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Concrete & Rebar Takeoff — Duplex Frame

Concrete in m³, formwork in m², reinforcement as a bar schedule (number × length × kg/m)

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	Oct 2026 · Lekki, Lagos

BASIS OF MEASUREMENT

• Frame of a two-storey 14.0 × 12.0 m duplex: 24 columns 230 × 230 on 1.2 × 1.2 × 0.3 m pad bases.

• Foundations and ground slab 1:2:4; columns, beams, slab, stairs and lintels 1:1.5:3 (about C25).

• Bar weights: Y8 0.395, Y10 0.617, Y12 0.888, Y16 1.579 kg/m. Laps and bends allowed for in the lengths.

• Slab: Y12 @ 150 both ways bottom, Y10 @ 200 top over supports; beams 3 Y16 bottom + 2 Y16 top, Y8 links @ 200.

• Rebar rate covers supply, cutting, bending, fixing and binding wire. Order rods in 12 m lengths (Y12 = 10.66 kg per length).

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Foundations	₦8,570,641	27.6%
2	B Superstructure concrete (1:1.5:3)	₦7,874,496	25.3%
3	C Formwork	₦1,900,787	6.1%
4	D Reinforcement (bar schedule)	₦12,731,104	41.0%
	Measured work	**₦31,077,027**	

Measured work	₦31,077,027
Preliminaries (%)	5.0%
Preliminaries	₦1,553,851
Contingency (%)	5.0%
Contingency	₦1,631,544
VAT (%)	7.5%
VAT	₦2,569,682
TOTAL	**₦36,832,104**

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.

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

A FOUNDATIONS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Excavate for pad bases and strip footings	113.99	m³	₦9,600	₦1,094,304
A2	Blinding 1:3:6, 50 mm	4.46	m³	₦100,400	₦447,784
A3	Concrete 1:2:4 in pad bases	10.37	m³	₦144,600	₦1,499,502
A4	Concrete 1:2:4 in strip footings	8.20	m³	₦144,600	₦1,185,720
A5	Concrete 1:2:4 in column stubs to ground floor	1.14	m³	₦144,600	₦164,844
A6	Ground floor slab 150 mm, 1:2:4	23.44	m³	₦144,600	₦3,389,424
A7	A142 BRC mesh to ground floor slab	156.25	m²	₦5,050	₦789,063
				Carried to summary	**₦8,570,641**

B SUPERSTRUCTURE CONCRETE (1:1.5:3)

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	Columns 230 × 230	8.19	m³	₦167,400	₦1,371,006
B2	First-floor beams 230 × 450 (300 below slab)	5.60	m³	₦167,400	₦937,440
B3	Suspended slab 150 mm	23.47	m³	₦167,400	₦3,928,878
B4	Roof ring beam 230 × 230	5.03	m³	₦167,400	₦842,022
B5	Lintels 230 × 150	2.07	m³	₦167,400	₦346,518
B6	Staircase: waist, steps and landing	2.68	m³	₦167,400	₦448,632
				Carried to summary	**₦7,874,496**

C FORMWORK

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	Formwork to column sides	142.42	m²	₦3,950	₦562,559
C2	Formwork to beam sides and soffits	142.86	m²	₦3,950	₦564,297
C3	Formwork to slab soffit, incl. props	137.83	m²	₦4,750	₦654,692
C4	Formwork to slab edges and staircase	23.38	m²	₦5,100	₦119,238
				Carried to summary	**₦1,900,787**

D REINFORCEMENT (BAR SCHEDULE)

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	Y16 high-yield bars	1,894.16	kg	₦2,150	₦4,072,444
D2	Y12 high-yield bars	3,225.03	kg	₦2,000	₦6,450,060

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D3	Y10 high-yield bars	339.10	kg	₦2,000	₦678,200
D4	Y8 links	765.20	kg	₦2,000	₦1,530,400
				Carried to summary	**₦12,731,104**

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Dimensions — Concrete & Rebar Takeoff — Duplex Frame

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

A FOUNDATIONS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Excavate for pad bases and strip footings (m³)							
A1	Pad bases incl. 150 working space	24.000	1.500	1.500	1.200	64.80	m³
A1	Strips — external	1.000	51.100	0.600	0.900	27.59	m³
A1	Strips — internal	1.000	40.000	0.600	0.900	21.60	m³
	Total carried to Priced Takeoff					113.99	m³
A2 Blinding 1:3:6, 50 mm (m³)							
A2	Pad bases	24.000	1.200	1.200	0.050	1.73	m³
A2	Strips	1.000	91.100	0.600	0.050	2.73	m³
	Total carried to Priced Takeoff					4.46	m³
A3 Concrete 1:2:4 in pad bases (m³)							
A3	Bases 1200 × 1200 × 300	24.000	1.200	1.200	0.300	10.37	m³
	Total carried to Priced Takeoff					10.37	m³
A4 Concrete 1:2:4 in strip footings (m³)							
A4	Strips 600 × 150	1.000	91.100	0.600	0.150	8.20	m³
	Total carried to Priced Takeoff					8.20	m³
A5 Concrete 1:2:4 in column stubs to ground floor (m³)							
A5	Stubs	24.000	0.230	0.230	0.900	1.14	m³
	Total carried to Priced Takeoff					1.14	m³
A6 Ground floor slab 150 mm, 1:2:4 (m³)							
A6	Inside external walls	1.000	13.540	11.540	0.150	23.44	m³
	Total carried to Priced Takeoff					23.44	m³
A7 A142 BRC mesh to ground floor slab (m²)							
A7	Ground floor	1.000	13.540	11.540		156.25	m²
	Total carried to Priced Takeoff					156.25	m²

