

Cost Plan Nr 2

Proposed New Community Hall and Sports Pavilion

at

New Romney, Kent

**Synergy Construction and Property Consultants LLP
8 / 9 Faraday Road
Guildford
Surrey GU1 1EA
01483 468666**

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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 801m². 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 **£2,748,600** 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 **£3,850,000**.

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		803	2,955	2,372,669
Alterations / overcladding to existing Nursery				96,831
				2,469,500
Increased costs for tender and construction inflation				148,200
				2,617,700
Contingencies				130,900
TOTAL FOR CONSTRUCTION WORKS				2,748,600
Professional Fees				
Architectural competition and funding pack	Sum		25,000	
Architect (Guy Holloway)	6.04%		165,947	
Structural Engineer (tbc)	2.00%	budget	54,972	
Services Consultant (tbc)	1.50%	budget	41,229	
Project Manager (Synergy)	2.00%	budget	54,972	
Quantity Surveyor (Synergy)	1.99%	budget	54,697	
Planning Consultant	Sum	budget	2,500	
Ecologist	Sum	budget	2,500	
Arboricultural Survey	Sum	budget	1,500	
Highways & Drainage	Sum	budget	2,000	
CDM / Principal Designer	Sum	budget	6,500	
Topographical Survey	Sum	budget	1,500	
Soil Investigation	Sum	budget	2,500	
Planning Fees	Sum	budget	5,000	
Building Control	Sum	budget	7,500	
Fee Contingency	Sum	budget	10,000	
Total Fees				438,317
Value Added Tax				
VAT on Professional Fees (except Planning)	20.00%	436,817	87,363	
VAT on Construction Works	20.00%	2,748,600	549,720	
Total Value Added Tax				637,083
Client FF&E				
		Loose furniture	Say	25,000
TOTAL DEVELOPMENT COSTS				3,849,000
				say £ 3,850,000

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	10	Level 0
		11	Level 1
			Visuals from initial competition submission

New Romney, Kent

MAIN SUMMARY

		Areas	
		Ground floor	395
		First floor	408
		Second floor	0
			803
Item	Description	TOTAL COST	Cost/m²
0	Demolition and Alteration Works	£ 124,350	155
	New Building:-		
1	Substructure	£ 140,305	175
2	Superstructure		
2A	Frame	89,100	111
2B	Upper Floors	47,880	60
2C	Roof	153,275	191
2D	Stairs	40,250	50
2E	External walls	155,580	194
2F	Windows and external doors	109,200	136
2G	Internal walls and partitions	72,006	90
2H	Internal doors	33,450	42
	Group element total	£ 700,741	873
3	Internal finishes		
3A	Wall finishes	43,369	54
3B	Floor finishes	109,545	136
3C	Ceiling finishes	75,030	93
	Group element total	£ 227,944	284
4	Fittings and furnishings	£ 134,080	167
5	Services	£ 423,996	528
6	External works		
6A	Site work	91,750	114
6B	Drainage	125,300	156
6C	External services	51,250	64
	Group element total	£ 268,300	334
		2,019,716	2,515
7	Preliminaries - say		
	Time related preliminaries	210,000	262
	Fixed costs, scaffold, insurances etc	75,000	93
	Access / haul road restrictions	25,000	31
	Group element total	£ 310,000	386
		2,329,716	2,901
8	Contractor's Overheads / Profit	6.00% 139,783	174
		£ 2,469,499	3,075
9	Increased costs to 2Q18 start	6.00% 148,170	185
		£ 2,617,669	3,260
10	Contingency	5.00% 130,883	163
	Total Build Cost, SAY	£ 2,748,600	£3,423 /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	106	m	310	32,860	
1.3	Concrete foundations / ground beams to internal walls	112	m	210	23,520	
1.4	Extra for pad foundation bases	12	Nr	450	5,400	
1.5	200 thick concrete plank ground slab	395	m2	95	37,525	Including insulation and DPM's
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.	395	m2	60	23,700	
Total carried to Main Summary					£	<u><u>140,305</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	408	m2	200	81,600	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

