

WORKS' DESCRIPTION	WADE DESIGN	MANAGEMENT	Comment & Management/Wade Differences indicated in GREEN
	<small>Including 20% VAT</small>	<small>Including 20% VAT</small>	
TERRAZZO FLOORING ALL			
External Marble Step & Threshold	529	378	
Wall Lining To Inner Stairwell	4,716	3,622	
Windowsills to 3rd, 2nd & 1st Floors	1,133	831	
Treads, Risers & Stringer Course	5,264	3,861	
Landings & Entrance Hallways incl. grout	6,760	4,290	save
FLOORING TOTAL incl. 20% VAT	18,402	12,982	Management recommends a wash & clean for £888 incl. VAT
			Please Note: ALL QUOTES LISTED make No guarantee of removal of all scratches and stains_all Quotes
GENERAL ITEMS			
Electricity Meter Cupboards & Fit (3)	1,896	2,075	Mngt: Includes BASEMENT ELECTRICS BOXED AS REQUIRED
Clean & Varnish All Communal Brass	1,176	324	
Replace All Tenant's Door Furniture	2,376	1,862	? Fit
Replace Handrail With New Brass One	3,223	475	Mngt: Remove & Re-brass Only
Lift Car Interior Makeover	1,920	3,573	Management's Incl. Painting Lift Doors/Architraves
GENERAL TOTAL incl. 20% VAT	10,591	8,309	
ELECTRICS & LIGHTING			
PIR 5 yearly Test	648	475	
Install TWO additional Hall Lights	1,458	747	Management incl. FOUR fittings & re-positioning & auto-sensors
Replace all 9 Timer Light Switches	979	225	? why Remove Only - No Longer required With Auto Sensor Lighting
Install 2 more on 1st & 2nd Floor	501	572	Management incl. SIX fittings & re-positioning & auto-sensors
Replace Lift Bell Push Unit In Brass	250	208	To maintain quote Totals the same - approx cost £280
Replace Front Door Bell Unit In Brass	250	208	
ELECTRICS TOTAL incl. 20% VAT	3,836	2,227	
HARDWOOD WOODWORK			
Strip, Repair & Polish ALL Woodwork including Main Entrance Front Door	6,456	1,075	diff Mngt: Quote ONLY Front Door & Surround, both sides
WOODWORK TOTAL incl. 20% VAT	6,456	1,075	
PAINTWORK			
Paint Throughout in THREE Colours	11,976	5,750	diff Management's Budget was always for TWO Colours only
Gloss White On Painted Woodwork	inclusive	inclusive	
Clean & Roller Paint Lift Doors (4)	inclusive	in LIFT quote	
Clean & Steam Lift Mesh Cage	inclusive	in LIFT quote	
Strip, Repair & Paint Crittall Windows (5)	inclusive	1,230	
PAINTWORK TOTAL incl. 20% VAT	11,976	6,980	See Management's LIFT quote in GENERAL ITEMS ABOVE
			See Management's LIFT quote in GENERAL ITEMS ABOVE
			Mngt: incl. new brass fitments and full stripping down pt/work
TOTAL TO HERE INCL. 20% VAT	51,261	31,573	TOTAL TO HERE INCL. 20% VAT
OPTIONAL EXTRAS			
LetterBox Pigeon Hole (Painted)	384	208	
LetterBox Pigeon Hole (Oak Veneer)	1,440	455	HIGH COSTS IF ADOPTED
Emergency Lighting Throughout	4,800	2,833	All Quotes Include Emergency Light fitments
Fire Detection System	4,560	3,850	
Cable TV Installation	2,588	1,049	
OPTIONS TOTAL incl. VAT (LOW)	12,332	7,940	Only Incl. WADE Painted Pigeon Box
OPTIONS TOTAL incl. VAT (HIGH)	13,388	8,395	Incl. WADE Oak Veneer Pigeon Box
IF BOTH QUOTES WERE USED IN FULL			IF BOTH QUOTES WERE USED IN FULL INCL. OPTIONAL EXTRAS
THEY WOULD TOTAL incl. VAT (LOW)	64,938	39,513	Incl. WADE Painted Pigeon Box but not Front Door Bell Cost
THEY WOULD TOTAL incl. VAT (HIGH)	65,658	39,968	Incl. WADE Oak Veneer Pigeon Box but not Front Door Bell Cost
NOT OPTIONAL BUT ALL REQUIRED			
PLUS items originally required and specified from MANAGEMENT			
Front Entrance Brass Mail Box	not quoted	75	Necessary but seemingly neglected in WADE quote
Install Double Elec Plugs on Each Floor	not quoted	744	Mngt Incl. fitting
NEW Light Fitments Budget	not quoted	1,275	Required to facilitate electrical cleaning equipment each floor
NEW Main Entrance Door Mat	not quoted	135	Mngt.(4 Hallway); (6 Landings); (6 Exterior); all +autosensors
MITRE HOUSE SIGNAGE - Cleaned	not quoted	105	Mngt Incl. fitting
Misc Plants/Mail Table/Mirror etc	not quoted	450	Mngt Possible brassing/Gold etc
ADDITIONS TOTAL incl. VAT	not quoted	2,784	Mngt Contingency for expenditure items
			ADDITIONS TOTAL incl. VAT
NO OPTIONALS c/f from B39 & C39 TOTALS	51,261	31,573	c/f from B39 & C39 TOTALS (NO OPTIONAL EXTRAS)
ADD ORANGE ITEMS ONLY	1,440	3,239	ADD ORANGE ITEMS ONLY
FINAL TOTAL incl. VAT + ORANGE	52,701	34,812	THIS IS EXACTLY THE £35,000 INCL. VAT AS OUTLINED AND ADVISED IN ALL RECENT (SINCE JUNE 2012) CORRESPONDENCE
	incl. VAT	incl. VAT	
ADD WADE missing quotes, possibly plus 2784...?	56,494	34,812	A DIFFERENCE OF £21,682 (62%)
the SAME £2784 as Management...?	56,494	34,812	PLUS OPTIONAL EXTRAS TOTAL =
PLUS OPTIONAL EXTRAS TOTAL =	67,098	42,752	
MANAGEMENT CONTINGENCY			
CDM Co-Ordinator @ 1% Budget?	not required	350	Mngt Contingency for H&S Legal Requirement
Misc Contingency Funds Set Aside	not required	750	Mngt Contingency for Oversights/extras/additional costs etc
MANAGEMENT OPTIONAL EXTRAS	not required	3,532	not required for information only
Runners & Carpeting All Surfaces	not required	5,400	Fully carpeted (runners) from Ground to 3rd Floor stairs
Mirrors On All Panel Surfaces	not required	11,000	32 Mirrors, polished edged, radius corners, 6mm Pilkington/glued
Solar Panels	not required	11,000	Free Communal Electricity + healthy profit within 7 years