

**Cost Plan Nr 3**

**Proposed New Community Hall and Sports Pavilion**

at

**New Romney, Kent**

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**27-Mar-17**

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**Commentary**

This Cost Plan is based on the initial scheme proposals submitted by Guy Holloway Architects as part of their architect competition presentation as listed on page 3.

The works comprise the construction of a new two storey community hall and sports pavilion comprising sports changing rooms at ground floor level and a community hall with kitchen, bar and meeting room facilities at first floor level. The building is currently identified to have a gross internal floor area of 719m<sup>2</sup>. The works also include associated external works and drainage, and also allows for over-cladding of the adjacent nursery building.

The construction cost for the building only is estimated at **£2,511,800** based upon current day prices with projected allowance for inflation to allow for a start on site in the spring of 2018. With additions for Professional and Statutory Fees, VAT and some loose furniture, this results in an overall project cost in the region of **£3,482,000**.

**VAT has been included on the total project value at this stage, however the Council should seek advice as to whether this can be classified as a Qualifying Building and therefore zero-rated for VAT purposes**

The scheme is still at a preliminary design stage, and this cost plan will need to be continually reviewed as the design is developed.

We particularly draw your attention to the Cost Plan Notes and Exclusions on page 3. An allowance for Professional Fees, Statutory Fees and survey works are also shown on the summary.

**Proposed New Community Hall and Sports Pavilion**

**New Romney, Kent**

**EXECUTIVE SUMMARY**

		<b>Gross Area</b>	<b>£/m2</b>	<b>£</b>
<b>Building Works</b>				
New Community Hall & Sports Pavilion Building		719	3,004	2,159,869
Alterations / overcladding to existing Nursery				96,831
				2,256,700
Increased costs for tender and construction inflation				135,500
				2,392,200
Contingencies				119,600
<b>TOTAL FOR CONSTRUCTION WORKS</b>				<b>2,511,800</b>
<b>Professional Fees</b>				
Architectural competition and funding pack	Sum		25,000	
Architect (Guy Holloway)	6.04%		151,650	
Structural Engineer (tbc)	1.20%	budget	30,142	
Services Consultant (tbc)	1.20%	budget	30,142	
Project Manager (Synergy)	1.75%		43,957	
Quantity Surveyor (Synergy)	1.99%		49,985	
CDM / Principal Designer	Sum	budget	6,500	
Planning Consultant	Sum	budget	1,250	
Ecologist	Sum	budget	1,500	
Arboricultural Survey	Sum	budget	1,500	
Highways & Drainage	Sum	budget	2,000	
Topographical Survey	Sum		3,295	
Soil Investigation	Sum	budget	2,500	
Planning Fees	Sum	budget	4,000	
Building Control	Sum	budget	3,500	
Land Valuation	Sum	budget	2,350	
Fee Contingency	Sum	budget	10,000	
<b>Total Fees</b>				369,269
<b>Value Added Tax</b>				
VAT on Professional Fees (except Planning)	20.00%	367,769	73,554	
VAT on Construction Works	20.00%	2,511,800	502,360	
<b>Total Value Added Tax</b>				575,914
<b>Client FF&amp;E</b>				
		Loose furniture	Say	25,000
<b>TOTAL DEVELOPMENT COSTS</b>				<b>3,481,983</b>
				<b>say £ 3,482,000</b>

