

**Cost Plan Nr 5**

**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 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 **£2,797,900** based upon current day prices with projected allowance for inflation to allow for a start on site in June 2019. With additions for Professional and Statutory Fees, VAT and some loose furniture, this results in an overall project cost in the region of **£3,971,000**.

**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**

		<b>Gross Area</b>	<b>£/m2</b>	<b>£</b>
<b>Building Works</b>				
New Community Hall & Sports Pavilion Building		722	3,288	2,374,107
Alterations / overcladding to existing Nursery				163,664
				2,537,771
Increased costs for tender and construction inflation				126,889
				2,664,660
Contingencies				133,240
<b>TOTAL FOR CONSTRUCTION WORKS</b>				<b>2,797,900</b>
<b>Professional Fees</b>				
Architectural competition and funding pack	Sum		25,000	
Architect (Guy Holloway)	6.04%		168,923	
CDM / Principal Designer	Sum budget		6,500	
Project Manager (Synergy)	1.75%		48,963	
Quantity Surveyor (Synergy)	1.99%		55,678	
Structural Engineer (tbc)	1.20% budget		33,575	
Services Consultant (tbc)	1.20% budget		33,575	
Planning Consultant	Sum budget		3,000	
Acoustic Consultant	Sum budget		6,750	
Building Control	Sum budget		3,500	
Fire Engineering	Sum budget		3,000	
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	
VAT Consultant	Sum budget		3,000	
Fee Contingency	Sum budget		10,000	
<b>Total Fees</b>				449,259
<b>Value Added Tax</b>				
VAT on Professional Fees (except Planning)	20.00%	447,759	89,552	
VAT on Construction Works	20.00%	2,797,900	559,580	
<b>Total Value Added Tax</b>				649,132
<b>Client FF&amp;E</b>		Loose furniture		75,000
<b>TOTAL DEVELOPMENT COSTS</b>			-	<b>3,971,291</b>
			<b>Rounded to</b>	<b>£ 3,971,000</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 (although allowance for raft slab or piling include
- 2 Abnormal drainage requirements - pumping, significant attenuation etc.
- 3 Roof access / fall arrest system - considered not required as no plant on roof
- 4 Alteration / refurbishment works to existing buildings other than over clad and cosmetic refurbishment of nursery
- 5 Significant external works requirements above normal pavings and landscaping to the site area
- 6 Works to sports pitches other than re-lining - no works envisaged other than re marking of pitch layouts
- 7 IT equipment - NRTC to provide
- 8 PA, Audio & Visual installations - NRTC to provide (hearing loops included)
- 9 New Substation or other significant utilities upgrades - subject to survey
- 10 Temporary access to existing buildings / facilities - site constraints plan to identify safe access routes
- 11 Temporary accommodation requirements - Nursery to remain in occupation
- 12 Decant / removal costs - assumed by Council
- 13 Section 106 / 278 works
- 14 Party wall and rights of light - no party wall issues known to exist
- 15 Compensation to adjoining owners regarding noise, disruption and other party wall matters
- 16 Interest and Finance Charges - subject to NRTC / Other external funding
- 17 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**

		<b>Areas</b>
Ground floor		367
First floor		355
Second floor		0
		<b>722</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>187,400</b>	260
	<b>New Building:-</b>			
<b>1</b>	<b>Substructure</b>	<b>£</b>	<b>117,095</b>	162
<b>2</b>	<b>Superstructure</b>			
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	<b>£</b>	<b>688,453</b>	954
<b>3</b>	<b>Internal finishes</b>			
3A	Wall finishes	43,441		60
3B	Floor finishes	100,343		139
3C	Ceiling finishes	69,040		96
	Group element total	<b>£</b>	<b>212,824</b>	295
<b>4</b>	<b>Fittings and furnishings</b>	<b>£</b>	<b>125,245</b>	173
<b>5</b>	<b>Services</b>	<b>£</b>	<b>459,408</b>	636
<b>6</b>	<b>External works</b>			
6A	Site work	95,250		132
6B	Drainage	117,200		162
6C	External services	51,250		71
	Group element total	<b>£</b>	<b>263,700</b>	365
			<b>2,054,124</b>	2,845
<b>7</b>	<b>Preliminaries - say</b>			
	Time related preliminaries	240,000		332
	Fixed costs, scaffold, insurances etc	75,000		104
	Access / haul road restrictions	25,000		35
	Group element total	<b>£</b>	<b>340,000</b>	471
			<b>2,394,124</b>	3,316
<b>8</b>	<b>Contractor's Overheads / Profit</b>	6.00%	143,647	199
		<b>£</b>	<b>2,537,771</b>	3,515
<b>9</b>	<b>Increased costs to 2Q19 start</b>	5.00%	126,889	176
		<b>£</b>	<b>2,664,660</b>	3,691
<b>10</b>	<b>Contingency</b>	5.00%	133,233	185
	<b>Total Build Cost, rounded to</b>	<b>£</b>	<b>2,797,900</b>	<b>£3,875 /m<sup>2</sup></b>

