

MARIA FIDELIS
STAGE 2 - VIABILITY COSTINGS

	Workspace	CSC	Openspace	Total
	£	£	£	£
Stage 2 Cost Plan	£ 4,291,000	£ 4,909,000	£ 386,000	£ 9,586,000
Cost adjustment for reduced size	-£ 30,000	-£ 390,000		-£ 420,000
Total Current Construction Cost	£ 4,261,000	£ 4,519,000	£ 386,000	£ 9,166,000
Stage 1 to 3 Fees	Excl	Excl	Excl	Excl
Stage 4 to 6 Fees	Excl	Excl	Excl	Excl
Legal Obligations	Excl	Excl	Excl	Excl
TOTAL CURRENT PROJECT COST	£ 4,261,000	£ 4,519,000	£ 386,000	£ 9,166,000
Tender Price inflation 1Q 2019 (323) to 1Q 2020 (337)	£ 180,000	£ 190,000	£ 20,000	£ 390,000
TOTAL PROJECT COST AT JANUARY 2020	£ 4,441,000	£ 4,709,000	£ 406,000	£ 9,556,000

NOTE: to be read in conjunction with Beadmans Stage 2 Cost Plan

NOTE: following size alterations as per planning submission:

Main School Building Workspace - **2638.2m²**

Multiuse hall - **397.0m²**

Construction Skills Centre (CSC) - **1357.0 m²**

NOTE: all figures excluding VAT

*Cost Associated with later start on site, based on industry recognised inflation figures (BCIS)

NOTE: All HS2 / National Rail works are excluded

NOTE: All survey costs excluded

NOTE: All planning and building regulation fees excluded

RIBA Stage 2 Cost Plan

Maria Fidelis School

ProNorth Gower Street, Camden, NW1 2HR
January 2019



1.00 Financial Allocation

2.00 Executive Summary

3.00 Assumptions and Exclusions

4.00 Master Schedule of Areas

5.00 CSC - Areas

6.00 CSC - Elemental Summary

7.00 CSC - Cost Plan

8.00 CSC - External Cost Plan

9.00 Workspace - Areas

10.00 Workspace - Elemental Summary

11.00 Workspace - Cost Plan

12.00 Workspace - External Cost Plan

13.00 Multiuse - Areas

14.00 Multiuse - Elemental Summary

15.00 Multiuse - Cost Plan

16.00 LBC Open space - Cost Plan

17.00 Common CSC - Cost Plan

18.00 Common LBC - Cost Plan

19.00 Information used



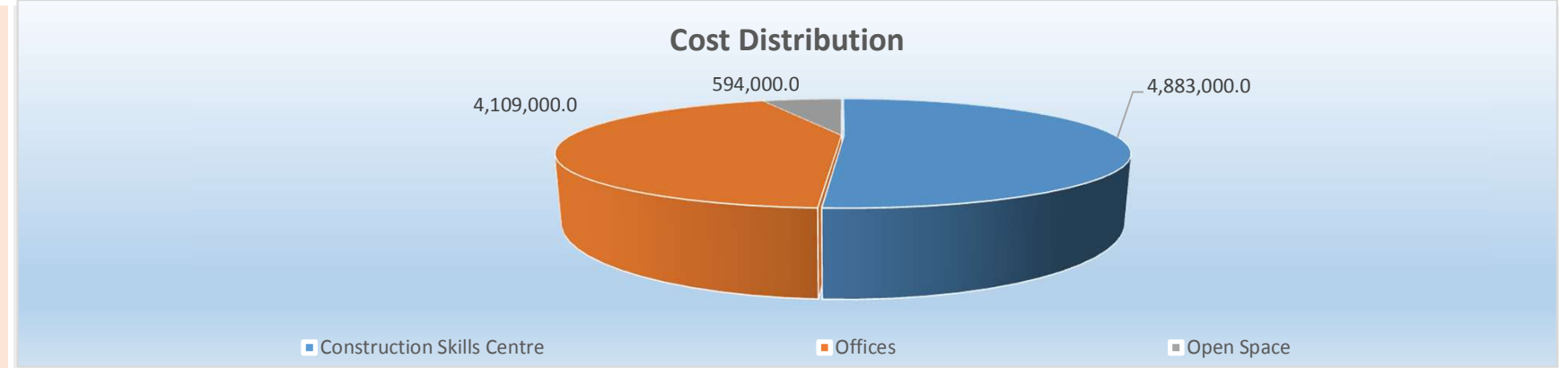
Financial Allocation Breakdown

Section	Construction Skills Centre	Offices	Open Space	Total
Main Works - CSC	4,673,000	-	-	-
External Works	210,000	-	-	-
Main Works - Workspace	-	3,418,000	-	-
Multi Use	-	288,000	-	-
External Works	-	403,000	-	-
Open Space - LBC	-	-	386,000	-
Common - CSC (50% / 50%)	26,000	26,000	-	-
Common - LBC (100% offices)	-	156,000	-	-
	£ 4,909,000	4,291,000	386,000	9,586,000

	Construction Skills Centre		Offices			Open Space			TOTAL	£/m ²	£/ft ²
	Main works £	External Works £	Workspace £	Multiuse Hall £	External Works £	LBC - Open £	Common - CSC £	Common - LBC £	£		
Site Clearance	-	177,200	71,160	12,840	45,260	112,060	9,450	21,700	449,670		
Substructure	548,850	-	24,750	-	25,980	62,790	1,320	1,540	665,230		
Superstructure	1,638,630	-	848,780	66,830	-	-	-	-	2,554,240		
Internal Finishes	164,030	-	66,840	14,220	-	-	-	-	245,090		
Fittings and Furnishings	30,900	3,600	55,000	16,260	15,460	11,650	1,500	-	134,370		
Mechanical & Electrical Installations	874,370	6,000	1,518,580	112,830	87,100	38,930	11,070	24,660	2,673,540		
External Works	294,170	8,850	10,250	-	140,770	88,740	20,260	72,790	635,830		
Preliminaries	497,320	2,580	352,670	30,240	37,700	28,300	4,780	13,860	967,450		
Contingency	404,960	2,100	309,930	24,630	30,700	23,040	3,890	11,290	810,540		
Sub total	4,453,000	200,000	3,258,000	278,000	383,000	366,000	52,000	146,000	9,136,000	-	-
Sub-Station	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded		
Contractors Design Fees	220,000	10,000	160,000	10,000	20,000	20,000	-	10,000	450,000		
Inflation to start on site	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded		
Inflation during Contract Period	Included	Included	Included	Included	Included	Included	Included	Included	Included		
TOTAL CONSTRUCTION COST AT Q1 2019	4,673,000	210,000	3,418,000	288,000	403,000	386,000	52,000	156,000	9,586,000	-	-
Client Direct Orders											
TOTAL PROJECT COST AT ?Q2019	4,673,000	210,000	3,418,000	288,000	403,000	386,000	52,000	156,000	9,586,000	-	-

Summary of Areas GIA	m ²	ft ²
Construction Skills Centre	1,634	17,588
Workspace	2,651	28,535
Multiuse Hall	420	420
Openspace	n/a	n/a
Total GIA	4,705	50,645

Programme
TBC
TBC
TBC
TBC



General Assumptions and Notes

- 1 The construction costs included within this report are based on a model cost plan utilising the areas and floorplans provided to us but with certain elements of the works being costed of £/m2 We recommend that costs are monitored along side design development
- 2 We have assumed that all existing services (water, electricity, gas, drainage) are readily available in close proximity to the site.
- 3 We have assumed that the works will be procured by competitive tender in conjunction with other construction works occurring on the site at the same time, by a single contractor
- 4 We have assumed a minimal level of contamination in the existing ground conditions with no hazardous waste. Discovery of Asbestos within the ground has been excluded. We have made an allowance for asbestos within our breakdown but without any information this allowance will be subject to change following surveys and cannot be relied on
- 5 We have used the GIFA as shown within the Area schedule
- 6 We have excluded all FF&E
- 7 All HS2 / National rail works are excluded from the cost plan
- 8 No inflation has been allowed for as the start on site date has not been confirmed. Costs are therefore on a current day basis.
- 9 We have excluded any upgrade of the utilities network
- 10 We have not included any allowance for archaeological impact on the site including investigation costs and any delays and special foundations arising therefrom.
- 11 We have made no allowance for dealing with any issues relating to wildlife, vegetation or UXB's which may effect the works including the removal of Japanese Knotweed.
- 12 All incoming services, unless explicitly, stated are excluded

Specific Exclusions

- 13 (CSC) - Work stations, tools, work stations, white board
- 14 (CSC) - Class room equipment
- 15 (CSC) - Signage above that stated within the cost plan allowances
- 16 (CSC) - IT equipment
- 17 (CSC) - Fresh air system
- 18 (CSC) - Furniture, fixed or other
- 19 (CSC) - Basement
- 20 (CSC) - Any works to kitchen / café
- 21 (CSC) - Sprinklers
- 22 (CSC) - External Works
- 23 (Workspace) - No allowances have been made for the diversion of existing services other than what is stated
- 24 (Workspace) - Refurbishment to make windows openable
- 25 (Workspace) - Replacement of glazing over what is stated within the breakdown
- 26 (Workspace) - Replacement of roof and rainwater gear
- 27 (Workspace) - Replacement / refurbishment of floor coverings
- 28 (Workspace) - Redecorating to internal doors
- 29 (Workspace) - Redecoration generally
- 30 (Workspace) - No allowance for doors besides that specifically stated within the breakdown
- 31 (Workspace) - Insulation improvements
- 32 (Workspace) - Furniture, fixed or other
- 33 (Workspace) - Reception / entrance desk
- 34 (Workspace) - Works/damp proofing to the basement
- 35 (Workspace) - Any works to kitchen / café / tea points / kitchenettes
- 36 (Workspace) - Sprinklers
- 37 (Workspace) - External Works over above what has been stated
- 38 (Workspace) - We have assumed that all stairs are in good condition and need no repairs
- 39 (Workspace) - Drainage allowance is for
- 40 (Multiuse) - Replacement / refurbishment of floor coverings unless otherwise stated

