



## **Proposed Replacement Parish Centre**

**Green Road, Alverstoke, Gosport**

**St Mary with St Francis & St Faith Alverstoke Parish**

**Order of Cost Estimate**



**Apr-21**

**Project Ref: 3717**

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<b>A Project title:</b>	
A.1	Project: Proposed Replacement Parish Centre
A.2	Client: St Mary with Francis & St Faith Alverstoke Parish
A.3	Location: Green Road, Alverstoke, Gosport, Hampshire

<b>B Project description:</b>	
B.1	The demolition of existing structure and provision of new replacement Parish Centre with parking and associated services

<b>C Status of cost plan:</b>	
C.1	This is an Order of Cost Estimate prepared in accordance with the RICS ' <i>New rules of measurement: Order of cost estimating and elemental cost planning 1st Edition May 2009</i> ' to correspond to the RIBA Work Stage A/B: Appraisal/Design Brief

<b>D Statement of cost (including cost limit):</b>	
D.1	The Order of Cost Estimate included within this report predicts the Works Cost Estimate of the works to be circa £1,813,000 excluding fees, risk, inflation and VAT, the Cost Limit for the works is estimated to be circa £1,995,000 including risk and inflation but excluding VAT. Please refer to section J of this report for the inclusions and exclusions made in compiling this estimate

<b>E Details of the information and specification on which the cost plan was prepared:</b>	
E.1	<p>The following information was used in preparing this cost estimate.</p> <p>Architects drawings and specification: PA17-138:097,09,11,12,13 and 14</p> <p>Structural Engineer drawings and specification: WRDEL\71998\01,02,03,04</p> <p>Service Engineer drawings and specification: None issued - initial budget estimates provided</p> <p>Other reports: None issued</p>

<b>F A statement of the floor areas:</b>	
F.1	The Gross Internal Floor Areas calculated in accordance with the New Rules of Measurement have been used in the preparation of this Cost Plan.
F.2	<p>The floor areas are as follows</p> <p>Ground floor 450 m<sup>2</sup></p> <p>First floor 154 m<sup>2</sup></p> <p><b>Total GIFA 604 m<sup>2</sup></b></p>

<b>G Basis of cost estimates:</b>	
G.1	The Estimate is based on competitive tenders being obtained on a fixed price basis at present day levels.
G.2	Current market trends are providing increases in material and labour costs allowance has been made for inflation within the Estimate

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G.3	The Estimate is based upon the information listed in Section E of this report. Discussions concerning the scope of the project have been held with Richard Bullen and the result of those discussions is included within this report.
G.4	Levels of specification and design details have been based upon the latest information issued by the Design Team. Where no detail is available, assumptions have been made.
G.5	Specific notes have been included within the Estimate against individual items, we would however make the following general comments  Ground conditions: No details, assumed good  Foundation design: Standard stip foundations with attached pads  Existing building: Demolished with foundations grubbed out and backfilled  Existing services: Included as Provisional Sums i.e.; water, gas, electricity and telephones. We have no cost information from the services Statutory bodies. Builders work in connection has been measured provisionally based on assumed runs.  Contamination: Assumed none  Drainage layouts: Foul and surface water drainage layouts have been assumed. Discharge is assumed to be via existing chamber in the main road for foul water with surface water to two new soakaways  External works: The costs for this section are based upon the general layout drawing. Specifications for road, footpath, paved areas etc. have been assumed  Mechanical and Electrical installation: No subcontract prices have been yet sought due to the lack of issued design information at this time, costs have included as Provisional Sums, although these are based on the order of costs issued by the Design subcontractors for the scheme..
G.6	The following cost significant items have been included as provisional sums at this stage Green Oak frame to entrance canopy Kitchen fittings, furniture and equipment Office/Reception fittings, furniture and equipment Mechanical and Electrical installations & lift Soakaways to external works
G.7	Contractors profit and overheads are included to reflect current market trends.
G.8	Contractors preliminaries and site costs are included to reflect current market trends and the specific nature of this project.

<b>H</b>	<b>Estimate base date :</b>
H.1	This estimate is based upon rates current as at first Quarter 2021. No Inflation allowance has been added as it is not clear how long it may take to raise the funds to go out to tender.

<b>I</b>	<b>Estimated costs of alternative proposals:</b>
I.1	At this stage alternative proposals have not been considered.