**Notes**

VAT has been included on the whole of the development at this stage

**Exclusions from Cost Plan**

- 1 Abnormal Foundations subject to receipt of site investigation report n(although allowance for piling included)
- 2 Abnormal drainage requirements - pumping, significant attenuation etc.
- 3 Significant external works requirements above normal pavings and landscaping to the site area
- 4 Window blinds / solar shading - considered not required as canopy over terrace provides shading
- 5 Roof access / fall arrest system - considered not required as no pant on roof
- 6 Alteration / refurbishment works to existing buildings other than overclad of nursery
- 7 Canopy link to existing nursery - not included for VAT purposes
- 8 Temporary access to existing buildings / facilities - site constraints plan to identify safe access routes
- 9 New Substation or other significant utilities upgrades - subject to survey
- 10 Temporary accommodation requirements - Nursery to remain in occupation
- 11 Decant / removal costs - assumed by Council
- 12 Works to sports pitches other than re-lining - no works envisaged other than re marking of pitch layouts
- 13 IT equipment - NRTC to provide
- 14 PA, Audio & Visual installations - NRTC to provide
- 15 Section 106 / 278 works
- 16 Party wall and rights of light - no party wall issues known to exist
- 17 Compensation to adjoining owners regarding noise, disruption and other party wall matters
- 18 Interest and Finance Charges - subject to NRTC / Other external funding
- 19 Synergy LLP reserve the right to amend these areas when more detailed information

**Cost Estimate is based on the following drawings and information:-**

Guy Holloway	16.105	10	Level 0
		11	Level 1
			Visuals from initial competition submission

**New Romney, Kent**

**MAIN SUMMARY**

		<b>Areas</b>
Ground floor		362
First floor		357
Second floor		0
		<b>719</b>

<b>Item</b>	<b>Description</b>		<b>TOTAL COST</b>	<b>Cost/m<sup>2</sup></b>
<b>0</b>	<b>Demolition and Alteration Works</b>	<b>£</b>	<b>124,350</b>	173
	<b>New Building:-</b>			
<b>1</b>	<b>Substructure</b>	<b>£</b>	<b>116,420</b>	162
<b>2</b>	<b>Superstructure</b>			
2A	Frame	64,620		90
2B	Upper Floors	42,085		59
2C	Roof	137,325		191
2D	Stairs	35,250		49
2E	External walls	135,390		188
2F	Windows and external doors	94,010		131
2G	Internal walls and partitions	64,510		90
2H	Internal doors	37,750		53
	Group element total	<b>£</b>	<b>610,940</b>	850
<b>3</b>	<b>Internal finishes</b>			
3A	Wall finishes	39,742		55
3B	Floor finishes	100,591		140
3C	Ceiling finishes	70,695		98
	Group element total	<b>£</b>	<b>211,028</b>	294
<b>4</b>	<b>Fittings and furnishings</b>	<b>£</b>	<b>114,220</b>	159
<b>5</b>	<b>Services</b>	<b>£</b>	<b>382,101</b>	531
<b>6</b>	<b>External works</b>			
6A	Site work	91,750		128
6B	Drainage	116,900		163
6C	External services	51,250		71
	Group element total	<b>£</b>	<b>259,900</b>	361
			<b>1,818,960</b>	2,530
<b>7</b>	<b>Preliminaries - say</b>			
	Time related preliminaries	210,000		292
	Fixed costs, scaffold, insurances etc	75,000		104
	Access / haul road restrictions	25,000		35
	Group element total	<b>£</b>	<b>310,000</b>	431
			<b>2,128,960</b>	2,961
<b>8</b>	<b>Contractor's Overheads / Profit</b>	6.00%	127,738	178
		<b>£</b>	<b>2,256,697</b>	3,139
<b>9</b>	<b>Increased costs to 2Q18 start</b>	6.00%	135,402	188
		<b>£</b>	<b>2,392,099</b>	3,327
<b>10</b>	<b>Contingency</b>	5.00%	119,605	166
	<b>Total Build Cost, SAY</b>	<b>£</b>	<b>2,511,800</b>	<b>£3,493 /m<sup>2</sup></b>

**Proposed New Community Hall and Sports Pavilion**  
**New Romney, Kent**

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<b><u>Item</u></b>	<b><u>Description</u></b>	<b><u>Quant.</u></b>	<b><u>Unit</u></b>	<b><u>Rate (£)</u></b>	<b><u>Cost (£)</u></b>	<b><u>Additional Notes</u></b>
<b>0</b>	<b>Demolition and Alteration Works</b>					
0.1	Demolish existing clubhouse / pavilion and remove	1	item	25,000	25,000	
0.2	Take down sundry fencing etc	1	item	3,000	3,000	
0.3	Obstructions / removal of pavings	1	item	5,000	5,000	
0.4	Overclad existing nursery building	522	m2	175	91,350	

