



369-377 Kentish Town Road
Interim Stage 2 Cost Plan No 2

12 APR 2019
REV A

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Section 1.0 Executive Summary

Introduction

This Base Cost Plan has been prepared for Douglas Paskin to provide an early indication of outturn construction costs for the 7 storey mixed used building based on the current set of drawings prepared by dMFK.

The Cost Plan assumes that the project will be procured via a single stage traditional obtained via a selective tender based on Stage 4 Design Information.

The Cost Plan has been prepared to a level of detail commensurate with the level of information (listed in Section 7.0) and establishes an early outline cost from which the design is to be developed. Where the scope and specification has yet to be developed, target allowances have been included and specific assumptions stated. It is important the project team review the assumptions, exclusions and specific allowances (Section 5.0 and 6.0) and satisfy themselves that where there is an absence of developed information at this stage, these represent a fair and reasonable assessment as to the scope, specification and design intent of the scheme going forward.

Cost Headlines

The current estimated current day cost (4Q18) is set at **£5,625,000** excl inflation or **£ 323 / ft²** on GIA and **£ 528 / ft²** on NIA

The current scheme comprises **17,072 ft²** GIA and **10,441 ft²** NIA and **14 nr** Units.

This estimate is for outturn construction costs only and excludes VAT, Professional Fees, Inflation and Contingency

Refer to report details for further clarification of assumptions, exclusions and scope of works.



Section 2.0 Elemental Cost Summary

Please note the following:

- £/sqft excludes site abnormalities & external works
- £/sqft excludes design fees
- Development cost exclusions listed below are not exhaustive. Please refer to Section 4 & 5 where assumptions and exclusions have been specifically highlighted

Element	Shell & Core		Apartment Fit Out		CURRENT STAGE 2 SCHEME		
	GIA (sqft)	£/ft ² (GIA)	Apartment Fit Out	£/ft ² (GIA)	Project Total	£/ft ² (GIA)	£/ft ² (NIA)
GIA (sqft)	17,072 ft ²		10,441 ft ²		17,072 ft ²		
NIA (sqft)	10,441 ft ²		10,441 ft ²		10,441 ft ²		
	£		£		£		
Substructure							
Frame and Upper Floors	£475,000	£28	-	-	£475,000	£28	£45
Roof	£539,000	£32	-	-	£539,000	£32	£52
Stairs	£141,000	£8	-	-	£141,000	£8	£14
External Walls	£18,000	£1	-	-	£18,000	£1	£2
Windows & External Doors	£825,000	£48	-	-	£825,000	£48	£79
Internal Walls & Partitions	£407,000	£24	-	-	£407,000	£24	£39
Internal Doors	£89,000	£5	£171,000	£16	£260,000	£15	£25
Wall Finishes	£22,000	£1	£41,000	£4	£63,000	£4	£6
Floor Finishes	£13,000	£1	£57,000	£5	£70,000	£4	£7
Ceiling Finishes	£30,000	£2	£130,000	£12	£160,000	£9	£15
Fittings & Furnishings	£11,000	£1	£53,000	£5	£64,000	£4	£6
Sanitaryware (Pods excluded)	£19,000	£1	£136,000	£13	£155,000	£9	£15
MEPH Installation	-	£0	£19,000	£2	£19,000	£1	£2
Lift Installations	£503,000	£29	£251,000	£24	£754,000	£44	£72
	£65,000	£4	-	-	£65,000	£4	£6
Building Works Estimate	£3,157,000	£185	£858,000	£82	£4,015,000	£235	£385
Demolition Works	£50,000	-	-	-	£50,000	-	-
External Works	£25,000	-	-	-	£25,000	-	-
External Services	£109,000	£12	-	-	£109,000	£6	£10
Site Abnormals	£33,000	-	-	-	£33,000	-	-
Works Total Carried Forward	£3,374,000	£198	£858,000	£82	£4,232,000	£242	£395
Main Contractor On - Costs	£1,110,000	£65	£283,000	£27	£1,393,000	£82	£133
Preliminaries	£856,000	£50	£218,000	£21	£1,074,000	£63	£103
Novated Design Fees (Stage 5+)	Excluded	-	Excluded	-	Excluded	-	-
OH&P	£254,000	£15	£65,000	£6	£319,000	£19	£31
Design Development Risk	Included	-	Included	-	Included	-	-
Project Total (Current Day)	£4,484,000	£262	£1,141,000	£109	£5,625,000	£323	£528
Works Total Carried Forward	£4,484,000	£262	£1,141,000	£109	£5,625,000	£323	£528

Section 2.0 Elemental Cost Summary

Please note the following:

- £/sqft excludes site abnormalities & external works
- £/sqft excludes design fees
- Development cost exclusions listed below are not exhaustive. Please refer to Section 4 & 5 where assumptions and exclusions have been specifically highlighted