<b>J</b>	<b>Inclusions and exclusions from the Cost Plan:</b>
J.1	The notes included with the Estimate in regard to specific inclusions and exclusions should be read in conjunction with the following exclusions

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	<p>Fees (consultants)  Professional team  Specialist reports (ground and site investigation reports, asbestos surveys, drain surveys etc)</p> <p>Site Acquisition Costs  Land costs  Legal charges  Tax and duties</p> <p>Local Authority Charges  Planning Charges  Building Regulations Charges</p> <p>Finance  Finance charges/interest  Bank charges  Value added tax</p> <p>Third Party Costs  Party wall issues  Rights of light compensation  Licenses for cranes  Decanting existing tenants/users  Temporary accommodation for existing tenants/users</p> <p>Planning Matters  Off site costs associated with the permission  Section 38 and 106 Agreements  Archaeological investigations or watching briefs  All other issues forming part of the planning permission and not included within the build cost</p> <p>Temporary Accommodation  Clients removal costs  Temporary accommodation, Hotel costs etc.</p> <p>The Works  Abnormal foundations  Removal of buried obstructions and structures  Removal of and inspection for Ordnance  Basements  Excavation in ground water  Alterations and diversions to mains services  Petrol interceptors to hard landscaped areas  Water sprinkler systems  Security alarms  Music systems  Door entry systems  Unfixed fittings and furniture  Fit out costs to the halls  Work beyond the boundary of the site  Work to boundary walls/fences is limited to the allowance noted.</p>
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K	Summary
K.1	This document should be used to promote further discussion and as a cost yardstick to rationalize design criteria to the proposed budget.
K.2	We would stress that this report has been prepared with limited information and as such the proposed costs should be viewed with due allowance for scheme and design development. To that end we have included a design contingency of 5% within the Cost Plan Risk allowance in addition to a general client contingency of 5%, giving an <b>overall contingency of 10%</b>

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K.3	Where risk items have been specifically identified these have been included with Section 14 of the Cost Plan with indicative allowances for the risk, given the nature of the items these allowances are approximate and should be considered with caution.
K.4	Surveys and investigation of the existing building, mains services, ground conditions and the like are or will be undertaken; as the results of these surveys become known the Cost Plan should be adjusted to accordingly.
K.5	This document will be developed as the scheme design progresses, in particular specialist quotations should be obtained for the M&E services in order to confirm the accuracy of estimated costs for these specialist works.
K.6	Possible savings may be made in specification to the scheme and by further detail work being undertaken.

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COST CENTRE	CONSTITUENT	TOTAL COST OF CONSTITUENT £
<b>BUILDING WORKS</b>		
1.1	SUBSTRUCTURE	121,690.00
1.2	SUPERSTRUCTURE	510,419.05
1.3	INTERNAL FINISHES	141,538.00
1.4	FITTINGS, FURNISHINGS AND EQUIPMENT	60,000.00
1.5	SERVICES	426,970.00
1.6	EXTERNAL WORKS	230,934.00
1.7	DEMOLITION AND ALTERATIONS	32,000.00
<b>1.0</b>	<b>SUB TOTAL: BUILDING WORKS ESTIMATE</b>	<b>1,523,551.05</b>
<b>MAIN CONTRACTORS COSTS</b>		
2.0	Main contractor's preliminaries estimate	137,119.59
3.0	Main contractor's overheads and profit estimate	152,355.11
<b>A</b>	<b>TOTAL: WORKS COST ESTIMATE [1+2+3]</b>	<b>1,813,025.75</b>
<b>PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT COSTS</b>		
4.0	Project/design team fees estimate	-
5.0	Other development/project costs estimate	-
<b>B</b>	<b>TOTAL: BASE COST ESTIMATE [A+4+5]</b>	<b>1,813,025.75</b>
<b>RISK ALLOWANCES ESTIMATE</b>		
6.0	Risks	181,302.57
<b>C</b>	<b>COST LIMIT (excluding inflation) [B+6]</b>	<b>1,994,328.32</b>
<b>INFLATION</b>		
7.0	Inflation	-
<b>D</b>	<b>COST LIMIT (excluding VAT assessment) [C+7]</b>	<b>1,994,328.32</b>
<b>8.0</b>	<b>VAT ASSESSMENT</b>	<b>Excluded</b>

1 Base date of cost plan: April 2021

2 Gross Internal Floor Area:

( m <sup>2</sup> )	604
£/m <sup>2</sup> (Base Cost)	3,001.70
£/m <sup>2</sup> (Cost Limit)	3,301.87

Note: Value Added Tax (VAT) in relation to buildings is a complex area. Therefore, it is recommended that VAT be excluded from order of cost estimates. It is recommended that specialist advice is sought on VAT matters to ensure that the correct rates are applied to the various aspects of a building project.