**Totals carried to Main Summary**

**£ 124,350**

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<b>1</b>	<b>Substructure</b>					
1.1	General site excavation to formation levels	270	m3	40	10,800	
1.2	Concrete foundations / ground beams to external walls	96	m	310	29,760	
1.3	Concrete foundations / ground beams to internal walls	94	m	210	19,740	
1.4	Extra for pad foundation bases	-	Nr	450	-	
1.5	200 thick concrete plank ground slab	372	m2	75	27,900	Including insulation and DPM's (Inc store)
1.6	Thickenings / in-situ make ups for lift pit etc.	1	Item	1,500	1,500	
1.7	Allowance for obstructions / soft spots	1	Item	5,000	5,000	
1.8	Dewatering	Excluded				
1.9	Extra over above rates for piled foundation solution, including costs for piling mat, pile caps etc.	362	m2	60	21,720	
<b>Total carried to Main Summary</b>					<b>£</b>	<b><u><u>116,420</u></u></b>



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<b>2A</b>	<b>Frame</b>					
2A.1	Structural steel frame generally	357	m2	160	57,120	First floor only - tbc by structural engineer
2A.2	Columns / windposts to external walls	1	Item	2,500	2,500	Allowance - tbc by engineer
2A.3	Allowance for fire protection	1	Item	5,000	5,000	

**Total carried to Main Summary**

**£ 64,620**

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<b>2B</b>	<b>Upper Floors</b>					
2B.1	Composite concrete upper floors on structural decking	357	m2	95	33,915	
2B.2	Ditto to terrace	86	m2	95	8,170	
<b>Total carried to Main Summary</b>					<b>£ <u>42,085</u></b>	

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<b>2C</b>	<b>Roof coverings &amp; structure, including rainwater</b>					
2C.1	Flat roof area; three layer felt roofing system on timber / steel decking and structure	357	m2	225	80,325	
2C.2	Canopy roof - three layer felt roofing system to canopy on timber / steel decking and structure - uninsulated	70	m2	175	12,250	Assumed not full extent of terrace - see GHA draft section 19 / 20
2C.3	Soffit liner / cladding - assume pre-finished board	70	m2	75	5,250	
2C.4	Allowance for gutters, outlets and rainwater downpipes	1	item	10,000	10,000	
2C.5	Allowance for man-safe systems to roofs	-	item	-	-	Excluded
2C.6	Roof access	-	item	-	-	Excluded
2C.7	Terrace surfacing / decking	86	m2	100	8,600	
2C.8	Terrace Balustrading - glazed balustrade	38	m	550	20,900	
2C.9						
2C.10						
<b>Total carried to Main Summary</b>					<b>£ <u><u>137,325</u></u></b>	

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<b>2D</b>	<b>Stairs</b>					
2D.1	Main stair - precast concrete straight flight staircase	1	Nr	7,500	7,500	
2D.3	Spiral staircase assembly to viewing terrace including handrails / balustrading and lockable gates	1	Nr	20,000	20,000	
2D.2	Balustrading; stainless steel with glazed infill panels	10	m	650	6,500	
2D.3	Wall handrails; stainless steel	10	m	125	1,250	
2D.4		-	Item	-	-	
<b>Total carried to Main Summary</b>				<b>£</b>	<b><u>35,250</u></b>	

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<b>2E</b>	<b>External walls</b>					
2E.1	Cavity wall construction, facing brick / facing block outer skin, cavity and insulation, 140 blockwork backing / inner skin (allowed prime cost for supply only of bricks £600/1000)	316	m2	200	63,240	(rates to include dpc's, designed joints, ties and mesh reinforcement. Area measured over openings except curtain walling areas to allow for templates, lintels and closing cavities not separately measured)
2E.2	Metsec external wall system with inner and outer boards, insulation and zinc standing seam wall cladding system	189	m2	350	66,150	Assumed floor plate heights 3.2 GF and 6.4 FF as GHA draft sections 19 / 20
2E.3	Zinc standing seam cladding and liner sheet to cheeks of canopy	14	m2	250	3,500	Not full extent of terrace side
2E.4	Brick detailing - plinths, cills etc	1	Item	2,500	2,500	