				CURRENT STAGE 2 SCHEME			
Element	Shell & Core	£/ft ² (GIA)	Apartment Fit Out	£/ft ² (GIA)	Project Total	£/ft ² (GIA)	£/ft ² (NIA)
GIA (sqft)	17,072 ft ²		10,441 ft ²		17,072 ft ²		
NIA (sqft)	10,441 ft ²		10,441 ft ²		10,441 ft ²		
	£		£		£		
Works Total Brought Forward	£4,484,000	£262	£1,141,000	£109	£5,625,000	£323	£528
Development Costs	£604,000	£35	£154,000	£15	£758,000	-	-
FFE Allowances	Excluded	-	Excluded	-	Excluded	-	-
Third Party Payments	Excluded	-	Excluded	-	Excluded	-	-
Professional Fees	Excluded	-	Excluded	-	Excluded	-	-
Developer Contingency	Excluded	-	Excluded	-	Excluded	-	-
Inflation to Start On Site (4Q18 - 2Q20)	£268,000	5.98%	£68,200	-	£336,000	-	-
Inflation to Mid Point (2Q20 - 3Q21)	£94,000	2.10%	£24,000	-	£118,000	-	-
Zero carbon tax 14 nr @	Excluded	£2,300	-	-	Excluded	-	-
Construction Risk	£242,000	5%	£62,000	-	£304,000	-	-
	-	-	-	-	-	-	-
Development Total	£5,088,000	£297	£1,295,000	£124	£6,383,000	£323	£528

Section 3.0 Schedule of Areas

TOWER

Floor	Private Sale			G. I. A.		N. I. A.		N. I. A.		Efficiency	
	1B2P	2B4P		m ²	sq. ft.	Residential		Commercial		COM	RESI
						m ²	sq. ft.	m ²	sq. ft.	%	%
Basement	-	-	0	177	1,905	-	-	124	1,335	70%	-
Ground	-	-	0	239	2,573	-	-	171	1,841	72%	-
First	1	2	3	237	2,551	196	2,110	-	-	-	83%
Second	1	2	3	237	2,551	196	2,110	-	-	-	83%
Third	1	2	3	237	2,551	196	2,110	-	-	-	83%
Fourth	1	2	3	237	2,551	196	2,110	-	-	-	83%
Fifth	-	2	2	170	1,830	134	1,442	-	-	-	79%
Sixth	-	-	0	52	560	52	560	-	-	-	100%
	4	10		1,586	17,072	970	10,441	295	3,175	70.91%	82.91%
			14 Units								

Notes to be read in conjunction with the Proposed Floor Area Schedule

- § The measurements and areas within this document should not be relied upon for any other purpose than the formulation of the Cost Plan.
- § Areas denoted as NIA do not necessarily equate to effective lettable area.
- § The areas are subject to design team confirmation and agreement.

Section 4.0 Key Assumptions

The following are key assumptions made in the preparation of the Cost Plan:

- No allowance for Client construction contingency has been made; *contingency typically range from 3% to 10% at this stage.*
- Anticipated procurement route - assumed single stage competitive traditional
- For the purposes of this estimate Preliminaries, OHP and Risk are based on appointment of a Tier 3 contractor
- Assume current design is compliant with current and applicable Building Regulations
- All works to be in normal working hours other than those specifically mentioned
- Sufficient time will be allowed for design development to allow completion of full design information
- Total vacant possession at start on site
- RC frame contractor will be domestic sub-contractor under the main contract
- Façade access and maintenance strategy based upon opening windows and MWEP access solution rather than BMU / Cleaning Cradle
- Apartments to have MVHR units will be required
- Pipework based on HDPE in lieu of copper within apartments
- Sprinkler system included based on utilising BCWS
- Allowances included for PV and Solar Thermal panels at roof level - subject to confirmation
- No allowance for loose furniture to units has been made
- No allowance for abnormal groundworks or foundation details
- No allowance for contamination or asbestos
- No allowance for abnormal utility requirements
- External works based on assumed area with assumed scope of works - TBC
- Wet risers not required as the height of the building is below the regulation heights

Section 5.0 Key Exclusions

The following are excluded, but are known to have a cost impact and therefore need to be covered by other budgets within the Client's overall Project Cost Appraisal. The list is intended as a guide only and cannot be relied upon to be exhaustive.

Description

- Client Contingency / Risk
 - VAT
 - Financing costs
 - Site acquisition fees/costs
 - Professional Fees
 - Project contingency
 - Rights to Light or Party Wall agreements
 - Over sailing agreement/License
 - Other third party agreements or compensation settlements
 - Costs arising from Planning Consent including Section 106 / 278
 - Sale or letting fees/costs and other developer's costs.
 - Marketing costs (Show floors, brochures etc.).
 - Public art contributions / costs
 - Client insurances
 - Credits for capital allowances
 - Latent defects insurance
 - Site, architectural, building condition or monitoring surveys
 - Archaeological survey or excavation costs
 - Diversion of services, outside the site
 - Works outside of the site boundary unless specifically identified
 - Out of hours working
 - CfSH/BREEAM or equivalent assessment costs.
 - Abnormal ground conditions
 - Local Authority charges, road closures, etc.
 - Monitoring of adjacent buildings, and work to existing buildings
 - PCSA costs
 - Costs associated with a project collaboration tool or BIM management
-
- Contractor design fees (pre Stage 5) (under D&B procurement); deemed part of Professional Fee budget
 - Compliance with Local Authority regulations and codes that exceed Building Regulations

