



SALBOY

HARRINGTON SQUARE

BUDGET ESTIMATE - REVISION 5

Date of issue 26/04/2024

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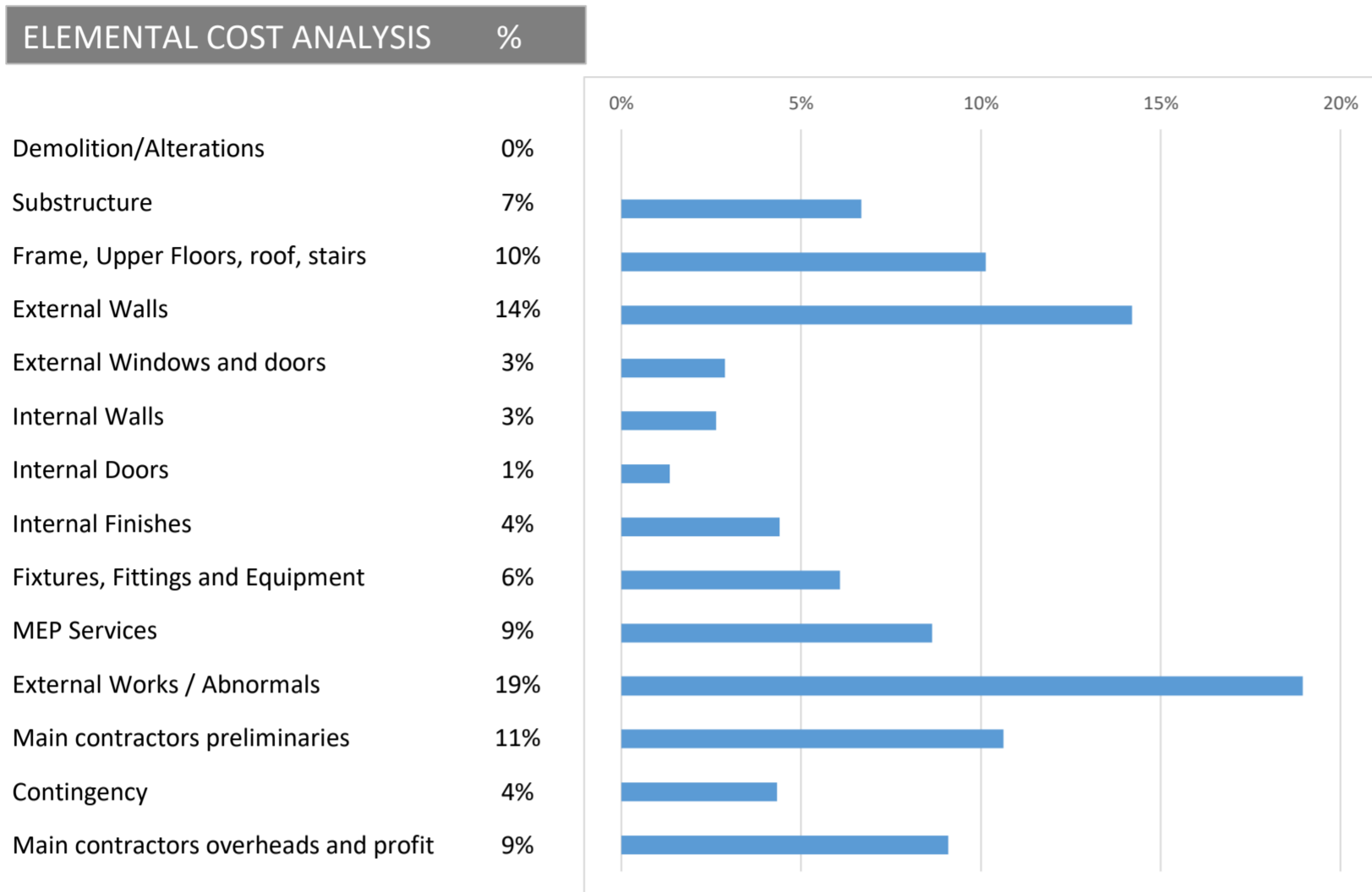


