WORKS' DESCRIPTION		MANAGEMENT Including 20% VAT		Comment & Management/Wade Differences indicated in GREEN
TERRATTO FLOORING ALL				OTHER TERRATTO FLOORING QUOTES INCL. VAT
TERRAZZO FLOORING_ALL	F20	270		OTHER TERRAZZO FLOORING QUOTES INCL. VAT
External Marble Step & Threshold	529	<i>378</i>		£5880 Marble Master + £300 To Do Test area
Wall Lining To Inner Stairwell	4,716	3,622		£16,200 Natural Stone Renovation
Windowsills to 3rd, 2nd & 1st Floors	1,133	831		£11970 Posh Floors (no grouting) £21,900 Incl. grouting
Treads, Risers & Stringer Course	5,264	3,861		
Landings & Entrance Hallways incl.grout	•	•	save	Management recommends a wash & clean for £888 incl. VAT
FLOORING TOTAL incl. 20% VAT	18,402	12,982		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		? Fit	Numeral/Knob/Letterbox (+spyhole on Management's Cost)
Replace Handrail With New Brass One	3,223	475		Mngt: Remove & Re-brass Only
Lift Car Interior Makeover	1,920	<i>3,573</i>		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	9 <i>7</i> 9	225	? wh	Remove Only - No Longer required With Auto Sensor Lighting
Install 2 more on 1st & 2nd Floor	501	<i>572</i>		Management incl. SIX fittings & re-positioning & auto-sensors
Replace Lift Bell Push Unit In Brass	to be confirmed	to be confirmed		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	6,456	1.075	diff	Mngt: Quote ONLY Front Door & Surround, both sides
including Main Entrance Front Door	0,150	2,075	u	ringti quote oner rione boor a barroana, both sides
WOODWORK TOTAL incl. 20% VAT	6,456	1,075		
PAINTWORK	0,430	1,075		
Paint Throughout in THREE Colours	11,976	5,750	4:00	Management's Budget was always for TWO Colours only
Gloss White On Painted Woodwork			am	management's Budget was always for TWO Colours only
Clean & Roller Paint Lift Doors (4)	inclusive			See Management's LIFT quote in GENERAL ITEMS ABOVE
Clean & Steam Lift Mesh Cage	inclusive			See Management's LIFT quote in GENERAL ITEMS ABOVE
Strip, Repair & Paint Crittall Windows (5)				Mngt: incl. new brass fitments and full stripping down pt/work
PAINTWORK TOTAL incl. 20% VAT		6,980		ringer men new brass naments and ran scripping down pt, work
PAINTWORK TOTAL IIICI. 20 % VAT	11,570	0,500		
TOTAL TO HERE INCL. 20% VAT	51,261	31,573		TOTAL TO HERE INCL. 20% VAT
000000000000000000000000000000000000000				
OPTIONAL EXTRAS				OPTIONAL EXTRAS
LetterBox Pigeon Hole (Painted)	384			
LetterBox Pigeon Hole (Oak Veneer)	1,440	455		HIGH COSTS IF ADOPTED
Emergency Lighting Throughout	•	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	64.000	20 542		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				NOT OPTIONAL BUT ALL REQUIRED
PLUS items originally required				NOT OF HONAL BUT ALL REQUIRED
and specified from MANAGEMENT				Necessary but seemingly neglected in WADE quote
Front Entrance Brass Mail Box		<i>75</i>		Mngt Incl. fitting
Install Double Elec Plugs on Each Floor		744		Required to facilitate electrical cleaning equipment each floor
NEW Light Fitments Budget		1,275		Mngt.(4 Hallway); (6 Landings); (6 Exterior); all +autosensors
NEW Main Entrance Door Mat	-	135		Mngt Incl. fitting
MITRE HOUSE SIGNAGE - Cleaned		105		
				Mngt Possible brassing/Gold etc
Misc Plants/Mail Table/Mirror etc	-	450		Mngt Contingency for expenditure items
ADDITIONS TOTAL incl. VAT	not quoted	2,784		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 <i>ORANGE</i> ITEMS ONLY		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
	incl. VAT	•		ADVISED IN ALL RECENT (SINCE JUNE 2012) CORRESPONDENCE
ADD WADE missing quotes, possibly				
the SAME £2784 as Management?				A DIFFERENCE OF £21 682 (620/4)
		•		A DIFFERENCE OF £21,682 (62%)
PLUS OPTIONAL EXTRAS TOTAL =	<i>67,</i> 098	42,752		PLUS OPTIONAL EXTRAS TOTAL =
MANAGEMENT CONTINGENCY				
CDM Co-Ordinator @ 1% Budget?		350		Mngt Contingency for H&S Legal Requirement
Misc Contingency Funds Set Aside		<i>750</i>		Mngt Contingency for Oversights/extras/additional costs etc
MANAGEMENT OPTIONAL EXTRAS		not required		not required for information only
Runners & Carpetting All Surfaces	-	3,532		Fully carpeted (runners) from Ground to 3rd Floor stairs
Mirrors On All Panel Surfaces		5,400		32 Mirrors, polished edged, radius corners, 6mm Pilkington/glued
Solar Panels		11,000		Free Communal Electricity + healthy profit within 7 years
Solai i dileis		,000		