campaign duration)		days	EXCLUDED — transferred / re-scoped		—
C10.3	Enclosure strike + final clean-down		LS	EXCLUDED — transferred / re-scoped		—

B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)						
All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
• BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.						
Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
C10 Sub-total						—
C11 UKAS 4-stage clearance certification						
C11.1	4-stage clearance - Plant Room		No.	EXCLUDED — transferred / re-scoped		—
C11.2	4-stage clearance - Lobby		No.	EXCLUDED — transferred / re-scoped		—
C11.3	4-stage clearance - Workshop		No.	EXCLUDED — transferred / re-scoped		—
C11.4	Certificate of Reoccupation issued		No.	EXCLUDED — transferred / re-scoped		—
C11 Sub-total						—
C12 Partial demolition of existing concrete plinths						
C12.1	Low-percussion break-out of redundant plinth sections	6	m3	Nominal - post asbestos clearance	£248.00	£1,488.00
C12.2	Disposal of concrete arisings via skips	6	m3	Clean C&D waste	£77.04	£462.24
C12 Sub-total						£1,950.24
C13 Waste handling + disposal						
C13.1	Hazardous Waste Consignment Notes + collection via EMS Waste Services		LS	EXCLUDED — transferred / re-scoped		—
C13.2	Hazardous waste bulk bags (double-bagged asbestos waste)		No.	EXCLUDED — transferred / re-scoped		—
C13.3	Waste Transfer Notes for general waste streams	1	LS		£268.48	£268.48
C13.4	WEMP (Waste Effluent Management Plan) for chemical discharges	1	LS		£384.00	£384.00
C13 Sub-total						£652.48
C14 Scrap metal audit trail						
C14.1	Scrap metal weight records + refund value audit per SUA20		LS	EXCLUDED — per Built AI commercial review 24.04.26		—
C14 Sub-total						—
SECTION C TOTAL						£26,376.53
SECTION D — BUILDERS' WORK						
D1 Penetrations and make-good						
D1.1	Form new penetrations through walls, floors, ceilings - plant pipework, flue, containment, condensate drain, electrical	1	LS	Sizes per co-ordination drawings; Structural Engineer sign-off (Doc 7 Hazard 06)	£2,142.72	£2,142.72

B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)						
All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
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Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
D1.2	Make-good to existing finishes around penetrations	1	LS		£1,071.36	£1,071.36
D1.3	Weatherproof external penetrations (flue + condensate discharge if external + booster-set drainage)	1	LS		£815.39	£815.39
D1 Sub-total						£4,029.47
D2 Fire-stopping to BS 9999						
D2.1	Specialist fire-stopping contractor - supply and install proprietary systems (Hilti or equal)	1	LS	BM TRADA / PFPF accredited	£2,688.00	£2,688.00
D2.2	Fire-stopping to pipework penetrations (primary / secondary LTHW, DHW, gas)	30	No.	Nominal - each penetration >=30 min FR	£43.87	£1,316.00
D2.3	Fire-stopping to electrical containment penetrations	12	No.	Nominal	£47.33	£568.00
D2.4	Fire-stopping to flue penetration through roof / chimney base	1	LS	4-hr FR system to match flue	£956.48	£956.48
D2.5	Fire-stopping certificates, photographic records, as-fitted drawings	1	LS	For H&S File	£408.00	£408.00
D2 Sub-total						£5,936.48
D3 Skylight - remove, store, reinstate						
D3.1	Careful removal of existing glazed metal-framed skylight (~2 x 4 m)	1	No.	With agreed lifting aid	£1,176.00	£1,176.00
D3.2	Weatherproofed temporary storage within site compound	20	wk	Full programme duration	£66.22	£1,324.48
D3.3	Protection of stored glass and frame	1	LS		£304.00	£304.00
D3.4	Reinstatement of existing skylight frame + glass	1	No.	New sealant bed, mechanical fixings	£1,548.48	£1,548.48
D3.5	Weatherproof test on reinstated skylight	1	LS		£216.48	£216.48
D3 Sub-total						£4,569.44
D4 Chimney top - make good and repoint						
D4.1	Carefully remove loose bricks at chimney top	1	LS	(Rev 02 addition to SoW)	£464.00	£464.00
D4.2	Reset removed bricks in lime-based / cement-lime mortar to match existing	1	LS	Listed-building-compliant mortar mix	£596.48	£596.48
D4.3	Replacement bricks to match existing (where unsalvageable)	20	No.	Nominal - actual as required	£9.60	£192.00
D4.4	Re-point existing chimney top to match existing joint profile	8	m2	Nominal working area	£96.48	£771.84
D4.5	Listed-building / Conservation Officer liaison support (Client-led consent)	1	LS	No design submission in scope	£476.48	£476.48

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Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
					D4 Sub-total	£2,500.80
D5 New concrete plinths						
D5.1	New reinforced-concrete plinth for IDEAL cascade frame	1	No.	Size per IDEAL drawing + Structural Engineer	£858.24	£858.24
D5.2	New reinforced-concrete plinth for 3x thermal store steel frame	1	No.	Sized for 7,650 kg full-water load + FoS	£1,330.56	£1,330.56
D5.3	New reinforced-concrete plinth for PHE 1.1 (Stokvis heating skid)	1	No.	Per Stokvis skid footprint	£771.84	£771.84
D5.4	New reinforced-concrete plinth for PHE 2.1 + 2.2 (Stokvis DHW skids)	2	No.	Per Stokvis skid footprint	£622.08	£1,244.16
D5.5	New reinforced-concrete plinth for BTBS/B1/1 (Arrow Valves)	1	No.	Wall-adjacent plinth if required	£403.20	£403.20
D5.6	Partial modification / cutting of existing retained plinths	1	LS	Post asbestos clearance	£728.99	£728.99
D5.7	Structural Engineer review / sign-off on plinth loading and fixings		LS	EXCLUDED — per Built AI commercial review 24.04.26		—
					D5 Sub-total	£5,336.99
D6 Services diversion below skylight						
D6.1	Identify, isolate, drain + divert piped services in skylight lift zone (enabling works)	1	LS	Co-ordinated with isolations	£905.98	£905.98
D6.2	Temporary diversion pipework + valves to maintain live services	1	LS		£1,049.60	£1,049.60
D6.3	Pressure-test + reinstate after plant lift	1	LS		£809.98	£809.98
					D6 Sub-total	£2,765.57
D7 Sump pit formation						
D7.1	Form sump pit in plant-room floor for P/B1/4.1	1	No.	Size per Grundfos AP50 + Doc 8 Ø32 SVP interface	£1,132.48	£1,132.48
D7.2	Hinged galvanised grating cover	1	No.	Removable for maintenance	£320.00	£320.00
D7.3	Sump pit render + waterproof lining	1	LS		£304.00	£304.00
					D7 Sub-total	£1,756.48
D8 Plant-room redecoration - ceilings						
D8.1	Preparation — remove loose paint, fill cracks/holes with proprietary filler, smooth finish		m2	EXCLUDED — transferred / re-scoped		—
D8.2	Protection of adjacent surfaces, light fittings, sensors, new plant		LS	EXCLUDED — transferred / re-scoped		—
D8.3	Mist coat to bare / prepared surfaces		m2	EXCLUDED — transferred / re-scoped		—

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All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
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Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
D8.4	2x coats white matt emulsion (robust grade)		m2	EXCLUDED — transferred / re-scoped		—
D8 Sub-total						—
D9 Plant-room redecoration - walls						
D9.1	Preparation — remove loose paint, fill, smooth		m2	EXCLUDED — transferred / re-scoped		—
D9.2	Protection of electrical cover plates, switchgear, plant tags		LS	EXCLUDED — transferred / re-scoped		—
D9.3	Mist coat to bare surfaces		m2	EXCLUDED — transferred / re-scoped		—
D9.4	2x coats white matt emulsion (robust grade)		m2	EXCLUDED — transferred / re-scoped		—
D9 Sub-total						—
D10 Plant-room redecoration - woodwork						
D10.1	Knot, prime, 2 undercoats + 1 finish gloss on all bare wood		LM	EXCLUDED — transferred / re-scoped		—
D10.2	Make good to damaged skirtings and architraves		LS	EXCLUDED — transferred / re-scoped		—
D10.3	Colour match to existing decor (agreed at pre-start)		LS	EXCLUDED — transferred / re-scoped		—
D10 Sub-total						—
D11 Floor covering protection						
D11.1	Protection boards / flooring protection during decoration + commissioning	1	LS	Maintained for full duration	£632.00	£632.00
D11.2	Protection removal + final clean	1	LS		£464.00	£464.00
D11 Sub-total						£1,096.00
D12 Removal / reinstatement of fittings						
D12.1	Remove + set aside signage, noticeboards, blinds, fittings pre-decoration	1	LS		£292.80	£292.80
D12.2	Remove ironmongery from doors and fittings, reinstate post-paint cure	1	LS		£139.20	£139.20
D12.3	Reinstate all signage, noticeboards, fittings on completion	1	LS		£278.40	£278.40
D12.4	Supply + fix 'Wet Paint' signs around painted areas during cure	1	LS		£53.09	£53.09
D12 Sub-total						£763.49
D13 Final site clean						