BUDGET ESTIMATE

OVERALL GRAPHICAL SUMMARY

| | | | | |
|--|-------------------------------|--------------------------------------|------------------|---|
| DESCRIPTION: Residential scheme | USE CLASS: Residential | STOREYS: 4 Storeys + Basement | UNITS: 11 | TOTAL GIFA: 14,550 ft ² |
|--|-------------------------------|--------------------------------------|------------------|---|

CURRENT COST PLAN REVISION (Cost Plan Nr 5)



| | AREAS | | |
|--------------|----------------|-----------------|-----------|
| | m ² | ft ² | UNITS |
| Basement | 116 | 1,246 | |
| GF | 295 | 3,175 | 2 |
| 1F | 256 | 2,756 | 3 |
| 2F | 256 | 2,756 | 3 |
| 3F | 256 | 2,756 | 2 |
| 4F | 173 | 1,862 | 1 |
| TOTAL | 1,352 | 14,550 | 11 |

| COST SUMMARY | | |
|------------------------------|----------|------------------|
| TOTAL COST | £ | 5,650,908 |
| COST / FT² | £ | 388 |



BUDGET ESTIMATE

OVERALL SUMMARY

| | |
|------------|--------|
| GIFA (ft2) | 14,550 |
| GIFA (m2) | 1,352 |

| Ref | Element | Total | £/m2 | £/ft2 |
|-----|---|--------------------|----------------|--------------|
| A | Demolition/Alterations | | £ - | £ - |
| | Demolition/Alterations (a) | £ - | £ - | £ - |
| B | Substructure | £ 377,500 | £ 279.3 | £ 25.9 |
| | Substructure (b) | £ 377,500 | £ 279 | £ 26 |
| C.1 | Frame | £ 288,930 | £ 213.8 | £ 19.9 |
| C.2 | Upper Floors | £ 167,700 | £ 124.1 | £ 11.5 |
| C.3 | Roof (incl roof terrace allowance) | £ 79,650 | £ 58.9 | £ 5.5 |
| C.4 | Stairs | £ 36,000 | £ 26.6 | £ 2.5 |
| C.5 | External Walls | £ 802,902 | £ 594.0 | £ 55.2 |
| C.6 | External Windows and Doors | £ 162,814 | £ 120.4 | £ 11.2 |
| C.7 | Internal Walls | £ 148,986 | £ 110.2 | £ 10.2 |
| C.8 | Internal Doors | £ 76,200 | £ 56.4 | £ 5.2 |
| | Superstructure (c) | £ 1,763,181 | £ 1,304 | £ 121 |
| D.1 | Wall finishes | £ 99,349 | £ 73.5 | £ 6.8 |
| D.2 | Floor finishes | £ 94,655 | £ 70.0 | £ 6.5 |
| D.3 | Ceiling Finishes | £ 54,421 | £ 40.3 | £ 3.7 |
| | Internal Finishes (d) | £ 248,425 | £ 184 | £ 17 |
| E | Fixtures, Fittings and Equipment | £ 343,928 | £ 254.4 | £ 23.6 |
| | Fixtures, Fittings and Equipment (e) | £ 343,928 | £ 254 | £ 24 |
| F | Mechanical and Electrical Installations | £ 488,125 | £ 361.1 | £ 33.5 |
| | MEP Services (f) | £ 488,125 | £ 361 | £ 34 |
| G | Abnormals, Provisionals and Externals Works | £ 1,070,560 | £ 792.0 | £ 73.6 |
| | External Works (g) | £ 1,070,560 | £ 792 | £ 74 |
| | Total 1 (Excl VAT) | £ 4,291,720 | £ 3,175 | £ 295 |
| H | Main contractors preliminaries (14%) | £ 600,841 | £ 444.5 | £ 41.3 |
| I | Design Development / Pricing Risk Contingency Allowance /Inflation (5%) | £ 244,628 | £ 181.0 | £ 16.8 |
| J | Main contractors overheads and profit (10%) | £ 513,719 | £ 380.0 | £ 35.3 |
| | Total 2 (Excl VAT) | £ 5,650,908 | £ 4,181 | £ 388 |
| | Overall Construction Total | £ 5,650,908 | £ 4,181 | £ 388 |



