

Cost Plan Nr 6A

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 754m². The works also include associated external works and drainage.

The construction cost for the new community hall building only is estimated at **£2,701,300** 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 **£3,841,000**.

The project also includes for minor alterations and over-cladding of the adjacent Seashells Nursery building, which could be carried out as a separate project of necessary. The current building costs for these works is estimated at £180,500, which with additions for professional fees and VAT results in an overall project cost of **£243,000**.

The combined total project costs for the new community hall building and works to the existing nursery building are estimated at **£4,084,000** inclusive of Fees and VAT, and based upon both projects being carried out together.

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 - NEW PAVILION AND COMMUNITY CENTRE

		Gross Area	£	£
Building Works				
New Community Hall & Sports Pavilion Building		754		2,450,139
				2,450,139
Increased costs for tender and construction inflation		5.00%		122,507
				2,572,646
Contingencies		5.0%		128,632
TOTAL FOR CONSTRUCTION WORKS				2,701,300
Professional Fees				
Architectural competition and funding pack	Sum		25,000	
Architect (Guy Holloway)	6.04%		163,091	
CDM / Principal Designer	Sum	budget	6,500	
Project Manager (Synergy)	1.75%		47,273	
Quantity Surveyor (Synergy)	1.99%		53,756	
Structural Engineer (tbc)	1.20%	budget	32,416	
Services Consultant (tbc)	1.20%	budget	32,416	
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	
Total Fees				437,496
Value Added Tax				
VAT on Professional Fees (except Planning)	20.00%	435,996	87,199	
VAT on Construction Works	20.00%	2,701,300	540,260	
Total Value Added Tax				627,459
Client FF&E		Loose furniture		75,000
TOTAL DEVELOPMENT COSTS			-	3,841,255
			Rounded to	£ 3,841,000

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EXECUTIVE SUMMARY - REFURBISHMENT WORKS TO SEASHELLS NURSERY

		Gross Area	£	£
Building Works				
Alteration works and overcladding to existing Nursery Building				163,664
				163,664
Increased costs for tender and construction inflation		5.00%		8,183
				171,847
Contingencies		5.0%		8,592
TOTAL FOR CONSTRUCTION WORKS				180,500
Professional Fees				
Architectural competition and funding pack	Sum			
Architect (Guy Holloway)	6.04%		10,898	
CDM / Principal Designer	Sum	budget		
Project Manager (Synergy)	1.75%		3,159	
Quantity Surveyor (Synergy)	1.99%		3,592	
Structural Engineer (tbc)	1.20%	budget	2,166	
Services Consultant (tbc)	1.20%	budget	2,166	
Planning Consultant	Sum	budget		
Acoustic Consultant	Sum	budget		
Building Control	Sum	budget		
Fire Engineering	Sum	budget		
BREEAM Consultant	Sum	budget		
Soil Investigation	Sum	budget		
Ecologist	Sum	budget		
Topographical Survey	Sum			
Highways & Drainage	Sum			
Arboricultural Survey	Sum	budget		
Flood Risk Assessment	Sum	budget		
District Surveyor Land Valuation	Sum			
Independent Land valuations	Sum			
Land Sale negotiation	Sum	budget		
Planning Fees	Sum	budget		
VAT Consultant	Sum	budget		
Fee Contingency	Sum	budget		
Total Fees				21,980
Value Added Tax				
VAT on Professional Fees (except Planning)	20.00%	21,980	4,396	
VAT on Construction Works	20.00%	180,500	36,100	
Total Value Added Tax				40,496
Client FF&E		Loose furniture		-
TOTAL DEVELOPMENT COSTS			-	242,976
			Rounded to	£ 243,000

Exclusions from Cost Plan

- 1 Abnormal Foundations subject to receipt of site investigation report (allowance for raft slab or piling included)
- 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 of 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	100	Site Plan
		200	Floor Plans
		201	Roof Plan
		300	Elevations
		400	Sections
		unnumbered	Visuals from funding pack and draft planning drawings