- 41 (Multiuse) - Redecorating to existing area
- 42 (Multiuse) - Flooring to Multi use hall
- 43 (Multiuse) - No allowance for doors besides that specifically stated within the breakdown
- 44 (Multiuse) - Insulation improvements
- 45 (Multiuse) - Furniture, fixed or other
- 46 (Multiuse) - Reception / entrance desk
- 47 (Multiuse) - Works/damp proofing
- 48 (Multiuse) - Any works to kitchen / café
- 49 (Multiuse) - Sprinklers
- 50 (Multiuse) - External Works
- 51 (Multiuse) - Gas works other than those specifically stated
- 52 (Multiuse) - Services including lighting to multi use hall assumed retained unless specifically stated
- 53 (External) - Existing services and diversion of
- 54 (External) - Soft spots and ground obstructions
- 55 (External) - Additional works in connection with additional service requirements (bridging over)
- 56 (External) - Antiquities and bodies
- 57 (External) - Works to existing properties
- 58 (External) - Amendments / services to adjoining pub
- 59 (External) - Wild life conservation / moving / rehoming any wildlife
- 60 (External) - Contaminated land and asbestos
- 61 (External) - Cross overs / works to paving outside boundary / public domain & highways
- 62 (External) - Any work to the Exmouth Arms or surrounding buildings
- 63 (External) - Extensive repairs or refurbishment to reclaimed materials
- 64 (All) - Audio visual equipment
- 65 (All) - Art work / Bespoke light fittings
- 66 (All) - Internal and external furniture
- 67 (All) - Data logging on entrances

General Exclusions

- 68 Site investigation costs.
- 69 Planning and Building Regulations fees.
- 70 Client contingency / development contingency
- 71 Land acquisition and legal costs.
- 72 Professional fees and expenses
- 73 Tender Price Inflation
- 74 Value Added Tax.
- 75 Counsel direct costs / fees
- 76 Public consultations
- 77 Railtrack / Network Rail / London Underground / HS2 costs and expenses

Disclaimer

- 78 This report is for the use of the party to whom it is addressed and no responsibility can be accepted to any Third



Construction Skills Centre						
Level	CSC GIFA					
	m ²	ft ²	m ²	ft ²	m ²	ft ²
Ground	852	9,171				
First	782	8,417				
TOTAL GIFA	1,634	17,588	-	-	-	-

Workspace					
Level	OFFICE GIFA		OFFICE NETT		NETT TO GROSS
	m ²	ft ²	m ²	ft ²	RATIO %
Ground	924	9,946	380	4,090	41%
First	895	9,634	570	6,135	64%
Second	812	8,740	516	5,554	64%
Third	20	215	-	-	
TOTAL GIFA	2,651	28,535	1,466	15,780	55%

Multiuse Hall						
Level	OFFICE GIFA					
	m ²	ft ²	m ²	ft ²	m ²	ft ²
Ground	420	4,521		-		
TOTAL GIFA	420	4,521	-	-	-	-

Openspace						
Level	Landscaping				TOTAL	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
LBC Open Space	1,120	12,056			1,120	12,056
Common CSC & Workspace	123	1,324		-	123	1,324
Common LBC Open Space & Workspace	210	2,260		-	210	2,260
TOTAL AREA	1,453	15,640	-	-	1,453	15,640

RIBA Stage 2 Cost Plan
Maria Fidelis School

Construction Skills Centre



Beadmans LLP
5-11 Worship Street, London, EC2A 2BH

Level	Work Space GIFA		OFFICE NETT		NETT TO GROSS RATIO %
	m ²	ft ²	m ²	ft ²	
Ground	852	9,171	-	-	0%
First	782	8,417	-	-	0%
			-	-	
			-	-	
TOTAL GIFA	1,634	17,588	-	-	0%

	TOTAL Cost	£/m ²	£/ft ²	% Value
0 SITE CLEARANCE	0	-	0.00	0.00
1 SUBSTRUCTURE	548,850	336	31.21	12.33
2 SUPERSTRUCTURE	1,638,630	1,003	93.17	36.80
2A Frame	303,320	186	17.25	6.81
2B Upper Floors	144,670	89	8.23	3.25
2C Roofs	251,800	154	14.32	5.65
2D Stairs	35,000	21	1.99	0.79
2E External Walls	567,850	348	32.29	12.75
2F Windows and External Doors	131,910	81	7.50	2.96
2G Internal Walls and Partitions	157,780	97	8.97	3.54
2H Internal Doors	46,300	28	2.63	1.04
3 INTERNAL FINISHES	164,030	100	9.33	3.68
3A Wall Finishes	30,260	19	1.72	0.68
3B Floor Finishes	103,770	64	5.90	2.33
3C Ceiling Finishes	30,000	18	1.71	0.67
4 FITTINGS AND FURNISHINGS	30,900	19	1.76	0.69
5 M&E INSTALLATION	874,370	535	49.71	19.64
5A/B Sanitary Appliances and Services Equipment	17,400	11	0.99	0.39
5C Disposal Installations	66,260	41	3.77	1.49
5D Water Installations	50,590	31	2.88	1.14
5E Heat Source	0	-	0.00	0.00
5F/G Space Heating, Air Treatment and Extract	189,730	116	10.79	4.26
5H Electrical Installations	315,470	193	17.94	7.08
5I Gas Installation	-	-	-	-
5J Lifts and Escalators	57,500	35	3.27	1.29
5K Protective Installation	7,520	5	0.43	0.17
5L Fire Alarm, Communications and Security	94,330	58	5.36	2.12
5M Special Installations	46,000	28	2.62	1.03
5N Builders Work in Connection	29,570	18	1.68	0.66
TOTAL BUILDING WORKS	3,256,780	1,993	185.17	73.14
6 EXTERNAL WORKS	294,170	180	16.73	6.61
6A Site Works	107,170	66	6	2
6B Drainage	125,000	76	7.11	2.81
6C External Services	62,000	38	4	1
TOTAL BUILDING AND SITE WORKS	3,550,950	2,173	201.89	79.74
7 ON COSTS	902,280	552	51.30	20.26
7A Preliminaries	497,320	304	28.28	11.17
7B Overheads and profit		inc		
7C Contingency	404,960	248	23.02	9.09
ESTIMATED CONSTRUCTION COST	4,453,230	2,725	253.19	100.01
Rounding adjustment	3	-230	0	-0.01
TOTAL ESTIMATED CONSTRUCTION COST	4,453,000	2,725	253.18	100.00

GIFA 1,634m² 17,588ft²

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE				-	0
1	SUBSTRUCTURE				-	548,850
	<u>Construction Skills Centre</u>					
	<u>Piles</u>					
	Breaking out existing slab	852	m ²	30	25,560	
	Allowance for excavations to accommodate piling mat	511	m ³	45	23,000	
	Assumed 600mm piling matt	511	m ³	80	40,900	
	Piling rig set up	88	nr	50	4,400	
	CFA piles; 450mm; including cartaway; assumed 15m deep	88	nr	2,000	176,000	
	Allowance for cutting tops of piles	88	nr	150	13,200	
	Pile Caps; 750mm x 2100mm x 750mm	69	m ³	250	17,130	
	Pile Caps; 2100mm x 2100mm x 750mm	28	m ³	250	7,090	
	Allowance for reinforcement to above	19	t	1,400	27,120	
	<u>Ground Beams</u>					
	GB1 - 750mm x 600mm	98	m ³	250	24,560	
	GB2 - 1000mm x 750mm	20	m ³	250	4,930	
	GB3 - 600mm x 600mm	4	m ³	250	910	
	Allowance for reinforcement to above	24	t	1,400	34,050	
	<u>Ground Floor Slab</u>					
	Slab; Reinforced insitu slab; 250mm thick	213	m ³	250	53,250	
	Allowance for reinforcement to above	26	t	1,400	35,780	
	Allowance for insulation to above	852	m ²	35	29,820	
	<u>Attenuation tank</u>					
	Excavation to reduce levels; 2000mm	140	m ³	45	6,300	
	Cartway of the above; assumed uncontaminated	140	m ³	40	5,600	
	Slab' Reinforced insitu slab; assumed 250mm thick	18	m ³	250	4,380	
	Walls to form attenuation enclosure; assumed 150mm thick	8	m ³	200	1,530	
	Slab above enclosure; Reinforced insitu slab; assumed 250mm thick	18	m ³	250	4,380	
	Allowance for reinforcement to above; assumed 150kg/t	6	t	1,400	8,960	
2	SUPERSTRUCTURE				-	0
2A	Frame				-	303,320
	<u>Construct Skills Centre</u>					
	<u>Steel Columns - Ground</u>					
	203x203 UC 71	9	t	3,000	26,580	
	<u>Steel Columns - First</u>					
	203x203 UC 71	8	t	3,000	25,090	



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<u>Steel Columns - Roof</u>				
203x203 UC 71	4 t	3,000	12,140	
Allowance for connection	2.1 t	3,000	6,380	
<u>Steel Beams - First Floor</u>				
533x210 UB 109	10.1 t	3,000	30,210	
356x171 UB 67	18.8 t	3,000	56,360	
<u>Steel Beams - Roof</u>				
457x191 UB 98	13 t	3,000	38,040	
457x191 UB 98 Low Level	3 t	3,000	7,530	
406x178 UB 67	9 t	3,000	26,730	
305 x 127 UB 27 Low Level	6 t	3,000	16,690	
305 x 127 UB 27 Low Level	1 t	3,000	3,220	
533x210 UB 109	3 t	3,000	10,430	
Allowance for connections	6.3 t	3,000	18,920	
Allowance for Cross bracing - Vertical; diagonal 100 x 150mm thick steel plates	1 item	5,000	5,000	
Allowance for intumescent paint to steels	1 item	20,000	20,000	
2B Upper Floors			-	144,670
<u>Construct Skills Centre</u>				
Pre Cast Concrete hollowcore planks; 200mm thick; 50mm structural topping	782 m ²	150	117,300	
Allowance for insulation to above	782 m ²	35	27,370	
2C Roof			-	251,800
<u>Construct Skills Centre</u>				
Pre Cast Concrete hollowcore planks; 200mm thick; 50mm structural topping	930 m ²	150	139,550	
insulation to above	930 m ²	55	51,170	
Waterproofing to above; Ply membrane finish	930 m ²	25	23,260	
Roof light; 1000mm x 1000mm	5 m ²	650	3,250	
Roof light; 4900mm x 1400mm	7 m ²	650	4,460	
Roof light; 4900mm x 1900mm	9 m ²	650	6,050	
Roof light; 4900mm x 3000mm	15 m ²	650	9,560	
<u>Lift overrun</u>				
Allowance for lightweight roof to lift overrun	10 m ²	400	4,000	
Insulation to above	10 m ²	50	500	
Allowance for man safe system	1	10,000	10,000	
2D Stairs			-	35,000
Allowance for precast concrete stairs; including balustrading	2 nr	10,000	20,000	
Allowance for steel stairs to mezzanine; including balustrading	1 nr	10,000	10,000	
Allowance for access ladder	1 item	5,000	5,000	