£ 89,100

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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	408	m2	95	38,760	
2B.2	Ditto to terrace	96	m2	95	9,120	
Total carried to Main Summary					£ <u><u>47,880</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	413	m2	225	92,925	
2C.2	Canopy roof - three layer felt roofing system to canopy on timber / steel decking and structure - uninsulated	75	m2	175	13,125	Assumed not full extent of terrace - see GHA draft section 19 / 20
2C.3	Soffit liner / cladding - assume pre-finished board	75	m2	75	5,625	
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	96	m2	100	9,600	
2C.8	Terrace Balustrading - glazed balustrade	40	m	550	22,000	
2C.9						
2C.10						
Total carried to Main Summary					£ <u><u>153,275</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	25,000	25,000	
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>40,250</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, facing brick / facing block outer skin, cavity and insulation, 140 blockwork backing / inner skin (allowed prime cost for supply only of bricks £600/1000)	343	m2	200	68,680	(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	224	m2	350	78,400	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	5,000	5,000	

Total carried to Main Summary

£ 155,580

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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	153	m2	600	91,950	
	Extra for single doors	-	Nr	1,250	-	
	Extra for double doors	3	Nr	1,500	4,500	
2F.2	Aluminium glazed external doors including frames and ironmongery:					
	Single	-	Nr	1,250	-	
	Double	3	Nr	1,750	5,250	
	Extra for automation to main entrances	2	Nr	1,500	3,000	
2F.3	Plant room / store doors	3	Nr	1,500	4,500	
2F.4	Brise soleil units	-	m2	-	-	- Excluded
Total carried to Main Summary				£	<u>109,200</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>
						(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)	166	m2	75	12,420	To support composite floor as unframed ground floor and around lift shaft
2G.2	140 block partitions, fair face both sides	387	m2	55	21,296	Ground floor - changing areas
2G.3	General 100 / 140 block or stud partitions	287	m2	45	12,915	First floor
2G.4	Internal glazed screens	26	m2	300	7,875	Meeting rooms
2G.5	Sliding / folding partitions	1	Nr	17,500	17,500	

Total carried to Main Summary

£ 72,006

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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					Spec to be confirmed with Architect
a	Single door - solid	24	Nr	850	20,400	
d	Single door - partly glazed	4	Nr	950	3,800	
c	Single door -fully glazed	2	Nr	1,750	3,500	Meeting rooms
d	Double door - solid	1	Nr	1,250	1,250	Upper store
e	Double door - partly glazed	1	Nr	1,500	1,500	Ground floor circulation
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					£ 33,450	

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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	798	m2	7	5,586	
3A.2 Emulsion paint to plastered walls	798	m2	10	7,980	Assume eggshell quality
3A.3 Eggshell masonry paint to fair face walls	1,449	m2	15	21,735	
3A.4 Whiterock wall linings to showers	41	m2	60	2,448	Showers
3A.5 Whiterock hygienic wall cladding	66	m2	70	4,620	Kitchens
3A.6 Other splashbacks generally	1	Item	1,000	1,000	WC's etc.
3A.7					
Total carried to Main Summary				£ 43,369	

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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.	803	m2	38	30,514	
3B.3	Allowance for latex levelling compound	791	m2	6	4,746	Under carpet / vinyl / timber
3B.4	Floor Finishes					
a	Carpet	23	m ²	45	1,035	Main meeting room
b	Stud-proof vinyl / rubber	383	m ²	65	24,895	ground floor changing
c	Timber floor	219	m ²	80	17,520	main hall / second meeting room
d	Ceramic tiled flooring	160	m ²	60	9,600	WC's / kitchens
e	Paint	12	m ²	20	240	Plant / 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	84	m	15	1,260	
b	Vinyl or tiled skirtings	521	m	35	18,235	
Total carried to Main Summary					£ 109,545	

