

Cost Plan Nr 4

Proposed New Community Hall and Sports Pavilion

at

New Romney, Kent

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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 719m². 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 **£2,685,200** based upon current day prices with projected allowance for inflation to allow for a start on site in the spring of 2019. With additions for Professional and Statutory Fees, VAT and some loose furniture, this results in an overall project cost in the region of **£3,766,000**.

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
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EXECUTIVE SUMMARY

		Gross Area	£/m2	£
Building Works				
New Community Hall & Sports Pavilion Building		722	3,239	2,338,669
Alterations / overcladding to existing Nursery				96,831
				2,435,500
Increased costs for tender and construction inflation				121,800
				2,557,300
Contingencies				127,900
TOTAL FOR CONSTRUCTION WORKS				2,685,200
Professional Fees				
Architectural competition and funding pack	Sum		25,000	
Architect (Guy Holloway)	6.04%		162,119	
CDM / Principal Designer	Sum budget		6,500	
Project Manager (Synergy)	1.75%		46,991	
Quantity Surveyor (Synergy)	1.99%		53,435	
Structural Engineer (tbc)	1.20% budget		32,222	
Services Consultant (tbc)	1.20% budget		32,222	
Planning Consultant	Sum budget		3,000	
Acoustic Consultant	Sum budget		6,750	
Building Control	Sum budget		3,500	
Fire Engineering	Sum budget		2,500	
BREEAM Consultant	Sum budget		10,000	
Soil Investigation	Sum budget		5,000	
Ecologist	Sum budget		5,000	
Topographical Survey	Sum		3,295	
Highways & Drainage	Sum		6,000	
Arboricultural Survey	Sum budget		1,500	
Flood Risk Assessment	Sum budget		3,500	
District Surveyor Land Valuation	Sum		1,750	
Independent Land valuations	Sum		2,750	
Land Sale negotiation	Sum budget		5,000	
Planning Fees	Sum budget		4,000	
Fee Contingency	Sum budget		10,000	
Total Fees				432,035
Value Added Tax				
VAT on Professional Fees (except Planning)	20.00%	430,535	86,107	
VAT on Construction Works	20.00%	2,685,200	537,040	
Total Value Added Tax				623,147
Client FF&E		Loose furniture	Say	25,000
TOTAL DEVELOPMENT COSTS			-	3,765,382
			say	£ 3,766,000

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	200 S1 P0	Ground Floor Plan
		200 S1 P0	First Floor Plan
		Unnumbered	Roof Plan
		Unnumbered	Elevations
		Unnumbered	Visuals from initial competition submission

New Romney, Kent

MAIN SUMMARY

		Areas
Ground floor		367
First floor		355
Second floor		0
		722

Item	Description		TOTAL COST	Cost/m²
0	Demolition and Alteration Works	£	124,350	172
	New Building:-			
1	Substructure	£	117,095	162
2	Superstructure			
2A	Frame	64,300		89
2B	Upper Floors	43,035		60
2C	Roof	185,125		256
2D	Stairs	35,250		49
2E	External walls	149,730		207
2F	Windows and external doors	100,950		140
2G	Internal walls and partitions	70,863		98
2H	Internal doors	39,200		54
	Group element total	£	688,453	954
3	Internal finishes			
3A	Wall finishes	43,441		60
3B	Floor finishes	100,343		139
3C	Ceiling finishes	69,040		96
	Group element total	£	212,824	295
4	Fittings and furnishings	£	114,220	158
5	Services	£	440,455	610
6	External works			
6A	Site work	91,750		127
6B	Drainage	117,200		162
6C	External services	51,250		71
	Group element total	£	260,200	360
			1,957,597	2,711
7	Preliminaries - say			
	Time related preliminaries	240,000		332
	Fixed costs, scaffold, insurances etc	75,000		104
	Access / haul road restrictions	25,000		35
	Group element total	£	340,000	471
			2,297,597	3,182
8	Contractor's Overheads / Profit	6.00%	137,900	191
		£	2,435,497	3,373
9	Increased costs to 1Q19 start	5.00%	121,800	169
		£	2,557,297	3,542
10	Contingency	5.00%	127,900	177
	Total Build Cost, SAY	£	2,685,200	£3,719 /m2

