

DRYLINING

metal dry walls and suspended ceilings are more effective
than based on timber battens and brickwalls

1.

Rate per 1 sqm suspended metal grid ceiling include:

- fixing perimeter track UD-28/4m around walls
- fitting ceiling main channel CD-60/4m
- CD-60 connector – for joining CD-60 where necessary
- CD cross connectors – not included - necessary with double layer of plasterboards
- Adjusted WSO brackets and PM wires for suspending ceiling grid
- it is possible to use WSO brackets with PM wires 12.5cm, 25cm, 50cm, 75cm, 100cm or 150cm
- the strongest suspended system dedicated for suspending up to 3m or more is based on nonius hangers



MATERIALS

1sqm metal-grid suspended ceiling

No	Material	dimmmensions	Price* excl.VAT pcs/pack	Price per unit	Usage per 1sqm	Price* excl. VAT 1sqm	Price* incl. VAT 1sqm
1	Metal UD perimeter track	UD-28mm/4m	£2.42	£0.61/m	0.65 m	£0.40	£0.48
2	Hammer screw SM6*60	Pack 200pcs	£7.42	£0.04/pcs	3.00 pcs	£0.12	£0.14
3	Main ceiling channel CD	CD-60 - 28mm/4m	£3.91	£0.98/m	2.65 m	£2.60	£3.12
4	Adjusting rotate hanger WSO		£0.33	0.33/pcs	6.12 pcs	£2.02	£2.42
5	Wire for WSO hanger PM	250 mm	£0.21	£0.21/pcs	6.12 pcs	£1.29	£1.55
6	Connector for joining main channels CD-60		£0.29	£0.29/pcs	0.62 pcs	£0.18	£0.22
7	Self-drilling screws TEX 3.9*9.5mm	Box=1000pcs	£8.25	£0.01/m	13.00 pcs	£0.13	£0.16
8	Additional materials - from above 1.5%					£0.10	£0.12
Total						£6.84	£8.21

* all products available at IBB; prices before discounts

LABOUR

1sqm metal-grid suspended ceiling

No	Description	Labour per sqm	Company rate* excl. VAT	Cost excl. VAT	Cost incl. VAT
1	Labour	1.44 lh/sqm	£27.00	£38.88	£46.66

Price per 1sqm of suspende ceiling metal grid = L+M = 6.84 + 38.88 = £45.72 net

2.

Rate per 1 sqm finished suspended ceiling include:

- fitting insulation – for thermal and acoustic purposes - included
- fitting DPM to profiles – only with thermal insulation
- thermal insulation 100mm thick included
- fixing plasterboards to CD chanles
- fixing self-adhesive joint tape, gypsum based plastering
- finishing and sanding
- priming and painting white - first coat
- second coat painting

MATERIALS

1sqm suspended ceiling covered with one layer of plasterboards

No	Material	dimmmensions	Price* excl. VAT pcs/pack	Price per unit	Usage per 1sqm	Price* excl. VAT 1sqm	Price* incl. VAT 1sqm
1	Insulation KNAUF Acoustic roll	100mm roll=11.00sqm	£37.20	£3.38/sqm	1.05 sqm	£ 3.55	£ 4.26
2	Standard plasterbord – fixed both sides	12.5*1200*2400mm	£6.99	£2.43/sqm	1.04 sqm	£ 2.53	£ 3.04
3	DPM membrane	Roll=100sqm	£41.00	£0.41/sqm	1.10 sqm	£ 0.45	£ 0.54
4	Drywall metal screws KSGM 3.5*35mm	Box=1000pcs	£8.25	£0.01/pcs	19 pcs	£ 0.19	£ 0.23
5	Selfadhesive joint tape-scrim tape	Roll 90mb	£2.67	£0.03/m	1.75 m	£ 0.05	£ 0.06
6	Finishing filler – Super Finisz	Bag 20kg	£12.08	£0.60/kg	0.25 kg	£ 0.15	£ 0.18
7	Primer AVAL KT 17	5l can	£11.25	£2.25/L	0.07 L	£ 0.16	£ 0.19
8	Acrylic paint SuperMatt	10l can	£19.58	£1.96/L	0.12 L	£ 0.24	£ 0.29
9	Additional materials - from above 1.5%					£ 0.11	£ 0.13
Total						£ 7.43	£ 8.92