B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)						
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• BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.						
Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
D13.1	Full plant-room final clean ready for re-occupation	1	LS		£585.60	£585.60
D13.2	Common-route final clean	1	LS		£256.00	£256.00
D13 Sub-total						£841.60
SECTION D TOTAL						£29,596.31
SECTION E — TESTING, COMMISSIONING, HANDOVER, AFTERCARE						
E1 Commissioning Management						
E1.1	Commissioning Management Plan (CIBSE Code M) - prepare + issue to Kettlewick Estates / CA	1	LS	>=4 wks before commissioning	£571.20	£571.20
E1.2	Commissioning Management Specialist (named, independent where practicable)	6	wks	Incl. management + sign-off		—
E1.3	Commissioning records, witness pack, sign-off log	1	LS		£571.20	£571.20
E1 Sub-total						£1,142.40
E2 Offsite factory testing - IDEAL cascade kit						
E2.1	Factory witnessed test - IDEAL works		No.	EXCLUDED — per Built AI commercial review 24.04.26		—
E2.2	Factory test report + sign-off		LS	EXCLUDED — per Built AI commercial review 24.04.26		—
E2 Sub-total						—
E3 Offsite factory testing - Stokvis PHE skids						
E3.1	Factory witnessed test - PHE 1.1 (250 kW heating)		No.	EXCLUDED — per Built AI commercial review 24.04.26		—
E3.2	Factory witnessed test - PHE 2.1 (700 kW DHW)		No.	EXCLUDED — per Built AI commercial review 24.04.26		—
E3.3	Factory witnessed test - PHE 2.2 (700 kW DHW)		No.	EXCLUDED — per Built AI commercial review 24.04.26		—
E3.4	Factory test reports		No.	EXCLUDED — per Built AI commercial review 24.04.26		—
E3 Sub-total						—
E4 Offsite factory testing - Flamco pressurisation units						
E4.1	Factory witnessed test - PU/B1/1 (primary)		No.	EXCLUDED — per Built AI commercial review 24.04.26		—
E4.2	Factory witnessed test - PU/B1/2 (secondary)		No.	EXCLUDED — per Built AI commercial review 24.04.26		—
E4 Sub-total						—

B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)						
All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
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Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
E5 Offsite factory testing - Arrow Valves BTBS						
E5.1	Factory witnessed test - BTBS/B1/1		No.	EXCLUDED — per Built AI commercial review 24.04.26		—
E5 Sub-total						—
E6 On-site pressure testing (hydraulic)						
E6.1	LTHW primary loop pressure test (1.5x working, 2 hr hold, BS 7593)	1	LS		£571.20	£571.20
E6.2	LTHW secondary loop pressure test	1	LS		£571.20	£571.20
E6.3	DHW primary / secondary pressure test	1	LS		£307.20	£307.20
E6.4	BCWS pressure test	1	LS		£161.09	£161.09
E6.5	Pressure test certificates	1	LS	For O&M	£153.60	£153.60
E6 Sub-total						£1,764.29
E7 Gas tightness testing and purge						
E7.1	Gas pipework strength / tightness test per IGEM/UP/1A	1	LS	Gas-Safe registered	£357.89	£357.89
E7.2	Gas purge per IGEM/UP/1	1	LS		£268.80	£268.80
E7.3	Gas Safe certificates + record	1	LS		£98.69	£98.69
E7 Sub-total						£725.38
E8 Flushing and cleaning						
E8.1	Flushing and cleaning of closed-circuit LTHW primary (BSRIA BG 29)	1	LS	Volume ~9,750 L	£3,355.20	£3,355.20
E8.2	Flushing and cleaning of closed-circuit LTHW secondary	1	LS	Volume ~3,676 L	£1,713.60	£1,713.60
E8.3	Flushing and cleaning of DHW / DHW recirc	1	LS	Volume ~1,136 L	£643.20	£643.20
E8.4	Pre-clean chemical dose, dynamic flush, chemical flush, freshwater rinse	1	LS		£787.20	£787.20
E8.5	pH, conductivity, iron count sampling + report	1	LS		£331.20	£331.20
E8.6	Temporary flushing pumps, hoses, filters, sampling kit	1	LS		£700.80	£700.80
E8.7	Disposal of flushing effluent via WEMP	1	LS		£412.80	£412.80
E8 Sub-total						£7,944.00

B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)						
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• BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.						
Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
E9 Chemical first-fill						
E9.1	Primary LTHW inhibitor + biocide first-fill (Sentinel X100 / X500 or equal)	9750	L treated		£0.19	£1,851.85
E9.2	Secondary LTHW inhibitor + biocide first-fill	3676	L treated		£0.20	£741.83
E9.3	Sampling on completion + retained sample	1	LS		£193.20	£193.20
E9.4	18 L dosing vessel charges (2x PU, top-up inhibitor)	2	No.		£112.00	£224.00
E9 Sub-total						£3,010.88
E10 Mechanical static testing						
E10.1	Visual inspection, insulation integrity, electrical bonding	1	LS		£632.80	£632.80
E10.2	Safety valve setting verification (3x boiler SVs, 3x TS PRVs, 2x PU safeties)	1	LS		£375.20	£375.20
E10.3	Gas-leak detection (soap-test + electronic sniffer on commissioning)	1	LS		£212.80	£212.80
E10 Sub-total						£1,220.80
E11 Mechanical dynamic testing						
E11.1	Pump commissioning at design flow/pressure (4x Contractor pumps + 3x shunt within cascade kit)	1	LS		£666.40	£666.40
E11.2	Boiler firing sequence, cascade switching, modulation tests	1	LS		£333.20	£333.20
E11.3	PHE duty verification at design conditions	1	LS	3x PHE	£354.37	£354.37
E11.4	Thermal store charging rate and stratification performance	1	LS		£333.20	£333.20
E11.5	Pressurisation fill + alarm trip verification	1	LS	2x PU	£179.20	£179.20
E11.6	BTBS delivered-pressure + flow performance test	1	LS		£98.00	£98.00
E11.7	Condensate discharge flow test	1	LS		£53.20	£53.20
E11.8	DHW delivery temperature and flow verification at peak	1	LS		£354.37	£354.37
E11 Sub-total						£2,371.94
E12 Balancing and regulation						
E12.1	Hydraulic balancing via 6x FODRV (CS/B1/2.1-2.3, 3.1-3.3)	6	No.	+/-5% flow accuracy	£111.07	£666.40
E12.2	Flow verification via 5x MS (MS/B1/1.1-1.5)	5	No.		£53.70	£268.48

B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)

All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit | VAT excluded | 14-week programme basis | See 'VE Options' tab for potential savings

• BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.

Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
E12.3	3-port mixing valve authority verification + field DP measurement	2	No.	CV/B1/01, CV/B1/02	£152.00	£304.00
E12.4	Full commissioning certificate (flows, pressures, Kv settings, DP)	1	LS		£179.20	£179.20
					E12 Sub-total	£1,418.08
E13 Boiler commissioning						
E13.1	IDEAL commissioning agent site attendance	3	days	Per Doc 12 Note 7	£481.60	£1,444.80
E13.2	Combustion analysis, efficiency verification	3	No.	One per boiler	£128.00	£384.00
E13.3	Detailed commissioning report	1	LS	To manufacturer's requirements	£179.20	£179.20
					E13 Sub-total	£2,008.00
E14 PHE commissioning						
E14.1	Stokvis commissioning agent site attendance	3	days		£565.20	£1,695.60
E14.2	PHE duty / flow / temperature verification reports	3	No.	One per PHE	£104.40	£313.20
					E14 Sub-total	£2,008.80
E15 Pressurisation commissioning						
E15.1	Flamco commissioning - PU/B1/1	1	No.		£457.20	£457.20
E15.2	Flamco commissioning - PU/B1/2	1	No.		£388.48	£388.48
					E15 Sub-total	£845.68
E16 BTBS commissioning						
E16.1	Arrow Valves commissioning - BTBS/B1/1	1	No.	0.5 day typical	£568.00	£568.00
					E16 Sub-total	£568.00
E17 BMS point-to-point testing						
E17.1	100% P-to-P of 54 BMS points (32 AI + 3 AO + 14 DI + 5 DO)	54	No.		£21.80	£1,177.20
E17.2	Cause-and-effect verification (PU -> boiler interlock; Gas Panel -> SV + E-stop)	1	LS		£417.60	£417.60
E17.3	BMS head-end graphics review + sign-off	1	LS		£214.42	£214.42
E17.4	BMS commissioning records for O&M	1	LS		£172.80	£172.80
					E17 Sub-total	£1,982.02