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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	189	m ²	45	8,505	First floor except main hall
3C.2	Moisture resistant ceilings	395	m ²	65	25,675	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	219	m2	150	32,850	Main hall / second meeting room
Total carried to Main Summary					£ <u><u>75,030</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>
4	Fittings and Furnishings					
4.1	Sanitaryware					
a	WC suites	14	It	300	-	Inc M&E
b	Showers	16	nr	300	-	Inc M&E
c	Wash hand basins	11	nr	260	-	Inc M&E
d	Wash hand trough basins	2	nr	1,500	-	Inc M&E
e	Urinals - troughs	2	nr	400	-	Inc M&E
f	Disabled WC's (wc, basin and grab rails)	3	nr	1,100	3,300	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	10	nr	500	5,000	
j	Mirrors - say	10	nr	125	1,250	
k	Toilet roll holders	14	nr	35	490	
l	Paper towel dispensers - say	6	nr	30	180	
m	Soap dispensers - say	15	nr	50	750	
4.2	WC / Shower Cubicles					
a	Cubicles generally	28	nr	650	18,200	
b	Duct panelling	12	m	360	4,320	
c	Vanity tops and plinth	12	m	525	6,090	
4.3	Fixed Furniture and Equipment					
a	Window blinds	-	m ²	-	-	
b	Kitchen fit-out	1	nr	40,000	40,000	
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	1	item	3,000	3,000	
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>134,080</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>
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	803	m ²	300	240,900	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	803	m ²	175	140,525	
5D	Renewable requirements - ASHP / PV's etc.	1	item	Inc M&E figures above		
					381,425	
5E	Lift Installation: 2 storey platform lift	1	nr	20,000	20,000	
					401,425	
5F	Builder's Work in Connection	@ say	5.0%		20,071	Holes, chasing etc.
5G	O&M Manuals, record drawings etc.	1	item	2,500	2,500	
Total carried to Main Summary					£ 423,996	

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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	803	m ²	100	80,300	
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					£ 125,300	

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

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FEES CASHFLOW

Construction Cost		£2,748,600			Fee cashflow profile				
Role	Company	Fee Basis	Fee	TOTAL FEE	Feasibility	To Planning Stage	Tender Stage	Construction	TOTAL FEE
Architect Competition	Synergy PM & QS	Sum	Sum	£25,000	£8,500	£16,500	£0	£0	£25,000
Architect Expenses	Guy Holloway	% It	5.75% 5% of fee	£158,045 £7,902	£15,804 £790	£55,316 £2,766	£47,413 £2,371	£39,511 £1,976	£158,045 £7,902
Structural Engineer	tbc	% (Budget)	2.00%	£54,972	£0	£13,743	£8,246	£32,983	£54,972
M & E Services Consultant	tbc	% (Budget)	1.50%	£41,229	£0	£10,307	£6,185	£24,737	£41,229
Project Manager	Synergy	% (Budget)	2.00%	£54,972	£0	£5,000	£22,486	£27,486	£54,972
Quantity Surveyor	Synergy	%	1.99%	£54,697	£0	£5,000	£22,349	£27,348	£54,697
CDM / Principal Designer	Synergy	Sum	Budget	£6,500	£0	£1,625	£2,275	£2,600	£6,500
Planning Consultant	Kent Planning	Sum	Budget	£2,500	£1,000	£1,500	£0	£0	£2,500
Ecologist	tbc	Sum	Budget	£2,500	£0	£1,000	£1,000	£500	£2,500
Arboricultural Survey	tbc	Sum	Budget	£1,500	£0	£0	£1,500	£0	£1,500
Highways & Drainage	tbc	Sum	Budget	£2,000	£0	£1,000	£1,000	£0	£2,000
Topographical Survey	tbc	Sum	Budget	£1,500	£0	£1,500	£0	£0	£1,500
Soil Investigation	tbc	Sum	Budget	£2,500	£0	£2,500	£0	£0	£2,500
Planning Fees	Shepway District Council	Sum	Budget	£5,000	£0	£5,000	£0	£0	£5,000
Building Control	tbc	Sum	Budget	£7,500	£0	£0	£1,875	£5,625	£7,500
Fee Contingency		Sum	Budget	£10,000	£0	£2,500	£5,000	£2,500	£10,000
Sub-Total				£438,317	£26,095	£125,257	£121,700	£165,266	£438,317
Value Added Tax			20%	£87,663	£5,219	£25,051	£24,340	£33,053	£87,663
Stage Total				£525,980	£31,314	£150,308	£146,040	£198,319	£525,980
Running Total					£31,314	£181,622	£327,661	£525,980	