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COST CENTRE	CONSTITUENT				TOTAL COST OF CONSTITUENT £	
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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
<b>1.1</b>	<b>SUBSTRUCTURE</b>					
1.1	<b>Substructure</b>					
1.1.1	Standard Foundations, including excavation / disposal					
1.1.1.1	800 x 300 concrete strip foundations	8	m	64	512	
1.1.1.2	600 x 300 concrete strip foundations	139	m	52	7,228	
1.1.1.3	1200 x 1200 x 500 pad foundations	19	nr	500	9,500	
1.1.1.4	2700 x 2800 x 300 reinforced concrete slab, two layers A393 mesh reinforcement	1	nr	1,200	1,200	lift pit
1.1.1.5	Proprietary tanking system to lift pit walls and base	13	m <sup>2</sup>	200	2,600	
1.1.1.6	concrete protection oversite; 100 thick	4	m <sup>2</sup>	20	80	
1.1.1.7	lift pit walls; 100 thick blockwork, 215 thick blockwork	9	m <sup>2</sup>	151	1,359	
1.1.1.8	150 thick reinforced concrete slab; one layer of A393 mesh; 1200 gauge dpm; 25 thick sand blinding on 225 compacted hardcore	450	m <sup>2</sup>	93	41,850	
1.1.1.9	extra; additional well compacted type 1 backfill to foundations	72	m <sup>3</sup>	80	5,760	
1.1.1.10	extra; allow for a power floated finish to slab	450	m <sup>2</sup>	4	1,800	

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COST CENTRE	CONSTITUENT				TOTAL COST OF CONSTITUENT £	
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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.1.1.11	120 thick Xtratherm Thin-R insulation	450	m <sup>2</sup>	23	10,350	below slab
1.1.1.12	insulation isolation strip, 150 high	162	m	12	1,944	allowance
1.1.1.13	Composite external wall; 154 thick Michelmersh Hampsire stock red multi bricks; 100 wide cavity, lean mix cavity fill; 100 thick Thermalite Aircrete Hi - strength 7 concrete blocks	109	m <sup>2</sup>	253	27,577	foundation to Ground Level (bricks assumed £800 per thousand)
1.1.1.14	Composite external wall; 154 thick Michelmersh Hampsire stock red multi bricks; 100 wide cavity, 100 thick Knauf Earthwool DriTherm 32 Ultimate insulation; 100 thick Thermalite Aircrete Hi - strength 7 concrete blocks	30	m <sup>2</sup>	247	7,410	ground level to Damp proof course
1.1.1.15	extra; attached piers, brickwork cladding to steel columns 337.5 x 440, 3 sided	13	m	99	1,287	
1.1.1.16	extra; attached piers, brickwork cladding to steel columns 337.5 x 337.5, 2 sided	4	m	63	252	
1.1.1.17	extra; attached piers, brickwork cladding to steel columns 337.5 x 450, 2 sided	3	m	73	219	
1.1.1.18	100 thick Michelmersh Hampshire stock red multi bricks, cladding to oak post plinths; 450 x 450	2	m	201	402	



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COST CENTRE	CONSTITUENT				TOTAL COST OF CONSTITUENT £	
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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.1.1.19	Allowance for surface decoration of steelwork below ground; Bitumen	20	m <sup>2</sup>	18	360	
<b>SUB TOTAL: SUBSTRUCTURE 1.0</b>					<b>121,690</b>	

<b>1.2</b>	<b>SUPERSTRUCTURE</b>					
1.2	Superstructure					
1.2.1	Frame					
1.2.1.1	Structural steel framing	14.853	t	2,500	37,133	as scheduled
1.2.1.2	extra; cranked members	1	nr	750	750	allowance
1.2.1.3	10% allowance for fittings	1.485	t	3,500	5,199	
1.2.1.4	surface treatments to steelwork	398	m <sup>2</sup>	27	10,746	
1.2.1.5	allowance for SHS posts to roof void, 6nr	1	item	4,000	4,000	allowance
1.2.1.6	allowance for holding down assemblies	19	nr	45	855	
1.2.1.7	PCC padstones; 450 x 100 x 215	5	nr	40	200	
1.2.1.8	PCC padstone 450 x 100 x 215, on 4 courses of Engineering bricks, 650 long	2	nr	125	250	

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COST CENTRE	CONSTITUENT				TOTAL COST OF CONSTITUENT £	
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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.2.1.9	Engineering brick padsone	26	nr	20	520	
1.2.1.10	allowance for oak posts and gable trusses to entrance canopy all to specialist manufacturers design and details	1	item	10,000	10,000	allowance (Provisional Sum)
1.2.2	Upper Floors					
1.2.2.1	precast concrete hollowcore concrete floor, 200 thick, grouting and straps	301	m <sup>2</sup>	85	25,585	
1.2.2.2	extra; grout slurry to top surface to fill joints and voids	1	item	1,000	1,000	
1.2.2.3	extra; trimming to voids and the like	1	item	-	0	included
1.2.3	Roof					
1.2.3.1	pitched roof structure C24 rafters at 450 centres	840	m <sup>2</sup>	45	37,800	
1.2.3.2	gable ladder	69	m	90	6,210	700 wide
1.2.3.3	valley members	119	m	28	3,332	
1.2.3.4	ridge members	74	m	26	1,924	
1.2.3.5	2nr 47 x 195 C24 bolted together, M10 bolts; trimmers	118	m	44	5,192	
1.2.3.6	100 x 50 softwood plates to tops of steel	108	m	14	1,512	