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All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
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Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
E18 Weather-compensation tuning						
E18.1	Weather-compensation curve setup and calibration	1	LS	Per Doc 5 Section 4.1.6	£214.42	£214.42
E18.2	External temperature sensor calibration	1	LS		£68.40	£68.40
E18.3	Trend-based fine-tune (first 2 weeks operation)	1	LS		£308.02	£308.02
E18 Sub-total						£590.83
E19 Performance and capacity testing						
E19.1	Boiler seasonal efficiency verification (IDEAL agent, combustion analysis)		LS	EXCLUDED — per Built AI commercial review 24.04.26		—
E19.2	PHE heat transfer rate verification at design F/R + flow		LS	EXCLUDED — per Built AI commercial review 24.04.26		—
E19.3	DHW delivery >=60 C at 3.60 l/s peak – functional test		LS	EXCLUDED — per Built AI commercial review 24.04.26		—
E19.4	Thermal store charge/discharge cycle logging		LS	EXCLUDED — per Built AI commercial review 24.04.26		—
E19.5	BTBS performance at design 3.08 l/s / 1.0 bar		LS	EXCLUDED — per Built AI commercial review 24.04.26		—
E19.6	Performance verification report		LS	EXCLUDED — per Built AI commercial review 24.04.26		—
E19 Sub-total						—
E20 Aftercare - initial 3-month occupation						
E20.1	Reactive attendance for recorded operational issues (month 1-3)		LS	EXCLUDED — per Built AI commercial review 24.04.26		—
E20.2	Weekly BMS trend review during month 1		No.	EXCLUDED — per Built AI commercial review 24.04.26		—
E20.3	Setpoint fine tune sessions during months 1-3		No.	EXCLUDED — per Built AI commercial review 24.04.26		—
E20.4	Aftercare reports to Kettlewick Estates PM		No.	EXCLUDED — per Built AI commercial review 24.04.26		—
E20 Sub-total						—
SECTION E TOTAL						£27,601.09
SECTION F — MECHANICAL AND PUBLIC HEALTH SERVICES						
F1 Temporary Works and Heating Continuity						
F1.1	Continuation of temporary boiler hire for programme duration		wks	EXCLUDED — Grimshaw & Bolt providing temp boiler package (confirmed by Jamie, GB)		—

B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)						
All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
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Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
F1.2	Ongoing maintenance of temporary boilers - routine servicing to manufacturer's schedule		No.	EXCLUDED — Grimshaw & Bolt providing temp boiler package (confirmed by Jamie, GB)		—
F1.3	Ongoing maintenance - reactive attendance (provisional)		LS	EXCLUDED — Grimshaw & Bolt providing temp boiler package (confirmed by Jamie, GB)		—
F1.4	Fuel supply for temporary boilers (oil / LPG)		wks	EXCLUDED — Grimshaw & Bolt providing temp boiler package (confirmed by Jamie, GB)		—
F1.5	Gas safety periodic check on temp boilers		No.	EXCLUDED — Grimshaw & Bolt providing temp boiler package (confirmed by Jamie, GB)		—
F1.6	Temporary boiler tie-in maintenance + cut-over sequencing		LS	EXCLUDED — Grimshaw & Bolt providing temp boiler package (confirmed by Jamie, GB)		—
F1.7	Temporary boiler removal + decommissioning at end of works		LS	EXCLUDED — Grimshaw & Bolt providing temp boiler package (confirmed by Jamie, GB)		—
F1.8	Temporary boiler connection pipework - capped / left for future use		LS	EXCLUDED — Grimshaw & Bolt providing temp boiler package (confirmed by Jamie, GB)		—
F1 Sub-total						—
F2 Above-Ground Wastewater Drainage						
F2.1	Boiler condensate pump + integral neutraliser (serving 3x boilers)	1	No.	SaniCondens / Grundfos Conlift / equal; acid neutralisation, pumped discharge	£1,136.00	£1,136.00
F2.2	Condensate pipework - Ø32 mm SVP below floor	12	LM	Routing to existing foul drainage	£41.00	£492.00
F2.3	Condensate pipework - Ø22 mm boiler branch connections	6	LM	3x boilers	£38.00	£228.00
F2.4	Tundishes at boiler condensate outlets	3	No.	Visual inspection capability	£76.67	£230.00
F2.5	Tundishes at thermal store PRV discharges (DN25)	3	No.	Per Doc 14	£76.67	£230.00
F2.6	Tundishes at boiler safety valve discharges (DN25)	3	No.	Per Doc 12 Note 6	£76.67	£230.00
F2.7	Common safe-discharge pipework to plant-room gully	10	LM		£32.80	£328.00
F2.8	Neutraliser chemical first-fill	1	LS		£132.00	£132.00
F2.9	Sump pump P/B1/4.1 - Grundfos AP50, DN50, submersible, 0-60 C	1	No.	Per Doc 15; 230 V/1 ph/50 Hz, 1,500 W, 6.5 A	£912.00	£912.00
F2.10	Sump pump discharge pipework + NRV	1	LS		£256.00	£256.00
F2.11	Sump pump BMS remote start/stop + common fault	1	LS	DI 14 per Doc 21	£144.00	£144.00
F2 Sub-total						£4,318.00
F3 Natural Gas Supply						
F3.1	New low-pressure gas governor 62 -> 21 mbar	1	No.	Sized for 48.6 m3/h total boiler demand	£808.00	£808.00

B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)						
All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
• BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.						
Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
F3.2	Governor bypass + isolation arrangement	1	LS		£458.00	£458.00
F3.3	Gas Safety Control Panel (GP) - packaged, wall-mounted	1	No.	Solenoid valve + THL + CO + NG sensors + FA interface + E-stop	£3,712.00	£3,712.00
F3.4	GP installation + commissioning by gas-safety panel specialist	1	LS		£516.00	£516.00
F3.5	Gas pipework - Ø65 mm internal distribution header (carbon steel to BS EN 10255)	15	LM	Nominal - verify at co-ordination	£77.60	£1,164.00
F3.6	Gas pipework - Ø20 mm boiler branch connections	6	LM	3x boilers per Doc 12	£49.67	£298.00
F3.7	Gas cocks (BS EN 331 brass ball, CE/EN13611) DN20 at boilers	3	No.		£59.33	£178.00
F3.8	Gas isolation valves DN25 / DN50 / DN65 as required	6	No.	Nominal take-off	£128.66	£771.96
F3.9	Purge valve on new gas distribution	1	No.	Per Doc 8 Note 8	£74.00	£74.00
F3.10	Pressure test points / gauges on gas pipework	3	No.		£30.56	£91.69
F3.11	Gas meter G1 - ultrasonic, Ø65 mm, MID-approved, pulse output	1	No.	Per Doc 22; MWA Technology / DMS / equal; 48.6 m3/h	£1,956.00	£1,956.00
F3.12	Gas meter supplier validation site visit	1	LS	Per Doc 22 Note 3.3	£508.00	£508.00
F3.13	Flue system - twin-wall stainless steel CE V-band 4-hr fire-rated common inclined header	1	LS	Flue Specialist CDP; EN 1856-1/2	£15,328.00	£15,328.00
F3.14	Flue - non-return valves (one per boiler on flue takeoff)	3	No.		£244.00	£732.00
F3.15	Flue - clean-out door on common header	1	No.		£339.00	£339.00
F3.16	Flue - drain point on common header	1	No.		£142.00	£142.00
F3.17	Flue - welded flexible stainless-steel liner, full height of chimney	25	LM	Nominal - flue specialist to verify	£261.56	£6,539.00
F3.18	Flue - mesh-guard terminal	1	No.		£583.00	£583.00
F3.19	Flue adaptors, elbows, closure plates, test points	1	LS		£1,162.00	£1,162.00
F3.20	Flue specialist - detailed design + installation + commissioning	1	LS	CDP per BS 6644, IGEM/UP/10, KE TS2022-02	£1,016.00	£1,016.00
F3.21	Chimney top works co-ordination with flue liner install	1	LS	Sequenced with D4	£516.00	£516.00
F3.22	Flue integrity test + draught test on completion	1	LS		£358.00	£358.00
F3 Sub-total						£37,250.65

B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)						
All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
● BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.						
Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
F4 Hot and Cold Water Supply						
F4.1	PHE PHX/B1/2.1 - Stokvis Econoplate packaged DHW PHE skid, 700 kW	1	No.	Per Doc 13; incl. inverter pumps, SS manifolds, SS frame, insulation jacket, spare plate/tube, WRAS, BS EN 16297 EEI	£23,664.00	£23,664.00
F4.2	PHE PHX/B1/2.2 - Stokvis Econoplate packaged DHW PHE skid, 700 kW	1	No.	Duty/assist with PHX/B1/2.1 - per Doc 21	£23,664.00	£23,664.00
F4.3	PHE installation, flanged connection (DN50 PN10), BS EN 10226 compliant	2	No.		£932.00	£1,864.00
F4.4	PHE electrical hook-up (Way 7 3-ph; Way 8 SP+N)	2	LS		£228.00	£456.00
F4.5	Spare plate + tube assembly supply (per Doc 13 Note 5)	2	No.	1 per DHW PHE skid	£2,000.00	£4,000.00
F4.6	Break Tank Booster Set BTBS/B1/1 - Arrow Valves Boost-A-Break (BTAB)	1	No.	Per Doc 16; 100 L Cat 5 air gap, 3.08 l/s / 1.0 bar, 40 mm supply, WRAS	£9,832.00	£9,832.00
F4.7	BTBS 40 mm inlet reducer (Ø54 MCWS -> 40 mm)	1	No.		£88.00	£88.00
F4.8	BTBS drip-tray discharge pipework to plant-room gully (50 mm)	6	LM		£29.33	£176.00
F4.9	BTBS electrical hook-up (Way 6 L3 16 A SP+N; isolator 20 A)	1	LS		£248.00	£248.00
F4.10	BTBS BMS fault + pump trip DI wiring	1	LS		£134.00	£134.00
F4.11	Pump P/B1/3.1 - Grundfos MAGNA1 DN50 bronze WRAS canned-motor	1	No.	Per Doc 15; 3.10 l/s / 104 kPa / 55 C Cat 2	£1,992.00	£1,992.00
F4.12	P/B1/3.1 - DN15 drain valve on suction + NRV on discharge	1	LS	Per Doc 15 Notes	£164.00	£164.00
F4.13	P/B1/3.1 BMS interface (DI 06 + DO 05)	1	LS		£134.00	£134.00
F4.14	DHW pipework - Ø67 mm DHW F (copper to BS EN 1057)	15	LM	Interface to existing distribution	£86.60	£1,299.00
F4.15	DHW pipework - Ø54 mm DHW F + Ø54 mm DHW R (copper)	40	LM	Recirc + branches	£61.20	£2,448.00
F4.16	DHW pipework - Ø35 mm DHW R branch (copper)	8	LM		£42.00	£336.00
F4.17	BCWS pipework - Ø54 mm (copper, WRAS)	12	LM	From BTBS outlet to PHE secondary cold inlet	£82.00	£984.00
F4.18	MCWS pipework - Ø54 mm (copper, WRAS)	10	LM	To BTBS inlet	£92.40	£924.00
F4.19	BCWS / MCWS branch pipework - Ø15 mm (copper)	12	LM	2x branches	£24.33	£292.00
F4.20	DHW / BCWS isolation valves - ball, DZR, WRAS DN15	8	No.	Crane / Hattersley / Peglar / equal per Doc 20	£27.03	£216.24
F4.21	DHW / BCWS isolation valves - ball, DZR, WRAS DN20 / DN25	8	No.		£47.50	£380.00