BUILDING A

BUDGET ESTIMATE - 11 UNITS

BCIS SUMMARY

| | |
|------------|--------|
| GIFA (ft2) | 14,550 |
| GIFA (m2) | 1,352 |

| Ref | Element | Total | £/m2 | £/ft2 |
|-----|---|--------------------|----------------|--------------|
| A | Demolition/Alterations | £ - | £ - | £ - |
| | Demolition/Alterations (a) | £ - | £ - | £ - |
| B | Substructure | £ 377,500 | £ 279.3 | £ 25.9 |
| | Substructure (b) | £ 377,500 | £ 279 | £ 26 |
| C.1 | Frame | £ 288,930 | £ 213.8 | £ 19.9 |
| C.2 | Upper Floors | £ 167,700 | £ 124.1 | £ 11.5 |
| C.3 | Roof | £ 79,650 | £ 58.9 | £ 5.5 |
| C.4 | Stairs | £ 36,000 | £ 26.6 | £ 2.5 |
| C.5 | External Walls | £ 802,902 | £ 594.0 | £ 55.2 |
| C.6 | External Windows and Doors | £ 162,814 | £ 120.4 | £ 11.2 |
| C.7 | Internal Walls | £ 148,986 | £ 110.2 | £ 10.2 |
| C.8 | Internal Doors | £ 76,200 | £ 56.4 | £ 5.2 |
| | Superstructure (c) | £ 1,763,181 | £ 1,304 | £ 121 |
| D.1 | Wall finishes | £ 99,349 | £ 73.5 | £ 6.8 |
| D.2 | Floor finishes | £ 94,655 | £ 70.0 | £ 6.5 |
| D.3 | Ceiling Finishes | £ 54,421 | £ 40.3 | £ 3.7 |
| | Internal Finishes (d) | £ 248,425 | £ 184 | £ 17 |
| E | Fixtures, Fittings and Equipment | £ 343,928 | £ 254.4 | £ 23.6 |
| | Fixtures, Fittings and Equipment (e) | £ 343,928 | £ 254 | £ 24 |
| F | Mechanical and Electrical Installations | £ 488,125 | £ 361.1 | £ 33.5 |
| | MEP Services (f) | £ 488,125 | £ 361 | £ 34 |
| G | External Works | £ 62,440 | £ 46.2 | £ 4.3 |
| | External Works (g) | £ 62,440 | £ 46 | £ 4 |
| | Total 1 (Excl VAT) | £ 3,283,600 | £ 2,429 | £ 226 |
| H | Main contractors preliminaries (14%) | £ - | £ - | £ - |
| I | Design Development / Pricing Risk Contingency Allowance /Inflation (5%) | £ - | £ - | £ - |
| J | Main contractors overheads and profit (10%) | £ - | £ - | £ - |
| | Total 2 (Excl VAT) | £ 3,283,600 | £ 2,429 | £ 226 |
| | Overall Construction Total | £ 3,283,600 | £ 2,429 | £ 226 |