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COST CENTRE	CONSTITUENT				TOTAL COST OF CONSTITUENT £	
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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.2.3.7	50 x 100 softwood packers to web of steel	56	m	14	784	
1.2.3.8	38 x 170 C24 ceiling joists at 600 centres	102	m <sup>2</sup>	22	2,244	
1.2.3.9	timber wall plate, 100 x 50; holding down straps at 1.0m centres	70	m	12	840	
1.2.3.10	pitched roof structure to dormers, rafters and insulation	2	nr	500	1,000	allowance
1.2.3.11	vertical roof structure to dormer cheeks, studwork and insulation	28	m <sup>2</sup>	60	1,680	
1.2.3.12	allowance for metalwork to carpentry	1	item	2,000	2,000	
1.2.3.13	Knauf Earthwool rafter roll insulation between rafters, 175 thick	833	m	25	20,825	2 layers (75 & 100)
1.2.3.14	counter battens to roof tiles; PROVISIONAL	833	m <sup>2</sup>	9	7,497	allowance for ventillation over insulation
1.2.3.15	pitched roof covering, plain clay tiles, softwood battens, breather membrane	833	m <sup>2</sup>	83	69,139	75 lap assumed
1.2.3.16	ridge, complete	74	m	45	3,330	
1.2.3.17	hips, complete	65	m	42	2,730	
1.2.3.18	valleys, complete	119	m	111	13,209	
1.2.3.19	eaves/verges, complete	161	m	18	2,898	

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COST CENTRE	CONSTITUENT				TOTAL COST OF CONSTITUENT £	
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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.2.3.20	allowance for self-adhesive foil tape to services penetrations, roof windows	1	item	1,000	1,000	
1.2.3.21	white uPVC fascia and soffit, softwood framing, 450 wide	10	m	46	460	
1.2.3.22	white uPVC fascia and soffit, softwood framing, 750-800 wide	151	m	68	10,268	
1.2.3.23	extra; boxed ends	13	nr	60	780	
1.2.3.24	allowance for leadwork	1	item	5,000	5,000	allowance no details
1.2.3.25	allowance for a board finish to canopy soffit, raking	22	m <sup>2</sup>	60	1,320	
1.2.3.26	Velux rooflights or similar	9	nr	750	6,750	manually operated
1.2.3.27	cast iron rainwater goods; gutters	92	m	50	4,600	
1.2.3.28	cast iron rainwater goods; downpipes	34	m	65	2,210	
1.2.3.29	cast iron rainwater goods; swan neck	13	nr	90	1,170	swan neck and shoe
1.2.4	Stairs					
1.2.4.1	internal staircase, precast concrete return flight stair with half landing, metal bar balustrades, timber handrails with a varnish finish; complete	1	nr	8,000	8,000	

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COST CENTRE	CONSTITUENT				TOTAL COST OF CONSTITUENT £	
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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.2.5	External Walls					
1.2.5.1	Composite external wall; 154 thick Michelmersh Hampsire stock red multi bricks; 100 wide cavity, 100 thick Knauf Earthwool DriTherm 32 Ultimate insulation; 100 thick Thermalite Aircrete Hi - strength 7 blocks	48	m <sup>2</sup>	247	11,856	top of plinth wall
1.2.5.2	Composite external wall; 102 thick Michelmersh Hampsire stock red multi bricks; 100 wide cavity, 100 thick Knauf Earthwool DriTherm 32 Ultimate insulation; 100 thick Thermalite Aircrete Hi - strength 7 blocks	385	m <sup>2</sup>	158	60,830	main wall
1.2.5.3	extra; attached piers, brickwork cladding to steel columns 337.5 x 440, 3 sided	35	m	104	3,640	
1.2.5.4	extra; attached piers, brickwork cladding to steel columns 337.5 x 337.5, 2 sided	10	m	66	660	
1.2.5.5	extra; attached piers, brickwork cladding to steel columns 337.5 x 450, 2 sided	6	m	76	456	
1.2.5.6	extra; PL3.1 plinth special brick	126	m	18	2,268	
1.2.5.7	extra; PL3.1 plinth special brick; corner pieces	39	nr	19	741	
1.2.5.8	100 thick Michelmersh Hampshire stock red multi bricks cladding to oak posts; 450 x 450	1	m	200	200	