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All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
• BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.						
Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
F4.22	DHW / BCWS isolation valves - gate, DZR, WRAS DN32-DN50	6	No.		£94.00	£564.00
F4.23	DHW / BCWS isolation valves - butterfly DZR WRAS DN65	4	No.		£132.18	£528.72
F4.24	DHW / BCWS non-return valves - single/wafer/swing DN20-DN65	6	No.	Per Doc 20	£76.00	£456.00
F4.25	DHW / BCWS double check valves	2	No.	On pressurisation / break tank fill	£100.52	£201.04
F4.26	DHW / BCWS Y-type strainers	4	No.	DZR, WRAS	£132.33	£529.32
F4.27	DHW / BCWS drain cocks (hose union DC DN15)	8	No.		£15.99	£127.92
F4.28	DHW / BCWS automatic air vents at high points	6	No.		£31.11	£186.68
F4.29	Water meter W1 - Ø54 mm ultrasonic WRAS MID Mbus	1	No.	Per Doc 22; MWA / DMS / equal	£1,296.00	£1,296.00
F4.30	Water meter validation visit + calibration certificate	1	LS		£408.00	£408.00
F4.31	10D upstream / 2D downstream straight-length provision at meter and commissioning points	1	LS	Per Doc 8 Note 17	£154.00	£154.00
F4.32	DHW pipework identification + labelling (BS 1710)	1	LS		£288.00	£288.00
F4.33	Interface tie-in to existing DHW F / DHW R at high level - verification + adaptation	1	LS	Sizes to be verified per Doc 8 Note 10	£1,132.00	£1,132.00
					F4 Sub-total	£79,166.92
F5 LTHW Heating						
F5.1	IDEAL EVO Max 2 cascade kit - 3x 150 kW boilers, floor-standing frame, cascade F/R headers, gas train, prefab insulation	1	LS	Per Doc 12; duty/assist; 96.7% gross Part L2; NR60; 5:1 modulation	£32,289.46	£32,289.46
F5.2	IDEAL boiler cascade - 3x boiler shunt pumps (MAGNA3 - supplied within cascade kit)		-	(Included in F5.1)		—
F5.3	Boiler safety valves - BS 6759, DN25, 3 No. (one per boiler flow, no isolation)	3	No.	Discharge to safe visible location	£130.67	£392.00
F5.4	Boiler interconnecting pipework - header to boiler (flow, return, gas) - Contractor supply	1	LS	Not in cascade kit per Doc 12 Notes	£3,936.00	£3,936.00
F5.5	Boiler interconnecting ancillaries (commissioning valves, NRVs, strainers, gas cocks)	1	LS	Per Doc 10 schematic	£1,552.00	£1,552.00
F5.6	Thermal store TS/B1/1.1 - 2,000 L vertical carbon steel PD 5500 Cat 3, baffle, diffuser, 85 C, 3 bar(g), DN80, 4x T pockets	1	No.	Per Doc 14; Flamco/Rycroft/Fab Products; 1200 x 2270; 550/2550 kg	£5,518.00	£5,518.00
F5.7	Thermal store TS/B1/1.2 - as F5.6	1	No.		£5,518.00	£5,518.00
F5.8	Thermal store TS/B1/1.3 - as F5.6	1	No.		£5,518.00	£5,518.00

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● BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.						
Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
F5.9	Thermal store steel support frame (3 vessels vertical side-by-side)	1	No.	Structural Engineer sign-off	£4,664.00	£4,664.00
F5.10	Thermal store insulation jacket + cladding to <300 W loss per vessel	3	No.	Mineral wool + foil-faced, ~80 mm	£1,298.67	£3,896.00
F5.11	Thermal store PRV discharge pipework (DN25 to tundish to gully)	3	LS		£164.16	£492.48
F5.12	Thermal store temperature sensors - 4x PT1000 per vessel in pockets	12	No.	Linked to BMS AI 03-14 (see F6)	£71.33	£856.00
F5.13	PHE PHX/B1/1.1 - Stokvis Econoplate packaged heating PHE skid, 250 kW	1	No.	Per Doc 13; inverter pumps, SS frame, DN40 PN10, packaged panel, insulation jacket, spare plate/tube	£13,664.00	£13,664.00
F5.14	PHE PHX/B1/1.1 electrical hook-up (Way 8 L1 SP+N 10 A 2.5 mm2)	1	LS		£216.48	£216.48
F5.15	Spare plate + tube assembly for PHX/B1/1.1	1	No.	Per Doc 13 Note 5	£1,200.00	£1,200.00
F5.16	Pump P/B1/2.1 & 2.2 - Grundfos MAGNA3 D twin-head DN80 PN10 duty/standby	1	No.	Per Doc 15; 5.95 l/s / 88 kPa / 82 C; 230 V/1 ph, 6.86 A, 1508 W, 61 kg; DN80 flexible connectors both sides	£5,216.00	£5,216.00
F5.17	P/B1/2.x drain valve (DN15 on suction, capped)	1	No.		£94.24	£94.24
F5.18	P/B1/2.x BMS interface (DI 05 + DO 04)	1	LS		£140.48	£140.48
F5.19	Pressurisation Unit PU/B1/1 - Flamco PressDS primary LTHW + dosing pot	1	No.	Per Doc 17; 9,750 L system; 0.79/2.5/3.0 bar; 18 L dosing	£5,032.00	£5,032.00
F5.20	Pressurisation Unit PU/B1/2 - Flamco PressDS secondary LTHW + dosing pot	1	No.	As F5.19; 3,676 L system; 0.84 bar fill	£4,332.00	£4,332.00
F5.21	Expansion vessels - 2x 425 L factory pre-charged 0.79 bar (primary, for PU/B1/1) — upsized from 300 L per SBS note	2	No.		£1,186.58	£2,373.16
F5.22	Expansion vessels - 3x 110 L factory pre-charged 0.84 bar (secondary, for PU/B1/2)	3	No.		£450.27	£1,350.81
F5.23	Lockshield valves on PU inlet + system connection (Contractor-fitted per Doc 17 Note 9) - 4x DN25 LSV	4	No.		£60.00	£240.00
F5.24	PU fill-loop pipework (Ø15 mm) + isolation valves + DCV	2	LS		£336.00	£672.00
F5.25	PU overflow pipework (Ø22 mm) to plant-room gully	2	LS		£200.00	£400.00
F5.26	PU electrical hook-up (Way 4 L1 + L2 10 A SP+N 2.5 mm2 each)	2	LS		£152.00	£304.00
F5.27	PU BMS interface - 2x DI common fault + 2x DI pump trip + boiler interlock wiring	1	LS	Per Doc 21	£280.00	£280.00
F5.28	Chemical first-fill - primary LTHW (inhibitor + biocide)	9750	L treated	See also E9.1		—
F5.29	Chemical first-fill - secondary LTHW	3676	L treated	See also E9.2		—