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<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Additional Notes</u>
0	Demolition and Alteration Works					
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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<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Additional Notes</u>
1	Substructure					
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	377	m2	75	28,275	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 raft slab or piled foundation solution, including costs for piling mat, pile caps etc.	367	m2	60	22,020	
Total carried to Main Summary					£ 117,095	

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<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Additional Notes</u>
2A	Frame					
2A.1	Structural steel frame generally	355	m2	160	56,800	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

£ 64,300

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<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Additional Notes</u>
2B	Upper Floors					
2B.1	Composite concrete upper floors on structural decking	355	m2	95	33,725	
2B.2	Ditto to terrace	98	m2	95	9,310	
Total carried to Main Summary					£ <u><u>43,035</u></u>	

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<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Additional Notes</u>
2C	Roof coverings & structure, including rainwater					
2C.1	Flat roof area; three layer felt roofing system on timber / steel decking and structure	423	m2	225	95,175	
2C.2	Parapet / perimeter roof including canopy - extension of external wall standing seam roofing system across parapet - timber / steel decking and structure	115	m2	350	40,250	
2C.3	Soffit liner / cladding - assume pre-finished board	75	m2	75	5,625	
2C.4	Soffit liner to underside of oversailing first floor	45	m2	75	3,375	Above cycle racks
2C.5	Allowance for gutters, outlets and rainwater downpipes	1	item	10,000	10,000	
2C.6	Allowance for man-safe systems to roofs	-	item	-	-	Excluded
2C.7	Roof access	-	item	-	-	Excluded
2C.8	Terrace surfacing / decking	98	m2	100	9,800	
2C.9	Terrace Balustrading - glazed balustrade	38	m	550	20,900	
2C.10						
Total carried to Main Summary					£ <u>185,125</u>	

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<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Additional Notes</u>
2D	Stairs					
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	-	-	
Total carried to Main Summary					£ <u><u>35,250</u></u>	

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<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Additional Notes</u>
2E	External walls					
2E.1	Cavity wall construction to ground floor, facing brick / facing block outer skin, cavity and insulation, 140 blockwork backing / inner skin (allowed prime cost for supply only of facings £600/1000)	326	m2	200	65,280	(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	207	m2	350	72,450	Assumed floor plate heights 3.0 GF and 3.2 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	Standing seam fascia / edge detailing to perimeter	80	m	75	6,000	To front and rear elevations
2E.5	Brick detailing - plinths, cills etc	1	Item	2,500	2,500	

Total carried to Main Summary

£ 149,730

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<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Additional Notes</u>
2F	Windows and external doors					
2F.1	Powder coated aluminium framed curtain walling and window systems; double glazed	147	m2	600	88,200	
	Extra for single doors	-	Nr	1,250	-	
	Extra for double doors	2	Nr	1,500	3,000	
	Extra for sliding automated main entrance doors	1	Nr	5,000	5,000	
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
Total carried to Main Summary				£	<u><u>100,950</u></u>	

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						(rates to include joints, plates etc. Area measured over openings to allow for templates and lintels not separately measured)
2G	Internal walls and partitions					
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	277	m2	45	12,443	First floor
2G.4	Internal glazed screens	32	m2	300	9,450	Meeting room
2G.5	Sliding / folding partitions	1	Nr	17,500	17,500	

Total carried to Main Summary

£ 70,863

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<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Additional Notes</u>
2H	Internal doors					
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	5	Nr	950	4,750	
c	Single door -fully glazed	2	Nr	1,750	3,500	Meeting room
d	Double door - solid	5	Nr	1,250	6,250	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
Total carried to Main Summary				£	<u><u>39,200</u></u>	