2E External Walls		-	567,850
<u>Construct Skills Centre</u>			
<u>Wall Type 01</u>			
Euroclad sinusoidal steel	515 m ²	400	206,030
Insulation; rockwool mineral or similar	515 m ²	55	28,330
Vapour barrier	515 m ²	10	5,150
Fairfaced Blockwork wall; 140mm	515 m ²	120	61,810
<u>Wall Type 02</u>			
Euroclad sinusoidal steel	184 m ²	400	73,640
Insulation; rockwool mineral or similar	184 m ²	55	10,130
Metsec studs; and Tracks 600mm centres	62 m	110	6,800
Vapour barrier	184 m ²	10	1,840
plasterboard; 2 layers; inside face; dry lined	184 m ²	15	2,760
<u>Wall Type 03</u>			
Blockwork wall; 100mm	125 m ²	90	11,280
Insulation; rockwool mineral or similar; in cavity	125 m ²	55	6,890
Fairface Blockwork wall; 140mm	125 m ²	120	15,040
Glazed walling; assumed stick system; excluding doors	153 m ²	850	130,050
Extra over for perforated screens to glazing	54 m ²	150	8,100
2F Windows & External Doors		-	131,910
<u>Construction Skills Centre Windows</u>			
<u>North Elevation</u>			
Ground floor; full height windows	5 m ²	650	3,380
Ground floor; high level openable	14 m ²	650	9,360
First floor; full height windows	2 m ²	650	1,300
First floor; windows to staff and IT rooms	13 m ²	650	8,450
First floor; windows to Workshops	43 m ²	650	28,080
<u>South Elevation</u>			
First floor; full height windows to workshops	10 m ²	650	6,370
Extra over for grilles	7 nr	150	1,050
First floor; windows to Workshops	46 m ²	650	29,640
<u>East Elevation</u>			
First floor; windows to staff and IT rooms	8 m ²	650	5,070
First floor; high level full height window	3 m ²	650	2,150
<u>West Elevation</u>			
Ground floor; high level	1 m ²	650	910
Ground floor; full height	1 m ²	650	650
First floor; windows to workshops	6 m ²	650	3,580
First floor; full height	1 m ²	650	720
<u>Construction Skills Centre Doors</u>			
External door; single leaf; including ironmongery	1 nr	850	850

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External door; assumed fire door	1 nr	850	850	
External door; glazed; single	3 nr	1,500	4,500	
External door; double; glazed	2 nr	2,500	5,000	
External door; double; louvre to plant	1 nr	5,000	5,000	
Allowance or roller shutters	1 nr	15,000	15,000	
2G Internal Walls & Partitions			-	157,780
Internal stud partitions; gyproc frame or similar including insulation and preparation for drvlined finish	517 m ²	100	51,740	
Fairface Blockwork wall; to form rooms	96 m ²	100	9,570	
Allowance for forming risers	123 m ²	120	14,710	
Fairface Blockwork wall; to form lift shafts & Stairwells	302 m ²	120	36,290	
Internal glazed partitioning to interview rooms	49 m	650	31,850	
Allowance for balustrading to mezzanine; mild steel	42 m	325	13,620	
2H Internal Doors			-	46,300
New internal doors Generally; Single	14 nr	800	11,200	
New internal doors Generally; Skin and half	1 nr	1,300	1,300	
New internal doors Generally; Double	1 nr	1,500	1,500	
New internal doors Generally; Glazed; Single	9 nr	900	8,100	
New internal doors Generally; Glazed; Double	4 nr	1,800	7,200	
New Riser Doors	18 nr	500	9,000	
New single doors; WC cubicles	16 nr	500	8,000	
3 INTERNAL FINISHES			-	0
3A Wall Finishes			-	30,260
General Wall Finishes; paint	2,189 m ²	10	21,890	
Allowance for dust sealer to blockwork walls	398 m ²	4	1,590	
Extra over allowance for reception	182 m ²	15	2,720	
Wall finishes to WC; splash backs; 500mm	24 m ²	70	1,680	
Wall finishes to WC; assume paint above	158 m ²	15	2,380	
3B Floor Finishes			-	103,770
<u>Generally</u>				
Allowance for screed; slabs	1,634 m ²	30	49,020	
Allowance for floor finish generally to class rooms and interview rooms	819 m ²	35	28,670	
Skirting board; all areas	649 m	15	9,730	
<u>Reception</u>				
Extra over allowance to reception feature only	100 m ²	50	5,000	
<u>Stores, machine tools, plant</u>				
Allowance for Epoxy paint	104 m ²	10	1,040	

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<u>Workshops and Lobbies</u>				
Sealed finish to screened floors	647 m ²	10	6,470	
<u>Floors to WC's, kitchens, Wash areas</u>				
Non slip flooring; altro or similar	64 m ²	60	3,840	
3C Ceiling Finishes			-	31,340
<u>All areas excluding workshop and plant</u>				
Suspended ceiling	Excl			
Extra over allowance for acoustic treatment	1 item	15,000	15,000	
<u>All other areas</u>				
Paint to soffit	1,634 m ²	10	16,340	
4 FITTINGS			-	30,900
Statutory signage throughout	1,634 m ²	3	4,900	
Allowance for Reception desk; assumed not bespoke	1 item	8,000	8,000	
Fixed furniture	Excl			
Lockers	Excl			
Allowance for kitchen	1 item	3,000	3,000	
Allowance for external signage	1 item	15,000	15,000	
5 SERVICES INSTALLATIONS			-	0
5A/B Sanitary Appliances and Services Equipment			-	17,400
<u>WC's</u>				
Allow for urinals	Excl			
Allow for WC including cisterns	13 nr	300	3,900	
Allow for wash hand basins to WC's including taps	13 nr	300	3,900	
Allow for toilet rolls holders	13 nr	15	200	
Allow for soap dispensers	13 nr	50	650	
Allow for cleaners sink including floor mounted vitreous china sink, fixings, taps and trap	1 nr	380	380	
Doc M pack; including cistern, seat and covering, flush plate, grab rails	3 nr	1,500	4,500	
Allow for manual towel dispenser	16 nr	100	1,600	
Allow for M&E subcontractors on-costs	15%	15,130	2,270	
5C Disposal Installations			-	66,260
Rainwater disposal pipework installation	1,634 m ²	14	22,880	
Soil, waste and vent to WCs / cleaner's cupboard	1,634 m ²	8	13,070	
Soil, waste and vent to Classrooms	1,634 m ²	3	4,900	
Floor gullies to plantrooms and kitchen spaces	1,634 m ²	2	3,270	
Condensate to FCUs	30 nr	250	7,500	
Condensate to main plant	4 nr	250	1,000	
Connections to below ground drainage	1 item	5,000	5,000	

RIBA STAGE 2 COST PLAN

Allow for M&E subcontractors on-costs	15%	57,620	8,640	
5D Water Installations			-	50,590
Mains cold water supply	1,634 m ²	2	3,270	
Cold water supply distribution	1,634 m ²	20	32,680	
Hot water supply distribution	1,634 m ²	4	6,540	
Local electric water heaters	3 nr	500	1,500	
Allow for M&E subcontractors on-costs	15%	43,990	6,600	
5E Heat Source			-	0
Boilers / Calorifers / central plant, pumps and primary pipework	Excl			
Allow for M&E subcontractors on-costs	15%			
5F/G Space Heating, Air Treatment and Extract			-	189,730
VRF system; complete including pipework and FCUs but excluding controls	640 m ²	90	57,600	
Extract to WC's; complete including ductwork, grilles and attenuators	3 nr	3,500	10,500	
Extract to Kitchen	1 nr	1,000	1,000	
Extract to Classrooms	Excl			
Allowance for isolated cooling to server room	Excl			
Windowmaster Natvent system to Workshop	6 nr	500	3,000	
Electric radiant panels to Workshops only	295 m ²	45	13,280	
2kW wall heaters to WCs	4 nr	300	1,200	
3kW wall heaters to staircores	4 nr	400	1,600	
Mechanical ventilation to classrooms; including AHUs, ductwork, grilles and attenuators	640 m ²	120	76,800	
Allow for M&E subcontractors on-costs	15%	164,980	24,750	
5H Electrical Installations			-	315,470
<u>Lighting</u>				
Light to corridors, class rooms and interview rooms	735 m ²	85	62,500	
Lighting to all other areas	899 m ²	50	44,940	
Allowance for External lighting	1 item	5,000	5,000	
<u>Power</u>				
Main distribution board, cabling and busbars to riser	1,634 m ²	40	65,360	
Small power throughout	1,634 m ²	30	49,020	
Data	1,634 m ²	8	13,070	
Wi-Fi	Excl			
PV	18 nr	2,200	39,600	
Backup power; UPS, generators etc	Excl			
Allow for M&E subcontractors on-costs	15%	239,890	35,980	

5I Gas Installation			-	0
Allowance for gas connection	Excl			
Allow for M&E subcontractors on-costs	15%			
5J Lifts and Escalators			-	57,500
New passenger lifts	1 nr	50,000	50,000	
Allow for M&E subcontractors on-costs	15%	50,000	7,500	
5K Protective Installations			-	7,520
Dry Riser	1 Excl			
Lightning protection	1,634 m ²	2	3,270	
Earthing and bonding	1,634 m ²	2	3,270	
Sprinklers	Excl			
Allow for M&E subcontractors on-costs	15%	6,540	980	
5L Fire Alarms, Communications & Security			-	94,330
New fire alarm system throughout	1,634 m ²	18	29,410	
Disabled WC alarm	3 nr	650	1,950	
Disabled Refuge alarm	4 nr	650	2,600	
Intruder alarm system	1 item	15,000	15,000	
Access control system	1 item	10,000	10,000	
Internal CCTV	1 item	10,000	10,000	
Shared containment systems	1,634 m ²	8	13,070	
External CCTV	Excl			
TV points	Excl			
Allow for M&E subcontractors on-costs	15%	82,030	12,300	
5M Specialist Installations			-	46,000
Allowance for BMS	1 item	40,000	40,000	
Allow for M&E subcontractors on-costs	15%	40,000	6,000	
5N Builders Work in Connection			-	29,570
BWIC General	3.5%	844,800	29,570	
6 EXTERNAL WORKS			-	0
6A Site Works			-	107,170
<u>External Work Space Foundations</u>				
<u>*Note - existing slab / tarmac to be re used</u>				
Allowance for making good existing tarmac; patch repair only	1 item	6,000	6,000	
<u>Foundations</u>				
<u>Excavation to reduce levels for foundations</u>	49 m ³	45	2,230	
Strip footings; 600mm wide; mass concrete	11 m ³	250	2,850	
Back filing	38 m ³	45	1,710	