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MAIN SUMMARY

		Areas	
		Ground floor	402
		First floor	352
		Second floor	0
			754
Item	Description	TOTAL COST	Cost/m²
0	Demolition and Alteration Works	£ 187,400	248
	New Building:-		
1	Substructure	£ 122,445	162
2	Superstructure		
2A	Frame	63,820	85
2B	Upper Floors	45,026	60
2C	Roof	187,605	249
2D	Stairs	35,250	47
2E	External walls	157,742	209
2F	Windows and external doors	96,794	128
2G	Internal walls and partitions	92,554	123
2H	Internal doors	37,950	50
	Group element total	£ 716,741	950
3	Internal finishes		
3A	Wall finishes	44,982	60
3B	Floor finishes	101,739	135
3C	Ceiling finishes	70,909	94
	Group element total	£ 217,630	289
4	Fittings and furnishings	£ 130,220	173
5	Services	£ 427,388	567
6	External works		
6A	Site work	152,356	202
6B	Drainage	120,423	160
6C	External services	51,250	68
	Group element total	£ 324,029	430
		2,125,852	2,819
7	Preliminaries - say		
	Time related preliminaries	240,000	318
	Fixed costs, scaffold, insurances etc	75,000	99
	Access / haul road restrictions	25,000	33
	Group element total	£ 340,000	451
		2,465,852	3,269
8	Contractor's Overheads / Profit	6.00%	147,951
		£ 2,613,803	3,466
9	Increased costs to 2Q19 start	5.00%	130,690
		£ 2,744,493	3,639
10	Contingency	5.00%	137,225
	Total Build Cost, rounded to	£ 2,881,800	£3,821 /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	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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1	Substructure					
1.1	General site excavation to formation levels	270	m3	40	10,800	
1.2	Concrete foundations / ground beams to external walls	98	m	310	30,380	
1.3	Concrete foundations / ground beams to internal walls	97	m	210	20,464	
1.4	Extra for pad foundation bases	-	Nr	450	-	
1.5	200 thick concrete plank ground slab	402	m2	75	30,167	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.	402	m2	60	24,134	
Total carried to Main Summary					£	<u><u>122,445</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>
2A	Frame					
2A.1	Structural steel frame generally	352	m2	160	56,320	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

£ 63,820

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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	352	m2	95	33,440	
2B.2	Ditto to terrace	122	m2	95	11,586	
Total carried to Main Summary					£ <u>45,026</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	90	m2	75	6,757	
2C.4	Soffit liner to underside of oversailing first floor	-	m2	75		- included above
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	122	m2	100	12,195	
2C.9	Terrace Balustrading - glazed balustrade	42	m	550	23,228	
2C.10						
Total carried to Main Summary					£ <u><u>187,605</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>
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>35,250</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)	300	m2	200	60,008	(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	243	m2	350	85,050	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	16	m2	250	4,092	Not full extent of terrace side
2E.4	Standing seam fascia / edge detailing to perimeter	81	m	75	6,092	To front and rear elevations
2E.5	Brick detailing - plinths, cills etc	1	Item	2,500	2,500	

Total carried to Main Summary

£ 157,742

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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	133	m2	600	79,543.85	
	Extra for single doors	-	Nr	1,250	-	
	Extra for double doors	5	Nr	1,500	7,500	
	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>96,794</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)	103	m2	75	7,752	To support composite floor as unframed ground floor and around lift shaft
2G.2	140 block partitions, fair face both sides	520	m2	50	25,986	Ground floor - changing areas
2G.3	General 100 / 140 block or stud partitions	319	m2	45	14,338	First floor
2G.4	Internal glazed screens	32	m2	300	9,477	Meeting room
2G.5	Sliding / folding partitions	2	Nr	17,500	35,000	

Total carried to Main Summary

£ 92,554

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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	27	Nr	850	22,950	
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	3	Nr	1,250	3,750	Upper stores
e	Double door - partly glazed	-	Nr	1,500	-	
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>37,950</u></u>	