BUDGET ESTIMATE - 11 UNITS

Detail Pricing

| | |
|-------------|--------|
| GIFA (ft2): | 14,550 |
| GIFA (m2): | 1,352 |

| Ref | Element | Quantity | Unit | Rate | Totals | £/m2 | £/sqft |
|------------|--|----------|------|----------|--------------|----------|---------|
| A | Demolition/Alterations | | | | | | |
| A.1 | Demolition/Alterations | | | | | | |
| A.1.1 | Inc. within Abnormals tab | | % | £ 50,000 | £ - | £ - | £ - |
| A | Demolitions & Alterations (a) | | | | £ - | £ - | £ - |
| B.1 | Substructure & Externals | | | | | | |
| B.1.1 | Breaking up existing site surface; piled foundations - allowance for piling to foundation area, inclusive of establishment/piles/pile caps and piling mat; ground floor slab; insulation; obstructions/softspots | 302 | m2 | £ 1,250 | £ 377,500 | £ 279.27 | £ 25.95 |
| B.1.2 | Basement excavation (carried forward to Abnormals&Provisionals&Externals tab) | | m3 | | | | |
| B.1.3 | Basement formwork (carried forward to Abnormals&Provisionals&Externals tab) | | item | | | | |
| B.1.4 | Basement walls (carried forward to Abnormals&Provisionals&Externals tab) | | m3 | | | | |
| B.1.5 | Basement slab (carried forward to Abnormals&Provisionals&Externals tab) | | m3 | | | | |
| B | Substructure & Externals (b) | | | | £ 377,500 | £ 279 | £ 26 |
| C.1 | Frame | | | | | | |
| C.1.1 | Steel Frame solution; frame, inclusive of fittings, intumescent coatings | 101 | t | £ 2,500 | £ 253,447.50 | £ 187.50 | £ 17.42 |
| C.1.2 | Intumescent Fire Coatings to Steel Frame | 101 | t | £ 350 | £ 35,482.65 | £ 26.25 | £ 2.44 |
| C.2 | Upper floors | | | | | | |
| C.2.1 | Lightweight reinforced concrete 130mm thick on profiled steel decking | 1,118 | m2 | £ 150 | £ 167,700.00 | £ 124.06 | £ 11.53 |
| C.3 | Roof | | | | | | |
| C.3.1 | Softwood trussed pitch roofs; structure; | 177 | m2 | £ 50 | £ 8,850.00 | £ 6.55 | £ 0.61 |
| C.3.2 | Roof coverings; biosolar green roof | 177 | m2 | £ 400 | £ 70,800.00 | £ 52.38 | £ 4.87 |
| C.4 | Stairs | | | | | | |
| C.4.1 | Main Core Stairs PCC; landings & half landings, incl balustrades | 6 | flt | £ 6,000 | £ 36,000.00 | £ 26.63 | £ 2.47 |
| C.5 | External Walls | | | | | | |
| C.5.1 | Envelope/Façade; Techcrete | 921 | m2 | £ 650 | £ 598,370.50 | £ 442.67 | £ 41.13 |
| C.5.2 | Independent Internal liners; insulation/stud | 1,364 | m2 | £ 150 | £ 204,531.00 | £ 151.31 | £ 14.06 |
| C.6 | Windows and External doors | | | | | | |
| C.6.1 | Powder coated aluminium windows; standard ironmongery; sills and factory glazed with low-e 24mm double glaz | 195 | m2 | £ 600 | £ 116,814.00 | £ 86.42 | £ 8.03 |
| C.6.2 | External doors | 9 | nr | £ 2,500 | £ 22,500.00 | £ 16.65 | £ 1.55 |
| C.6.3 | Residential entrance doors | 3 | nr | £ 4,500 | £ 13,500.00 | £ 9.99 | £ 0.93 |
| C.6.4 | Bifolds | 4 | nr | £ 2,500 | £ 10,000.00 | £ 7.40 | £ 0.69 |
| C.7 | Internal Walls and Partitions | | | | | | |
| C.7.1 | Internal walls; party / corridor / partition walls; 2700-3000mm | 446 | m | £ 290 | £ 129,203.70 | £ 95.58 | £ 8.88 |
| C.7.2 | Skirtings | 1,319 | m | £ 15 | £ 19,782.00 | £ 14.63 | £ 1.36 |
| C.8 | Internal Doors | | | | | | |
| C.8.1 | Internal doors - Apartment entrance doors | 8 | nr | £ 1,500 | £ 12,000.00 | £ 8.88 | £ 0.82 |
| C.8.2 | Internal doors - Apartment internal doors and other | 107 | nr | £ 600 | £ 64,200.00 | £ 47.50 | £ 4.41 |
| C.9 | Balconies | | | | | | |
| C.9 | | 0 | Nr | | Excluded | | |
| C | Superstructure (c) | | | | £ 1,763,181 | £ 1,304 | £ 121 |
| D.1 | Internal walls | | | | | | |
| D.1.1 | Wall finishes generally; allowance | 4,779 | m2 | £ 12.0 | £ 57,348.94 | £ 42.43 | £ 3.94 |
| D.1.2 | Wall tiling; allowance; per bathroom | 21 | Nr | £ 2,000 | £ 42,000.00 | £ 31.07 | £ 2.89 |
| D.4 | Floor finishes | | | | | | |
| D.3.1 | Lounges /Kitchens | 483 | m2 | £ 85 | £ 41,079.65 | £ 30.39 | £ 2.82 |
| D.3.2 | Bedrooms | 314 | m2 | £ 85 | £ 26,650.05 | £ 19.72 | £ 1.83 |
| D.3.2 | Bathrooms/ensuites | 71 | m2 | £ 85 | £ 6,006.10 | £ 4.44 | £ 0.41 |
| D.3.3 | Communal areas | 138 | m2 | £ 85 | £ 11,761.45 | £ 8.70 | £ 0.81 |
| D.3.4 | BoH | 204 | m2 | £ 45 | £ 9,157.95 | £ 6.78 | £ 0.63 |
| D.5 | Ceiling finishes | | | | | | |
| D.5.1 | Suspended lay-in grid ceiling to corridors; Solid plasterboard to rooms | 1,209 | m2 | £ 45 | £ 54,421.20 | £ 40.26 | £ 3.74 |



