

Construction Cost Estimate / Quotation

Phase-by-phase estimate you can send to a client as a quotation

Quotation no.	QT-2026-014
Date	13-Oct-2026
Project	4-bedroom bungalow (example)
Location	Lugbe, Abuja
Client	Mr & Mrs Adeyemi (example)
Contractor	Example Builders Ltd
Valid until	12-Nov-2026

#	Description	Qty	Unit	Rate	Amount
Substructure					
1	Site clearance and setting out	1	item	₦250,000	₦250,000
2	Excavate foundation trenches (avg 900mm deep)	42	m³	₦8,000	₦336,000
3	Blinding concrete 1:3:6, 50mm thick	3.50	m³	₦103,350	₦361,725
4	Strip foundation concrete 1:2:4	14	m³	₦146,150	₦2,046,100
5	9" sandcrete blockwork in foundation (4 courses)	1,100	nr	₦1,250	₦1,375,000
6	Laterite/hardcore filling, compacted in layers	62	m³	₦9,500	₦589,000
7	Anti-termite treatment	175	m²	₦850	₦148,750
8	Polythene damp-proof membrane	175	m²	₦800	₦140,000
9	100mm German floor slab 1:2:4 incl. BRC mesh	165	m²	₦15,000	₦2,475,000
Frame & walling					
10	9" sandcrete blockwork, external walls	2,400	nr	₦1,250	₦3,000,000
11	6" sandcrete blockwork, internal partitions	1,500	nr	₦1,050	₦1,575,000
12	Reinforced concrete columns 1:2:4	7.50	m³	₦160,750	₦1,205,625
13	Lintels and ring beam 1:2:4	6.20	m³	₦160,750	₦996,650
14	Y12 high-yield bars (12m lengths)	165	length	₦8,500	₦1,402,500
15	Y16 high-yield bars (12m lengths)	48	length	₦16,100	₦772,800
16	R8 stirrups (12m lengths)	120	length	₦3,800	₦456,000
17	Formwork to columns, beams and lintels	210	m²	₦3,500	₦735,000
Roofing & ceiling					
18	Hardwood roof timbers, treated (2"x4", 2"x6", 2"x3")	230	m²	₦11,200	₦2,576,000
19	0.55mm long-span aluminium roofing sheets, fixed	230	m²	₦16,750	₦3,852,500
20	Ridge caps	28	m	₦4,500	₦126,000
21	Fascia board	64	m	₦2,200	₦140,800
22	PVC ceiling incl. noggins	165	m²	₦6,500	₦1,072,500
Doors & windows					
23	Steel security entrance door	2	nr	₦80,000	₦160,000

24	Flush/panel internal doors with frames	9 nr	₦38,000	₦342,000
25	Casement aluminium windows with burglary proof	12 nr	₦50,000	₦600,000
26	Bathroom/toilet windows	5 nr	₦22,000	₦110,000
Finishes				
27	Internal and external plastering, 12mm	720 m²	₦3,400	₦2,448,000
28	Floor screed, 25mm	165 m²	₦5,200	₦858,000
29	Ceramic floor tiles incl. adhesive and grout	165 m²	₦6,800	₦1,122,000
30	Ceramic wall tiles to wet areas (to 1.8m)	72 m²	₦6,800	₦489,600
31	Emulsion paint, 3 coats, walls	720 m²	₦2,250	₦1,620,000
Services				
32	Electrical points (lights, sockets, switches) incl. wiring	68 point	₦14,200	₦965,600
33	Distribution board and earthing	1 item	₦120,000	₦120,000
34	WC suites, installed	5 nr	₦63,000	₦315,000
35	Wash hand basins, installed	5 nr	₦40,000	₦200,000
36	Shower sets, installed	4 nr	₦50,000	₦200,000
37	Kitchen sink, installed	1 nr	₦63,000	₦63,000
38	Water supply pipework and points	14 point	₦15,000	₦210,000
39	Septic tank and soakaway	1 item	₦700,000	₦700,000
SUBTOTAL				₦36,156,150

Subtotal	₦36,156,150
Preliminaries & site overheads (%)	5.0%
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Contractor's profit (%)	10.0%
Contractor's profit	₦3,796,396
Contingency (%)	5.0%
Contingency	₦2,088,018
VAT (%)	7.5%
VAT	₦3,288,628
TOTAL	₦47,136,999

TERMS

- Payment: 40% mobilisation, 30% at roof level, 25% at finishing, 5% retention released after a 6-month defects period.
- Prices are based on current market rates and are valid for 30 days. Material price changes after this date will be treated as a variation.
- Excludes: fencing, gate, borehole, external paving, furniture, generator/solar and statutory approval fees unless listed above.
- VAT applies only if the contractor is VAT-registered. Remove the VAT line otherwise.

For the contractor

Accepted by the client

Name:	Name:
Date:	Date:

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