RIBA STAGE 2 COST PLAN

Ground Floor Slab - Stores				
RC Slab; insitu; 200mm thick	7 m ²	250	1,650	
Allowance for reinforcement to above	1 t	1,400	1,110	
Ground Floor Slab - Yard				
Allowance for minor repairs to existing tarmac only	135 m ²	45	6,080	
External Work Space Roof				
50 x 200 C24 Joists; 400c/c	33 m ²	250	8,250	
12mm Plyboard; screwed to each joist at minimum 300c/c	33 m ²	20	660	
Insulation to above	33 m ²	35	1,160	
Waterproofing to above; Ply membrane finish	33 m ²	25	830	
External Work Space External Walls				
Brickwork wall; 215mm thick	107 m ²	90	9,640	
External Workspace Doors				
External Door to store; double; including ironmongery	2 nr	1,500	3,000	
Allowance for lighting and power to stores	1 item	1,000	1,000	
Access Controlled Gate to Starcross Street	1 item	22,000	22,000	
Wall and gates to right of main entrance	1 item	13,000	13,000	
Chain link fence to west boundary of yard incorporating single leaf pedestrian gate	1 item	12,000	12,000	
Manual gates to yard	1 item	14,000	14,000	
6B Drainage			-	125,000
Attenuation tank; 146m ³ ; to attenuate to 1 in 1 Greenfield rate	1 item	50,000	50,000	
Allowance for pump to above and power requirements	1 item	10,000	10,000	
Attenuation enclosure - see sub structure	Note			
Surface water pipework	165 m	200	33,000	
Surface water manholes	12 nr	800	9,600	
Foul water pipework	75 m	160	12,000	
Foul water manholes	4 nr	600	2,400	
Hydrobrake chamber	1 nr	8,000	8,000	
6C External Services			-	62,000
Allowance for substation (Incl enclosure) -	Excl			
Allowance for services diversions	Excl			
Allowance for electrical supply	1 item	25,000	25,000	
Allowance for gas supply	Excl			
Allowance for incoming water supply	1 item	7,000	7,000	
Allowance for data / comms	1 item	2,000	2,000	
Allowance for drainage connections	1 item	8,000	8,000	
Allowance for services diversions	Excl			

Allowance builders work in connection	1 item	20,000	20,000	
7 ON COSTS			-	0
7A Preliminaries			-	497,320
General allowance for Preliminaries	14.00%	3,552,290	497,320	
7B Overheads & Profit			-	0
General allowance for Overheads & profit	inc			
7C Contingency			-	404,960
General allowance for Contingency - contingency on main summary	10.00%	4,049,610	404,960	

Windows

	Wall Type 1 (m2)	Wall Type 2 (m2)	Wall Type 3 (m2)	Wall Type 4 (m2)
G				
1	0	0	0	0

Internal walls & Doors

	Internal stud partitions; gyproc frame or similar including insulation and preparation for finish (m)	Assumed block work	Risers (m)	Blockwork wall; to form lift shafts and stair wells (m)	Internal Glazing (m)	New internal doors Generally; Single	New internal doors Generally; skin and half	New internal doors Generally; Double	New internal doors Generally; Glazed; Single	New internal doors Generally; Glazed; Double	New Riser Doors	Partitioning to form wc cubicles	WC Doors
G	75	29.9	18	59	33	6		1	6	2	10	18.4	13
1	87		20	35	16	8	1		3		8	12	3
	162	30	38	95	49	14	1	1	9	4	18	31	16

Upper floors

	Lift (m2)
1	
2	
3	0

Roof

	Lift roof (metal decking)	Lift slab
1		
2		
3	930.3	10
	930.3	10

External wall measure

	W1 (m)	W2 (m)	W3 (m)	W4 (m)	Height	W1 (m2)	W2 (m2)	W3 (m2)	W4 (m2)	External Gazin	External Gazing m2
R	100	39			4	289	157	141	0	20	72
1	78	62	39	0	4.5	351	197	0	0	18	81
	178	62	39	0		515	184	125	0		153

DOT windows 124.9 13 15.4

External Doors

	External door; single leaf; including ironmongery	External door; assumed fire door	External door; glazed; single	External door; double; glazed	External door; double; louvre to plant
R	1	1	3	2	1
1	1	1	3	2	1

Floor Finishes

	WC tiles (m2)	Finish to lift lobby (m2)
R	75	22
1	40	
2	40	
	155	22

WC & Sanitary ware

	New WC cubicle (nr)	DDA Cubicle (nr)	Shower Cubicle (nr)	Sink (nr)	Cleaners sink
G	9	2		9	1
1	4	1		9	1
	13	3	0	9	1

Net Areas

	Machine	Tutors	First Aid	CSCS	WC	DDA wc	Interview rooms	CNC Workshop	Studio	Office	Reception	Classroom	IT	Drive Simulate	Staff	Plant
G	27	34.9	10	50	39	4			27	75	100	241	56	26	33	27
1		21			21		41.4	24				241	56	26	33	27
	27	35.9	10	50	60	4	41.4	24	27	75	100	241	56	26	33	27

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE				-	177,200
	Allowance for demolishing existing building and site clearance	1	item	70,000	70,000	
	Allowance for removal of existing external covering; including top soil, grass, paving and the like	1,020	m ³	45	45,900	
	Cart away of above; uncontaminated	1,020	m ³	50	51,000	
	Allowance for removal of miscellaneous items; shrubs, benches, bins signage as deemed required	1,700	m ²	5	8,500	
	Remove, and cartaway existing trees; assuming trunks less than 500mm	1	nr	1,800	1,800	
1	SUBSTRUCTURE				-	0
2	SUPERSTRUCTURE				-	0
2A	Frame				-	0
2B	Upper Floors				-	0
2C	Roof				-	0
2D	Stairs				-	0
2E	External Walls				-	0
2F	Windows & External Doors				-	0
2G	Internal Walls & Partitions				-	0
2H	Internal Doors				-	0
3	INTERNAL FINISHES				-	0
3A	Wall Finishes				-	0
3B	Floor Finishes				-	0
3C	Ceiling Finishes				-	0
4	FITTINGS				-	3,600
	Picnic benches; including all fixings; excluding umbrella	3	nr	1,200	3,600	

5 SERVICES INSTALLATIONS				-	0
5A/B Sanitary Appliances and Services Equipment				-	0
5C Disposal Installations				-	0
5D Water Installations				-	0
5E Heat Source				-	0
5F/G Space Heating, Air Treatment and Extract				-	0
5H Electrical Installations				-	5,800
<u>External Lighting</u>					
Ducting route	16 m	50	800		
<u>Power</u>					
Allowance for feeder pillar and power	1 item	5,000	5,000		
5I Gas Installation				-	0
5J Lifts and Escalators				-	0
5K Protective Installations				-	0
5L Fire Alarms, Communications & Security				-	0
CCTV		Excl			
Wi-Fi		Excl			
TV points		Excl			
Allow for M&E subcontractors on-costs	15%				
5M Specialist Installations				-	0
5N Builders Work in Connection				-	200
BWIC General	3.5%	5,800	200		
6 EXTERNAL WORKS				-	0
6A Site Works				-	5,850
<u>Soft Landscaping</u>					
Hardworks; Standard macadam; to be made good only	390 m ²	10	3,900		
Allowance for leveling all landscaping	390 m ²	5	1,950		

6B Drainage			-	3,000
Surface water drainage	1 item	3,000	3,000	
Foul water drainage	Excl			
Man holes, breaks, tanks	Excl			
Attenuation	Excl			
6C External Services			-	0
Allowance for disconnection of existing supplies - Shown on main summary	Excl			
Allowance for substation (Incl enclosure) - Shown on main summary	Excl			
Allowance for gas supply - Shown on main summary	Excl			
Allowance for incoming water supply - Shown on main summary	Excl			
Allowance for data / comms - Shown on main summary	Excl			
Allowance for drainage connections - Shown on main summary	Excl			
Allowance for services diversions - Shown on main summary	Excl			
7 ON COSTS			-	0
7A Preliminaries			-	2,580
General allowance for Preliminaries	14.00%	18,450	2,580	
7B Overheads & Profit			-	0
General allowance for Overheads & profit	inc			
7C Contingency			-	2,100
General allowance for Contingency - contingency on main summary	10.00%	21,030	2,100	
TOTAL				200,330

RIBA Stage 2 Cost Plan
Maria Fidelis School

Workspace



Beadmans LLP
5-11 Worship Street, London, EC2A 2BH

Level	OFFICE GIFA		OFFICE NETT		NETT TO GROSS RATIO %
	m ²	ft ²	m ²	ft ²	
Ground	924	9,946	380	4,090	41%
First	895	9,634	570	6,135	64%
Second	812	8,740	516	5,554	64%
Third	20	215		-	
TOTAL GIFA	2,651	28,535	1,466	15,780	55%