BUDGET ESTIMATE - 11 UNITS

Detail Pricing

| | |
|-------------|--------|
| GIFA (ft2): | 14,550 |
| GIFA (m2): | 1,352 |

| Ref | Element | Quantity | Unit | Rate | Totals | £/m2 | £/sqft |
|------------|---|----------|-----------|-------------|--------------|----------|---------|
| D | Internal finishes (d) | | | | £ 248,425 | £ 184 | £ 17 |
| E.1 | Fittings and Furnishings | | | | | | |
| E.1.1 | Allowance for internal signage | | % | £ 70,000 | £ - | £ - | £ - |
| E.1.2 | Sanitaryware | 22 | nr | £ 4,000 | £ 88,000.00 | £ 65.10 | £ 6.05 |
| E.1.3 | Kitchens | 11 | nr | £ 17,500 | £ 192,500.00 | £ 142.41 | £ 13.23 |
| E.1.4 | Blinds | 11 | Apartment | £ 1,200 | £ 13,200.00 | £ 9.77 | £ 0.91 |
| E.1.5 | General bathroom fittings | 22 | nr | £ 500 | £ 11,000.00 | £ 8.14 | £ 0.76 |
| E.1.7 | Furniture pack to apartments (Excluded) | 11 | nr | | £ - | £ - | £ - |
| E.1.8 | Cycle Storage | 24 | nr | £ 300 | £ 7,200.00 | £ 5.33 | £ 0.49 |
| E.1.9 | Railings to façade / walkways | 68 | m | £ 400 | £ 27,028.00 | £ 20.00 | £ 1.86 |
| E.1.10 | Postboxes to ground floor | 1 | item | £ 5,000 | £ 5,000.00 | £ 3.70 | £ 0.34 |
| E | Fittings and Furnishings, including sanitary fittings (e) | | | | £ 343,928 | £ 254 | £ 24 |
| F.2 | Mechanical and Electrical Installations Fit-Out (plumbing & heating) | | | | | | |
| F.2.1 | Based on cost per unit Electric Heating and hot water; apartments | 11 | nr | £ 37,500 | £ 412,500.00 | £ 305.17 | £ 28.35 |
| F.2.3 | BWIC | 5 | % | £ 412,500 | £ 20,625.00 | £ 15.26 | £ 1.42 |
| F.2.4 | Lift | 5 | flrs | £ 11,000 | £ 55,000.00 | £ 40.69 | £ 3.78 |
| F | Services (F) | | | | £ 488,125 | £ 361 | £ 34 |
| G | External Works | | | | | | |
| G.1.1 | Allowance for external signage | 100 | % | £ 15,000 | £ 15,000.00 | £ 11.10 | £ 1.03 |
| G.1.2 | Power reservation | 11 | item | £ 2,000 | £ 22,000.00 | £ 16.28 | £ 1.51 |
| G.1.3 | External terrace finishes; inclusive of waterproofing | 159 | m2 | £ 160 | £ 25,440.00 | £ 18.82 | £ 1.75 |
| G | External Works | | | | £ 62,440 | £ 46 | £ 4 |
| | Works Total | | | | £ 3,283,600 | £ 2,429 | £ 226 |
| H.1 | Preliminaries | | | | | | |
| H.1.1 | Allowance made for Main Contractor preliminaries | | % | £ 3,283,600 | £ - | £ - | £ - |
| H | Preliminaries (H) | | | | £ - | £ - | £ - |
| I | Design Development / Pricing Risk Contingency Allowance / Inflation | | % | £ 3,283,600 | £ - | £ - | £ - |
| J | Main Contractors Overheads and Profit | | % | £ 3,283,600 | £ - | £ - | £ - |
| | Contingency & OH&P (I & J) | | | | £ - | £ - | £ - |
| | Overall Total (Excl VAT) | | | | £ 3,283,600 | £ 2,429 | £ 226 |