B SUPERSTRUCTURE CONCRETE (1:1.5:3)

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 Columns 230 × 230 (m³)							
B1	Ground floor, to underside of slab	24.000	0.230	0.230	3.450	4.38	m³
B1	First floor, to roof beam	24.000	0.230	0.230	3.000	3.81	m³
	Total carried to Priced Takeoff					8.19	m³
B2 First-floor beams 230 × 450 (300 below slab) (m³)							
B2	External beams	1.000	51.100	0.230	0.300	3.53	m³
B2	Internal beams	1.000	30.000	0.230	0.300	2.07	m³
	Total carried to Priced Takeoff					5.60	m³
B3 Suspended slab 150 mm (m³)							

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B3	Slab over building	1.000	14.000	12.000	0.150	25.20	m³
B3	Deduct stair void	-1.000	4.800	2.400	0.150	-1.73	m³
	Total carried to Priced Takeoff					23.47	m³
B4 Roof ring beam 230 × 230 (m³)							
B4	External	1.000	51.100	0.230	0.230	2.70	m³
B4	Internal	1.000	44.000	0.230	0.230	2.33	m³
	Total carried to Priced Takeoff					5.03	m³
B5 Lintels 230 × 150 (m³)							
B5	Ground floor openings (incl. 150 bearings)	1.000	28.000	0.230	0.150	0.97	m³
B5	First floor openings	1.000	32.000	0.230	0.150	1.10	m³
	Total carried to Priced Takeoff					2.07	m³
B6 Staircase: waist, steps and landing (m³)							
B6	Flights 3.6 m × 1.2 m, waist 150 + steps (avg 260)	2.000	3.600	1.200	0.260	2.25	m³
B6	Half landing	1.000	2.400	1.200	0.150	0.43	m³
	Total carried to Priced Takeoff					2.68	m³

C FORMWORK

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 Formwork to column sides (m²)							
C1	Ground floor, 4 faces	96.000	0.230		3.450	76.18	m²
C1	First floor, 4 faces	96.000	0.230		3.000	66.24	m²
	Total carried to Priced Takeoff					142.42	m²
C2 Formwork to beam sides and soffits (m²)							
C2	First-floor beam sides	2.000	81.100		0.300	48.66	m²
C2	First-floor beam soffits	1.000	81.100	0.230		18.65	m²
C2	Ring beam sides	2.000	95.100		0.230	43.75	m²
C2	Lintel sides	2.000	60.000		0.150	18.00	m²
C2	Lintel soffits	1.000	60.000	0.230		13.80	m²
	Total carried to Priced Takeoff					142.86	m²
C3 Formwork to slab soffit, incl. props (m²)							
C3	Slab	1.000	14.000	12.000		168.00	m²
C3	Deduct stair void	-1.000	4.800	2.400		-11.52	m²
C3	Deduct beam soffits (measured in C2)	-1.000	81.100	0.230		-18.65	m²
	Total carried to Priced Takeoff					137.83	m²
C4 Formwork to slab edges and staircase (m²)							
C4	Slab edge	1.000	52.000		0.150	7.80	m²
C4	Stair soffits	2.000	3.600	1.200		8.64	m²
C4	Risers (17 per flight × 2)	34.000	1.200		0.170	6.94	m²
	Total carried to Priced Takeoff					23.38	m²

D REINFORCEMENT (BAR SCHEDULE)

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 Y16 high-yield bars (kg)							

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D1	Columns GF: 4 bars × 4.25 m (incl. starter lap)	96.000	4.250	1.579		644.23	kg
D1	Columns FF: 4 bars × 3.6 m	96.000	3.600	1.579		545.70	kg
D1	Beams: 3 bottom + 2 top, +10% laps	5.000	89.200	1.579		704.23	kg
	Total carried to Priced Takeoff					1,894.16	kg
D2 Y12 high-yield bars (kg)							
D2	Pad bases: 9 bars each way × 1.1 m	432.000	1.100	0.888		421.98	kg
D2	Strip footings: 3 bars, +10% laps	3.000	100.200	0.888		266.93	kg
D2	Slab bottom, short span @ 150	78.000	14.400	0.888		997.40	kg
D2	Slab bottom, long span @ 150	91.000	12.400	0.888		1,002.02	kg
D2	Deduct bars across stair void	-32.000	4.800	0.888		-136.40	kg
D2	Ring beam: 4 bars, +10% laps	4.000	104.600	0.888		371.54	kg
D2	Lintels: 4 bars	4.000	66.000	0.888		234.43	kg
D2	Staircase main bars	18.000	4.200	0.888		67.13	kg
	Total carried to Priced Takeoff					3,225.03	kg
D3 Y10 high-yield bars (kg)							
D3	Slab top bars over beams @ 200 × 1.2 m	406.000	1.200	0.617		300.60	kg
D3	Staircase distribution bars	48.000	1.300	0.617		38.50	kg
	Total carried to Priced Takeoff					339.10	kg
D4 Y8 links (kg)							
D4	Column links GF @ 200 (19 per column)	456.000	0.900	0.395		162.11	kg
D4	Column links FF @ 200 (16 per column)	384.000	0.900	0.395		136.51	kg
D4	Beam links @ 200	406.000	1.300	0.395		208.48	kg
D4	Ring beam links @ 200	476.000	0.900	0.395		169.22	kg
D4	Lintel links @ 200	300.000	0.750	0.395		88.88	kg
	Total carried to Priced Takeoff					765.20	kg

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