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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.2.5.9	feature window surrounds, special cant bricks, AN.5.1, reveals, heads and cills	19	m	42	798	
1.2.5.10	allowance for forming openings; lintels; trays, weeps	19	nr	200	3,800	
1.2.5.11	cavity barriers at floors and eaves	71	m	20	1,420	
1.2.5.12	movement joints in external walls	1	item	750	750	Allowance
1.2.6	Windows and External Doors					
1.2.6.1	aluminium faced timber composite double glazed units, white, ironmongery	19	m <sup>2</sup>	600	11,400	
1.2.6.2	aluminium faced timber composite double glazed units, triangular window with 1nr bottom hung casement, white, ironmongery	4	m <sup>2</sup>	900	3,600	
1.2.6.3	aluminium faced timber composite double glazed units, triangular window with fixed casements, white, ironmongery	5	m <sup>2</sup>	800	4,000	
1.2.6.4	high security composite French doors in white, ironmongery	6	nr	2,000	12,000	
1.2.6.5	heavy duty glazed entrance double doors	2	nr	3,000	6,000	main entrance doors
1.2.6.6	solid doors, steel security doors, ironmongery	3	nr	2,000	6,000	

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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.2.6.7	allowance for mastic sealant	1	item	600	600	Allowance, assumed one side
1.2.6.8	allowance for window boards, decoration	9	m	22	198	
1.2.7	Internal Walls and Partitions					
1.2.7.1	solid dense blockwork walls, 215 thick, liftshaft	36	m <sup>2</sup>	96	3,456	
1.2.7.2	solid dense blockwork walls, 100 thick	293	m <sup>2</sup>	48	14,064	
1.2.7.3	extra; curved work	16	m <sup>2</sup>	14	224	
1.2.7.4	proprietary glazed screen	4	m <sup>2</sup>	850	3,400	Assumed fire rated
1.2.7.5	extra; allowance for reception hatch	1	item	3,000	3,000	Allowance, no details; assumed fire rated
1.2.7.6	cubicle panel partitions, row of two cubicles	2	nr	1,600	3,200	
1.2.7.7	cubicle panel partitions, row of 4 cubicles	1	nr	3,200	3,200	
1.2.7.8	timber stud partitions, 50 x 100 studs at 450 centres, 50 insulation between studs	108	m <sup>2</sup>	57	6,156	
1.2.7.9	extra; allowance for patrass plates	22	m <sup>2</sup>	30	660	
1.2.7.10	timber stud lining to sk ceiling walls, 50 x 100 studs at 450 centres	48	m <sup>2</sup>	57	2,736	
1.2.7.11	forming openings, lintels	17	nr	75	1,275	

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COST CENTRE	CONSTITUENT				TOTAL COST OF CONSTITUENT £	
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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.2.7.12	allowance for head restraints to blockwork	103	m	20	2,060	
1.2.8	Internal Doors					
1.2.8.1	Internal solid core doors, lining, architrave and ironmongery, decoration; single doors	7	nr	445	3,115	PC £150 Door; £30 Ironmongery
1.2.8.2	internal solid core doors, lining architrave and ironmongery, decoration; single fire doors	13	nr	530	6,890	PC £180 Door; £60 Ironmongery
1.2.8.3	internal solid core doors, lining, architrave and ironmongery, decoration; double doors; glazed	2	nr	825	1,650	PC £200 / Door; £80 Ironmongery; part glazed
1.2.8.4	internal solid core doors, lining, architrave and ironmongery, decoration; double fire doors	3	nr	725	2,175	PC £150 / Door; £80 Ironmongery; hall doors
<b>SUB TOTAL: SUPERSTRUCTURE 1.2</b>					<b>510,419</b>	

<b>1.3</b>	<b>INTERNAL FINISHES</b>					
1.3	Internal Finishes					
1.3.1	Wall Finishes					
1.3.1.1	one layer plasterboard on dabs to blockwork	1016	m <sup>2</sup>	16	16,256	
1.3.1.2	one layer plasterboard fixed with screws to timber	264	m <sup>2</sup>	16	4,224	