	TOTAL Cost	£/m ²	£/ft ²	% Value
0 SITE CLEARANCE	71,160	7	2.49	2.18
1 SUBSTRUCTURE	24,750	9	0.87	0.76
2 SUPERSTRUCTURE	848,780	320	29.74	26.05
2A Frame	85,740	32	3.00	2.63
2B Upper Floors	5,850	2	0.21	0.18
2C Roofs	38,310	14	1.34	1.18
2D Stairs	14,070	5	0.49	0.43
2E External Walls	345,850	130	12.12	10.62
2F Windows and External Doors	280,460	106	9.83	8.61
2G Internal Walls and Partitions	32,900	12	1.15	1.01
2H Internal Doors	45,600	17	1.60	1.40
3 INTERNAL FINISHES	66,840	25	2.34	2.05
3A Wall Finishes	25,070	9	0.88	0.77
3B Floor Finishes	21,770	8	0.76	0.67
3C Ceiling Finishes	20,000	8	0.70	0.61
4 FITTINGS AND FURNISHINGS	55,000	21	1.93	1.69
5 M&E INSTALLATION	1,518,580	573	53.22	46.61
5A/B Sanitary Appliances and Services Equipment	123,050	46	4.31	3.78
5C Disposal Installations	32,890	12	1.15	1.01
5D Water Installations	10,700	4	0.37	0.33
5E Heat Source	7,000	3	0.25	0.21
5F/G Space Heating, Air Treatment and Extract	477,640	180	16.74	14.66
5H Electrical Installations	486,860	184	17.06	14.94
5I Gas Installation	22,500	8	1	1
5J Lifts and Escalators	161,000	61	5.64	4.94
5K Protective Installation	15,240	6	0.53	0.47
5L Fire Alarm, Communications and Security	83,720	32	2.93	2.57
5M Special Installations	25,670	10	0.90	0.79
5N Builders Work in Connection	72,310	27	2.53	2.22
TOTAL BUILDING WORKS	2,585,110	975	90.59	79.35
6 EXTERNAL WORKS	10,250	4	0.36	0.31
6A Site Works	-	-	-	-
6B Drainage	10,250	4	0.36	0.31
6C External Services	-	-	-	-
TOTAL BUILDING AND SITE WORKS	2,595,360	979	90.95	79.66
7 ON COSTS	662,600	250	23.22	20.34
7A Preliminaries	352,670	133	12.36	10.82
7B Overheads and profit		inc		
7C Contingency	309,930	117	10.86	9.51
ESTIMATED CONSTRUCTION COST	3,257,960	1,229	114.17	100.00
Rounding adjustment	3	40	0	0.00
TOTAL ESTIMATED CONSTRUCTION COST	3,258,000	1,229	114.17	100.00
	GIFA	2,651m ²	28,535ft ²	

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE				-	71,160
	Strip out internal walls; non loadbearing	141	m	30	4,220	
	Remove internal doors and frames	46	nr	20	920	
	Remove existing windows and frames; deemed to be irreparable	10	nr	50	500	
	Remove and disconnect sinks	50	nr	50	2,500	
	Remove and disconnect WC / shower cubicles	25	nr	50	1,250	
	Remove existing work surfaces	123	m	50	6,150	
	Remove small stairs to first floor	2	nr	250	500	
	Remove stage / podium on first floor	25	m ²	50	1,250	
	Remove existing floor finish to WC	141	m ²	25	3,530	
	Allowance for forming opening to allow for main entrance installation	1	item	500	500	
	Allowance for forming opening to allow for new lift installation	1	item	500	500	
	Allowance for penetrations for new services	1	item	1,000	1,000	
	Remove of redundant flues / extract	1	item	5,000	5,000	
	Allowance to remove redundant cabling	1	item	5,000	5,000	
	Remove roof coverings to top of stairs only	35	m ²	50	1,750	
	Remove external stair at ground floor to accommodate new entrance pavilion	1	item	750	750	
	Allowance for grubbing up and removing existing redundant drainage	42	m	20	840	
	Allowance for asbestos removal; subject to surveys	1	Prov	30,000	30,000	
	Allowance for creating openings to accommodate new beams	1	item	5,000	5,000	
1	SUBSTRUCTURE				-	24,750
	<u>New front Entrance</u>					
	Breaking out existing slab	22	m ²	30	660	
	Excavation to form foundations	14	m ³	45	610	
	Mass concrete strip footings; 800x1700	14	m ³	250	3,400	
	RC insitu suspended slab; 225 thick	5	m ³	250	1,240	
	Reinforcement to above; assumed 120kg/m3	0.6	t	1,400	830	
	Insulation to the above	22	m ²	35	770	
	Allowance for tooled connections into existing wll at 440 c/c; hit and miss sequence	1	item	1,000	1,000	

RIBA STAGE 2 COST PLAN

New rear lift

Breaking out existing slab	30 m ²	30	900
Allowance for excavations to foundations	48 m ³	45	2,160
RC slab; 250mm thick	11 m ³	250	2,700
RC raft slab; 500mm thick	15 m ³	250	3,750
Reinforcement to above; assumed 120kg/m ³	3.1 t	1,400	4,330
Insulation to slab	26 m ²	35	900
Allowance for isolation joint between foundations and existing building	1 item	1,500	1,500

2 SUPERSTRUCTURE

-

0

2A Frame

-

85,740**New front Entrance**

Steel Beams			
150x90x24 PFC	0.3 t	4,000	1,240
152x152 UC 37	0.3 t	4,000	1,230
200x90x30 PFC	1.3 t	4,000	5,340
Steel Columns			
90x90x6.3 RHS	0.2	4,000	890
Allowance for connection	0.2 t	4,000	870
Allowance for notching into existing masonry	6 nr	200	1,200
Allowance for tying columns into wall	1 item	2,500	2,500

New rear lift

Steel Beams			
150x90x24 PFC	0.8 t	4,000	3,230
Steel Columns			
90x90x6.3 RHS	0.1 t	4,000	460
Allowance for connections	0.1 t	4,000	370
Allowance for notching into masonry	10 nr	200	2,000
Allowance for 30x5 restraint straps screwed into joist and shot fired to top of steel beams	16 nr	50	800
Allowance for tying columns into wall	1 item	2,000	2,000

Existing Area

Steel Beams			
150x90x24 PFC	0.8 t	4,000	3,160
203x205 UC 60	0.3 t	4,000	1,390
152x152 UC 37	0.3 t	4,000	1,150
254x254 UC 89	1.7 t	4,000	6,620
Steel Columns			
90x90x6.3 RHS	0.2 t	4,000	690
Allowance for connection	0.3 t	4,000	1,300
Allowance for notching into masonry	21 nr	1,000	21,000
Allowance for concrete padstones	12 nr	200	2,400

RIBA STAGE 2 COST PLAN

Allowance for fire protection to steel work	1 item	10,000	10,000	
<u>Roof Plant Deck</u>				
Steel Beams				
152x152 UC 37	1.9 t	4,000	7,490	
200x90x30 PFC	0.3 t	4,000	1,160	
356x171 UB 67	1.1 t	4,000	4,420	
Steel Columns				
90x90x6.3 RHS	0.0 t	4,000	130	
Allowance for connection	0.3 t	4,000	1,320	
Allowance for concrete padstone				
660x100x215	6 nr	200	1,200	
440x100x215	1 nr	180	180	
2B Upper Floors			-	5,850
<u>New rear lift</u>				
50x150 c25 joists at 400 c/c	31 m ²	120	3,670	
Insulation to above	31 m ²	35	1,070	
ply board; 18mm; screwed to joists at 300 c/c	31 m ²	20	610	
Extra over allowance for connections into existing structure	1 item	500	500	
Allowance for strengthening works / making good of existing upper floors	Excl			
2C Roof			-	38,310
<u>New front Entrance</u>				
150mm metal deck	22 m ²	180	3,960	
insulation to above	22 m ²	35	770	
Waterproofing to slab	22 m ²	75	1,650	
<u>New rear lift</u>				
200mm Concrete slab	2 m ³	250	500	
Reinforcement to above; assumed 120kg/m3	0.2 t	1,400	340	
Shuttering to above	60 m ²	35	2,100	
Insulation to above	10 m ²	35	350	
Waterproofing to slab	10 m ²	75	750	
150mm metal deck	14 m ²	180	2,520	
insulation to above	14 m ²	35	490	
Waterproofing to above	14 m ²	75	1,050	
<u>Existing Area</u>				
Allowance for new roof covering; top of stairs only	35 m ²	85	2,980	
Allowance for man safe system	Excl			
Allowance for balustrade to perimeter of roof	Excl			
Allowance for minor repairs to flashing and upstands	1 item	5,000	5,000	

RIBA STAGE 2 COST PLAN

Roof Plant Deck				
Welded metal mesh flooring; Redman fisher (or similar) 30/100, 40x5 bar	85 m ²	110	9,350	
Allowance for hand rail to top of parapet; assumed key clamp system or similar	26 m	250	6,500	
2D Stairs			-	14,070
Allowance for new nosing to all stairs	113 m	20	2,270	
Metal flat top with mid rail fixed into concrete stair treads	14 m	700	9,800	
Allowance for metal stairs to suit layout of roof plant deck; assumed qty	4 nr	500	2,000	
2E External Walls			-	345,850
Allowance for scaffold to entire building	2,672 m ²	50	133,580	
Allowance for brick, stone and other repairs to the existing façade	Excl			
Allowance for localised removal of moss and the like from stone copings / parapets / cornices	2,672 m ²	2	5,340	
Allowance for localised repairs to brick, where penetrations require sealing	5 nr	500	2,500	
New rear lift				
W1 - 215mm thick solid blockwork wall	52 m ²	125	6,560	
W2 - 102.5mm brickwork wall outer leaf	365 m ²	200	72,930	
Assumed insulation to above	365 m ²	65	23,700	
Assumed vapour barrier	365 m ²	10	3,650	
200mm Stepoc reinforced blockwork walls	365 m ²	150	54,700	
Extra over for ties into existing building	1 item	2,500	2,500	
New front Entrance				
New glazed entrance; excluding doors	45 m ²	900	40,390	
2F Windows & External Doors			-	280,460
Windows				
Allowance for windows to be re-beaded with putty; assumed to circa 3 location on each window	47 nr	100	4,730	
Allowance for new cills to all windows on ground floor; assume timber	58 nr	300	17,400	
Allowance for new cills to upper floors; assume timber	131 nr	300	39,300	
Allowance for replacement glass; as existing assume single glazed	20 nr	500	10,000	
Allowance for redecoration to all windows; external	189 nr	75	14,180	
Secondary glazing to windows (excludes common areas)	158 nr	1,000	158,000	
Allowance for redecoration to all windows; internal	189 nr	50	9,450	