* all products available at IBB; prices before discounts

LABOUR

1sqm suspended ceiling covered with one layer of plasterboards

No	Description	Labour per sqm	Company rate* excl. VAT	Rate [GBP] per 1sqm excl. VAT	Rate [GBP] per 1sqm incl. VAT
1	Fitting thermal insulation	0.12 lh/sqm	£27.00		
2	Fixing one layer od plasterboards	0.15 lh/sqm	£27.00		
3	Finishing with gypsum plaster	0.61 lh/sqm	£27.00		
4	Painting: priming, two coats paint both sides	0.18 lh/sqm	£27.00		
Total		1.06 lh/sqm	£ 27.00	£28.62	£34.34

Price per 1sqm finished suspended ceiling with grid and acoustic insulation = L+M = 6.84+7.43 + 38.88 + 28.62 = £81.77 net

3.

Rate per 1sqm metal-frame stud wall include:

- Measure and mark on the floor and ceiling where to fix chnnels
- fixing perimeter U channel to floor and walls at 600mm centres
- fixing metal C studs cut to length to fit within and between the top and bottom perimeter channels
- position the studs in line at 400 or 600mm centres and srew using TEX sreews
- fixing plasterboards to metal studs with KSGM drywall screws at 600mm centres horizontally and 250mm vertically
- hold and fix plasterboards min. 10mm above the floor level
- fitting aluminium corners
- self-adhesive joint tape, gypsum based plastering
- finishing, sanding
- priming and painting white - first coat
- top coat painting



MATERIALS

1sqm suspended ceiling covered with one layer of plasterboards

No	Material	dimmensions	Price* excl. VAT pcs/pack	Price per unit	Usage per 1sqm	Price* excl. VAT 1sqm	Price* incl. VAT 1sqm
1	Accoustic tape under U channel	Roll 70mm/30m	£4.13	£0.41/m	0.84 m	£0.49	£ 0.59
2	Metal U channel	U-75mm/4m	£5.33	£1.03/m	1.50 pcs	£0.87	£ 1.04
3	Hammer screws SM 6x40mm	Box=200pcs	£3.29	£0.03/pcs	2.08 m	£0.05	£ 0.06
4	Metal C stud	C-75mm/2.60m	£8.25	£1.27/m	13.00 pcs	£ 3.56	£ 4.27
5	Self-drilling screws TEX 3.5x9.5mm	Box=1000pcs	£25.40	£0.01/m	1.05 sqm	£ 0.13	£ 0.16

6	Insulation Rockwool RWA45	75mm pack=2.88sqm	£6.99	£8.82/sqm	2.08sqm	£ 9.26	£ 11.11
7	Standard plasterbord – fixed both sides	12.5*1200*2400mm	£8.25	£2.43/sqm	38 pcs	£ 5.05	£ 6.07
8	Drywall metal screws KSGM 3.5*35mm	Box=1000pcs	£2.67	£0.01/pcs	1.75 m	£ 0.38	£ 0.46
9	Selfadhesive joint tape-scrim tape	Roll 90mb	£12.08	£0.03/m	0.50 kg	£ 0.05	£ 0.06
10	Finishing filler – Super Finisz	Bag 20kg	£11.25	£0.60/kg	0.14 l	£ 0.30	£ 0.36
11	Primer AVAL KT 17	5l can	£19.58	£2.25/l	0.24 l	£ 0.32	£ 0.38
12	Acrylic paint SuperMatt	10l can		£1.96/l		£ 0.47	£ 0.56
13	Additional materials - from above 1.5%					£ 0.31	£ 0.37
Total						£ 21.24	£ 25.49

* all products available at IBB; **prices before discounts**

LABOUR

1sqm metal-frame partition wall with one layer of plasterboards both sides

No	Description	Labour per sqm	Company rate* excl. VAT	Rate [GBP] per 1sqm excl. VAT	Rate [GBP] per 1sqm incl. VAT
1	Fitting metal-frame stud wall	1.43 lh/sqm	£27.00		
2	Fitting thermal insulation	0.12 lh/sqm	£27.00		
3	Fixing one layer of plasterboards both sides	0.30 lh/sqm	£27.00		
4	Finishing with gypsum plaster both sides	1.22 lh/sqm	£27.00		
5	Painting: priming, two coats paint both sides	0.36 lh/sqm	£27.00		
Total		3.43 lh/sqm	£27.00	£92.61	£111.13

Price per 1sqm of finished metal frame partition wall with insulation = L+M = 92.61 + 21.24 = £113.85 net



4.