**Total carried to Main Summary**

**£ 135,390**

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<b>2F</b>	<b>Windows and external doors</b>					
2F.1	Powder coated aluminium framed curtain walling and window systems; double glazed	137	m2	600	82,260	
	Extra for single doors	-	Nr	1,250	-	
	Extra for double doors	3	Nr	1,500	4,500	
	Extra for automation to main entrance	1	Nr	2,500	2,500	
2F.2	Aluminium glazed external doors including frames and ironmongery:					
	Single	-	Nr	1,250	-	
	Double	1	Nr	1,750	1,750	
2F.3	Plant room / store doors	2	Nr	1,500	3,000	
2F.4	Brise soleil units	-	m2	-	-	Excluded
<b>Total carried to Main Summary</b>				<b>£</b>	<b><u>94,010</u></b>	

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						(rates to include joints, plates etc. Area measured over openings to allow for templates and lintels not separately measured)
<b>2G</b>	<b>Internal walls and partitions</b>					
2G.1	Cavity block or 200 loadbearing block walls (2 skins 100 blocks)	112	m2	75	8,430	To support composite floor as unframed ground floor and around lift shaft
2G.2	140 block partitions, fair face both sides	461	m2	50	23,040	Ground floor - changing areas
2G.3	General 100 / 140 block or stud partitions	252	m2	45	11,340	First floor
2G.4	Internal glazed screens	14	m2	300	4,200	Meeting room
2G.5	Sliding / folding partitions	1	Nr	17,500	17,500	

**Total carried to Main Summary**

**£ 64,510**

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<b>2H</b>	<b>Internal doors</b>					
2H.1	Laminate faced solid core flush doors: including softwood frames and architraves: ironmongery, fire and smoke seals					
a	Single door - solid	22	Nr	850	18,700	
d	Single door - partly glazed	4	Nr	950	3,800	
c	Single door -fully glazed	1	Nr	1,750	1,750	Meeting room
d	Double door - solid	6	Nr	1,250	7,500	Upper stores
e	Double door - partly glazed	2	Nr	1,500	3,000	
2H.2	Sliding / folding partitions	-	Nr	-	-	See internal walls
2H.3	Riser access doors / panels	2	Nr	1,500	3,000	Allowance per floor
<b>Total carried to Main Summary</b>					<b>£ 37,750</b>	



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<b><u>Item Description</u></b>	<b><u>Quant.</u></b>	<b><u>Unit</u></b>	<b><u>Rate (£)</u></b>	<b><u>Cost (£)</u></b>	<b><u>Additional Notes</u></b>
<b>3A Wall finishes</b>					
3A.1 Plaster skim coat to new plasterboard wall linings	633	m2	7	4,432	
3A.2 Emulsion paint to plastered walls	633	m2	10	6,332	Assume eggshell quality
3A.3 Eggshell masonry paint to fair face walls	1,422	m2	15	21,330	
3A.4 Whiterock wall linings to showers	41	m2	60	2,448	Showers
3A.5 Whiterock hygienic wall cladding	60	m2	70	4,200	Kitchens
3A.6 Other splashbacks generally	1	Item	1,000	1,000	WC's etc.
3A.7					
<b>Total carried to Main Summary</b>				<b>£ <u><u>39,742</u></u></b>	