Description

- Removal of below ground obstructions or structures
 - Asbestos removal
 - Ground remediation or stabilisation including removal of hazardous waste
-
- Removal or protection of species or other wildlife
 - PV & Thermal solar panels
 - CCTV
 - BMS Systems or other central controls
 - Corridor overheating systems including cooling
 - Pocket doors to apartments
 - Home automation
 - 5 amp lighting circuit
 - Intruder alarm
 - Apartment comfort cooling and heat mitigation systems
 - Cleaning cradles / BMU
 - Compliance with SBD /Secure by Design
 - Compliance with CfSH / Breeam or equivalent assessment code
 - Rainwater harvesting
 - Winter Gardens or inset balconies
 - Curtains
 - Loose furniture
 - Costs associated with BAPA agreement for adjacent rail lines
 - Brexit Factor
 - Effect of high levels of Liquidated Damagers on Tender Prices
 - Fluctuations in exchange rates
 - UXOs
 - Performance Bond / Contract Gaurantee Bond

Section 6.0. Information Used

The following information has been used to compile the cost plan:-

Document Ref/Name	Reference	Date	Date Issued
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[to be completed]

APPENDIX A

Shell & Core Cost Plan



Appendix A - Shell & Core Details

Ref	Element	Qty	Unit	Rate	Sub - Total	Group Total
	Substructure Area	177	m ²			
	GIA	1,586	m ²			
	GIA	17,072	ft ²			
1	SUBSTRUCTURE				-	£475,000
	Earthworks and Groundworks					
	Excavate to form basement approx average depth 4m	708	m ³	£12	£ 8,496	
	Allowance for breaking out obstructions (provisional quantity)	71	m ³	£50	£ 3,540	
	Disposal off site	779	m ³	£60	£ 46,728	
	Extra; Allowance Non-haz contaminated hot spots (10%)	71	m ³	£120	£ 8,496	
	Ground Water disposal	1	item	£2,500	£ 2,500	
	Surface Water disposal	1	item	£2,500	£ 2,500	
	Provisional Sum for disposal of Hazardous waste				Excluded	
	Piling					
	Allow for contiguous piled wall piles (450mm dia; 20m dp)	2,500	m	£75	£ 187,500	
	EO for sleeves to piles along boundary wall with network rail	1,040	m	£25	£ 26,000	
	EO for breaking through obstructions below ground / rig standing time	1	psum	£10,000	£ 10,000	
	Cutting top of pile heads	125	no	£90	£ 11,250	
	EO last for disposal of excavated material	707	m3	£60	£ 42,390	
	RC floor slab approx 350 mm thick on RIW structure seal external waterproofing on 100mm insulation on 160mm thick coredeck cellcore HX13/18 heave mat on 50mm MC blinding, including, 115kg/m3 reinforcement	177	m2	£170	£ 30,090	
	Formwork to last	60	m	£30	£ 1,800	
	EO for power floating slab	177	m2	£25	£ 4,425	
	RC retaining wall ; 250mm thick including 100kg/m3 reinforcement	210	m2	£180	£ 37,696	
	Allow for drain at base	60	m	£15	£ 900	
	Allow for sump pump	1	psum	£5,000	£ 5,000	
	Provisional allowance for formation of sump overflow chamber/pits	1	psum	£1,000	£ 1,000	
	Formation of lift pit, including RIW structure seal tanking etc	2	item	£10,000	£ 20,000	
	Provisional allowance for vibration mitigation measures at basement and ground floor level	1	Psum	£25,000	£ 25,000	
2	SUPERSTRUCTURE					
2A	Frame					£539,000
	RC Frame Package: Including columns, core walls, sheer walls upper floors, staircase & roof slab, podium slab. Price based on benchmark RC frame data and based on GIA of proposed RC frame structure. Assumes RC frame contractor will be a domestic sub-contractor.	1,586	m ²	-	-	
	RC floor slab 750 mm thick, 115kg/m3 reinforcement	289	m ²	£290	£83,801	
	RC floor slab 400 mm thick, 115kg/m3 reinforcement	407	m ²	£175	£71,106	
	RC floor slab 250 mm thick, 115kg/m3 reinforcement	763	m ²	£130	£99,316	
	RC roof slab 250 mm thick, 115kg/m3 reinforcement	237	m ²	£130	£30,849	
	RC core walls; 250mm thick	410	m ²	£210	£85,986	
	RC columns; 400 x 400mm	8	nr	£449	£3,594	
	RC columns; 350 x 350mm	11	nr	£377	£4,151	