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

**Cost Plan Nr 5**

<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	200	104,400	
0.4	Internal alteration / refurbishment of nursery space	1	item	50,000	50,000	

**Totals carried to Main Summary**

**£ 187,400**

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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	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	
<b>Total carried to Main Summary</b>				<b>£</b>	<b><u><u>117,095</u></u></b>	



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<b>2A</b>	<b>Frame</b>					
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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<b>2B</b>	<b>Upper Floors</b>					
2B.1	Composite concrete upper floors on structural decking	355	m2	95	33,725	
2B.2	Ditto to terrace	98	m2	95	9,310	
<b>Total carried to Main Summary</b>					<b>£ <u><u>43,035</u></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	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						
<b>Total carried to Main Summary</b>					<b>£ <u>185,125</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><u>35,250</u></u></b>	

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<b>2E</b>	<b>External walls</b>					
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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<b>2F</b>	<b>Windows and external doors</b>					
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
<b>Total carried to Main Summary</b>				<b>£</b>	<b><u><u>100,950</u></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	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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<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	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
<b>Total carried to Main Summary</b>					<b>£ 39,200</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	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					
<b>Total carried to Main Summary</b>				<b>£ <u>43,441</u></b>	

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<b>3B</b>	<b>Floor finishes</b>					
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 <sup>2</sup>	45	1,575	Meeting rooms
b	Stud-proof vinyl / rubber	322	m <sup>2</sup>	65	20,930	ground floor changing
c	Timber floor	202	m <sup>2</sup>	80	16,160	Main hall
d	Ceramic tiled flooring	112	m <sup>2</sup>	60	6,720	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>£ 100,343</b>	

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<b>3C</b>	<b>Ceiling finishes</b>					
3C.1	MF Plasterboard ceilings generally	153	m <sup>2</sup>	45	6,885	First floor except main hall
3C.2	Moisture resistant ceilings	367	m <sup>2</sup>	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
<b>Total carried to Main Summary</b>					<b>£ <u>69,040</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	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	147	m <sup>2</sup>	75	11,025	
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>125,245</u></b>	

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**Cost Plan Nr 5**

<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>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	722	m <sup>2</sup>	350	252,700	Including sanitaryware
5C	Electrical Installation; sub mains and mains, small power, IT wiring containment, lighting / emergency lighting, CCTV, security, fire and disabled alarms, hearing loops, lightning protection system, earthing and bonding	722	m <sup>2</sup>	225	162,450	
5D	Renewable requirements	1	item	Inc M&E figures above		
					<u>415,150</u>	
5E	Lift Installation: 2 storey platform lift	1	nr	20,000	20,000	
					<u>435,150</u>	
5F	Builder's Work in Connection	@ say	5.0%		21,758	Holes, chasing etc.
5G	O&M Manuals, record drawings etc.	1	item	2,500	2,500	
<b>Total carried to Main Summary</b>					<b><u>£ 459,408</u></b>	

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

**Cost Plan Nr 5**

<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	5,000	5,000	
6A.7	External signage	1	Item	5,000	5,000	
6A.8	Covered walkway to Nursery	-	Item	-	Excluded	