Rate per 1sqm timber-frame stud wall include:

- fixing sole plate and wall plate buttons to floor, ceiling and walls creating frame
- fixing timber studs as vertical at 400 or 600mm centres using zink plated screws KDH
- fixing timber noggings as horizontal support of timber frame using zink plated screws KDH
- nails should be driven diagonally through the studs
- any heavy items require additional noggings and studs for support
- fixing plasterboards to profiles with KSGD drywall screws
- fixing self-adhesive joint tape, gypsum based plastering
- finishing, sanding
- priming and painting white - first coat
- top coat painting

**MATERIALS**

1sqm timber-frame with one layer of plasterboards both sides

No	Material	dimensions	Price* excl. VAT pcs/pack	Price per unit	Usage per 1sqm	Price* excl. VAT 1sqm	Price* incl. VAT 1sqm
1	Acoustic tape stick to sole plate	Roll 70mm/30m	£12.33	£0.41/m	0.84 m	£0.49	£0.59
2	Sole plate, noggings - timber joist regularised C16/24	47*75*3000mm	£4.36	£1.45/m	1.20 m	£1.74	£2.09
3	Timber screw KDH 5.0*80mm	1kg=152 pcs	£4.99	£0.03/pcs	13.0 pcs	£ 0.39	£0.47
4	Wall stud - timber joist regularised C16/24	47*75*3000mm	£4.36	£1.45/m	2.08 m	£3.02	£3.62
5	Timber screw KDH 5.0*80mm	1kg=152 pcs	£4.99	£0.03/pcs	1.5 pcs	£0.05	£0.06
6	Insulation Rockwool RWA45	75mm pack=2.88sqm	£25.40	£8.82/sqm	1.05 sqm	£9.26	£11.11
7	Standard plasterbord – fixed both sides	12.5*1200*2400mm	£6.99	£2.43/sqm	2.08 sqm	£5.05	£6.07
8	Drywall timber screws KSGD 3.5*35mm	Box=1000pcs	£8.25	£0.01/pcs	38 pcs	£0.38	£0.46

9	Selfadhesive joint tape-scrim tape	Roll 90mb	£2.67	£0.03/m	1.75 m	£0.05	£0.06
10	Finishing filler – Super Finisz	Bag 20kg	£12.08	£0.60/kg	0.50 kg	£0.30	£0.36
11	Primer AVAL KT 17	5l can	£11.25	£2.25/l	0.14 l	£0.32	£0.38
12	Acrylic paint SuperMatt	10l can	£19.58	£1.96/l	0.24 l	£0.47	£0.56
13	Additional materials - from above 1.5%					£0.32	£0.38
Total						£21.84	£26.21

* all products available at IBB; **prices before discounts**

LABOUR

1sqm timber-frame with one layer of plasterboard both sides

No	Description	Labour per sqm	Company rate* excl. VAT	Rate [GBP] per 1sqm excl. VAT	Rate [GBP] per 1sqm incl. VAT
1	Fixing sole plates and wall plates	0.50 lh/sqm	£27.00		
2	Fixing wall studs	2.47 lh/sqm	£27.00		
3	Fitting thermal insulation	0.12 lh/sqm	£27.00		
4	Fixing one layer of plasterboards both sides	0.30 lh/sqm	£27.00		
5	Finishing with gypsum plaster both sides	1.22 lh/sqm	£27.00		
6	Painting: priming, two coats paint both sides	0.36 lh/sqm	£27.00		
Total		4.97 lh/sqm	£27.00	£134.19	£161.03

Price per 1sqm of finished timber frame partition wall with insulation = L+M = 134.19 + 21.84 = £156.03 net

Notice!

Above estimation is only an example and you can use it on your own risk. Use PPE – Personal Protection Equipment and establish Health&Safety practice.