Appendix A - Shell & Core Details

Ref	Element	Qty	Unit	Rate	Sub - Total	Group Total
	RC columns; 300 x 300mm	16	nr	£306	£4,902	
	RC columns; 250 x 250mm	8	nr	£241	£1,928	
	RC columns; 600 x 250mm	63	nr	£457	£28,791	
	Temporary and permanent vibration isolation works	1	psum	£125,000	£125,000	
2B	Upper Floors					-
	Upper floors; included in RC Frame	1,409	m ²		Included	
2C	Roofs					£141,000
	Roof Structure; included in RC Frame				Included	
	Roof finish (assumed SPM, sarnafil; including waterproofing and insulation laid to falls (Build up tbc)	239	m ²	£160	£38,240	
	E/O for blue roof	52	m ²	£200	£10,400	
	Perimeter details	165	m	£100	£16,500	
	Allowance for lift overrun and stair access to roof	1	nr	£10,000	£10,000	
	Allowance for perimeter balustrade / handrail system	165	m	£350	£57,750	
	Tile paving to roof terrace on pedestals	140	m ²	£60	£8,400	
2D	Stairs & Ramps					£18,000
	Stair flight structures; Basement to ground and ground to 6th floor to roof	6	flight		Included	
	Stair handrails & balustrades	6	flight	£3,000	£18,000	
2E	External Walls					£825,000
	Facing flemish bond brickwork external wall panel, including forming 50mm cavity, CS Fire sheathing board, ,100mm metsec with mineral wool insulation (Brick PC Sum £750/1000)	1,870	m ²	£301	£562,184	
	Allowance for cladding to lift and stair overrun				Included	
	125mm insulation	1,870	m ²	£30	£56,105	
	Vapour barrier	1,870	m ²	£8	£14,961	
	Stone cladding (provisional qty)	500	m	£230	£115,000	
	Balcony; steel construction, self draining, open flooring with thermal break connector; terracotta clad solid facia and metal soffit; glazed balustrade fixed to solid facia approx 500mm high; 5.9 m ² plan area	4	nr	£6,600	£26,400	
	Provisional allowance for perimeter detailing and external cladding vibration mitigation, specialist movement joints etc	1	Psum	£50,000	£50,000	
2F	Windows and External Doors					£407,000
	Double glazed PPC aluminium windows (allowed 30% of façade)	626	m ²	£627	£392,224	
	EO for single doors to balconies	5	nr	£750	£3,750	
	EO for double doors to terrace	1	nr	£1,200	£1,200	
	EP main entrance doors and glazed screen	2	nr	£5,000	£10,000	
	External doors to refuse, cycle store, etc.; double leaf		nr	£3,500	-	
	External doors to roof; double leaf		nr	£3,500	-	
2G	Internal Walls and Partitions					£89,000
	Common area walls	490	m ²	£55	£26,928	
	Core walls		m ²		Included	

Appendix A - Shell & Core Details

Ref	Element	Qty	Unit	Rate	Sub - Total	Group Total
	Metal stud internal walls; metal stud, two layer plasterboard; tape and joint finish <i>Provisional allowance for soft joints at partition bases.</i>	979 164	m ² m	£55 £50	£53,856 £8,200	
2H	Internal Doors					£22,000
	AOV duct access panels	7	nr	£700	£4,900	
	Single one hour fire resisting door to stairs, bin & bike stores	9	nr	£1,200	£10,800	
	Single one hour fire door to riser	7	nr	£900	£6,300	
					-	
3	INTERNAL FINISHES				-	
3A	Wall Finishes				-	£13,000
	Decoration to common areas	401	m ²	£8	£3,210	
	Skirtings to last	134	m	£15	£2,010	
	Enhanced finish to ground floor entrance	1	item	£7,500	£7,500	
3B	Floor Finishes					£30,000
	Sound absorbent layer throughout	176	m ²	£45	£7,920	
	65mm screed	201	m ²	£35	£7,035	
	Allowance for flooring to common areas (assume carpet)	129	m ²	£55	£7,095	
	Ferodo nosings to stairs	84	m	£20	£1,680	
	Floor finish to bike and bin store (vinyl)	47	m ²	£30	£1,410	
	Floor finish to ground floor entrance	25	m ²	£100	£2,500	
	Extra for Jaymart aluminium matweel frame & entrance matting	8	m ²	£300	£2,400	
	Floor finish to plant room (paint)		m ²	£10	-	
3C	Ceiling Finishes					£11,000
	Suspended MF lining consisting of one layer of 15 mm soundbloc plasterboard, taped joints, emulsion to cores and stairwells and BOH areas	201	m ²	£53	£10,653	
					-	
4	FITTINGS AND FURNISHINGS					
4A	Fittings and Furnishings					£19,000
	Internal directional and statutory signage	1,586	m ²	£3	£4,758	
	Allowance for cycle racks; 2 tier	32	nr	£175	£5,600	
	Allownace for planters on roof		item	£5,000	-	
	Apartment Post Boxes to entrance	14	nr	£100	£1,400	
	Joinery allowance to entrance	1	item	£5,000	£5,000	
	Feature lighting to entrance	1	item	£2,500	£2,500	
5	MEPH INSTALLATION					£568,000
	Mechanical and Public Health					
	Allowance for cleaners cupboards installations		nr	£2,000	-	
	Rainwater disposal installations	1,586	m ²	£8	£12,688	
	Mains water supply; boosters, risers and distribution pipework	1,586	nr	£12	£19,032	