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<b>3B</b>	<b>Floor finishes</b>					
3B.1	Cement and sand floor screed; insulation, reinforcement; dpm etc.	719	m2	38	27,322	
3B.3	Allowance for latex levelling compound	674	m2	6	4,044	Under carpet / vinyl / timber
3B.4	Floor Finishes					
a	Carpet	20	m <sup>2</sup>	45	900	Meeting room
b	Stud-proof vinyl / rubber	317	m <sup>2</sup>	65	20,605	ground floor changing
c	Timber floor	220	m <sup>2</sup>	80	17,600	Main hall
d	Ceramic tiled flooring	111	m <sup>2</sup>	60	6,660	WC's / kitchens / upper circulation
e	Paint	45	m <sup>2</sup>	20	900	Plant room & ground floor store
f	Barrier mat (allowance)	6	m <sup>2</sup>	250	1,500	Allowance to main entrance lobby
3B.5	Skirtings					
a	Painted mdf skirting	60	m	15	900	
b	Vinyl or tiled skirtings	576	m	35	20,160	
<b>Total carried to Main Summary</b>					<b>£ 100,591</b>	

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<b>3C</b>	<b>Ceiling finishes</b>					
3C.1	MF Plasterboard ceilings generally	137	m <sup>2</sup>	45	6,165	First floor except main hall
3C.2	Moisture resistant ceilings	362	m <sup>2</sup>	65	23,530	Ground floor
3C.3	Allowance for bulkheads etc.	1	Item	5,000	5,000	
3C.4	Allowance for access panels etc.	1	Item	3,000	3,000	
3C.5	Timber ceiling with acoustic lining	220	m2	150	33,000	Main hall / second meeting room
<b>Total carried to Main Summary</b>					<b>£ <u><u>70,695</u></u></b>	

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<b>4</b>	<b>Fittings and Furnishings</b>					
4.1	Sanitaryware					
a	WC suites	12	It	300	-	Inc M&E
b	Showers	14	nr	300	-	Inc M&E
c	Wash hand basins	12	nr	260	-	Inc M&E
d	Wash hand trough basins	-	nr	1,500	-	Inc M&E
e	Urinals - troughs	-	nr	400	-	Inc M&E
f	Disabled WC's (wc, basin and grab rails)	2	nr	1,100	2,200	Grab rails etc.
g	Disabled Shower	2	nr	800	-	Inc M&E
h	Belfast / cleaner's sinks	3	nr	500	-	Inc M&E
i	Hand driers - say	8	nr	500	4,000	
j	Mirrors - say	14	nr	75	1,050	
k	Toilet roll holders	12	nr	35	420	
l	Paper towel dispensers - say	11	nr	30	330	
m	Soap dispensers - say	12	nr	50	600	
4.2	WC / Shower Cubicles					
a	Cubicles generally	24	nr	650	15,600	
b	Duct panelling	12	m	360	4,320	
c	Vanity tops and plinth	8	m	525	4,200	
4.3	Fixed Furniture and Equipment					
a	Window blinds	-	m <sup>2</sup>	-	-	
b	Kitchen fit-out including shutter	1	nr	30,000	30,000	
c	Bar fit-out including counter, shutter etc	1	item	15,000	15,000	
d	Lockers, shelving & benching	1	item	25,000	25,000	
e	Main hall storage cupboards	-	item	-	-	Covered under internal doors
f	Allowance for other FF&E - shelving etc.	1	item	5,000	5,000	
g	Allowance for statutory signage	1	item	1,500	1,500	
h	Building signage	1	item	2,500	2,500	
i	Allowance for fire extinguishers and the like	1	item	2,500	2,500	
<b>Total carried to Main Summary</b>				<b>£</b>	<b><u>114,220</u></b>	

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<b>5</b>	<b>Mechanical and Electrical Services</b>					
5A	Sanitaryware - see section 4.1					
5B	Mechanical Installations; disposal systems, H&C water, heat source, ventilation, extract to WC's / showers	719	m <sup>2</sup>	300	215,700	Including sanitaryware
5C	Electrical Installation; sub mains and mains, small power, IT wiring containment, lightning protection, disabled WC alarm, security, fire, lighting and emergency lighting, earth and bonding	719	m <sup>2</sup>	175	125,825	
5D	Renewable requirements - ASHP / PV's etc.	1	item	Inc M&E figures above		
					341,525	
5E	Lift Installation: 2 storey platform lift	1	nr	20,000	20,000	
					361,525	
5F	Builder's Work in Connection	@ say	5.0%		18,076	Holes, chasing etc.
5G	O&M Manuals, record drawings etc.	1	item	2,500	2,500	
<b>Total carried to Main Summary</b>					<b>£ 382,101</b>	