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<u>Item 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	880	m2	7	6,162	
3A.2 Emulsion paint to plastered walls	880	m2	10	8,803	Assume eggshell quality
3A.3 Eggshell masonry paint to fair face walls	1,437	m2	15	21,562	
3A.4 Whiterock wall linings to showers	41	m2	60	2,448	Showers
3A.5 Whiterock hygienic wall cladding	68	m2	70	4,757	Kitchen
3A.6 Other splashbacks generally	1	Item	1,250	1,250	WC's etc.
3A.7					
Total carried to Main Summary				£ 44,982	

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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.	754	m2	38	28,661	
3B.3	Allowance for latex levelling compound	713	m2	6	4,275	Under carpet / vinyl / timber
3B.4	Floor Finishes					
a	Carpet	46	m ²	45	2,076	Meeting rooms
b	Stud-proof vinyl / rubber	272	m ²	65	17,658	ground floor changing
c	Timber floor	199	m ²	80	15,942	Main hall
d	Ceramic tiled flooring	145	m ²	60	8,690	WC's / kitchens / upper circulation
e	Paint	42	m ²	20	833	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	150	m	15	2,256	Carpet/ Timber
b	Vinyl or tiled skirtings	567	m	35	19,848	
Total carried to Main Summary					£ <u><u>101,739</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>
3C	Ceiling finishes					
3C.1	MF Plasterboard ceilings generally	153	m ²	45	6,872	First floor except main hall
3C.2	Moisture resistant ceilings	402	m ²	65	26,145	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	199	m2	150	29,892	Main hall
Total carried to Main Summary					£ <u><u>70,909</u></u>	

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4	Fittings and Furnishings					
4.1	Sanitaryware					
a	WC suites	13	It	300	-	Inc M&E
b	Showers	16	nr	300	-	Inc M&E
c	Wash hand basins	14	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	1	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	15	nr	35	525	
l	Paper towel dispensers - say	10	nr	30	300	wc/kitchen/bar
m	Soap dispensers - say	10	nr	50	500	wc/kitchen/bar
4.2	WC / Shower Cubicles					
a	Cubicles generally	27	nr	650	17,550	
b	Duct panelling	25	m	360	9,108	
c	Vanity tops and plinth	10	m	525	5,419	
4.3	Fixed Furniture and Equipment					
a	Window blinds	108	m ²	75	8,068	Excluding main entrance screen
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					£ 130,220	

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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	754	m ²	325	245,123	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	754	m ²	185	139,532	
5D	Renewable requirements	1	item	Inc M&E figures above		
					384,655	
5E	Lift Installation: 2 storey platform lift	1	nr	20,000	20,000	
					404,655	
5F	Builder's Work in Connection	@ say	5.0%		20,233	Holes, chasing etc.
5G	O&M Manuals, record drawings etc.	1	item	2,500	2,500	
Total carried to Main Summary					£ 427,388	

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6A	Site work					
6A.1	Extend / resurface / reconstruct car park	1,514	m2	80	121,106	
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

£ 152,356

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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>
6B	Drainage					
6B.1	Allowance for below ground foul and surface water drainage; including attenuation tank / foul connections to existing manholes	754	m ²	100	75,423	
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					£ <u>120,423</u>	

Proposed New Community Hall and Sports Pavilion
New Romney, Kent

Cost Plan Nr 6A

<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Additional Notes</u>
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	

