

<b>Construction Cost Appraisal</b>									
<b>Net Build Cost Assessment for Budget purposes</b>									
<b>Option X</b>									
<b>Project: Mansfield Bowling Club</b>									
<b>Date: May-15</b>									
<b>£</b>									
<b>GIFA</b>									
<b>1</b>	<b>Net Build Cost Rate</b>	<b>No.</b>	<b>m2</b>	<b>m2</b>	<b>£/m2</b>				
	4B Town houses 3 Storey	4	162.5	650	1750	£	1,137,500		
				0		£	-		
	3B 6P Flat LHS	1	100	100	1750	£	175,000		
				0		£	-		
	1B 2P Flats	4	50	200	1750	£	350,000		
	CoHo stores etc		20	20	1500	£	30,000		
	2B Guest Rooms 15m2 ea		30	30	2000	£	60,000		
	<b>Total</b>		9	1000					
Site Development Works and S.106 Works									
	SDW	Demolitions: clubhouse, tennis courts, var.small stuctures				£	100,000		
	SDW	Decontamination				£	30,000		
	SDW	Ext. works/landscaping housing				£	485,000		
	S106	3no. New tennis courts				£	170,000		
	S106	Public/Coho Pavilion/trng kitchen				£	210,000		
	S106	Ext. works/allotments/landscaping				£	160,000		
						£	2,907,500		
<b>2</b>	<b>Site Preliminary Costs</b>								
		Contingency (2% added in Development Appraisal Section)				£	-		
		% of net build cost				£	436,125		
						£	3,343,625		
<b>3</b>	<b>Design Fees (Contractor Design)</b>			(excludes planning fees)					
		Architect	3.00%		£	100,309			
		Structural Engineer	1.80%		£	60,185			
		M&E Consultant	1.25%		£	41,795		£	202,289
<b>4</b>	<b>Fees/services</b>								
		NHBC / Warranty ave.p/u				£	8,550		
		Building Control				£	5,000		
		CDM Co-ordinator				£	5,000		
		Asbestos survey/removal (if not in demo)				£	-		
		Code for Sustainable Homes Assessor				£	10,000		
		Acoustic Consultant				£	3,000		
		Fire Strategy Engineer				£	2,500		
		Planning Consultant (prior to application)				£	-		
		Party Wall Agreement				£	-		
		Rights of Light/Way Surveyor				£	-		
		Site Topographical Survey				£	2,500		
		Site Geotechnical Investigation				£	15,000		£ 51,550
<b>5</b>	<b>Statutory Authorities</b>								
		Electricity	Excl. sub-station?		£	20,000			
		Water	£1k ave.p/u+club & guest rooms		£	11,000			
		Gas	Lump sum		£	18,000			
		Highways	2 new crossover/pavements		£	10,000			
		BT/Cable	Lump sum		£	1,000			
		Sewer	New connection?		£	25,000		£	85,000
								£ 3,682,464	
<b>6</b>	<b>Contractors Profit &amp; Overheads</b>								
					7.5%			£	276,188

7	VAT on non-residential							
		TBC but Zero on s106 costs if undertaken by charity or on sporting facilities						£ 158,768
								£ 4,117,417
	Housing & Pavilion floor area		SQ.M		SQ.FT			
		Area	1140		12266			
		£/floor area	£ 3,612		336			