Appendix A - Shell & Core Details

Ref	Element	Qty	Unit	Rate	Sub - Total	Group Total
	Mechanical ventilation to Upper Floors	1,586	m ²		Excluded	
	Mechanical ventilation to bin store	2	nr	£500	£1,000	
	AOV smoke extract system	1	nr	£9,000	£9,000	
	Gas boilers central plant	1	item	£50,000	£50,000	
	Allowance for sprinklers system linked to BCWS; serving common parts and supply to apartments	416	m ²	£25	£10,400	
	Allowance for CHP plant	1	item	£25,000	£25,000	
	Provisional allowance for vibration mitigation	1	Psum	£10,000	£10,000	
	Electrical Installations					
	Switchgear and distribution boards	1,586	m ²	£15	£23,790	
	LV power distribution	1,586	m ²	£20	£31,720	
	Power and lighting to landlords areas	1,586	m ²	£65	£103,090	
	Extra for balcony lights	6	nr		Fit Out	
	Extra for external building lighting	1	nr	£5,000	£5,000	
	Back up power generator	1	Item	£40,000	£40,000	
	Electrical heating to landlords areas; based on 1kw panel heaters	1,586	m ²	£8	£12,688	
	Lightning protection	1,586	m ²	£3	£4,758	
	Fire alarms and sounders with MFAP and WAN	1,586	m ²	£8	£12,688	
	Allowance for dry riser	7	nr	£2,500	£17,500	
	Data/Telephones cable and conduit distribution from IT room to each apartment.	1,586	m ²	£9	£14,274	
	TV aerial and satellite at roof level; cabling and conduit to each apartment	1,586	m ²	£6	£9,516	
	CCTV Installation	416	m ²	£3	Excluded	
	Thermal Solar Panels; approximate quantity TBC	23	m ²	£850	Excluded	
	Solar Photovoltaic Panels; approx quantity TBC	23	m ²	£500	Excluded	
	Provisional allowance for vibration mitigation	1	Psum	£10,000	£10,000	
	Lift Installations					
	Passenger lift servicing 7 storeys	1	nr	£60,000	£60,000	
	Provision for firemans lift	1	item	£5,000	£5,000	
	Provisional allowance for vibration mitigation	1	Psum	£5,000	£5,000	
	Builders Work and Sub-Contractor Costs					
	BWIC	5.0%	item	£	487,144	£24,357
	Allowance of 10% for Sub Contractor Preliminaries	10.0%	item		£511,501	£51,150
6A	EXTERNAL WORKS					£25,000
	Allowance for external works; provision for hard surfacing	1	item	£15,000	£15,000	
	Allowance for external works; provision for soft surfacing	1	item	£10,000	£10,000	
	Extra for play equipment & fencing		item		Excluded	
6B	EXTERNAL SERVICES					£109,000
	Allowance for service connection fees / units	14	nr	£3,500	£49,000	
	Allowance for drainage	1	item	£50,000	£50,000	
	Provisional allowance for surface water attenuation	1	item	£10,000	£10,000	
6C	SITE ABNORMALS					£33,000

Appendix A - Shell & Core Details

Ref	Element	Qty	Unit	Rate	Sub - Total	Group Total
	Extra for upgrading incoming electrical supply	1	item	£ 25,000	£25,000	
	Provisional allowance for BWIC incoming services	1	item	£7,500	£7,500	
Total Shell & Core Works Total					-	£3,324,000

APPENDIX B

Residential Fit Out Cost Plan



Appendix B - Fit Out Summary

	1B2P @ 50.0m ²	2B4P @ 70.0m ²	Duplex @ 97.0m ²	
	1 Units	1 Units	1 Units	
2D Stairs and Ramps	-	-	£7,500	-
2G Internal Walls and Partitions	£11,210	£13,990	£19,160	-
2H Internal Doors	£2,800	£3,350	£4,550	-
3A Wall Finishes	£4,120	£4,490	£6,360	-
3B Floor Finishes	£8,600	£10,660	£17,130	-
3C Ceiling Finishes	£3,210	£4,460	£6,200	-
4A Fittings and Furnishings	£9,600	£10,850	£12,800	-
5A Sanitaryware	£1,450	£1,450	£3,700	-
5B MEP Apartment Fit Out	£16,460	£20,610	£26,760	-
Total Cost for 1nr Apartment Type	£57,450	£69,860	£96,660	-

	1B2P @ 50.0m ²	2B4P @ 70.0m ²	Duplex @ 97.0m ²	Total
	4 Units	9 Units	1 Units	14 Units
2D Stairs and Ramps	-	-	£67,500	-
2G Internal Walls and Partitions	£44,840	£125,910	£172,440	£171,000
2H Internal Doors	£11,200	£30,150	£40,950	£41,000
3A Wall Finishes	£16,480	£40,410	£57,240	£57,000
3B Floor Finishes	£34,400	£95,940	£154,170	£130,000
3C Ceiling Finishes	£12,840	£40,140	£55,800	£53,000
4A Fittings and Furnishings	£38,400	£97,650	£115,200	£136,000
5A Sanitaryware	£5,800	£13,050	£33,300	£19,000
5B MEP Apartment Fit Out	£65,840	£185,490	£240,840	£251,000
Total for ALL Units	£229,800	£628,740	£869,940	£858,000

