

WORKS' DESCRIPTION	WADE DESIGN	MANAGEMENT	Comment & Management/Wade Differences indicated in <span style="color: green;">GREEN</span>
	<small>Including 20% VAT</small>	<small>Including 20% VAT</small>	
<b>TERRAZZO FLOORING ALL</b>			
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
<b>FLOORING TOTAL incl. 20% VAT</b>	<b>18,402</b>	<b>12,982</b>	<b>Management recommends a wash &amp; clean for £888 incl. VAT</b>
<b>GENERAL ITEMS</b>			
Electricity Meter Cupboards & Fit (3)	1,896	2,075	
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	
Lift Car Interior Makeover	1,920	3,573	
<b>GENERAL TOTAL incl. 20% VAT</b>	<b>10,591</b>	<b>8,309</b>	<b>Mngt: Includes BASEMENT ELECTRICS BOXED AS REQUIRED</b>
<b>ELECTRICS &amp; LIGHTING</b>			
PIR 5 yearly Test	648	475	
Install TWO additional Hall Lights	1,458	747	
Replace all 9 Timer Light Switches	979	225	? why
Install 2 more on 1st & 2nd Floor	501	572	
Replace Lift Bell Push Unit In Brass	250	208	
Replace Front Door Bell Unit In Brass	250	208	
<b>ELECTRICS TOTAL incl. 20% VAT</b>	<b>3,836</b>	<b>2,227</b>	<b>Management incl. FOUR fittings &amp; re-positioning &amp; auto-sensors</b>
<b>HARDWOOD WOODWORK</b>			
Strip, Repair & Polish ALL Woodwork including Main Entrance Front Door	6,456	1,075	diff
<b>WOODWORK TOTAL incl. 20% VAT</b>	<b>6,456</b>	<b>1,075</b>	<b>Mngt: Quote ONLY Front Door &amp; Surround, both sides</b>
<b>PAINTWORK</b>			
Paint Throughout in THREE Colours	11,976	5,750	diff
Gloss White On Painted Woodwork	<i>inclusive</i>	<i>inclusive</i>	<b>Management's Budget was always for TWO Colours only</b>
Clean & Roller Paint Lift Doors (4)	<i>inclusive</i>	<i>in LIFT quote</i>	
Clean & Steam Lift Mesh Cage	<i>inclusive</i>	<i>in LIFT quote</i>	
Strip, Repair & Paint Crittall Windows (5)	<i>inclusive</i>	1,230	
<b>PAINTWORK TOTAL incl. 20% VAT</b>	<b>11,976</b>	<b>6,980</b>	<b>See Management's LIFT quote in GENERAL ITEMS ABOVE</b>
<b>TOTAL TO HERE INCL. 20% VAT</b>			
	<b>51,261</b>	<b>31,573</b>	<b>Management incl. SIX fittings &amp; re-positioning &amp; auto-sensors</b>
<b>OPTIONAL EXTRAS</b>			
LetterBox Pigeon Hole (Painted)	384	208	
LetterBox Pigeon Hole (Oak Veneer)	1,440	455	
Emergency Lighting Throughout	4,800	2,833	
Fire Detection System	4,560	3,850	
Cable TV Installation	2,588	1,049	
<b>OPTIONS TOTAL incl. VAT (LOW)</b>	<b>12,332</b>	<b>7,940</b>	
<b>OPTIONS TOTAL incl. VAT (HIGH)</b>	<b>13,388</b>	<b>8,395</b>	<b>Management incl. Painting Lift Doors/Architraves</b>
<b>IF BOTH QUOTES WERE USED IN FULL</b>			
<b>THEY WOULD TOTAL incl. VAT (LOW)</b>	<b>64,938</b>	<b>39,513</b>	
<b>THEY WOULD TOTAL incl. VAT (HIGH)</b>	<b>65,658</b>	<b>39,968</b>	<b>Management's Budget was always for TWO Colours only</b>
<b>NOT OPTIONAL BUT ALL REQUIRED</b>			
<b>PLUS items originally required and specified from MANAGEMENT</b>			
Front Entrance Brass Mail Box	<i>not quoted</i>	75	
Install Double Elec Plugs on Each Floor	<i>not quoted</i>	744	
NEW Light Fittings Budget	<i>not quoted</i>	1,275	
NEW Main Entrance Door Mat	<i>not quoted</i>	135	
MITRE HOUSE SIGNAGE - Cleaned	<i>not quoted</i>	105	
Misc Plants/Mail Table/Mirror etc	<i>not quoted</i>	450	
<b>ADDITIONS TOTAL incl. VAT</b>	<i>not quoted</i>	<b>2,784</b>	<b>Management incl. fitting</b>
<b>NO OPTIONALS c/f from B39 &amp; C39 TOTALS</b>			
ADD <b>ORANGE</b> ITEMS ONLY	1,440	3,239	
<b>FINAL TOTAL incl. VAT + ORANGE</b>	<b>52,701</b>	<b>34,812</b>	
	<i>incl. VAT</i>	<i>incl. VAT</i>	
<b>ADD WADE missing quotes, possibly plus 2784...?</b>	<b>56,494</b>	<b>34,812</b>	
<b>the SAME £2784 as Management...?</b>	<b>56,494</b>	<b>34,812</b>	
<b>PLUS OPTIONAL EXTRAS TOTAL =</b>	<b>67,098</b>	<b>42,752</b>	<b>Required to facilitate electrical cleaning equipment each floor</b>
<b>MANAGEMENT CONTINGENCY</b>			
CDM Co-Ordinator @ 1% Budget?	<i>not required</i>	350	
Misc Contingency Funds Set Aside	<i>not required</i>	750	
<b>MANAGEMENT OPTIONAL EXTRAS</b>	<i>not required</i>	<i>not required</i>	<b>Mngt Contingency for H&amp;S Legal Requirement</b>
Runners & Carpeting All Surfaces	<i>not required</i>	3,532	<b>Mngt Contingency for Oversights/extras/additional costs etc</b>
Mirrors On All Panel Surfaces	<i>not required</i>	5,400	<b>Required to facilitate electrical cleaning equipment each floor</b>
Solar Panels	<i>not required</i>	11,000	<b>Mngt Incl. fitting</b>
<b>OTHER TERRAZZO FLOORING QUOTES INCL. VAT</b>			
£5880 Marble Master + £300 To Do Test area			
£16,200 Natural Stone Renovation			
£11970 Posh Floors (no grouting) £21,900 Incl. grouting			
<b>TOTAL TO HERE INCL. 20% VAT</b>			
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