16%

Proposed New Community Hall and Sports Pavilion

Cost Plan Nr 2

New Romney, Kent

MAIN SUMMARY

		Areas														Final	Defects
		Ground floor	395													Account	Period
		First floor	408														
		Second floor	0														
		803															
Item	Description	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			
0	Demolition and Alteration Works	£ 124,350	155	£8,000								£30,000	£45,000	£41,350		£0	
New Building:-																	
1	Substructure	£ 140,305	175	£19,220	£70,000	£50,000	£1,085									£0	
2	Superstructure																
2A	Frame	89,100	111				£22,275	£66,825								£0	
2B	Upper Floors	47,880	60					£47,880								£0	
2C	Roof	153,275	191						£50,581	£50,581	£52,114					£0	
2D	Stairs	40,250	50					£25,000					£15,250			£0	
2E	External walls	155,580	194			£38,895	£38,895	£38,895	£38,895							£0	
2F	Windows and external doors	109,200	136					£32,760	£43,680	£32,760						£0	
2G	Internal walls and partitions	72,006	90				£18,002	£18,002	£18,002							£0	
2H	Internal doors	33,450	42								£33,450					£0	
	Group element total	£ 700,741	873														
3	Internal finishes																
3A	Wall finishes	43,369	54								£13,011	£13,011	£8,674	£8,674		£0	
3B	Floor finishes	109,545	136								£27,386	£16,432	£54,773	£10,955		£0	
3C	Ceiling finishes	75,030	93									£30,012	£30,012	£15,006		£0	
	Group element total	£ 227,944	284														
4	Fittings and furnishings	£ 134,080	167										£80,448	£53,632		£0	
5	Services	£ 423,996	528									£63,599	£105,999	£105,999	£105,999	£42,400	
6	External works																
6A	Site work	91,750	114	£13,763	£13,763								£18,350	£36,700	£9,175	£0	
6B	Drainage	125,300	156	£18,795	£31,325	£18,795							£31,325	£25,060		£0	
6C	External services	51,250	64	£7,688								£15,375	£28,188			£0	
	Group element total	£ 268,300	334														
		2,019,716	2,515														
7	Preliminaries - say																
	Time related preliminaries	210,000	262	£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	93	£25,000		£10,000	£15,000	£15,000	£5,000					£5,000		£0	
	Access / haul road restrictions	25,000	31	£10,000	£5,000									£10,000		£0	
	Group element total	£ 310,000	386														
		2,329,716	2,901														
8	Contractor's Overheads / Profit	6.00% 139,783	174	£7,348	£8,405	£9,341	£6,915	£15,862	£10,569	£6,200	£12,574	£13,850	£26,281	£19,343	£3,095	£0	
		£ 2,469,499	3,075														
9	Increased costs to 2Q18 start	6.00% 148,170	185	£7,789	£8,910	£9,902	£7,330	£16,813	£11,204	£6,572	£13,328	£14,681	£27,858	£20,503	£3,280	£0	
		£ 2,617,669	3,260														
10	Contingency	5.00% 130,883	163	£6,880	£7,870	£8,747	£6,475	£14,852	£9,897	£5,806	£11,773	£12,968	£24,608	£18,111	£2,896	£0	
		£ 2,748,600	£3,423 /m ²														
	Cumulative	£144,482	£165,273	£183,682	£135,977	£311,889	£207,827	£121,919	£247,235	£272,328	£516,765	£380,332	£60,846	£0			
	Retention	£144,482	£309,755	£493,436	£629,413	£941,301	£1,149,128	£1,271,047	£1,518,282	£1,790,609	£2,307,374	£2,687,707	£2,748,600	£2,748,600	£0		
		(£4,334)	(£9,293)	(£14,803)	(£18,882)	(£28,239)	(£34,474)	(£38,131)	(£45,548)	(£53,718)	(£69,221)	(£80,631)	(£41,229)				
	Less Previous	£140,148	£300,462	£478,633	£610,531	£913,062	£1,114,654	£1,232,916	£1,472,734	£1,736,891	£2,238,153	£2,607,076	£2,707,371	£2,748,600			
	Monthly Payment	£0	(£140,148)	(£300,462)	(£478,633)	(£610,531)	(£913,062)	(£1,114,654)	(£1,232,916)	(£1,472,734)	(£1,736,891)	(£2,238,153)	(£2,607,076)	(£2,707,371)			
		£140,148	£160,314	£178,172	£131,898	£302,532	£201,592	£118,262	£239,818	£264,158	£501,262	£368,922	£100,295	£41,229			