

APPENDIX B

11 Netherhall Gardens, Hampstead							
Addendum Costs to Original Priced document							
Page Number/ Ref	Description	Quantity	Unit	Rate	Cost	Workgroup Cost	Revised Workgroup Cost
1. C010201AN	Insitu concrete floor	261	m2	37.04	9667.44		
1. C010201BS	Walls	56	m2	5.48	306.88		
1. C010201CC	Render	112	m2	2.14	239.68		
8. C100101AA	Cup/d	6	m2	5.74	34.44		
8. C100101AB	Worktops	6	m2	5.88	35.28		
8. C100101al	Wall cupd/s	8	nr	4.58	36.64		
9. C110101AP	WC Suite	2	nr	24.08	48.16		
9. C110101AQ	Basins	2	nr	20.03	40.06		
9. C110101AR	Bath	1	nr	27.60	27.60		
9. C110101AT	Stainless steel sink	1	nr	20.03	20.03		
9. C110101AX	Hot & cold pipework	30	m	2.03	60.90		
9. C110101BF	Wastes	10	m	2.76	27.60		
9. C110101BJ	Hot water cylinder	1	nr	34.51	34.51		
9. C110101BN	Radiators	4	nr	13.99	55.96		
11. C110201AA	Screeds	261	m2	8.60	2244.60		
11. C110201AQ	Skirtings	125	m	1.13	141.25		
11. C110201BB	Wall tiles	6	m2	6.44	38.64		
14 C110501BC	Doors	34	nr	6.46	219.64		
					13279.31	167,403.69	180,683.00
48. L100101AC	Door lining sets	50	m	11.05	552.50	12,668.83	13,221.33
53. M010118	Screed	261	m2	12.21	3186.81		
54 M070101AA	Plaster	112	m2	7.97	892.64		
57. M240201AA	Tiling	6	m2	43.58	261.48		
58 M310303AA	Flooring	12	m2	24.34	292.08		
59 M570202AA	Painting	350	m2	2.92	1022.00		
62 M630601AA	Painting	128	m2	6.50	832.00		
					6487.01	91,965.73	98,452.74
65 P020201AM	Skirtings	125	m	5.12	640.00		
66 P030201AB	Hinges	18	nr	2.10	37.80		
					677.80	16,729.54	17,407.33

APPENDIX C

11 NETHERHALL GARDENS,HAMPSTEAD,LONDON**BUDGET PRELIMINARY COSTS - JANUARY 2006****Contract period 15 Months**

Item	Description	Quantity	Unit	Rate	Value
1	Site boundaries/fencing	30	Lm	50.00	1,500.00
2	Work to adjoining building	1	Item	5,000.00	5,000.00
3	Site insurances in connection with adjoining property	1	Say	5,000.00	5,000.00
4	Bond based upon £1.8m refurbishment	1	Item	13,000.00	13,000.00
5	Existing services	10	No	1,200.00	12,000.00
6	Site investigation	1	Item	500.00	500.00
7	Site access	1	Item	1,000.00	1,000.00
8	Parking	1	Say	10,000.00	10,000.00
9	Health and safety	1	Item	2,500.00	2,500.00
10	Site visit	1	No	250.00	250.00
11	Additional copies of drawings and bills of quantities	1	Item	200.00	200.00
12	Technical literature	1	Item	200.00	200.00
13	Maintenance instructions and guarantees	1	Item	150.00	150.00
14	Contracts manager	15	Month	3,500.00	52,500.00
15	Site foreman	15	Month	3,000.00	45,000.00
16	General labourer	60	Week	300.00	18,000.00
17	Programme	1	Item	500.00	500.00
18	Contractors progress report	1	Item	150.00	150.00
19	Adverse weather	1	Item	500.00	500.00
20	Testing of materials	1	Item	500.00	500.00
21	Record drawings	1	Item	500.00	500.00
22	Security	1	Item	3,500.00	3,500.00
23	Safety health and welfare	1	Item	1,000.00	1,000.00
24	Noise / nuisance	1	Item	800.00	800.00
25	Fire prevention	1	Item	400.00	400.00
26	Removal of rubbish	100	Skip	150.00	15,000.00
27	Maintenance of roads and paths	60	Week	100.00	6,000.00
28	Protection of trees and existing features	1	Item	800.00	800.00
29	Internal and external scaffolding	1	Item	12,000.00	12,000.00
30	Temporary buildings	60	Week	150.00	9,000.00
31	Sanitary accommodation	60	Week	180.00	10,800.00
32	Name board	1	Item	250.00	250.00
33	Lights and power for the works	60	Week	50.00	3,000.00
34	Water for the works	1	Item	800.00	800.00
35	Site telephone and fax	60	Week	40.00	2,400.00
36	Building manual	1	Item	500.00	500.00
37	Storage of materials	60	Week	50.00	3,000.00
38	Plant and tools	60	Week	50.00	3,000.00
39	Cleaning and drying of the works	10	Item	500.00	5,000.00
40	Craneage	1	Item	2,000.00	2,000.00
41	Hoist	1	Item	1,000.00	1,000.00
42	Transport	60	Item	100.00	6,000.00
43	CDM regulations	1	Item	1,000.00	1,000.00
44	Temporary works	1	Item	2,000.00	2,000.00
45	Pumping water from excavations	1	Item	2,500.00	2,500.00
46	TOTAL				£260,700.00