Proposed New Community Hall and Sports Pavilion

Cost Plan Nr 6A

New Romney, Kent

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		
		402,226	352																			
		0		754																		
0	Demolition and Alteration Works			£ 187,400	248	£8,000								£55,000	£75,000	£49,400				£0		
	New Building:-																					
1	Substructure			£ 122,445	162	£19,220	£60,000	£36,000	£7,225												£0	
2	Superstructure																					
2A	Frame	63,820			85				£15,955	£47,865											£0	
2B	Upper Floors	45,026			60					£45,026											£0	
2C	Roof	187,605			249						£61,910	£61,910	£63,786								£0	
2D	Stairs	35,250			47					£20,000					£15,250						£0	
2E	External walls	157,742			209			£39,436	£39,436	£39,436	£39,436										£0	
2F	Windows and external doors	96,794			128					£29,038	£38,718	£29,038									£0	
2G	Internal walls and partitions	92,554			123					£23,139	£23,139										£0	
2H	Internal doors	37,950			50								£37,950								£0	
	Group element total			£ 716,741	950																	
3	Internal finishes																					
3A	Wall finishes	44,982			60								£13,494	£13,494	£8,996	£8,996					£0	
3B	Floor finishes	101,739			135								£25,435	£15,261	£50,870	£10,174					£0	
3C	Ceiling finishes	70,909			94									£28,364	£28,364	£14,182					£0	
	Group element total			£ 217,630	289																	
4	Fittings and furnishings			£ 130,220	173																	
5	Services			£ 427,388	567																	
6	External works																					
6A	Site work	152,356			202	£22,853	£22,853														£0	
6B	Drainage	120,423			160	£18,063	£30,106	£18,063													£0	
6C	External services	51,250			68	£7,688								£15,375	£28,188						£0	
	Group element total			£ 324,029	430																	
				2,125,852	2,819																	
7	Preliminaries - say																					
	Time related preliminaries	240,000			318	£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			99	£25,000		£10,000	£15,000	£15,000	£5,000						£5,000				£0	
	Access / haul road restrictions	25,000			33	£10,000	£5,000										£10,000				£0	
	Group element total			£ 340,000	451																	
				2,465,852	3,269																	
8	Contractor's Overheads / Profit	6.00%	147,951		196	£8,021	£8,449	£8,970	£7,417	£14,542	£11,464	£6,828	£13,658	£15,432	£28,505	£21,189	£3,476				£0	
			£ 2,613,803	3,466																		
9	Increased costs to 1Q19 start	5.00%	130,690		173	£7,085	£7,463	£7,923	£6,551	£12,845	£10,126	£6,032	£12,064	£13,632	£25,179	£18,717	£3,073				£0	
			£ 2,744,493	3,639																		
10	Contingency	5.00%	137,225		182	£7,439	£7,836	£8,319	£6,879	£13,487	£10,632	£6,333	£12,668	£14,313	£26,438	£19,652	£3,229				£0	
	Total Build Cost, SAY		£ 2,881,800	£3,821 /m2																		
	Cumulative					£156,226	£164,564	£174,707	£144,458	£283,234	£223,280	£132,998	£266,020	£300,575	£555,202	£412,701	£67,752				£0	
	Retention					£156,226	£320,791	£495,497	£639,955	£923,189	£1,146,469	£1,279,467	£1,545,488	£1,846,063	£2,401,265	£2,813,966	£2,881,725	£2,881,725	£2,881,725	£2,881,725	£0	
						(£4,687)	(£9,624)	(£14,865)	(£19,199)	(£27,696)	(£34,394)	(£38,384)	(£46,365)	(£55,382)	(£72,038)	(£84,419)	(£43,226)					
	Less Previous					£151,539	£311,167	£480,632	£620,756	£895,493	£1,112,075	£1,241,083	£1,499,123	£1,790,681	£2,329,227	£2,729,547	£2,838,499	£2,881,725	£2,881,725	£2,881,725	£0	
	Monthly Payment					£0	(£151,539)	(£311,167)	(£480,632)	(£620,756)	(£895,493)	(£1,112,075)	(£1,241,083)	(£1,499,123)	(£1,790,681)	(£2,329,227)	(£2,729,547)	(£2,729,547)	(£2,729,547)	(£2,838,499)		
						£151,539	£159,627	£169,466	£140,124	£274,737	£216,582	£129,008	£258,039	£291,558	£538,546	£400,320	£108,952	£43,226				