Appendix B - Fit Out Details

				1B2P @ 50.0m ²		2B4P @ 70.0m ²		Duplex @ 97.0m ²	
Ref	Element	Unit	Rate	4 nr		9 nr		1 nr	
				Qty	Total	Qty	Total	Qty	Total
	NIA (m ²)	m ²			50.0 m ²		80.0 m ²		107.0 m ²
	NIA (ft ²)	ft ²			538 ft ²		861 ft ²		1,152 ft ²
2D	Stairs and Ramps				-		-		£7,500
	Metal spiral staircase	nr	£7,500		-		-	1	£7,500
2G	Internal Walls and Partitions				£11,210		£13,990		£19,160
	100mm stud partition	m ²	£45	45	£2,025	56	£2,520	54	£2,430
	1 layer plasterboard to internal partitions	m ²	£25	90	£2,250	112	£2,800	108	£2,700
	2 layer plasterboard to external wall	m ²	£36	52	£1,872	65	£2,340	165	£5,940
	2 layer plasterboard to party wall	m ²	£36	45	£1,620	62	£2,232	55	£1,980
	1 layer moisture plasterboard to bathrooms	m ²	£21	28	£588	26	£546	41	£861
	Provisional allowance for soft joints at partition bases.	m	£50	57	£2,850	71	£3,550	105	£5,250
					-		-		-
2H	Internal Doors				£2,800		£3,350		£4,550
	Entrance door PAS 24; single leaf; incl framing; architraves	nr	£1,150	1	£1,150	1	£1,150	1	£1,150
	Internal door; single leaf; Premdor flush door with factory finished North American Maple veneer	nr	£550	3	£1,650	4	£2,200		-
	Internal door; single leaf; Premdor flush door with factory finished Portfolio Ebony Vertical veneer	nr	£850		-		-	4	£3,400
3	INTERNAL FINISHES								
3A	Wall Finishes				£4,120		£4,490		£6,360
	Paint to plasterboard	m ²	£8	215	£1,720	265	£2,120	369	£2,952
	Paint to timberwork	m ²	£5	50	£250	70	£350	97	£485
	Ceramic tile to bathrooms	m ²	£65	28	£1,820	26	£1,690	41	£2,665
	Ceramic tile kitchen splashback	m	£65	5	£325	5	£325	4	£260
					-		-		-
3B	Floor Finishes				£8,600		£10,660		£17,130
	Sound absorbent layer to flats	m ²	£45	50	£2,250	70	£3,150	97	£4,365
	65 mm Screed	m ²	£35	50	£1,750	70	£2,450	97	£3,395
	Carpet	m ²	£40	19	£760	28	£1,120	21	£840
	Painted MDF skirting	m	£10	29	£285	42	£420		-
	Engineered 180mm x 22mm thick oak pre-finished board flooring	m ²	£70	20	£1,400	32	£2,240	58	£4,060
	Engineered wood skirting	m	£25	30	£750	48	£1,200	87	£2,175
	Wood effect porcelain tile to bathrooms and kitchens	m ²	£75	11	£825	10	£750	18	£1,350

Appendix B - Fit Out Details

				1B2P @ 50.0m ²		2B4P @ 70.0m ²		Duplex @ 97.0m ²	
Ref	Element	Unit	Rate	4 nr		9 nr		1 nr	
				Qty	Total	Qty	Total	Qty	Total
	Ceramic to bathrooms to penthouse	m ²	£75		-				
	Ceramic skirtings	m	£35	17	£578	15	£525	27	£945
3C	Ceiling Finishes				£3,210		£4,460		£6,200
	Suspended MF lining consisting of one layers of 15 mm soundbloc plasterboard, taped joints, emulsion	m ²	£53	50	£2,650	70	£3,710	97	£5,141
	Extra for moisture resistant plasterboard to bathrooms	m ²	£5	11	£55	10	£50	18	£90
	E/O allowance for access to ceilings	m ²	£10	50	£500	70	£700	97	£970
4	FITTINGS AND FURNISHINGS								
4A	Fittings and Furnishings				£9,600		£10,850		£12,800
	Kitchen fittings to 1 bed flats incl. white goods	nr	£7,500	1	£7,500		-		-
	Kitchen fittings to 2 bed flats incl. white goods	nr	£7,500		-	1	£7,500		-
	Kitchen fittings to 2 bed duplex incl. white goods	nr	£9,000		-		-	1	£9,000
	Wardrobes; 1.4m ave; plasterboard and doors	nr	£1,250	1	£1,250	2	£2,500	2	£2,500
	Full height purpose built book shelf to living room	nr	£400	1	£400	1	£400	1	£400
	Bathroom joinery and fittings	nr	£450	1	£450	1	£450	2	£900
5A	Sanitaryware				£1,450		£1,450		£3,700
	Closed coupled WC suite by Ideal Standard Tesi T3564	nr	£350	1	£350	1	£350		-
	Enhanced specification WC suite to penthouse	nr	£450		-		-	2	£900
	Ideal Standard Tesi T028001 wash hand basin complete with Ideal Standard Tesi T028001 mixer tap.	nr	£450	1	£450	1	£450		
	Ideal Standard Concept E788101 wash hand basin complete with Ideal Standard Concept E788101 mixer tap to penthouse.	nr	£550					2	£1,100
	Ideal Standard Alto CT IF E763301 bath complete with Ideal Standard Tempo B0730 bath filler tap and independent shower with shower screen to one end of bath.	nr	£650	1	£650	1	£650		