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<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Additional Notes</u>
3A	Wall finishes					
3A.1	Plaster skim coat to new plasterboard wall linings	700	m2	7	4,901	
3A.2	Emulsion paint to plastered walls	700	m2	10	7,002	Assume eggshell quality
3A.3	Eggshell masonry paint to fair face walls	1,384	m2	15	20,760	
3A.4	Whiterock wall linings to showers	89	m2	60	5,328	Showers
3A.5	Whiterock hygienic wall cladding	60	m2	70	4,200	Kitchen
3A.6	Other splashbacks generally	1	Item	1,250	1,250	WC's etc.
3A.7						
Total carried to Main Summary					£ 43,441	

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<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Additional Notes</u>
3B	Floor finishes					
3B.1	Cement and sand floor screed; insulation, reinforcement; dpm etc.	722	m2	38	27,436	
3B.3	Allowance for latex levelling compound	677	m2	6	4,062	Under carpet / vinyl / timber
3B.4	Floor Finishes					
a	Carpet	35	m ²	45	1,575	Meeting rooms
b	Stud-proof vinyl / rubber	322	m ²	65	20,930	ground floor changing
c	Timber floor	202	m ²	80	16,160	Main hall
d	Ceramic tiled flooring	112	m ²	60	6,720	WC's / kitchens / upper circulation
e	Paint	45	m ²	20	900	Plant room & ground floor store
f	Barrier mat (allowance)	6	m ²	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	
Total carried to Main Summary					£ 100,343	

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<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Additional Notes</u>
3C	Ceiling finishes					
3C.1	MF Plasterboard ceilings generally	153	m ²	45	6,885	First floor except main hall
3C.2	Moisture resistant ceilings	367	m ²	65	23,855	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	202	m2	150	30,300	Main hall / second meeting room
Total carried to Main Summary					£ <u>69,040</u>	

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<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Additional Notes</u>
4	Fittings and Furnishings					
4.1	Sanitaryware					
a	WC suites	12	It	300	-	Inc M&E
b	Showers	12	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	4	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 ²	-	-	
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	
Total carried to Main Summary				£	<u>114,220</u>	

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5	Mechanical and Electrical Services					
5A	Sanitaryware - see section 4.1					
5B	Mechanical Installations; disposal systems, H&C water, heat source, ventilation, extract to WC's / showers	722	m ²	350	252,700	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	722	m ²	200	144,400	
5D	Renewable requirements - ASHP / PV's etc.	1	item	Inc M&E figures above		
					397,100	
5E	Lift Installation: 2 storey platform lift	1	nr	20,000	20,000	
					417,100	
5F	Builder's Work in Connection	@ say	5.0%		20,855	Holes, chasing etc.
5G	O&M Manuals, record drawings etc.	1	item	2,500	2,500	
Total carried to Main Summary					£ 440,455	

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6A	Site work					
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

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6B	Drainage					
6B.1	Allowance for below ground foul and surface water drainage; including attenuation tank / foul connections to existing manholes	722	m ²	100	72,200	
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						
Total carried to Main Summary					£ 117,200	

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6C	External services					
6C.1	Provisional cost allowance for connecting to existing mains services supplies					
a	Gas	1	item	10,000	10,000	Assume local infrastructure sufficeint for new building
b	Electrical	1	item	15,000	15,000	Assume local infrastructure sufficeint for new building
c	Water	1	item	5,000	5,000	Assume local infrastructure sufficeint for new building
d	Telecoms links	1	item	5,000	5,000	Assume local infrastructure sufficeint for new building
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	
Total carried to Main Summary					£ 51,250	