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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.3.1.3	allowance for boxing-in of services or sanitaryware	1	item	400	400	
1.3.1.4	allowance for ceramic tiling to walls	14	m <sup>2</sup>	97	1,358	PC supply £40
1.3.1.5	linings to steel columns, two layers plasterboard, 4 sided, overall girth 1400	3	m	50	150	
1.3.1.6	lining to steel columns, two layers plasterboard, 2-sided, overall girth 550	6	m <sup>2</sup>	35	210	
1.3.1.7	skim coat finish to plasterboard	1280	m <sup>2</sup>	9	11,520	
1.3.1.8	decoration, mist and two coats emulsion	1266	m <sup>2</sup>	8	10,128	
1.3.2	Floor Finishes					
1.3.2.1	screed to PCC slab, 65 thick	301	m <sup>2</sup>	30	9,030	first floor
1.3.2.2	allowance for latex levelling screed	450	m <sup>2</sup>	7	3,150	ground floor
1.3.2.3	flooring; no detail allowance for specialist flooring to main and small hall	185	m <sup>2</sup>	65	12,025	allowance for HD vinyl, PC supply £40
1.3.2.4	flooring; no detail, allowance for flooring to wet areas	115	m <sup>2</sup>	38	4,370	allowance for vinyl, PC supply £20
1.3.2.5	flooring; no detail allowance for flooring to office/circulation areas and stores	231	m <sup>2</sup>	35	8,085	allowance for carpet PC £25/m <sup>2</sup>

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COST CENTRE	CONSTITUENT				TOTAL COST OF CONSTITUENT £	
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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.3.2.6	flooring; epoxy resin floor paint	17	m <sup>2</sup>	28	476	
1.3.2.7	flooring; allowance for flooring to stair treads, 220 going	19	m	11	209	
1.3.2.8	flooring; allowance for flooring to stair half landing	3	m <sup>2</sup>	35	105	
1.3.2.9	skirtings; 150 x 18 MDF; decoration	433	m	22	9,526	
1.3.2.10	allowance for threshold strips	27	m	20	540	
1.3.2.11	allowance for entrance matting in matwell, 2500 x 1200	2	nr	700	1,400	
1.3.2.12	allowance for entrance matting in matwell, 1000 x 600	1	nr	400	400	
1.3.2.13	allowance for nosings or the like	21	m	27	567	
1.3.3	Ceiling Finishes					
1.3.3.1	MF suspended ceiling, 150mm suspension; one layer 12.5 thick plasterboard	271	m <sup>2</sup>	37	10,027	ground floor
1.3.3.2	upstand	2	m	90	180	
1.3.3.3	linings, one layer knauf PIR/plasterboard laminate board, fixed to timber, raking; 65 thick	606	m <sup>2</sup>	37	22,422	
1.3.3.4	linings; one layer plasterboard, 12.5 thick to ceiling joists	102	m <sup>2</sup>	20	2,040	first floor

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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.3.3.5	allowance for boxing-in steel purlins, 2-sided, overall girth 500mm, one layer plasterboard; packers as required	32	m	22	704	allowance
1.3.3.6	Skim coat plaster to board	708	m <sup>2</sup>	9	6,372	
1.3.3.7	decoration, mist and two full coats emulsion	708	m <sup>2</sup>	8	5,664	
<b>SUB TOTAL: INTERNAL FINISHES 1.3</b>					<b>141,538</b>	

<b>1.4</b>	<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>					
1.4	<b>Fittings, furnishings and equipment</b>					
1.4.1	Fittings, Furnishings and equipment					
1.4.1.1	fitted kitchen; workshop, base and wall units; sink	1	item	30,000	30,000	allowance for semi-commercial kitchen
1.4.1.2	extra; white goods	1	item	10,000	10,000	
1.4.1.3	fitted kitchen units; worktop, base units and wall units, sink; galley 01	1	item	1,000	1,000	domestic type
1.4.1.4	fitted kitchen units; worktop, base units and wall units, sink; galley 02	1	item	1,000	1,000	domestic type
1.4.1.5	allowance for reception/office furniture; complete	1	item	15,000	15,000	allowance

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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.4.1.6	allowance for vanity units to male WC	1	nr	1,000	1,000	base unit and worktop
1.4.1.7	allowance for vanity units to female WC	2	nr	1,000	2,000	base unit and worktop
<b>SUB TOTAL: FITTINGS, FURNISHINGS AND EQUIPMENT 1.4</b>					<b>60,000</b>	

1.5	SERVICES					
1.5	<b>Services</b>					
1.5.1	Sanitaryware appliances					
1.5.1.1	WC, close coupled	9	nr	300	2,700	
1.5.1.2	wash hand basins, taps	1	nr	350	350	
1.5.1.3	counter top wash hand basin, taps	8	nr	300	2,400	
1.5.1.4	urinals	4	nr	475	1,900	
1.5.1.5	accessible WC; Doc M Pack, complete	3	nr	1,375	4,125	
1.5.1.6	cleaners sink	2	nr	575	1,150	
1.5.1.7	air hand driers	9	nr	150	1,350	
1.5.1.8	allowance for sundry fittings, including toilet roll holders, waste bins and the like	1	item	1,000	1,000	