Appendix B - Fit Out Details

				1B2P @ 50.0m ²		2B4P @ 70.0m ²		Duplex @ 97.0m ²	
Ref	Element	Unit	Rate	4 nr		9 nr		1 nr	
				Qty	Total	Qty	Total	Qty	Total
	Ideal Standard Alto IF E769401 bath complete with Ideal Standard Tesi A6590 bath filler tap and independent shower with shower screen to one end of bath to penthouse.	nr	£850					2	£1,700
5B	MEP Apartment Fit Out				£16,460		£20,610		£26,760
	Mechanical and Public Health								
	Waste connections to bathrooms and kitchens	nr	£125	2	£250	2	£250	3	£375
	Water pipework distribution generally	m ²	£12	50	£600	70	£840	97	£1,164
	Water meters to each apartment	nr	£180	1	£180	1	£180	1	£180
	Heat Interface unit	item	£1,100	1	£1,100	1	£1,100	1	£1,100
	EO for uplift for duplex	m ²	£8		-		-	97	£776
	MVHR unit; with boost mode for rapid bathroom/ kitchen extract ventilation	item	£875	1	£875	1	£875	1	£875
	EO for uplift for duplex	m ²	£5		-		-	97	£485
	MVHR ductwork and vents	m ²	£14	50	£700	70	£980	97	£1,358
	Sprinkler outlets within apartments	m ²	£15	50	£750	70	£1,050	97	£1,455
	Provisional allowance for vibration mitigation	Psum	£1,000	1	£1,000	1	£1,000	1	£1,000
	Electrical Installations								
	Switchgear and distribution boards	Item	£750	1	£750	1	£750	1	£750
	Allowance for metering	nr			Included		Included		Included
	Small power	m ²	£25	50	£1,250	70	£1,750	97	£2,425
	Lighting installations	m ²	£40	50	£2,000	70	£2,800	97	£3,880
	Allowance for balcony bulkhead light	nr	£125		-	1	£125	1	£125
	Extra for feature light to flat entrances	nr	£250	1	£250	1	£250	1	£250
	Extra for enhanced flat lighting	nr	£250	1	£250	2	£500	3	£750
	Concealed heating mat with controls	nr	£507	1	£507	2	£1,013	2	£1,013
	Underfloor heating mat to kitchen	nr	-		-		-		-
	Underfloor heating mat to bathrooms	nr			Included		Included		Included
	Electric towel rail to bathrooms	nr			Included		Included		Included
	Fire alarm detectors linked to central system	m ²	£12	50	£600	70	£840	97	£1,164
	Allowance for BMS	nr			Excluded		Excluded		Excluded
	Media panel/media hub	item	£250	1	£250	1	£250	1	£250
	TV / Telephone cabling and conduit	m ²	£8	50	£400	70	£560	97	£776
	Data cabling and containment	m ²	£6	50	£300	70	£420	97	£582

Appendix B - Fit Out Details

				1B2P @ 50.0m ²		2B4P @ 70.0m ²		Duplex @ 97.0m ²		
				4 nr		9 nr		1 nr		
Ref	Element	Unit	Rate	Qty	Total	Qty	Total	Qty	Total	
	Video entry access control unit	nr	£900	1	£900	1	£900	1	£900	
	Intruder alarm system; standalone system	nr			Excluded		Excluded		Excluded	
	Provisional allowance for vibration mitigation	Psum	£1,000	1	£1,000	1	£1,000	1	£1,000	
BWIC with Services										
	Generally to services installations @ 5%		5.0%	13,911	£700	17,433	£870	22,633	£1,130	
Testing & Commissioning										
	Allowance for testing & commissioning @ 4%		2.5%	13,911	£350	17,433	£440	22,633	£570	
Sub-Contractors Direct Preliminaries										
	Allowance for sub-contractors direct preliminaries @ 10%		10.0%	14,961	£1,500	18,743	£1,870	24,333	£2,430	
Total						£57,450		£69,860		£96,660
						£1,149 /m ²		£873 /m ²		£903 /m ²
						£107 /ft ²		£81 /ft ²		£84 /ft ²

APPENDIX C

Approximate Main Contractor Preliminaries Estimate



Approximate Main Contractor Preliminaries Assessment

The following is an indicative assessment of main contractor preliminaries based on 65 week construction programme; no allowance for PCSA Fees or any run off payments; no allowance for one off account charges or any other special payments. In addition, preconstruction costs have been excluded.

Cost Centre	Component	Qty	Total Weeks	Rate	Time- Related Charges	Fixed Charges	Total Charges
			65 wks				
				£	£	£	£
1.00	MANAGEMENT & STAFF				262,000	0	262,000
	• Managing Director			<i>assume to be included in overhead</i>			
	• Project Director			<i>assume to be included in overhead</i>			
	• Commercial Director			<i>assume to be included in overhead</i>			
	• Senior Project Manager	20%	65 wks	2,000	26,000		26,000
	• Senior Construction Manager	100%	65 wks	1,700	110,500		110,500
	• Construction Manager		65 wks	1,300	0		0
	• Assistant Construction Manager	50%	65 wks	1,000	32,500		32,500
	• Senior Quantity Surveyor	50%	65 wks	1,800	58,500		58,500
	• Assistant Quantity Surveyor		65 wks	1,250	0		0
	• Design Manager	10%	65 wks	1,500	9,750		9,750
	• Building Services Manager	10%	65 wks	1,800	11,700		11,700
	• Senior Planner		65 wks	1,650	0		0
	• Finishing Foreman			1,000	0		0
	• Health & Safety Advisor	10%	65 wks	1,250	8,125		8,125
	• Secretary / Doc Controller	10%	65 wks	700	4,550		4,550
2.00	ATTENDANT LABOUR				110,000	0	110,000
	• Multi Service Gang		65 wks	600	0		0
	• Welfare Labourer		65 wks	450	0		0
	• Attendant Labour 1	1	65 wks	450	29,250		29,250
	• Attendant Labour 2		65 wks	450	0		0
	• Traffic Marshall	1	65 wks	450	29,250		29,250
	• Gateman		65 wks	450	0		0
	• Hoist Driver	1	37 wks	500	18,500		18,500
	• Crane Supervisor	1	37 wks	450	16,650		16,650
	• Banksman	1	37 wks	450	16,650		16,650
	• Out Of Hours Working / NPO						Excl