BUDGET ESTIMATE

Abnormals, Provisional Sums and External Works

| Ref | Element | Quantity | Unit | Rate | Totals |
|------------|--|----------|------|-----------|-------------|
| A | Abnormals, Provisional Sums and External Works | | | | |
| A.1 | Abnormals, Provisional Sums and External Works | | | | |
| A.1.1 | External 278 works | 1 | item | £ 35,000 | £ 35,000 |
| A.1.2 | Site Strip; general allowance | 969 | m2 | £ 5 | £ 4,359 |
| A.1.3 | Hard landscaping; to residential walkways | 11 | m2 | £ 200 | £ 2,134 |
| A.1.4 | Hard landscaping; to parking / road | 418 | m2 | £ 200 | £ 83,572 |
| A.1.5 | Soft landscaping; generally | 30 | m2 | £ 185 | £ 5,567 |
| A.1.6 | Trees | 14 | nr | £ 1,500 | £ 21,000 |
| A.1.7 | Party wall | 1 | item | £ 250,000 | £ 250,000 |
| A.1.8 | Incoming power | 1 | item | £ 400,000 | £ 400,000 |
| A.1.8 | Basement fit-out | 172 | m2 | £ 35 | £ 6,025 |
| | Basement construction - Elementally Split Out | | | | |
| A.1.9 | Allowance for temporary sheet piling; extracted on completion | 1 | item | £ 25,000 | £ 25,000 |
| A.1.10 | Excavation; to reduce levels; not exceeding 6m deep; disposal off site (assuming no contamination) | 579 | m3 | £ 60 | £ 34,716 |
| A.1.11 | Basement walls; reinforced concrete basement walls; hardcore, 200mm waterproof concrete | 172 | m2 | £ 700 | £ 120,497 |
| A.1.12 | Basement slab; reinforced concrete basement floors; hardcore, 200mm waterproof concrete, 2 layers A252 mesh reinforcement, | 116 | m2 | £ 175 | £ 20,251 |
| | | | | | £ 1,008,120 |



**BUDGET ESTIMATE
CLARIFICATIONS**

| Ref | Description |
|-----|--|
| 1 | Excluding service diversions |
| 2 | Excluding ground conditions |
| 3 | Excludes abnormals |
| 4 | Excludes non-construction costs |
| 5 | Excludes PV panels. |
| 6 | M&E based electric hot water and heating |
| 7 | We have assumed a Techcrete façade |
| 8 | 5% contingency is design development contingency not developer |