**Proposed New Community Hall and Sports Pavilion**  
**New Romney, Kent**

**Cost Plan Nr 3**

<b><u>Item</u></b>	<b><u>Description</u></b>	<b><u>Quant.</u></b>	<b><u>Unit</u></b>	<b><u>Rate (£)</u></b>	<b><u>Cost (£)</u></b>	<b><u>Additional Notes</u></b>
<b>6A</b>	<b>Site work</b>					
6A.1	Extend / resurface / reconstruct car park	800	m2	80	64,000	
6A.2	Footpaths / pavings	150	m2	65	9,750	
6A.3	Fencing & gates	1	Item	7,500	7,500	
6A.4	Planting	1	Item	2,500	2,500	
6A.5	Re-lining football pitches	1	Item	1,500	1,500	
6A.6	Site furniture	1	Item	1,500	1,500	
6A.7	External signage	1	Item	5,000	5,000	
6A.8	Covered walkway to Nursery	-	Item	-	Excluded	

**Total carried to Main Summary**

**£ 91,750**

**Proposed New Community Hall and Sports Pavilion**  
**New Romney, Kent**

**Cost Plan Nr 3**

<b><u>Item</u></b>	<b><u>Description</u></b>	<b><u>Quant.</u></b>	<b><u>Unit</u></b>	<b><u>Rate (£)</u></b>	<b><u>Cost (£)</u></b>	<b><u>Additional Notes</u></b>
<b>6B</b>	<b>Drainage</b>					
6B.1	Allowance for below ground foul and surface water drainage; including attenuation tank / foul connections to existing manholes	719	m <sup>2</sup>	100	71,900	
6B.2	Allowance for on site attenuation	1	Item	25,000	25,000	
6B.3	Drainage to car park	1	Item	15,000	15,000	
6B.4	Allowance for diversions / re-routing etc.	1	Item	5,000	5,000	
6B.5						
6B.6						
<b>Total carried to Main Summary</b>					<b>£ 116,900</b>	

**Proposed New Community Hall and Sports Pavilion**  
**New Romney, Kent**

**Cost Plan Nr 3**

<b><u>Item</u></b>	<b><u>Description</u></b>	<b><u>Quant.</u></b>	<b><u>Unit</u></b>	<b><u>Rate (£)</u></b>	<b><u>Cost (£)</u></b>	<b><u>Additional Notes</u></b>
<b>6C</b>	<b>External services</b>					
6C.1	Provisional cost allowance for connecting to existing mains services supplies					
a	Gas	1	item	10,000	10,000	
b	Electrical	1	item	15,000	15,000	
c	Water	1	item	5,000	5,000	
d	Telecoms links	1	item	5,000	5,000	
6C.2	Allowance for possible services diversions	1	item	5,000	5,000	
6C.3	Allowance for external lighting	1	item	-	-	In main electrical cost
6C.4	Builder's work trenches, ducts, draw pits and the like	150	m	75	11,250	
<b>Total carried to Main Summary</b>					<b>£ <u><u>51,250</u></u></b>	