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Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
F5.30	LTHW pipework - Ø100 mm F + Ø100 mm R (carbon steel to BS EN 10255)	24	LM	Per Docs 8, 10	£130.00	£3,120.00
F5.31	LTHW pipework - Ø80 mm F + Ø80 mm R (carbon steel, sub-circuit)	20	LM		£101.60	£2,032.00
F5.32	LTHW pipework - Ø80 mm VT F + Ø80 mm VT R (carbon steel, vent)	8	LM		£112.00	£896.00
F5.33	LTHW pipework - Ø65 mm F + Ø65 mm R (carbon steel, tertiary)	16	LM		£84.00	£1,344.00
F5.34	LTHW pipework - Ø65 mm VT F + Ø65 mm VT R (carbon steel, vent)	6	LM		£97.00	£582.00
F5.35	LTHW pipework - Ø32 mm / Ø40 mm branches (copper or carbon steel)	18	LM	Boiler flow/return DN32 per Doc 12	£62.67	£1,128.00
F5.36	LTHW pipework fittings (elbows, tees, reducers, flanges, unions)	1	LS	30% of pipework value allowance	£2,332.00	£2,332.00
F5.37	LTHW isolation valves - butterfly DN80 DZR (Crane F621 or equal, per Doc 20)	10	No.		£132.15	£1,321.50
F5.38	LTHW isolation valves - butterfly DN100 DZR	4	No.		£190.32	£761.28
F5.39	LTHW isolation valves - butterfly DN65 DZR	6	No.		£119.18	£715.08
F5.40	LTHW isolation valves - ball DN50 and below DZR	20	No.	Boiler / TS / PHE / Pump ancillaries	£58.82	£1,176.40
F5.41	LTHW isolation valves - gate DN25-DN50 DZR	8	No.		£84.50	£676.00
F5.42	LTHW non-return valves - swing / wafer / lift check DN50+	8	No.	Per Doc 20 pattern	£126.00	£1,008.00
F5.43	LTHW non-return valves - single-check DN50 and below	6	No.		£59.33	£356.00
F5.44	LTHW Y-type strainers DN80+	4	No.		£177.20	£708.80
F5.45	LTHW Y-type strainers DN50 and below	10	No.		£121.93	£1,219.30
F5.46	LTHW drain cocks (hose union DC DN15)	16	No.	At all low points	£12.74	£203.84
F5.47	LTHW automatic air vents (AAV)	12	No.	At all high points	£26.78	£321.36
F5.48	LTHW purge valves + vent terminations	6	No.		£63.33	£380.00
F5.49	LTHW commissioning sets (CS) - FODRV DN80 Crane / Hattersley / Peglar	3	No.	CS/B1/2.1, 2.2, 2.3 per Doc 19	£595.62	£1,786.86
F5.50	LTHW commissioning sets (CS) - FODRV DN65	2	No.	CS/B1/3.1, 3.2	£498.52	£997.04

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All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
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Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
F5.51	LTHW commissioning set (CS) - FODRV DN65 on DHW R	1	No.	CS/B1/3.3 per Doc 19	£498.52	£498.52
F5.52	LTHW measuring stations (MS) - DN40 at each boiler outlet	3	No.	MS/B1/1.1, 1.2, 1.3 per Doc 19	£224.67	£674.00
F5.53	LTHW measuring stations (MS) - DN65 on common LTHW R	2	No.	MS/B1/1.4, 1.5	£207.41	£414.82
F5.54	Heat meter H1 - Ø80 mm ultrasonic MID + 2x matched Pt pockets + integrator + Mbus	1	No.	Per Doc 22	£2,608.00	£2,608.00
F5.55	Heat meter validation visit + calibration certificate	1	LS		£448.00	£448.00
F5.56	Future temporary-boiler tappings - 2x Ø65 mm flanged + gate valve + drain	2	No.	Per SoW v2 + Doc 10 P06; capped, Traffolyte labelled	£478.00	£956.00
F5.57	Combined deaerator / dirt separator (DA/DSE) - primary loop	1	No.	Spirovent / equal per Doc 10 / Doc 20 Note 5	£1,749.00	£1,749.00
F5.58	Combined deaerator / dirt separator (DA/DSE) - secondary loop	1	No.		£992.00	£992.00
F5.59	Expansion / contraction allowance - natural flexibility, loops, anchors, guides	1	LS	Per Doc 8 Note 12	£1,082.00	£1,082.00
F5.60	LTHW pipe supports - hangers, brackets, Unistrut, fixings (2.0-2.5 m centres)	1	LS	Per Doc 23 Tables 11, 12; KE Spec 036	£2,864.00	£2,864.00
F5.61	Primary header + distribution interface tie-in to existing retained distribution	1	LS	Verify sizes per Doc 8 Note 10	£2,472.00	£2,472.00
					F5 Sub-total	£137,970.91
F6 Controls and BMS						
F6.1	New Mechanical Control Panel (MCP) - floor/wall-mounted IP-rated enclosure with weather-compensation controller, H/O/A, indication lamps, isolator, E-stop	1	No.	Per SoW + Doc 5 Section 4.1.6 + Doc 24	£7,664.00	£7,664.00
F6.2	BMS outstation - 54 points I/O (32 AI + 3 AO + 14 DI + 5 DO) + >=20% spare capacity	1	No.	Per Doc 21	£3,832.00	£3,832.00
F6.3	BMS outstation within MCP enclosure + terminations	1	LS		£616.00	£616.00
F6.4	Field temperature sensors - PT1000 pocket type for thermal store stratification	12	No.	4x per vessel x 3 vessels - AI 03-14		—
F6.5	Field temperature sensors - pipework pocket or strap-on (LTHW common F/R; HX common F/R primary+secondary; LTHW VT F/R; DHW R x3 + 2 PHE returns; DHW CF)	13	No.	Per Doc 21 AI 01, 02, 15-22, 24-27	£66.00	£858.00
F6.6	PHE controller temperature inputs	3	No.	AI 29, 30, 31 per Doc 21	£59.33	£178.00
F6.7	External (outdoor) temperature sensor - north-facing, shaded	1	No.	AI 32	£189.00	£189.00
F6.8	Field DP sensors and PHE controller field devices	1	LS	Per Doc 13 / Doc 15 pump skid specs	£508.00	£508.00
F6.9	Motorised control valve CV/B1/01 - Siemens 3-port mixing, DN65 line, Kvs 13.21, 0-10 V actuator	1	No.	Per Doc 18; supplied by BMS specialist	£1,092.00	£1,092.00

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Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
F6.10	Motorised control valve CV/B1/02 - Siemens 3-port mixing, DN80 line, Kvs 15.17, 0-10 V actuator	1	No.	Per Doc 18	£1,272.00	£1,272.00
F6.11	Control-valve reducers + flanges where valve DN differs from pipe DN	2	LS		£89.50	£179.00
F6.12	Mbus gateway - integrating W1, H1, electrical incomer meter	1	No.	Per Doc 22 Note 1.1; Doc 24 Section 4.2.1	£658.00	£658.00
F6.13	Mbus bus wiring	50	LM	Nominal	£7.16	£358.00
F6.14	BMS control cabling - ELV, segregated compartment of 2-comp trunking, PAZ cable markers	1	LS	Per Doc 24	£1,082.00	£1,082.00
F6.15	Network link from new MCP to existing Satchwell BMS head-end (protocol gateway)	1	No.	Per Doc 23 Table 14 Item 6.5.4	£1,216.00	£1,216.00
F6.16	Modifications to existing MCP cabling (where retained)	1	LS	Per Doc 23 Table 14 Item 6.5.5	£412.00	£412.00
F6.17	Update existing BMS graphics + trends + schedules to incorporate new plant	1	LS	Per Doc 23 Table 14 Item 6.5.6	£912.00	£912.00
F6.18	BMS programming (cascade logic, weather compensation, alarm strategy, interlocks)	1	LS		£1,348.00	£1,348.00
F6.19	BMS interface to each packaged controller (boiler cascade, PHE skids, PU controllers, BTBS)	1	LS		£616.00	£616.00
F6.20	BMS Site Acceptance Testing + documentation	1	LS		£496.00	£496.00
F6.21	Gas Safety Panel fire-alarm interface wiring to existing FA loop	1	LS	See also G6	£328.00	£328.00
					F6 Sub-total	£23,814.00
F7 Thermal Insulation						
F7.1	Pipework insulation - LTHW primary / secondary / tertiary (mineral wool + foil-faced jacket) - Ø100 mm pipework	44	LM	Per KE Spec 036 + Doc 23 Section C1.7.1	£65.64	£2,888.00
F7.2	Pipework insulation - Ø80 mm	28	LM	Incl. VT lines	£52.57	£1,472.00
F7.3	Pipework insulation - Ø65 mm	22	LM	Incl. VT lines	£49.91	£1,098.00
F7.4	Pipework insulation - Ø50 mm and below (LTHW branches)	18	LM		£44.33	£798.00
F7.5	DHW pipework insulation - Ø67 / Ø54 / Ø35	63	LM		£53.81	£3,390.00
F7.6	Gas pipework - no insulation (labelling only)		-			—
F7.7	Valve / pump insulation - removable jackets where required (hot services)	1	LS		£2,168.00	£2,168.00
F7.8	Thermal store insulation (included in F5.10)		-			—

B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)						
All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
• BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.						
Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
F7.9	DA/DSE + commissioning set insulation jackets	1	LS		£1,886.00	£1,886.00
F7.10	Pipework identification - BS 1710 service bands + flow-direction arrows	1	LS	At regular intervals + all equipment entries/exits	£770.00	£770.00
F7.11	Engraved Traffolyte plant tags (included in A9.4)		-			—
F7 Sub-total						£14,470.00
SECTION F TOTAL						£296,990.48