11 Netherhall Gardens, Hampstead, London.

Summary of Budget Costs - January 2006

ITEM	DESCRIPTION	AMOUNT
1	Preliminary costs	260,700.00
2	Temporary roof	72,000.00
3	Demolitions - Workgroup C	180,683.00
4	Groundworks - Workgroup D excavation for new floors and underpinning	135,313.28
5	Concrete works - Workgroup E in association with groundworks	46,380.31
6	Masonry work - Workgroup F construction of new internal walls and support walls for underpinning	35,974.41
7	Structural Steelwork -Workgroup G supporting new walls and floors	16,579.19
8	Plain roof tiling, leadwork - Workgroup H repairs to roof coverings	35,227.07
9	Mastic Asphalt - Workgroup J repairs to roof coverings	4,578.98
10	Making good flooring- Workgroup K	5,118.94
11	Repairs to windows- Workgroup L	17,258.98
12	Internal and external re-glazing- Workgroup L	13,221.33
13	Screeds, plastering, rendering and decorations following removal of walls and ceilings- Workgroup M	98,452.74
14	General fixtures and fittings- Workgroup N	376.36
15	Installation of new insulation to roof, floors and stud partitions	17,407.33
16	Renew of paving, edgings Workgroup Q	3,548.56
17	Rainwater goods, drainage- Workgroup R	16,102.35
18	Work to front marble steps and pathway	24,000.00
19	Asbestos removal in loft space - subject to further investigation	15,000.00
20	Rewiring flats 10No @ 6,500/flat	65,000.00
21	Rewiring common areas plus fire detectors	7,500.00
22	Supply and install kitchens 10NO @ £6,000 Prov Sum	60,000.00
23	Supply and install gas central heating 10NO @ £6000/flat	60,000.00
24	Work to ornate chimneys and relining chimney flues	24,000.00
25	Sub total	1,214,422.83
26	BCIS cost increase on building costs since costings were originally produced @ 24.6%	298,748.02
27	Sub total	1,513,170.85
28	Contingency sum @ 15%	226,975.63
29	Sub total	1,740,146.47
30	Railtrack monitoring and engineers fees in respect of underground	25,000.00
31	Design fee's @ 10%	174,014.65
32	Planning Supervisor Duties @ 0.5%	8,700.73
33	Party Wall Surveyors for adjoining properties	7,500.00
34	Structural Engineers fees @ 1.5%	26,102.20
35	Building Regulations Fees - subject to extent and value of the work	6,570.00
36	Sub total	1,988,034.05
37	VAT @ 17.5%	347,905.96
38	Total Cost	2,335,940.01