**Proposed New Community Hall and Sports Pavilion**

**Cost Plan Nr 3**

**New Romney, Kent**

**FEES CASHFLOW**

<b>Construction Cost</b>					<b>Fee cashflow profile</b>				
<b>£2,511,800</b>									
<b>Role</b>	<b>Company</b>	<b>Fee Basis</b>	<b>Fee</b>	<b>TOTAL FEE</b>	<b>Feasibility</b>	<b>To Planning Stage</b>	<b>Tender Stage</b>	<b>Construction</b>	<b>TOTAL FEE</b>
Architect Competition	Synergy PM & QS	Sum	Sum	£25,000	£8,500	£16,500	£0	£0	<b>£25,000</b>
Architect Expenses	Guy Holloway	% It	5.75% 5% of fee	£144,429 £7,221	£14,443 £722	£50,550 £2,528	£43,329 £2,166	£36,107 £1,805	<b>£144,429 £7,221</b>
Structural Engineer	tbc	% (Budget)	1.20%	£30,142	£0	£7,535	£4,522	£18,085	<b>£30,142</b>
M & E Services Consultant	tbc	% (Budget)	1.20%	£30,142	£0	£7,535	£4,522	£18,085	<b>£30,142</b>
Project Manager	Synergy	% (Budget)	1.75%	£43,957	£0	£5,000	£16,978	£21,979	<b>£43,957</b>
Quantity Surveyor	Synergy	%	1.99%	£49,985	£0	£5,000	£19,992	£24,993	<b>£49,985</b>
CDM / Principal Designer	Synergy	Sum	Budget	£6,500	£0	£1,625	£2,275	£2,600	<b>£6,500</b>
Planning Consultant	tbc	Sum	Budget	£1,250	£0	£1,250	£0	£0	<b>£1,250</b>
Ecologist	tbc	Sum	Budget	£1,500	£0	£500	£500	£500	<b>£1,500</b>
Arboricultural Survey	tbc	Sum	Budget	£1,500	£0	£0	£1,500	£0	<b>£1,500</b>
Highways & Drainage	tbc	Sum	Budget	£2,000	£0	£1,000	£1,000	£0	<b>£2,000</b>
Topographical Survey	JC White	Sum	Sum	£3,295	£0	£3,295	£0	£0	<b>£3,295</b>
Soil Investigation	tbc	Sum	Budget	£2,500	£0	£2,500	£0	£0	<b>£2,500</b>
Planning Fees	Shepway District Council	Sum	Budget	£4,000	£0	£4,000	£0	£0	<b>£4,000</b>
Building Control	tbc	Sum	Budget	£3,500	£0	£0	£875	£2,625	<b>£3,500</b>
Land Valuation	tbc	Sum	Budget	£2,350	£0	£2,350	£0	£0	<b>£2,350</b>
Fee Contingency		Sum	Budget	£10,000	£0	£2,500	£5,000	£2,500	<b>£10,000</b>
Sub-Total				£369,269	£23,665	£113,668	£102,659	£129,278	<b>£369,269</b>
Value Added Tax			20%	£73,854	£4,733	£22,734	£20,532	£25,856	<b>£73,854</b>
<b>Stage Total</b>				<b>£443,123</b>	<b>£28,398</b>	<b>£136,401</b>	<b>£123,191</b>	<b>£155,133</b>	<b>£443,123</b>
<b>Running Total</b>					<b>£28,398</b>	<b>£164,799</b>	<b>£287,990</b>	<b>£443,123</b>	