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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.5.1.9	IPS panelling to sanitary fittings	32	m <sup>2</sup>	220	7,040	wall panelling to WC's
1.5.2	Mechanical Installations					
1.5.2.1	plumbing and mechanical installation; complete	1	item	185,000	185,000	budget by: D S R Mechanical (Dave)
1.5.3	Electrical Installations					
1.5.3.1	electrical installation; complete	1	item	163,500	163,500	budget by: PJM Electrical (Paul Grubb)
1.5.3.2	allowance for electrical installation to external areas, complete	1	item	20,000	20,000	allowance for external lighting
1.5.4	Builders work in connection with services					
1.5.4.1	generally	1	item	10,455	10,455	allowed at 3%
1.5.5	Testing and commissioning of services					
1.5.5.1	generally	1	item	1,000	1,000	
1.5.6	Lift and conveyor installations					
1.5.6.1	allowance for standard passenger lift, GF-FF	1	item	25,000	25,000	allowance no specification

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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
<b>SUB TOTAL: SERVICES 1.5</b>					<b>426,970</b>	

<b>1.6</b>	<b>EXTERNAL WORKS</b>					
1.6	External Works					
1.6.1	Site preparation works					
1.6.1.1	site clearance	1657	m <sup>2</sup>	3	4,971	
1.6.1.2	removing trees, filling voids; large trees, generally	5	nr	1,000	5,000	
1.6.1.3	Insitu concrete, GEN 3 concrete; formwork					
1.6.1.4	plinth to plant equipment, 150 thick	14	m <sup>2</sup>	70	980	
1.6.1.5	Roads, paths and pavings on and including sub-base					
1.6.1.6	resin bound gravel footpath; 1 layer macadam; 150 thick type 1	252	m <sup>2</sup>	96	24,192	specification assumed
1.6.1.7	extra; forming ramps (3nr)	1	item	600	600	
1.6.1.8	road/parking areas, asphalt, 2 course and 150 thick base course	654	m <sup>2</sup>	70	45,780	specification assumed
1.6.1.9	allowance for 150 thick capping layer, Type 1 granular material	98	m <sup>3</sup>	23	2,254	allowance - if required

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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.6.1.10	precast concrete edgings, concrete foundation and haunching	89	m	32	2,848	specification assumed
1.6.1.11	extra; curved work	9	m	11	99	
1.6.1.12	grass areas, preparation and turf	831	m <sup>2</sup>	17	14,127	specification assumed
1.6.1.13	extra; imported topsoil; PROVISIONAL	160	m <sup>3</sup>	60	9,600	allowance no details for soil
1.6.1.14	allowance for tidying rear garden	1	item	1,500	1,500	
1.6.1.15	Fencing, railings and walls					
1.6.1.16	railings to match existing	114	m	180	20,520	assumed - low level railings
1.6.1.17	extra; single gate	2	nr	500	1,000	
1.6.1.18	extra; double gate	1	nr	1,000	1,000	
1.6.1.19	extra; large double gate	1	nr	3,000	3,000	
1.6.1.20	White lining and car parking demarcation					
1.6.1.21	car parking demarcation, broken lines	96	m	5	480	
1.6.1.22	turning head, 4800 x 5000, solid lines	1	nr	250	250	
1.6.1.23	Disabled parking bay, symbol, solid lines	3	nr	100	300	

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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.6.1.24	Site/street furniture and equipment					
1.6.1.25	12nr bike racks	1	nr	3,600	3,600	hoops cast in
1.6.1.26	allowance for bin store closure	1	item	1,718	1,718	1800 x 2400; assumed timber fence around concrete slab
1.6.5	External Drainage					all drainage (layout and specification) assumed
1.6.5.1	surface water drainage trench, 100 pipe, bed and surround; overall depth not exceeding 1.0m	139	m	50	6,950	
1.6.5.2	extra; bed and surround in concrete	39	m	40	1,560	
1.6.5.3	surface water drainage trench, 150 pipe, bed and surround; overall depth not exceeding 1.0m	30	m	65	1,950	
1.6.5.4	pipe fittings; rainwater adaptors	14	nr	40	560	
1.6.5.5	pipe fittings; rodding eye	2	nr	60	120	
1.6.5.6	accessories; Aco channel drain	51	m	200	10,200	
1.6.5.7	extra; sump unit	9	nr	40	360	
1.6.5.8	accessories; road gully	2	nr	500	1,000	