SECTION G — ELECTRICAL SERVICES						
G1 Distribution Board DB/BH						
G1.1	New 12-Way TP+N 125 A MCB Distribution Board 'DB/BH'	1	No.	Memshield); switch-disconnector incomer; Type B/C/D MCBs; 10 kA; live busbar shrouding; lockable door + 2 keys; surge protection; Modbus	£2,232.00	£2,232.00
G1.2	Modbus incoming meter - A/V/kW/kVA/kVA _r /PF/kWh/kVA _r h - Mbus to BMS	1	No.	Per Doc 24 Section 4.2.1	£524.00	£524.00
G1.3	Surge Protection Device (Type 2 SPD) on DB incomer	1	No.	Per Doc 24 Section 4.2.1	£402.00	£402.00
G1.4	DB commissioning, circuit labelling, Danger 230/400 V notices, durable circuit chart	1	LS	3 mm engineered plastic labels, brass-fixed	£288.00	£288.00
G1.5	Re-termination into existing sub-main	1	LS	Subject to Risk 27 verification; provisional upgrade per I6	£288.00	£288.00
G1 Sub-total						£3,734.00
G2 LV containment						
G2.1	2-compartment galvanised Class 4 LV trunking 150 x 50 mm (Legrand Salamandre 4X or equal) - wall-mounted HL	28	LM	Per Doc 9	£62.71	£1,756.00
G2.2	2-compartment galvanised Class 4 LV trunking 150 x 50 mm - ceiling-suspended	12	LM	Per Doc 9	£85.00	£1,020.00
G2.3	Trunking accessories - bends, tees, couplers, risers, end caps, earth continuity straps	1	LS	Legrand-compatible	£608.00	£608.00
G2.4	Unistrut support framework - Location 1 (near isolator bank)	1	No.	Per Doc 9	£521.00	£521.00
G2.5	Unistrut support framework - Location 2 (near isolator bank)	1	No.	Per Doc 9	£521.00	£521.00
G2.6	Unistrut brackets, fixings, earth bonding	1	LS		£306.00	£306.00
G2.7	Metallic conduit for final connections	25	LM	Galvanised to Class 4	£20.48	£512.00
G2.8	Metallic conduit fittings	1	LS	30% of conduit value allowance	£224.00	£224.00

B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)						
All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
• BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.						
Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
G2.9	Flexible conduits IP56 steel LSXH (Kopex / Adaptaflex / equal) - max 1 m each	10	No.	Per Doc 24	£45.40	£454.00
					G2 Sub-total	£5,922.00
G3 Final-circuit cables (6491B LSZH single-core copper)						
G3.1	6491B 2.5 mm2 LSZH single-core copper - boiler, gas panel, PU, pumps, BTBS, PHE 1.1 circuits	220	LM	Per Doc 9 DB schedule	£7.17	£1,578.00
G3.2	6491B 4 mm2 LSZH single-core copper - MCP 3-ph and PHE 2.1 3-ph	90	LM	Per Doc 9	£9.33	£840.00
G3.3	Cable PAZ LSOH alpha-numeric markers at all terminations	1	LS	Per Doc 24	£408.00	£408.00
G3.4	Circuit identification labels - professional printed, clear adhesive, on outlets and isolators	1	LS		£184.00	£184.00
					G3 Sub-total	£3,010.00
G4 Local isolators						
G4.1	IP65 SP+N 10 A rotary isolator - Boiler B/B1/1.1	1	No.	Per Doc 9	£107.00	£107.00
G4.2	IP65 SP+N 10 A rotary isolator - Boiler B/B1/1.2	1	No.		£107.00	£107.00
G4.3	IP65 SP+N 10 A rotary isolator - Boiler B/B1/1.3	1	No.		£107.00	£107.00
G4.4	IP65 SP+N 16 A rotary isolator - Gas Safety Panel GP	1	No.		£117.00	£117.00
G4.5	IP65 SP+N 10 A rotary isolator - Pressurisation Unit PU/B1/1	1	No.		£107.00	£107.00
G4.6	IP65 SP+N 10 A rotary isolator - Pressurisation Unit PU/B1/2	1	No.		£107.00	£107.00
G4.7	IP65 SP+N 10 A rotary isolator - Pump P/B1/3.1	1	No.		£107.00	£107.00
G4.8	IP65 TP+N 20 A rotary isolator - Mechanical Control Panel	1	No.		£172.00	£172.00
G4.9	IP65 SP+N 10 A rotary isolator - Pump P/B1/2.1	1	No.		£107.00	£107.00
G4.10	IP65 SP+N 10 A rotary isolator - Pump P/B1/2.2	1	No.		£107.00	£107.00
G4.11	IP65 SP+N 20 A rotary isolator - BTBS/B1/1 (corrected from 10 A on Doc 9)	1	No.	FLC 15 A per Doc 16	£127.00	£127.00
G4.12	IP65 TP+N 10 A rotary isolator - PHE PHX/B1/2.1	1	No.	3-ph - to confirm at Stokvis order	£147.00	£147.00
G4.13	IP65 SP+N 10 A rotary isolator - PHE PHX/B1/1.1	1	No.		£107.00	£107.00
G4.14	Isolator labels - professional silk-screen printed, not self-adhesive	13	No.	Per Doc 24 Section 4.2.2	£20.00	£260.00

B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)						
All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
• BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.						
Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
					G4 Sub-total	£1,786.00
G5 Small Power						
G5.1	13 A twin switched socket - general-purpose (high level)	4	No.	Nominal allowance; final positions agreed with Kettlewick Estates	£74.00	£296.00
G5.2	13 A twin switched socket - cleaner's outlets	2	No.		£74.00	£148.00
G5.3	Small-power wiring in metallic conduit	30	LM	Nominal	£16.87	£506.00
G5.4	Outlet labelling - DB/BH / circuit number	1	LS		£82.00	£82.00
					G5 Sub-total	£1,032.00
G6 Fire alarm interface						
G6.1	Fire alarm interface to existing Malthouse Block FA loop from Gas Safety Panel	1	LS		£512.00	£512.00
G6.2	FA panel cause-and-effect programming update (existing FA contractor)	1	LS		£462.00	£462.00
G6.3	FA loop extension wiring	15	LM	As required	£18.40	£276.00
G6.4	FA interface functional test + certificate	1	No.		£154.00	£154.00
					G6 Sub-total	£1,404.00
G7 Earthing and bonding						
G7.1	Main earth conductor from DB/BH earth bar to Main Earth Terminal	1	LS	Per BS 7430	£358.00	£358.00
G7.2	Equipotential bonding to LTHW, DHW, MCWS, NGAS, condensate new metalwork	1	LS		£616.00	£616.00
G7.3	Supplementary bonding to BTBS, TS steel frame, boiler cascade frame, PHE skids, PU, flue liner (where applicable)	1	LS		£666.00	£666.00
G7.4	Earth bonding clamps, conductors, tags	1	LS		£388.00	£388.00
G7.5	Earthing + bonding specialist (NICEIC) - design, install, test	1	LS		£412.00	£412.00
					G7 Sub-total	£2,440.00
G8 Retained-circuit testing and re-certification						
G8.1	Re-termination + test of Way 1 L1 (EM Station)	1	No.		£134.00	£134.00
G8.2	Re-termination + test of Way 1 L2 (Boiler Room Sockets)	1	No.		£134.00	£134.00
G8.3	Re-termination + test of Way 1 L3 (Garage Lights)	1	No.		£134.00	£134.00

B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)						
All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
• BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.						
Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
G8.4	Re-termination + test of Way 2 L1 (Data Bird + Sump Pump)	1	No.		£134.00	£134.00
G8.5	Re-termination + test of Way 2 L2 (Boiler House Lighting)	1	No.		£134.00	£134.00
G8.6	Minor Works Certificates for retained circuits	5	No.		£120.80	£604.00
					G8 Sub-total	£1,274.00
G9 Testing and NICEIC certification						
G9.1	IR, earth-loop impedance, continuity, RCD trip-time tests - all new circuits	1	LS	BS 7671	£566.00	£566.00
G9.2	NICEIC Electrical Installation Certificate (EIC) - all new installation	1	No.	Per Doc 24 Section 7	£408.00	£408.00
G9.3	Point-to-point test of BMS final-circuit wiring	1	LS	Interface with E17	£392.00	£392.00
G9.4	Gas Panel / FA interface functional test	1	No.		£216.00	£216.00
G9.5	Earthing + bonding test + certificate	1	No.		£258.00	£258.00
G9.6	Part L2 Logbook electrical section completion	1	LS	Per Doc 24 Section 9	£196.00	£196.00
					G9 Sub-total	£2,036.00
G10 Electrical record drawings and O&M contribution						
G10.1	Electrical as-installed drawings (1:50 or larger) - AutoCAD DWG + PDF + paper full-size + A3	1	LS	Per Doc 24 Section 6, 9	£952.00	£952.00
G10.2	Electrical O&M content contribution to main manual	1	LS	Interfaces with A9.2	£476.00	£476.00
					G10 Sub-total	£1,428.00
					SECTION G TOTAL	£24,066.00
SECTION H — STATUTORY AUTHORITIES / UNDERTAKERS						
H1 Statutory works						
H1.1	No proposed statutory works (Doc 23 Table 17)	-		Per SDS Table 17 - nil		—
					H1 Sub-total	—
					SECTION H TOTAL	—
SECTION I — PROVISIONAL SUMS						