14%

Proposed New Community Hall and Sports Pavilion

Cost Plan Nr 3

New Romney, Kent

MAIN SUMMARY

Item	Description	Areas		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Final Account	Defects Period
		Ground floor	First floor													
			362													
			357													
			0													
			<b>719</b>													
		<b>TOTAL COST</b>														
			<b>Cost/m²</b>													
<b>0</b>	<b>Demolition and Alteration Works</b>	£	<b>124,350</b>	£8,000								£30,000	£45,000	£41,350		£0
	<b>New Building:-</b>															
<b>1</b>	<b>Substructure</b>	£	<b>116,420</b>	£19,220	£60,000	£36,000	£1,200									£0
<b>2</b>	<b>Superstructure</b>															
2A	Frame	64,620	90				£16,155	£48,465								£0
2B	Upper Floors	42,085	59					£42,085								£0
2C	Roof	137,325	191						£45,317	£45,317	£46,691					£0
2D	Stairs	35,250	49					£20,000					£15,250			£0
2E	External walls	135,390	188			£33,848	£33,848	£33,848								£0
2F	Windows and external doors	94,010	131					£28,203	£37,604	£28,203						£0
2G	Internal walls and partitions	64,510	90				£16,128	£16,128	£16,128							£0
2H	Internal doors	37,750	53								£37,750					£0
	Group element total	£	<b>610,940</b>													
<b>3</b>	<b>Internal finishes</b>															
3A	Wall finishes	39,742	55								£11,923	£11,923	£7,948	£7,948		£0
3B	Floor finishes	100,591	140								£25,148	£15,089	£50,296	£10,059		£0
3C	Ceiling finishes	70,695	98									£28,278	£28,278	£14,139		£0
	Group element total	£	<b>211,028</b>													
<b>4</b>	<b>Fittings and furnishings</b>	£	<b>114,220</b>										£68,532	£45,688		£0
<b>5</b>	<b>Services</b>	£	<b>382,101</b>											£95,525	£38,210	£0
<b>6</b>	<b>External works</b>															
6A	Site work	91,750	128	£13,763	£13,763									£18,350	£9,175	£0
6B	Drainage	116,900	163	£17,535	£29,225									£29,225		£0
6C	External services	51,250	71	£7,688		£17,535						£15,375	£28,188			£0
	Group element total	£	<b>259,900</b>													
			<b>1,818,960</b>													
<b>7</b>	<b>Preliminaries - say</b>															
	Time related preliminaries	210,000	292	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£10,000		£0
	Fixed costs, scaffold, insurances etc	75,000	104	£25,000		£10,000	£15,000	£15,000	£5,000					£5,000		£0
	Access / haul road restrictions	25,000	35	£10,000	£5,000									£10,000		£0
	Group element total	£	<b>310,000</b>													
			<b>2,128,960</b>													
<b>8</b>	<b>Contractor's Overheads / Profit</b>	6.00%	127,738	£7,272	£7,679	£8,011	£6,140	£13,424	£9,474	£5,611	£11,930	£12,971	£24,396	£17,987	£2,843	£0
		£	<b>2,256,697</b>													
<b>9</b>	<b>Increased costs to 2Q18 start</b>	6.00%	135,402	£7,709	£8,140	£8,491	£6,508	£14,229	£10,042	£5,948	£12,645	£13,750	£25,859	£19,067	£3,014	£0
		£	<b>2,392,099</b>													
<b>10</b>	<b>Contingency</b>	5.00%	119,605	£6,809	£7,190	£7,501	£5,749	£12,569	£8,871	£5,254	£11,170	£12,146	£22,842	£16,842	£2,662	£0
	<b>Total Build Cost, SAY</b>	£	<b>2,511,800</b>													
			<b>£3,493 /m2</b>													
	Cumulative			£142,995	£150,997	£157,513	£120,727	£263,950	£186,283	£110,333	£234,571	£255,057	£479,689	£353,686	£55,903	£0
	Retention			£142,995	£293,992	£451,505	£572,232	£836,182	£1,022,465	£1,132,798	£1,367,369	£1,622,426	£2,102,115	£2,455,801	£2,511,800	£2,511,800
				(£4,290)	(£8,820)	(£13,545)	(£17,167)	(£25,085)	(£30,674)	(£33,984)	(£41,021)	(£48,673)	(£63,063)	(£73,674)	(£37,677)	£0
	Less Previous			£138,705	£285,172	£437,960	£555,065	£811,097	£991,791	£1,098,814	£1,326,348	£1,573,753	£2,039,052	£2,382,127	£2,474,123	£2,511,800
	Monthly Payment			£0	(£138,705)	(£285,172)	(£437,960)	(£555,065)	(£811,097)	(£991,791)	(£1,098,814)	(£1,326,348)	(£1,573,753)	(£2,039,052)	(£2,382,127)	(£2,474,123)
				£138,705	£146,467	£152,788	£117,105	£256,032	£180,694	£107,023	£227,534	£247,405	£465,299	£343,075	£91,996	£37,677