RIBA STAGE 2 COST PLAN

<u>Doors</u>				
<u>New front Entrance</u>				
New double glazed entrance doors; assumed automated	1 nr	10,000	10,000	
<u>Existing Area</u>				
Double doors to roof; Aluminium thermal break	2 nr	1,200	2,400	
Allowance for repairs to existing external doors	Excl			
Allowance for redecoration to timber soffit and fascia areas	1 item	15,000	15,000	
2G Internal Walls & Partitions			-	32,900
Assumed blockwork partitions	80 m	125	10,030	
Internal stud partitions; gyproc frame or similar including insulation and preparation for finish; finish to be carried out by others	58 m	130	7,530	
Allowance for making good to internal walls following strip out; allowance for minor repairs only	1,034 m	10	10,340	
Allowance to for new riser surrounds; assume shaft wall	2 nr	2,500	5,000	
2H Internal Doors			-	45,600
Allowance for new doors as shown Incl frame	46 nr	650	29,900	
Double timber fire doors; 60min; smoke seals Incl frame	8 nr	1,000	8,000	
New locks to all existing doors	34 nr	50	1,700	
Allowance for riser door; assumed 2 risers per floor	12 nr	500	6,000	
3 INTERNAL FINISHES			-	0
3A Wall Finishes			-	25,070
General Wall Finishes	Excl			
Wall finishes to WC; assume half height tile	108 m ²	70	7,560	
Wall finishes to WC; assume paint above	207 m ²	15	3,110	
Wall finishes to lift lobby	288 m ²	50	14,400	
3B Floor Finishes			-	21,770
Allowance for general deep clean to all flooring	2,595 m ²	2	5,190	
Floor finish to new WC; assumed tiles	155 m ²	85	13,180	
Floor finish to Main entrance area; assumed tiles	22 m ²	85	1,870	
Floor finish to lift core; assume carpet	31 m ²	50	1,530	
Floor finish to ground floor kitchen	Excl			

RIBA STAGE 2 COST PLAN

3C Ceiling Finishes				-	14,880
General Ceiling Finishes to offices					
Ceiling finishes to land lord areas; paint or similar	744	Excl m ²	20	14,880	
4 FITTINGS				-	55,000
Allowance for new building signage (illuminated)	1	item	20,000	20,000	
Reception desk		Excl			
Allowance for statutory signage	1	item	5,000	5,000	
Allowance for kitchen fittings		Excl			
Acoustic plant enclosure	1	item	30,000	30,000	
5 SERVICES INSTALLATIONS				-	0
5A/B Sanitary Appliances and Services Equipment				-	123,050
Allowance for WC cubicles; assumed super loo or similar Incl WC, WHB, IPS, door and associated items	21	nr	4,000	84,000	
Allowance for DDA cubicles assumed super loo or similar Incl WC, WHB, IPS, door, doc M and associated items	4	nr	4,500	18,000	
Allowance for shower cubicles	2	nr	2,500	5,000	
WC accessories		inc			
To above drainage connections elsewhere		Note			
Allow for M&E subcontractors on-costs	15%		107,000	16,050	
5C Disposal Installations				-	32,890
Allowance for Prep / repair existing gutters, down pipes, hoppers, fixings; assumed 12 per floor	36	nr	300	10,800	
Waste pipes to sanitary appliances; assumed connecting into existing system	52	nr	150	7,800	
Waste pipes to kitchens		Excl			
Allowance for waste pipes to landlord areas	1	item	5,000	5,000	
Allowance for relocation of soil pipes in risers	1	item	5,000	5,000	
Allow for M&E subcontractors on-costs	15%		28,600	4,290	
5D Water Installations				-	10,700
Connections to sanitary appliances	52	nr	150	7,800	
Connection to kitchens		Excl			
Hot water distribution					
Connections to sanitary appliances	10		150	1,500	
Connections to kitchens		Excl			
Allow for M&E subcontractors on-costs	15%		9,300	1,400	
5E Heat Source				-	7,000
Assumed reusing existing wet system; allowance for validation surveys only	1	item	7,000	7,000	

RIBA STAGE 2 COST PLAN

5F/G Space Heating, Air Treatment and Extract			-	477,640
Heating, cooling & ventilation generally - primary plant, pipework's and ductwork throughout; assumed exposed services	1,466 m ²	200	293,200	
Allowance for cross talk attenuation; assumed sty based nr per working area; allowance for grilles only	54 nr	100	5,400	
Allowance for heating to common areas	1,185 m ²	50	59,250	
AHU plant (office space ventilation)	1 item	50,000	50,000	
AHU plant (WC space ventilation)	1 item	25,000	25,000	
Allow for M&E subcontractors on-costs	15%	298,600	44,790	
5H Electrical Installations			-	486,860
<u>Lighting</u>				
Lighting to all areas as part of shell and core, linear direct / indirect suspended LED type fittings – m2 rate	2,651 m ²	80	212,080	
Extra over for emergency lighting	2,651 m ²	20	53,020	
External lighting	Excl			
Lighting to roof top plant enclosure	1 item	2,500	2,500	
<u>Power</u>				
Assumed sufficient power supply, no anticipated upgrades.	Excl			
Allowance for primary power routes to distribution boards	1 item	10,000	10,000	
Small power to offices (10x socket outlet)	240 nr	90	21,600	
Small power to land lord areas	744 m ²	15	11,160	
Dado to all office perimeter	600 m	150	90,000	
Power sub board and data - to roof; enclosure and access	1 item	3,000	3,000	
Allowance for comms room	1 item	20,000	20,000	
Allow for M&E subcontractors on-costs	15%	423,360	63,500	
5I Gas Installation			-	22,500
Disconnect the existing service at the main and connect to the existing PE main	1 item	22,500	22,500	
Allowance for gas installation	Excl			
Allowance for upgrading existing boilers	Excl			
5J Lifts and Escalators			-	161,000
New passenger lifts	2 nr	70,000	140,000	
Allow for M&E subcontractors on-costs	15%	140,000	21,000	
5K Protective Installations			-	15,240
Allowance for repairs to existing lightning protection and upgrades as required	2,651 m ²	2	5,300	
Sprinkler / fire suppression installation	Excl			

RIBA STAGE 2 COST PLAN

Earthing and bonding	2,651 m ²	3	7,950	
Allow for M&E subcontractors on-costs	15%	13,250	1,990	
5L Fire Alarms, Communications & Security			-	83,720
New fire alarm system throughout	2,651 m ²	18	47,720	
Smoke vents	Excl			
Intruder alarm system	Excl			
CCTV	Excl			
Data - RJ45 outlet assumed 5 per office space	120 nr	85	10,200	
RJ45 to other areas	744 m ²	20	14,880	
Wi-Fi	Excl			
TV points	Excl			
Allow for M&E subcontractors on-costs	15%	72,800	10,920	
5M Specialist Installations			-	25,670
BMS to landlord areas only (including circulation, plant, WC)	744 m ²	30	22,320	
Allow for M&E subcontractors on-costs	15%	22,320	3,350	
5N Builders Work in Connection			-	72,310
BWIC General	5.0%	1,446,270	72,310	
6 EXTERNAL WORKS			-	0
6A Site Works			-	0
6B Drainage			-	10,250
Surface water drainage	11 m	250	2,750	
Foul water drainage	30 m	250	7,500	
Man holes, breaks, tanks	Excl			
Attenuation	Excl			
6C External Services			-	0
Allowance for disconnection of existing supplies - Shown on main summary	Excl			
Allowance for substation (Incl enclosure) - Shown on main summary	Excl			
Allowance for gas supply - Shown on main summary	Excl			
Allowance for incoming water supply - Shown on main summary	Excl			
Allowance for data / comms - Shown on main summary	Excl			
Allowance for drainage connections - Shown on main summary	Excl			
Allowance for services diversions - Shown on main summary	Excl			

7 ON COSTS			-	0
7A Preliminaries			-	352,670
General allowance for Preliminaries	14.00%	2,519,080	352,670	
7B Overheads & Profit			-	0
General allowance for Overheads & profit	inc			
7C Contingency			-	309,930
General allowance for Contingency - contingency on main summary	10.00%	3,099,330	309,930	

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE				-	45,260
	Allowance for removal of existing external covering; including top soil, grass, paving and the like	438	m ³	45	19,710	
	Cart away of above; uncontaminated	438	m ³	50	21,900	
	Allowance for removal of miscellaneous items; shrubs, benches, bins signage as deemed required	730	m ²	5	3,650	
1	SUBSTRUCTURE				-	25,980
	<u>Fencing</u>					
	Excavation; preparation for fencing	2	m ³	45	90	
	Concrete strip footing; assumed 200mm thick	1	m ³	250	210	
	<u>Planters</u>					
	Excavation; preparation for planters	123	m ³	45	5,510	
	Concrete strip footing; assumed 200mm thick	15	m ³	250	3,760	
	Concrete planter; to 300mm above ground level	25	m ³	250	6,200	
	Timber Sleepers to planters; horizontal; weather treated	23	m ²	85	1,920	
	Timber Sleepers to plants; Vertical; weather treated	23	m ²	85	1,920	
	Backfilling to form planters	135	m ³	40	5,390	
	Top soil and preparation for planting	25	m ³	40	980	
2	SUPERSTRUCTURE				-	0
2A	Frame				-	0
2B	Upper Floors				-	0
2C	Roof				-	0
2D	Stairs				-	0
2E	External Walls				-	0
2F	Windows & External Doors				-	0
2G	Internal Walls & Partitions				-	0
2H	Internal Doors				-	0

3	INTERNAL FINISHES			-	0
3A	Wall Finishes			-	0
3B	Floor Finishes			-	0
3C	Ceiling Finishes			-	0
4	FITTINGS			-	15,460
	Cycle Racks; Sheffield	4 nr	115	460	
	Allowance for bespoke seating to Workspace entrance	1 Item	15,000	15,000	
5	SERVICES INSTALLATIONS			-	0
5A/B	Sanitary Appliances and Services Equipment			-	0
5C	Disposal Installations			-	0
5D	Water Installations			-	0
5E	Heat Source			-	0
5F/G	Space Heating, Air Treatment and Extract			-	0
5H	Electrical Installations			-	84,150
	<u>External Lighting</u>				
	Bollard lights; NYX bollard	40 nr	650	26,000	
	Wall mounted lights; NYX	160 nr	250	40,000	
	Ducting route	23 m	50	1,150	
	Juction boxes and gladed connections	200 nr	50	10,000	
	<u>Power</u>				
	Allowance for feeder pillar and power	1 item	7,000	7,000	
5I	Gas Installation			-	0
5J	Lifts and Escalators			-	0
5K	Protective Installations			-	0
5L	Fire Alarms, Communications & Security			-	0
	CCTV		Excl		
	Wi-Fi		Excl		
	TV points		Excl		
	Allow for M&E subcontractors on-costs	15%			