**Total carried to Main Summary**

**£ 95,250**

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

**Cost Plan Nr 5**

<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	722	m <sup>2</sup>	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						
<b>Total carried to Main Summary</b>					<b>£ 117,200</b>	

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

**Cost Plan Nr 5**

<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	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	
<b>Total carried to Main Summary</b>					<b>£ 51,250</b>	



Proposed New Community Hall and Sports Pavilion

Cost Plan Nr 5

New Romney, Kent

MAIN SUMMARY

Item	Description	Areas		TOTAL COST	Cost/m <sup>2</sup>	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	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Final Account
		367	355															
		0		<b>722</b>														
<b>0</b>	<b>Demolition and Alteration Works</b>			<b>£ 187,400</b>	260	£8,000								£55,000	£75,000	£49,400		£0
	<b>New Building:-</b>																	
<b>1</b>	<b>Substructure</b>			<b>£ 117,095</b>	162	£19,220	£60,000	£36,000	£1,875									£0
<b>2</b>	<b>Superstructure</b>																	
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			<b>£ 688,453</b>	954													
<b>3</b>	<b>Internal finishes</b>																	
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			<b>£ 212,824</b>	295													
<b>4</b>	<b>Fittings and furnishings</b>			<b>£ 125,245</b>	173										£75,147	£50,098		£0
<b>5</b>	<b>Services</b>			<b>£ 459,408</b>	636									£68,911	£114,852	£114,852	£114,852	£45,941
<b>6</b>	<b>External works</b>																	
6A	Site work	95,250			132	£14,288	£14,288								£19,050	£38,100	£9,525	£0
6B	Drainage	117,200			162	£17,580	£29,300	£17,580							£29,300	£23,440		£0
6C	External services	51,250			71	£7,688								£15,375	£28,188			£0
	Group element total			<b>£ 263,700</b>	365													
				<b>2,054,124</b>	2,845													
<b>7</b>	<b>Preliminaries - say</b>																	
	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			<b>£ 340,000</b>	471													
				<b>2,394,124</b>	3,316													
<b>8</b>	<b>Contractor's Overheads / Profit</b>	6.00%	143,647		199	£7,478	£7,887	£8,495	£6,657	£14,073	£11,069	£6,854	£13,922	£15,827	£27,967	£20,091	£3,327	£0
				<b>£ 2,537,772</b>	3,515													
<b>9</b>	<b>Increased costs to 1Q19 start</b>	5.00%	126,889		176	£6,606	£6,967	£7,504	£5,881	£12,431	£9,777	£6,054	£12,298	£13,981	£24,704	£17,747	£2,939	£0
				<b>£ 2,664,660</b>	3,691													
<b>10</b>	<b>Contingency</b>	5.00%	133,233		185	£6,936	£7,315	£7,879	£6,175	£13,053	£10,266	£6,357	£12,912	£14,680	£25,940	£18,634	£3,086	£0
				<b>£ 2,797,900</b>	£3,875 /m <sup>2</sup>													
						£145,652	£153,614	£165,463	£129,668	£274,107	£215,589	£133,498	£271,161	£308,272	£544,730	£391,321	£64,818	£0
						£145,652	£299,266	£464,729	£594,397	£868,505	£1,084,093	£1,217,592	£1,488,752	£1,797,024	£2,341,755	£2,733,076	£2,797,900	£2,797,900
						(£4,370)	(£8,978)	(£13,942)	(£17,832)	(£26,055)	(£32,523)	(£36,528)	(£44,663)	(£53,911)	(£70,253)	(£81,992)	(£41,969)	£0
						£141,282	£290,288	£450,787	£576,565	£842,450	£1,051,570	£1,181,064	£1,444,089	£1,743,113	£2,271,502	£2,651,084	£2,755,931	£2,797,900
						£0	(£141,282)	(£290,288)	(£450,787)	(£576,565)	(£842,450)	(£1,051,570)	(£1,181,064)	(£1,444,089)	(£1,743,113)	(£2,271,502)	(£2,651,084)	(£2,755,931)
						£141,282	£149,006	£160,499	£125,778	£265,884	£209,121	£129,493	£263,026	£299,024	£528,388	£379,582	£104,848	£41,969