B99 MALTHOUSE BLOCK BOILER HOUSE REPLACEMENT — PRICED BILL OF QUANTITIES (CLIENT ISSUE)						
All-in unit rates inclusive of labour, materials, equipment and Contractor's overheads & profit VAT excluded 14-week programme basis See 'VE Options' tab for potential savings						
• BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.						
Ref	Description	Qty	Unit	Specification / Notes	Unit Rate £	Line Item Cost £
I1 Tests and samples additional						
I1.1	Tests and samples additional to those specified in the Sections	1	LS	Provisional Sum - drawn against instruction	£1,500.00	£1,500.00
					I1 Sub-total	£1,500.00
I2 Plant selection changes						
I2.1	Plant selection changes due to incorrect assumptions in Risk Tracker	1	LS	Provisional Sum	£4,000.00	£4,000.00
					I2 Sub-total	£4,000.00
I3 Flue rejected by chimney						
I3.1	Flue cannot be accepted by existing chimney stack - alternative routing	1	LS	Provisional Sum	£6,000.00	£6,000.00
					I3 Sub-total	£6,000.00
I4 Replacement lighting						
I4.1	Replacement lighting if existing unsuitable (Risk 29)	1	LS	Provisional Sum	£1,000.00	£1,000.00
					I4 Sub-total	£1,000.00
I5 Replacement fire alarm						
I5.1	Replacement fire alarm if existing unsuitable (Risk 30)	1	LS	Provisional Sum	£500.00	£500.00
					I5 Sub-total	£500.00
I6 Replacement sub-main and re-wiring						
I6.1	Replacement sub-main and re-wiring if existing inadequate (Risk 27)	1	LS	Provisional Sum	£2,000.00	£2,000.00
					I6 Sub-total	£2,000.00
I7 Contingencies						
I7.1	General project contingency	1	LS	Provisional Sum	£2,500.00	£2,500.00
					I7 Sub-total	£2,500.00
SECTION I TOTAL						£17,500.00
FIXED TENDER TOTAL (ex VAT)						£481,954.33

SECTION SUMMARY — B99 Malthouse Block Boiler House

Section	Description	Section Total £
A	Preliminaries / General Conditions	£51,525.60
B	Surveys and Investigations	£8,298.32
C	Strip-Out, Removal, Demolition	£26,376.53
D	Builders' Work in Connection	£29,596.31
E	Testing and Commissioning	£27,601.09
F	Mechanical and Public Health Services	£296,990.48
G	Electrical Services	£24,066.00
H	Statutory Notifications and Permits	—
I	Provisional Sums and Defined Allowances	£17,500.00
FIXED TENDER TOTAL (ex VAT)		£481,954.33

Where the Tender Sum Goes

Section-by-section breakdown of the £481,954.33 baseline



VALUE ENGINEERING OPTIONS — POTENTIAL SAVINGS ON TENDER SUM

These VE options are offered as alternatives to the baseline specification priced in the main Bill of Quantities. Each option can be accepted individually or in combination; the net saving on the tender sum if all three are accepted is shown at the foot of this schedule.

● **BUILT AI — BIDROOM IN A BOX™ — EXAMPLE OUTPUT — All client, site and project details are fictional and for illustration purposes only.**

VE OPTION 1 — THERMAL STORE CONSOLIDATION

Replace 3 × 2,000 L thermal stores with 1 × 6,000 L vertical unvented thermal store. Simplifies hydraulics and reduces plinth/pipework footprint. Requires SES Ltd design-team approval of equivalent-duty performance.

Ref	Description	Qty	Unit	Rate £	Line £	Notes
A. Baseline (priced in main BoQ)						
F5.6	Thermal store 2,000 L vertical PD 5500 Cat 3 carbon steel — vessel 1	1	No.	£4,270.00	£4,270.00	
F5.7	Thermal store 2,000 L vertical PD 5500 Cat 3 carbon steel — vessel 2	1	No.	£4,270.00	£4,270.00	
F5.8	Thermal store 2,000 L vertical PD 5500 Cat 3 carbon steel — vessel 3	1	No.	£4,270.00	£4,270.00	
F5.9	Bespoke steel support frame (3 vessels)	1	No.	£3,000.00	£3,000.00	
F5.10	Insulation jacket + cladding per vessel	3	No.	£744.00	£2,232.00	
F5.9L	Frame fabrication labour (2 ops × 16 hrs × £52)	1	LS	£1,664.00	£1,664.00	Labour
F5.10L	Insulation fit labour (2 ops × 16 hrs × £52)	1	LS	£1,664.00	£1,664.00	Labour
Baseline sub-total					£21,370.00	
B. VE Alternative						
F5.6 (VE)	Thermal store 6,000 L vertical unvented (single vessel)	1	No.	£9,000.00	£9,000.00	e.g. Mikrofill MikroStor 6000 or equiv approved
F5.9 (VE)	Simpler mounting for single 6,000 L vessel	1	No.	£500.00	£500.00	
F5.10 (VE)	Single larger insulation jacket	1	No.	£1,500.00	£1,500.00	
F5.9L (VE)	Frame install labour (2 ops × 4 hrs × £52)	1	LS	£416.00	£416.00	Labour
F5.10L (VE)	Insulation fit labour (2 ops × 8 hrs × £52)	1	LS	£832.00	£832.00	Labour
VE sub-total					£12,248.00	

NET SAVING IF ACCEPTED

£9,122.00

VE OPTION 2 — DHW PHE CONSOLIDATION (single 700 kW vs paired)

Replace paired 700 kW DHW plate heat exchangers with a single 700 kW unit. Predicated on confirmed reduced peak DHW demand (SES Ltd Stage 3 review).

Removes N+1 resilience — any DHW PHE outage takes DHW supply off-line.

Ref	Description	Qty	Unit	Rate £	Line £	Notes
A. Baseline (priced in main BoQ)						
F4.1	Stokvis Econoplate packaged DHW PHE skid, 700 kW — unit 1	1	No.	£22,000.00	£22,000.00	
F4.2	Stokvis Econoplate packaged DHW PHE skid, 700 kW — unit 2	1	No.	£22,000.00	£22,000.00	
F4.3	PHE installation, flanged connection DN50 PN10	2	No.	£200.00	£400.00	1 per PHE
F4.4	PHE electrical hook-up (Way 7 3-ph + Way 8 SP+N)	1	LS	£40.00	£40.00	Both PHEs on single hook-up LS
F4.5	Spare plate + tube assembly supply (1 per PHE)	2	No.	£2,000.00	£4,000.00	
F4.3L	Flange install labour (2 ops × 8 hrs × £52)	1	LS	£832.00	£832.00	Labour per PHE
Baseline sub-total					£49,272.00	
B. VE Alternative						
F4.1 (VE)	Stokvis Econoplate 700 kW DHW PHE skid — single unit only	1	No.	£22,000.00	£22,000.00	
F4.3 (VE)	PHE install, single unit	1	No.	£200.00	£200.00	
F4.4 (VE)	PHE electrical hook-up (single PHE)	1	LS	£40.00	£40.00	
F4.5 (VE)	Spare plate + tube assembly (single)	1	No.	£2,000.00	£2,000.00	
F4.3L (VE)	Flange install labour (2 ops × 8 hrs × £52)	1	LS	£832.00	£832.00	Labour, single PHE
VE sub-total					£25,072.00	
NET SAVING IF ACCEPTED				£24,200.00		

VE OPTION 3 — FLUE FIRE-RESISTANCE RATING (3-hr FR vs 4-hr FR)						
Substitute 4-hour fire-resistance flue specification with 3-hour FR. Applicable only where the flue route does not cross compartment boundaries. Requires Fire Engineer / Approved Document B review and sign-off.						
Ref	Description	Qty	Unit	Rate £	Line £	Notes
A. Baseline (priced in main BoQ)						
F3.13	Twin-wall flue system, CE V-band clamped — 4-hour FR	1	LS	£12,000.00	£12,000.00	Stage 3 specification
Baseline sub-total					£12,000.00	
B. VE Alternative						
F3.13 (VE)	Twin-wall flue system, CE V-band clamped — 3-hour FR	1	LS	£9,000.00	£9,000.00	Acceptable where flue route is through plant-room riser only and does not cross compartment lines
VE sub-total					£9,000.00	
NET SAVING IF ACCEPTED					£3,000.00	

VE OPTION 4 — DHW PHE SUPPLIER SUBSTITUTION (UKE in lieu of Stokvis)						
Substitute Stokvis Econoplate packaged DHW PHE skid with UKE 14-4PV-64-700 packaged DHW PHE 700 kW with twin-head primary pump, applicable only where the PHE is not connected to a secondary loop, or if VE-2 accepted (1 PHE), £18,802 if VE-2 rejected (2 PHEs). Spec sign-off required from SES Ltd Stage 4 design team confirming UKE meets duty / WRAS /						
Ref	Description	Qty	Unit	Rate £	Line £	Notes
A. Baseline (priced in main BoQ)						
F4.1	Stokvis Econoplate packaged DHW PHE skid, 700 kW (per PHE)	1	No.	£22,000.00	£22,000.00	Premium-brand specification
Baseline sub-total					£22,000.00	
B. VE Alternative						
F4.1 (VE)	UKE-14-4PV-64-700 packaged DHW PHE 700 kW with twin-head primary pump (per PHE)	1	No.	£12,598.58	£12,598.58	£10,498.82 net + 20% markup. Includes secondary recirculation
VE sub-total					£12,598.58	
NET SAVING IF ACCEPTED					£9,401.42	