5M Specialist Installations			-	0
5N Builders Work in Connection			-	2,950
BWIC General	3.5%	84,150	2,950	
6 EXTERNAL WORKS			-	0
6A Site Works			-	125,770
<u>Hard Landscaping</u>				
Hardworks; Standard macadam	443 m ²	10	4,430	
Hardworks; Pre cast concrete flag paving 900mm x 600mm tiles; 50mm thick	164 m ²	200	32,800	
Hardworks; Permeable resin bound gravel; including ground course	180 m ²	50	9,020	
<u>Soft Landscaping</u>				
Proposed Rain Garden	114 m ²	3	340	
Extra over for forming, berm and mulch	114 m ²	5	570	
Extra over for reducing depth	114 m ²	40	4,550	
Proposed Stuctural and Evergreen Shrub Planting	27 m ²	55	1,480	
Allowance for leveling all landscaping	1,155 m ²	5	5,780	
<u>Planters</u>				
Moveable timber planters	7 nr	1,250	8,750	
<u>Fencing</u>				
Reclaimed railings; 1800mm high; to be connected to strip footings; install only Extra over; Gates / entrance	21 m	50	1,050	
Allowance only for sandblasting / treatment to reclaimed fencing	1 item	10,000	10,000	
Allowance for installation of fencing; including new metal posts at 2000mm cc	1 item	3,000	3,000	
Allowance for Automated gates; North Gower Street	1 item	4,000	4,000	
Allowance for Automated gates; North Gower Street	1 item	40,000	40,000	
6B Drainage			-	15,000
Surface water drainage	1 item	15,000	15,000	
Foul water drainage	Excl			
Man holes, breaks, tanks	Excl			
Attenuation	Excl			
6C External Services			-	0
Allowance for disconnection of existing supplies - Shown on main summary	Excl			
Allowance for substation (Incl enclosure) - Shown on main summary	Excl			
Allowance for gas supply - Shown on main summary	Excl			
Allowance for incoming water supply - Shown on main summary	Excl			

RIBA STAGE 2 COST PLAN

Allowance for data / comms - Shown on main summary	Excl			
Allowance for drainage connections - Shown on main summary	Excl			
Allowance for services diversions - Shown on main summary	Excl			
7 ON COSTS			-	0
7A Preliminaries			-	37,700
General allowance for Preliminaries	14.00%	269,310	37,700	
7B Overheads & Profit			-	0
General allowance for Overheads & profit	inc			
7C Contingency			-	30,700
General allowance for Contingency - contingency on main summary	10.00%	307,010	30,700	
TOTAL				382,970

Level	OFFICE GIFA		OFFICE NETT		NETT TO GROSS RATIO %
	m ²	ft ²	m ²	ft ²	
Ground	420	4,521	380	4,090	90%
TOTAL GIFA	420	4,521	380	4,090	90%

	TOTAL Cost	£/m ²	£/ft ²	% Value
0 SITE CLEARANCE	12,840	1	2.84	4.62
1 SUBSTRUCTURE	0	-	0.00	0.00
2 SUPERSTRUCTURE	66,830	159	14.78	24.04
2A Frame	13,280	32	2.94	4.78
2B Upper Floors	0	-	0.00	0.00
2C Roofs	2,560	6	0.57	0.92
2D Stairs	0	-	0.00	0.00
2E External Walls	16,150	38	3.57	5.81
2F Windows and External Doors	17,000	40	3.76	6.12
2G Internal Walls and Partitions	9,190	22	2.03	3.31
2H Internal Doors	8,650	21	1.91	3.11
3 INTERNAL FINISHES	14,220	34	3.15	5.12
3A Wall Finishes	7,150	17	1.58	2.57
3B Floor Finishes	7,070	17	1.56	2.54
3C Ceiling Finishes	0	-	0.00	0.00
4 FITTINGS AND FURNISHINGS	16,260	39	3.60	5.85
5 M&E INSTALLATION	112,830	269	24.96	40.59
5A/B Sanitary Appliances and Services Equipment	17,250	41	3.82	6.21
5C Disposal Installations	10,870	26	2.40	3.91
5D Water Installations	3,620	9	0.80	1.30
5E Heat Source	0	-	0.00	0.00
5F/G Space Heating, Air Treatment and Extract	30,880	74	6.83	11.11
5H Electrical Installations	24,830	59	5.49	8.93
5I Gas Installation	-	-	-	-
5J Lifts and Escalators	0	-	0.00	0.00
5K Protective Installation	1,230	3	0.27	0.44
5L Fire Alarm, Communications and Security	16,180	39	3.58	5.82
5M Special Installations	2,600	6	0.58	0.94
5N Builders Work in Connection	5,370	13	1.19	1.93
TOTAL BUILDING WORKS	222,980	531	49.32	80.21
6 EXTERNAL WORKS	0	-	0.00	0.00
6A Site Works	-	-	-	-
6B Drainage	0	-	0.00	0.00
6C External Services	-	-	-	-
TOTAL BUILDING AND SITE WORKS	222,980	531	49.32	80.21
7 ON COSTS	54,870	131	12.14	19.74
7A Preliminaries	30,240	72	6.69	10.88
7B Overheads and profit		inc		
7C Contingency	24,630	59	5.45	8.86
ESTIMATED CONSTRUCTION COST	277,850	662	61.46	99.95
Rounding adjustment	3	150	0	0.03
TOTAL ESTIMATED CONSTRUCTION COST	278,000	662	61.49	100.00
	GIFA	420m ²	4,521ft ²	

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE				-	12,840
	Demolish existing slab to external store	65	m ²	50	3,250	
	Demolish external block walls	48	m	50	2,380	
	Strip out internal walls; non loadbearing	27	m	30	810	
	Remove internal doors and frames	16	nr	50	800	
	Remove existing windows and frames; deemed to be irreparable	1	nr	50	50	
	Remove and disconnect sinks	5	nr	50	250	
	Remove and disconnect WC / shower cubicles	9	nr	50	450	
	Remove existing floor finish to WC	34	m ²	25	850	
	Allowance for creating openings to accommodate new beams	1	item	2,500	2,500	
	Allowance for removal of miscellaneous furniture and fixed joinery	1	item	1,500	1,500	
1	SUBSTRUCTURE				-	0
2	SUPERSTRUCTURE				-	0
2A	Frame				-	13,280
	Steel Beams					
	150x150x10 RHS	0.1	t	3,000	170	
	200x100x10 RHS	0.6	t	3,000	1,670	
	180x90x26 PFC	0.7	t	3,000	2,000	
	Steel Columns					
	150X150X10 SHS; to be connected to existing slab and roof	0.1	t	4,000	410	
	Allowance for connections	0.14	t	4,000	550	
	Extra over for galvanised steel	0.7	t	300	200	
	12mm steel plate; welded to underside of beam	32.4	m	200	6,480	
	Allowance for notching into existing masonry	9	nr	200	1,800	
2B	Upper Floors				-	0
2C	Roof				-	2,560
	Work to existing roof		Excl			
	To entrance canopy					
	100mm x 50mm C24 joists; 400 c/c	8	m ²	180	1,440	
	12mm plyboard; screwed to each joist at min 400 c/c	8	m ²	30	240	
	Waterproofing to above	8	m ²	35	280	
	Allowance roof covering / finish	8	m ²	75	600	

2D Stairs			-	0
2E External Walls			-	16,150
Works to existing external walls	Excl			
General allowance for filling openings and minor repair to existing brickwork	1 item	5,000	5,000	
To entrance canopy				
New glazed entrance; excluding doors	17 m ²	650	11,150	
2F Windows & External Doors			-	17,000
<u>Windows</u>				
Allowance for new windows; double glazed, pvc	2 nr	750	1,500	
<u>Doors</u>				
New double; external door to Multi use hall	1 nr	3,000	3,000	
To entrance canopy				
New double glazed entrance doors;	1 nr	5,000	5,000	
Allowance for sliding security gate to above	1 nr	7,500	7,500	
2G Internal Walls & Partitions			-	9,190
Internal stud partitions; gyproc frame or similar including insulation and preparation for finish; finish to be carried out by others	22 m	130	2,810	
Allowance for making good to internal walls; allowance for minor repairs only	127 m	25	3,180	
Allowance to for new riser surrounds; assumed nr	4 nr	500	2,000	
Glazed screen to multi-use hall	1 m	1,000	1,200	
2H Internal Doors			-	8,650
General circulation doors; single	1 nr	650	650	
general circulation doors; double; glazed	1 nr	2,000	2,000	
Single doors to WC cubicles	8 nr	500	4,000	
Allowance for riser door; assumed 2 risers per floor	4 nr	500	2,000	
3 INTERNAL FINISHES			-	0
3A Wall Finishes			-	7,150
General Wall Finishes	Excl			
Enhanced finished to entrance	109 m ²	50	5,450	
Wall finishes to WC; assume half height tile	15 m ²	70	1,050	
Wall finishes to WC; assume paint above	15 m ²	10	150	
Wall finishes to office; paint	50 m ²	10	500	

RIBA STAGE 2 COST PLAN

3B Floor Finishes				-	7,070
Allowance for general deep clean to all existing flooring	420 m ²	3	1,260		
Floor finish to new WC; assumed tiles	30 m ²	85	2,580		
Floor finish to Main entrance area; assumed tiles	33 m ²	85	2,810		
Floor finish to office; assumed carpet	12 m ²	35	420		
3C Ceiling Finishes				-	5,870
Allowance for touch up paint only to existing ceiling	420 m ²	5	2,100		
New suspended ceiling to entrance, office and WC	75 m ²	50	3,770		
4 FITTINGS				-	16,260
Allowance for new building signage Reception desk	1 item	15,000	15,000		
Allowance for statutory signage	420 item	3	1,260		
Allowance for kitchen fittings	Excl				
Fixed joinery	Excl				
Kitchen	Excl				
5 SERVICES INSTALLATIONS				-	0
5A/B Sanitary Appliances and Services Equipment				-	17,250
Allowance for WC cubicles; assumed super loo or similar Incl WC, WHB, IPS, door and associated items	5 nr	2,000	10,000		
Allowance for DDA cubicles assumed super loo or similar Incl WC, WHB, IPS, door, doc M and associated items	1 nr	2,500	2,500		
Allowance for shower cubicles	1 nr	2,500	2,500		
WC accessories	Incl				
To above drainage connections elsewhere	Note				
Allow for M&E subcontractors on-costs	15%	15,000	2,250		
5C Disposal Installations				-	10,870
Waste pipes to sanitary appliances; assumed connecting into existing system	13 nr	150	1,950		
Waste pipes to kitchens	Excl				
Allowance for waste pipes to landlord areas	1 item	5,000	5,000		
Allowance for relocation of soil pipes in risers	1 item	2,500	2,500		
Allow for M&E subcontractors on-costs	15%	9,450	1,420		
5D Water Installations				-	3,620
Connections to sanitary appliances	13 nr	150	1,950		
Connection to kitchens	Excl				
Hot water distribution					
Connections to sanitary appliances	8	150	1,200		
Connections to kitchens	Excl				