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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.6.5.9	Inspection chambers, 450 diameter shaft section, A15 cover and frame; not exceeding 1.0m deep	11	nr	550	6,050	
1.6.5.10	Inspection chambers, 450 diameter chamber shaft section, B125 cover and frame, not exceeding 1.0m deep	2	nr	600	1,200	
1.6.5.11	soakaway allowance, 2nr	1	item	10,000	10,000	circa 35m <sup>2</sup> storage allowed - no details currently
1.6.5.12	foul water drainage trench, 100 pipe, bed and surround; overall depth not exceeding 1.0m	69	m	50	3,450	
1.6.5.13	foul water drainage; trench, 150 pipe, bed and surround; overall depth not exceeding 1.0m	25	m	65	1,625	
1.6.5.14	pipe fittings; SVP adaptors	6	nr	40	240	
1.6.5.15	inspection chambers, 450 diameter shaft section; A15 cover and frame; not exceeding 1.0m	7	nr	550	3,850	
1.6.5.16	Breaking into existing manhole in road and form new connection making good as required	2	nr	4,000	8,000	
1.6.5.17	reinstatement of highway, kerbs and pavement	8	m	250	2,000	
1.6.6	External Services					services routes assumed
1.6.6.1	allowance for ducts for services and lighting	200	m	40	8,000	

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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
1.6.6.2	allowance for mains services	1	item	20,000	20,000	allowance no details (Elec; water, gas)
<b>SUB TOTAL: EXTERNAL WORKS 1.6</b>					<b>230,934</b>	

<b>1.7</b>	<b>DEMOLITION AND ALTERATIONS</b>					
<b>1.7</b>	<b>Demolition</b>					
1.7.1	allow for taking down and removal from site of existing buildings and structures	1	item	25,000	25,000	
1.7.2	allow for carrying out all surveys of the structure and services required prior to the demolition works	1	item	3,000	3,000	
	<b>Alteration works</b>					
1.7.3	allow for forming a new crossover to existing highway	1	item	2,000	2,000	
1.7.4	allow for infilling existing crossover with construction to match	1	item	2,000	2,000	
<b>SUB TOTAL: Demolition and Alterations 1.7</b>					<b>32,000</b>	

<b>2.0</b>	<b>Main contractors preliminaries</b>					
2.1	Employers requirements					

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BUILDING WORKS		Quantity	Unit	Rate	Total	Notes
2.1.1	assumed none		%		0	
2.2	Main contractor's cost items					
2.2.1	Assumed circa 12 months on site	9	%		137,120	
<b>SUB TOTAL: MAIN CONTRACTORS PRELIMINARIES 2.0</b>					<b>137,120</b>	

<b>3.0</b>	<b>Main contractor's overheads and profit</b>					HSP allowance 10%
3.1	Main contractor's overheads					
3.1.1	main contractor's overheads	3	%		45,707	5%
3.2	Main contractor's profit					
3.2.1	main contractor's profit	7	%		106,649	5%
<b>SUB TOTAL: MAIN CONTRACTORS OVERHEADS AND PROFIT 3.2</b>					<b>152,355</b>	

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COST CENTRE	CONSTITUENT				TOTAL COST OF CONSTITUENT £	
PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT		Quantity	Unit	Rate	Total	Notes
<b>4.0</b>	<b>Project/design team fees</b>					
4.1	Consultant's fees					
4.1.1	assumed direct and outside Construction Budget		item		0	
4.2	Main contractor's pre-construction fees					
4.2.1	assumed direct and outside Construction Budget		item		0	
4.3	Main contractor's design fees					
4.3.1	assumed direct and outside Construction Budget		item		0	
<b>SUB TOTAL: PROJECT/DESIGN TEAM FEES 4.0</b>					<b>0</b>	
<b>5.0</b>	<b>Other development costs</b>					
5.1	Other development costs					
5.1.1	None Noted		item		0	
<b>SUB TOTAL: OTHER DEVELOPMENT COSTS 5.0</b>					<b>0</b>	

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	RISK	Quantity	Unit	Rate	Total	Notes
6.0	Risks					
6.1	Design development risks					10% overall contingency
6.1.1	2.50%	1	item	45,325.64	45,326	
6.2	Construction risks					
6.2.1	2.50%	1	item	45,325.64	45,326	
6.3	Employer change risks					
6.3.1	2.50%	1	item	45,325.64	45,326	
6.4	Employer other risks					
6.4.1	2.50%	1	item	45,325.64	45,326	
<b>SUB TOTAL: RISK ALLOWANCE 6.0</b>					<b>181,303</b>	

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INFLATION		Quantity	Unit	Rate	Total	Notes
7.0	Inflation					
7.1	Tender inflation					
7.1.1	None allowed		%		0	Start date not known therefore no allowance
7.2	Construction inflation					
7.2.1	excluded at this time		%		0	
<b>SUB TOTAL: INFLATION ALLOWANCE 7.0</b>					<b>0</b>	