VE OPTION 5 — HEATING PHE FORMAT (UKE-5 bare in lieu of Stokvis packaged 250 kW)						
isolation, commissioning, gauges and pipework. Net saving captured AFTER add-back of commissioning-set components that come integral on the Stokvis skid.						
Ref	Description	Qty	Unit	Rate £	Line £	Notes
A. Baseline (priced in main BoQ)						
F5.13	Stokvis Econoplate packaged 250 kW heating PHE skid (factory-assembled, integral commissioning, gauges and pipework)	1	No.	£12,000.00	£12,000.00	Premium-brand packaged skid
Baseline sub-total					£12,000.00	
B. VE Alternative						
F5.13a (VE)	UKE-5 66-plate 316 SS PHE (bare exchanger)	1	No.	£2,640.00	£2,640.00	SBS UKE-5 £2,200 net +20%
F5.13b (VE)	Insulation jacket	1	No.	£570.00	£570.00	SBS £475 net +20%
F5.13c (VE)	Stainless drip tray UKE59	1	No.	£168.00	£168.00	SBS £140 net +20%
F5.13d (VE)	Site-fitted commissioning ancillaries — 2× DN65 isolation butterflies + DCV + flow regulator	1	LS	£750.00	£750.00	Build-up to packaged-equivalent
F5.13e (VE)	Pressure & temperature gauges and fittings	1	LS	£150.00	£150.00	Build-up
F5.13f (VE)	Interconnect pipework + frame supports + on-site assembly labour (2 ops × 8 hrs × £52)	1	LS	£1,132.00	£1,132.00	Labour to bring to packaged-equivalent
VE sub-total					£5,410.00	
NET SAVING IF ACCEPTED					£6,590.00	

VE OPTION 6 — COLD-WATER BOOSTER (DAB ESYTANK in lieu of Arrow Boost-A-Break BTBS)						
Substitute DAB ESYTANK PRO 500AG ESYTWIN booster set for Arrow Valves Boost-A-Break BTBS, supplied through SBS Cambridge. DAB unit provides equivalent WRAS Fluid Cat 5 air-gap break and boosted cold water duty. WRAS / specification compliance to be confirmed with SES Ltd / Approved Plumber.						
Ref	Description	Qty	Unit	Rate £	Line £	Notes
A. Baseline (priced in main BoQ)						
F4.6	Arrow Valves Boost-A-Break Tank Set BTBS/ D17.1 WRAS Fluid Cat 5 air-gap break tank with duplex	1	No.	£9,000.00	£9,000.00	Premium-brand specification
Baseline sub-total					£9,000.00	

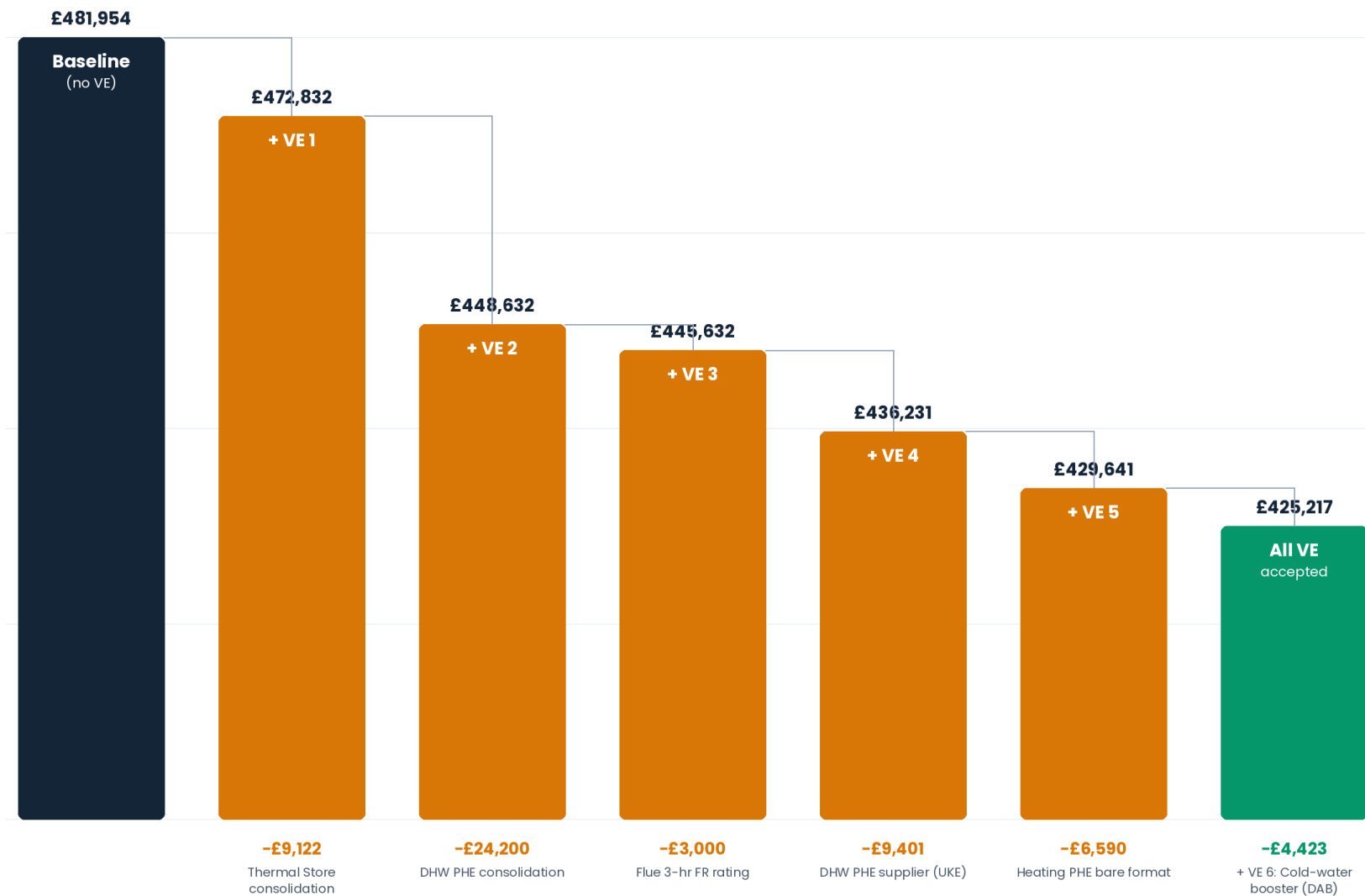
B. VE Alternative						
F4.6a (VE)	DAB ESYTANK PRO 500AG ESYTWIN COMPLETE (500 L break tank, twin pumps)	1	No.	£4,288.20	£4,288.20	SBS 60207297 £3,573.50 net +20%
F4.6b (VE)	DAB ESY I/O V2 ESYBOX-compatible interface module	1	No.	£288.36	£288.36	SBS 60219806 £240.30 net +20%
VE sub-total					£4,576.56	
NET SAVING IF ACCEPTED					£4,423.44	

COMBINED SAVINGS IF ALL VE OPTIONS ACCEPTED	
VE 1 — Thermal Store Consolidation (1 × 6,000 L vs 3 × 2,000 L)	£9,122.00
VE 2 — DHW PHE Consolidation (1 × vs 2 × 700 kW)	£24,200.00
VE 3 — Flue Fire-Resistance Rating (3-hr FR vs 4-hr FR)	£3,000.00
VE 4 — DHW PHE Supplier Substitution (UKE for Stokvis, per PHE)	£9,401.42
VE 5 — Heating PHE Format (UKE-5 bare for Stokvis packaged)	£6,590.00
VE 6 — Cold-Water Booster (DAB ESYTANK for Arrow BTBS)	£4,423.44
MAXIMUM POTENTIAL VE SAVING	£56,736.86

Notes: (i) VE 1, 2, 3, 5 and 6 are independent — any combination may be elected. (ii) VE 4 (DHW PHE supplier substitution) is per-PHE; if VE 2 is accepted only one PHE is in scope, so VE 4 saving halves to ~£9,400 (single PHE). The schedule above shows the MAXIMUM saving (2 PHEs in scope, i.e. VE 2 NOT accepted). (iii) Acceptance requires SES Ltd / Contract Administrator written sign-off, particularly for any supplier substitution (VE 4, 5, 6) which deviates from the SES Stage 3 specification. (iv) Savings shown are reductions from the baseline tender sum; VAT is excluded throughout. (v) Rates are current as of 24.04.2026 and are subject to the tender validity window. (vi) VE 4–6 sourced from SBS Quote 18-SQ0023969 Ver 1 (24.04.26).

Value Engineering — Savings Ladder

Stack the savings — each VE option independently electable



MAXIMUM POTENTIAL SAVING (all six VE options accepted)

Net tender if all accepted: £425,217.47 · Savings electable individually or in any combination

-£56,737