Borehole Takeoff — 4-Bedroom Duplex, Lekki

Drilled, cased and screened borehole with submersible pump, tanks and treatment

Project	4-bedroom detached duplex (example)
Location	Lekki, Lagos
Client	Mrs Okafor (example)
Floor area	336 m² (14.0 × 12.0 m × 2 floors)
Prepared by	Example QS (sample)
Rates as at	Nov 2026 · Lekki, Lagos

BASIS OF MEASUREMENT

• Coastal sands, Lekki: drilled to 55 m to get below the shallow, often contaminated water (≈ 30 m in many Lagos areas; deeper on the Island).

• 6" uPVC casing with 12 m of slotted screen; pump set at 45 m.

• Borehole rates are placeholders from typical Lagos quotes — they vary a lot with depth and geology. Site the borehole at least 30 m from any septic tank or soakaway.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Survey & mobilisation	₦420,000	12.0%
2	B Drilling & casing	₦1,149,000	32.8%
3	C Pump & controls	₦570,800	16.3%
4	D Storage & distribution	₦1,368,000	39.0%
	Measured work	**₦3,507,800**	

Measured work	₦3,507,800
Preliminaries (%)	5.0%
Preliminaries	₦175,390
Contingency (%)	10.0%
Contingency	₦368,319
VAT (%)	7.5%
VAT	₦303,863
TOTAL	**₦4,355,372**

Rates are Lekki, Lagos market rates from NigeriaBuildingCost.ng (supply and fix unless stated). The project, client and dimensions are an example — replace them with your own drawings.

Free sample takeoff from NigeriaBuildingCost.ng. Rates are indicative (Nov 2026) — check current prices in your location before relying on any figure.
Faster option: use the free Borehole Calculator at https://nigeriabuildingcost.ng/borehole-calculator

NigeriaBuildingCost.ng · Free sample takeoff — edit the blue cells, quantities and totals recalculate

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Quantities are pulled from the Dimensions sheet — change a dimension there, or a rate here, and the totals update

A SURVEY & MOBILISATION

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Hydrogeological survey (VES resistivity) and report	1.00	item	₦120,000	₦120,000
A2	Mobilise and demobilise drilling rig	1.00	item	₦300,000	₦300,000
				Carried to summary	**₦420,000**

B DRILLING & CASING

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	Drill 8" hole in sandy formation	55.00	m	₦7,200	₦396,000
B2	6" uPVC plain casing	43.00	m	₦6,600	₦283,800
B3	6" uPVC slotted screen	12.00	m	₦9,000	₦108,000
B4	Gravel pack (washed 2–4 mm) round the screen	1.60	m³	₦42,000	₦67,200
B5	Cement-bentonite sanitary seal, top 6 m	1.00	item	₦72,000	₦72,000
B6	Develop and flush borehole until water runs clear	1.00	item	₦96,000	₦96,000
B7	Pumping (yield) test and recovery, 6 hours	1.00	item	₦72,000	₦72,000
B8	Water quality test (physical, chemical, bacteria)	1.00	item	₦54,000	₦54,000
				Carried to summary	**₦1,149,000**

C PUMP & CONTROLS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	1 hp submersible pump with motor	1.00	nr	₦264,000	₦264,000
C2	1¼" HDPE riser pipe	45.00	m	₦1,800	₦81,000
C3	Submersible pump cable 4 mm² 3-core	52.00	m	₦2,150	₦111,800
C4	Control panel / starter with float switch and overload	1.00	nr	₦114,000	₦114,000
				Carried to summary	**₦570,800**

D STORAGE & DISTRIBUTION

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	2,000 L polyethylene tanks	2.00	nr	₦114,000	₦228,000
D2	Steel tank stand 4.5 m high with ladder, on concrete bases	1.00	item	₦780,000	₦780,000

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D3	Pipework from borehole to tanks and tanks to house	30.00	m	₦3,000	₦90,000
D4	Sediment + carbon filter set and UV steriliser	1.00	item	₦216,000	₦216,000
D5	Borehole apron slab and lockable well-head cover	1.00	item	₦54,000	₦54,000
				Carried to summary	**₦1,368,000**

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Dimensions — Borehole Takeoff — 4-Bedroom Duplex, Lekki

Quantity = timesing × length × width × height/depth (blank = 1). Negative timesing = deduction (openings, voids).

A SURVEY & MOBILISATION

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Hydrogeological survey (VES resistivity) and report (item)							
A1	Site	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
A2 Mobilise and demobilise drilling rig (item)							
A2	Site	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item

B DRILLING & CASING

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 Drill 8" hole in sandy formation (m)							
B1	To 55 m	1.000	55.000			55.00	m
	Total carried to Priced Takeoff					55.00	m
B2 6" uPVC plain casing (m)							
B2	0–43 m	1.000	43.000			43.00	m
	Total carried to Priced Takeoff					43.00	m
B3 6" uPVC slotted screen (m)							
B3	43–55 m	1.000	12.000			12.00	m
	Total carried to Priced Takeoff					12.00	m
B4 Gravel pack (washed 2–4 mm) round the screen (m³)							
B4	Annulus	1.000	1.600			1.60	m³
	Total carried to Priced Takeoff					1.60	m³
B5 Cement-bentonite sanitary seal, top 6 m (item)							
B5	Top of hole	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
B6 Develop and flush borehole until water runs clear (item)							
B6	Hole	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
B7 Pumping (yield) test and recovery, 6 hours (item)							
B7	Hole	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
B8 Water quality test (physical, chemical, bacteria) (item)							
B8	Sample	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item

C PUMP & CONTROLS

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Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 1 hp submersible pump with motor (nr)							
C1	Pump	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr
C2 1¼" HDPE riser pipe (m)							
C2	Pump set at 45 m	1.000	45.000			45.00	m
	Total carried to Priced Takeoff					45.00	m
C3 Submersible pump cable 4 mm² 3-core (m)							
C3	To control panel	1.000	52.000			52.00	m
	Total carried to Priced Takeoff					52.00	m
C4 Control panel / starter with float switch and overload (nr)							
C4	Panel	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr

D STORAGE & DISTRIBUTION

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 2,000 L polyethylene tanks (nr)							
D1	On tank stand	2.000				2.00	nr
	Total carried to Priced Takeoff					2.00	nr
D2 Steel tank stand 4.5 m high with ladder, on concrete bases (item)							
D2	Rear yard	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
D3 Pipework from borehole to tanks and tanks to house (m)							
D3	Borehole to stand	1.000	12.000			12.00	m
D3	Stand to house	1.000	18.000			18.00	m
	Total carried to Priced Takeoff					30.00	m
D4 Sediment + carbon filter set and UV steriliser (item)							
D4	Supply to house	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
D5 Borehole apron slab and lockable well-head cover (item)							
D5	Well head	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item

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