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MAIN SUMMARY

Item	Description	Areas		TOTAL COST	Cost/m ²	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																	Second floor		
		367	355																			
		0		722																		
0	Demolition and Alteration Works			£ 124,350	172	£8,000								£30,000	£45,000	£41,350				£0		
	New Building:-																					
1	Substructure			£ 117,095	162	£19,220	£60,000	£36,000	£1,875												£0	
2	Superstructure																					
2A	Frame	64,300			89				£16,075	£48,225											£0	
2B	Upper Floors	43,035			60					£43,035											£0	
2C	Roof	185,125			256						£61,091	£61,091	£62,943								£0	
2D	Stairs	35,250			49					£20,000					£15,250						£0	
2E	External walls	149,730			207			£37,433	£37,433	£37,433											£0	
2F	Windows and external doors	100,950			140					£30,285	£40,380	£30,285									£0	
2G	Internal walls and partitions	70,863			98			£17,716	£17,716	£17,716											£0	
2H	Internal doors	39,200			54								£39,200								£0	
	Group element total			£ 688,453	954																	
3	Internal finishes																					
3A	Wall finishes	43,441			60								£13,032	£13,032	£8,688	£8,688					£0	
3B	Floor finishes	100,343			139								£25,086	£15,051	£50,172	£10,034					£0	
3C	Ceiling finishes	69,040			96									£27,616	£27,616	£13,808					£0	
	Group element total			£ 212,824	295																	
4	Fittings and furnishings			£ 114,220	158																	
5	Services			£ 440,455	610																	
6	External works																					
6A	Site work	91,750			127	£13,763	£13,763														£0	
6B	Drainage	117,200			162	£17,580	£29,300	£17,580													£0	
6C	External services	51,250			71	£7,688								£15,375	£28,188						£0	
	Group element total			£ 260,200	360																	
				1,957,597	2,711																	
7	Preliminaries - say																					
	Time related preliminaries	240,000			332	£22,857	£22,857	£22,857	£22,857	£22,857	£22,857	£22,857	£22,857	£22,857	£22,857	£22,857	£11,429				£0	
	Fixed costs, scaffold, insurances etc	75,000			104	£25,000		£10,000	£15,000	£5,000							£5,000				£0	
	Access / haul road restrictions	25,000			35	£10,000	£5,000										£10,000				£0	
	Group element total			£ 340,000	471																	
				2,297,597	3,182																	
8	Contractor's Overheads / Profit	6.00%	137,856		191	£7,446	£7,855	£8,495	£6,657	£14,073	£11,069	£6,854	£13,751	£14,043	£25,444	£18,975	£3,194				£0	
			£ 2,435,453		3,373																	
9	Increased costs to 1Q19 start	5.00%	121,773		169	£6,578	£6,939	£7,504	£5,881	£12,431	£9,777	£6,054	£12,147	£12,404	£22,476	£16,761	£2,821				£0	
			£ 2,557,225		3,542																	
10	Contingency	5.00%	127,861		177	£6,907	£7,286	£7,879	£6,175	£13,053	£10,266	£6,357	£12,754	£13,025	£23,599	£17,599	£2,961				£0	
	Total Build Cost, SAY		£ 2,685,100	£3,719 /m²		£145,038	£153,000	£165,463	£129,668	£274,107	£215,589	£133,498	£267,838	£273,518	£495,585	£369,586	£62,196				£0	
	Cumulative		£145,038	£298,038	£463,501	£593,169	£867,277	£1,082,865	£1,216,364	£1,484,202	£1,757,719	£2,253,304	£2,622,890	£2,685,183	£2,685,183	£2,685,183	£2,685,183				£2,685,183	
	Retention		(£4,351)	(£8,941)	(£13,905)	(£17,795)	(£26,018)	(£32,486)	(£36,491)	(£44,526)	(£52,732)	(£67,599)	(£78,687)	(£40,278)							£0	
	Less Previous		£0	(£140,687)	(£289,097)	(£449,596)	(£575,374)	(£841,259)	(£1,050,379)	(£1,179,873)	(£1,439,676)	(£1,704,987)	(£1,704,987)	(£1,704,987)	(£1,704,987)	(£1,704,987)	(£1,704,987)				£2,685,183	
	Monthly Payment		£140,687	£148,410	£160,499	£125,778	£265,884	£209,121	£129,493	£259,803	£265,312	£480,718	£358,498	£100,701	£40,278							£0