Approximate Main Contractor Preliminaries Assessment

The following is an indicative assessment of main contractor preliminaries based on 65 week construction programme; no allowance for PCSA Fees or any run off payments; no allowance for one off account charges or any other special payments. In addition, preconstruction costs have been excluded.

Cost Centre	Component	Qty	Total Weeks	Rate	Time- Related Charges	Fixed Charges	Total Charges
			65 wks				
				£	£	£	£
3.00	ACCOMODATION				13,000	35,000	48,000
	• Site accommodation - Initial Set up					30,000	30,000
	• Site accommodation - Allowance for relocations					0	0
	• Telecommunications and IT systems	1	65 wks	200	13,000		13,000
	• Consumables and services					5,000	5,000
4.00	SITE SET UP				0	62,000	62,000
	• Crane Base (based on 1no. Crane base)					15,000	15,000
	• Site Fencing, Hoarding, Gates etc					15,000	15,000
	• Site Security Personel Gates					5,000	5,000
	• Protection of Routes					5,000	5,000
	• Security - Not 24hr		65 wks	400	0		0
	• Project/Name Board					2,000	2,000
	• Parking Bay Suspension						Excl
	• Licenses (Provisional for hoarding / scaffolding / gantry etc)					20,000	20,000
5.00	TEMPORARY SERVICES				15,000	10,000	25,000
	• Water:		65 wks	220	0		FOC
	• Electricity:		65 wks	150	0	10,000	10,000
	• Temp Electrics for Tower Crane	1	37 wks	200	7,400		7,400
	• Temp Electrics for Hoist	1	37 wks	200	7,400		7,400
	• Gas:						Excl
	• Telephone/Data						Incl above
	• Accommodation:						Incl

Approximate Main Contractor Preliminaries Assessment

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Cost Centre	Component	Qty	Total Weeks	Rate	Time- Related Charges	Fixed Charges	Total Charges
			65 wks				
				£	£	£	£
6.00	PLANT				192,000	43,000	234,000
	• Tower Crane (luffing jib)	1	37 wks	3,750	138,750		138,750
	• Tower Crane Set Up including base and Dismantle				25,000	0	25,000
	• Hoist	1	37 wks	750	27,750		27,750
	• Hoist Set Up and Dismantle					10,000	10,000
	• Small Tools					10,000	10,000
	• Firefighting Stations					2,500	2,500
	• Wheel Wash		65 wks	450	0		Excl
	• Sundries					5,000	5,000
	• Crash Decks				0	5,000	5,000
	• Mobile Towers				0	10,000	10,000
7.00	SCAFFOLD				169,000	15,000	184,000
	• Elevation Scaffolding (assume required 65% of programme)	1	42 wks	3,750	158,438		158,438
	• Gantry / Fans / Platforms						Incl
	• Adaptions	1	42 wks	250	10,563		10,563
	• Temporary Protection / Waterproofing					15,000	15,000
	• Wall climbers						Excl
8.00	SITE CLEAN				29,000	25,000	54,000
	• Removal of rubbish (<i>Skips</i>)	2	65 wks	220	28,600		28,600
	• Maintenance of roads, paths and pavings					10,000	10,000
	• Final Builders Clean					5,000	5,000
	• Specialist Clean					10,000	10,000
9.00	TESTING & SAMPLES				0	5,000	5,000
	• Provisional allowance					5,000	5,000
10.00	MISCELLANEOUS				0	50,000	50,000
	Consumables					5,000	5,000

Approximate Main Contractor Preliminaries Assessment

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Cost Centre	Component	Qty	Total Weeks	Rate	Time- Related Charges	Fixed Charges	Total Charges
			65 wks				
				£	£	£	£
•	Printing / Copying					5,000	5,000
•	Site Protection					5,000	5,000
•	Safety, Health and Welfare PPE					5,000	5,000
•	Temporary Works					20,000	20,000
•	Drawing costs					5,000	5,000
•	Archiving						Incl
•	Sundries					5,000	5,000
11.00	FINANCIALS				0	40,000	40,000
•	Fees						Excl
•	Bond						Excl
•	Aftercare Maintenance						Excl
•	Insurances (1% value of works)					42,320	42,320
					790,000	285,000	1,074,000
							1,074,000
							16,523
							25.4%