RIBA STAGE 2 COST PLAN

Allow for M&E subcontractors on-costs	15%	3,150	470	
5E Heat Source			-	0
Existing plant	Excl			
5F/G Space Heating, Air Treatment and Extract			-	30,880
Extract generally to WC	1 item	2,500	2,500	
Extract system to main hall; fan located at roof level, high level ductwork; incl control	1 item	20,000	20,000	
Assumed reusing existing wet system; allowance for validation surveys only to existing area	1 item	2,500	2,500	
Allowance for extension of existing LTHW system to reception, offices and WC - fed from existing boiler	1 item	2,500	2,500	
Allow for M&E subcontractors on-costs	15%	22,500	3,380	
5H Electrical Installations			-	24,830
Note; lighting to refurbished area only				
Lighting				
Lighting to all refurbished areas; recessed; circular	75 m ²	80	6,030	
Extra over for emergency lighting	75 m ²	20	1,510	
External lighting	Excl			
<u>Power</u>				
Assumed sufficient power supply, no anticipated upgrades.	Excl			
Allowance for primary power routes to distribution boards	1 item	10,000	10,000	
Small power to refurbished area	20 nr	90	1,800	
Dado to all office perimeter	15 m	150	2,250	
Allow for M&E subcontractors on-costs	15%	21,590	3,240	
5I Gas Installation			-	0
Allowance for gas installation; assumed existing boilers is of sufficient capacity	Excl			
Allowance for upgrading existing boilers	Excl			
5J Lifts and Escalators			-	0
5K Protective Installations			-	1,230
Allowance for repairs to existing lightning protection and upgrades as required	420 m ²	2	840	
Sprinkler / fire suppression installation to refurbished area	Excl			
Earthing and bonding to refurbished area only	75 m ²	3	230	
Allow for M&E subcontractors on-costs	15%	1,070	160	

RIBA STAGE 2 COST PLAN

5L Fire Alarms, Communications & Security			-	16,180
New fire alarm system to refurbished area only	75 m ²	18	1,360	
Smoke vents	Excl			
Intruder alarm system	Excl			
New CCTV	Excl			
Modificationn to existing CCTV system	1 item	1,000	1,000	
Data - RJ45 outlet assumed 5 per office space	120 nr	85	10,200	
RJ45 to other areas	75 m ²	20	1,510	
Wi-Fi	Excl			
TV points	Excl			
Allow for M&E subcontractors on-costs	15%	14,070	2,110	
5M Specialist Installations			-	2,600
BMS to refurbished area only	75 m ²	30	2,260	
Allow for M&E subcontractors on-costs	15%	2,260	340	
5N Builders Work in Connection			-	5,370
BWIC General	5.0%	107,460	5,370	
6 EXTERNAL WORKS			-	0
6A Site Works			-	0
Allowance for external works / public realm - Shown on main summary	Excl			
6B Drainage			-	0
Surface water drainage	Excl			
Foul water drainage	Excl			
Man holes, breaks, tanks	Excl			
Attenuation	Excl			
6C External Services			-	0
Allowance for disconnection of existing supplies - Shown on main summary	Excl			
Allowance for substation (Incl enclosure) - Shown on main summary	Excl			
Allowance for gas supply - Shown on main summary	Excl			
Allowance for incoming water supply - Shown on main summary	Excl			
Allowance for data / comms - Shown on main summary	Excl			
Allowance for drainage connections - Shown on main summary	Excl			
Allowance for services diversions - Shown on main summary	Excl			

7 ON COSTS			-	0
7A Preliminaries			-	30,240
General allowance for Preliminaries	14.00%	216,010	30,240	
7B Overheads & Profit			-	0
General allowance for Overheads & profit	inc			
7C Contingency			-	24,630
General allowance for Contingency - contingency on main summary	10.00%	246,250	24,630	

RIBA Stage 2 Cost Plan
Maria Fidelis School

Open Space



Beadmans LLP
5-11 Worship Street, London, EC2A 2BH

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE				-	112,060
	Allowance for demolition of existing building	1	item	30,000	30,000	
	Allowance for removal of existing external covering; including top soil, grass, paving and the like	672	m ³	45	30,250	
	Cart away of above; uncontaminated	672	m ³	50	33,610	
	Allowance for removal of miscellaneous items; shrubs, benches, bins signage as deemed required	1,120	m ²	5	5,600	
	Cutting down and removing existing trees; assuming trunks less than 500mm	7	nr	1,800	12,600	
1	SUBSTRUCTURE				-	62,790
	General allowance for back filling existing trenches	1	item	40,000	40,000	
	Pin Kerb; 900 x 150 x 50	41	m	8	310	
	Allowance for transitions and bends	1	item	150	150	
	Allowance for drainage	1	item	500	500	
	<u>Fencing</u>					
	Excavation; preparation for fencing	6	m ³	45	280	
	Concrete strip footing; assumed 200mm thick	3	m ³	250	700	
	<u>Planters</u>					
	Excavation; preparation for planters	69	m ³	45	3,110	
	Cartaway of above; assumed non contaminated	69	m ³	40	2,770	
	Concrete strip footing; assumed 200mm thick	12	m ³	250	3,100	
	Concrete planter; to 300mm above ground level	20	m ³	250	5,120	
	Timber Sleepers to planters; horizontal; weather treated	19	m ²	85	1,580	
	Timber Sleepers to plants; Vertical; weather treated	19	m ²	85	1,580	
	Backfilling to form planters	76	m ³	40	3,040	
	Top soil and preparation for planting	14	m ³	40	550	
2	SUPERSTRUCTURE				-	0
2A	Frame				-	0
2B	Upper Floors				-	0
2C	Roof				-	0
2D	Stairs				-	0

RIBA STAGE 2 COST PLAN

2E	External Walls			-	0
2F	Windows & External Doors			-	0
2G	Internal Walls & Partitions			-	0
2H	Internal Doors			-	0
3	INTERNAL FINISHES			-	0
3A	Wall Finishes			-	0
3B	Floor Finishes			-	0
3C	Ceiling Finishes			-	0
4	FITTINGS			-	11,650
	Allowance for treatment and installation of cast iron columns	1 item	750	750	
	Reclaimed benches; allowance for touch up only and install	6 nr	750	4,500	
	Park Benches; assumed 4 person	2 nr	1,200	2,400	
	Park bins; new	5 nr	500	2,500	
	Park bins; reclaimed; cleaning and refinishing only	5 nr	300	1,500	
5	SERVICES INSTALLATIONS			-	0
5A/B	Sanitary Appliances and Services Equipment			-	0
5C	Disposal Installations			-	0
5D	Water Installations			-	0
5E	Heat Source			-	0
5F/G	Space Heating, Air Treatment and Extract			-	0
5H	Electrical Installations			-	36,210
	<u>External Lighting</u>				
	Bollard lights; NYX bollard	13 nr	650	8,130	
	Wall mounted lights; NYX	28 nr	250	7,000	
	Ducting route	17 m	50	850	
	Extension of existing / new street lighting circuit to power fittings in open space	112 m	100	11,200	
	Juction boxes and gladed connections	41 nr	50	2,030	

RIBA STAGE 2 COST PLAN

<u>Power</u>				
Allowance for feeder pillar and power	1 item	7,000	7,000	
5I Gas Installation			-	0
5J Lifts and Escalators			-	0
5K Protective Installations			-	0
5L Fire Alarms, Communications & Security			-	0
CCTV	Excl			
Wi-Fi	Excl			
TV points	Excl			
Allow for M&E subcontractors on-costs	15%			
5M Specialist Installations			-	0
5N Builders Work in Connection			-	2,720
BWIC General	7.5%	36,210	2,720	
6 EXTERNAL WORKS			-	0
6A Site Works			-	85,740
<u>Soft Landscaping</u>				
Softworks; Stuctural and Evergreen Shrub Planting	258 m ²	60	15,510	
Softworks; Proposed Herbaceous/mixed planting	203 m ²	50	10,160	
Softworks; Proposed Wildflower meadow	37 m ²	65	2,400	
Softworks; Proposed hard wearing lawn	224 m ²	15	3,350	
<u>Hard Landscaping</u>				
Hardworks; Pre cast concrete linear paving; 900mm x 600mm titles; 50mm thick	126 m ²	165	20,780	
Hardworks; Granite setts; reclaimed	55 m ²	120	6,600	
Hardworks; Standard macadam	41 m ²	20	820	
Hardworks; Permeable resin bound gravel; including ground course	98 m ²	50	4,900	
Hardworks; Porous sefl binding gravel; including compact layer	31 m ²	85	2,640	
Hardworks; Compostie decking	14 m ²	25	360	
Porous rubber safety surfacing	33 m ²	65	2,120	
Allowance for leveling all landscaping	1,120 m ²	5	5,600	
<u>Fencing</u>				
Reclaimed railings; 1800mm high; to be connected to strip footings; install only	70 m	50	3,500	
Allowance only for sandblasting / treatment to reclaimed fencing	1 item	3,000	3,000	

RIBA STAGE 2 COST PLAN

Allowance for installation of fencing; including new metal posts at 2000mm cc	1 item	4,000	4,000	
6B Drainage			-	3,000
Surface water drainage	1 item	3,000	3,000	
Foul water drainage	Excl			
Man holes, breaks, tanks	Excl			
Attenuation	Excl			
6C External Services			-	0
Allowance for disconnection of existing supplies - Shown on main summary	Excl			
Allowance for substation (Incl enclosure) - Shown on main summary	Excl			
Allowance for gas supply - Shown on main summary	Excl			
Allowance for incoming water supply - Shown on main summary	Excl			
Allowance for data / comms - Shown on main summary	Excl			
Allowance for drainage connections - Shown on main summary	Excl			
Allowance for services diversions - Shown on main summary	Excl			
7 ON COSTS			-	0
7A Preliminaries			-	28,300
General allowance for Preliminaries	14.00%	202,110	28,300	
7B Overheads & Profit			-	0
General allowance for Overheads & profit	inc			
7C Contingency			-	23,040
General allowance for Contingency - contingency on main summary	10.00%	230,410	23,040	
TOTAL				365,510

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE				-	9,450
	Allowance for removal of existing external covering; including top soil, grass, paving and the like	74	m ³	45	3,330	
	Cart away of above; uncontaminated	74	m ³	50	3,700	
	Allowance for removal of miscellaneous items; shrubs, benches, bins signage as deemed required	123	m ²	5	620	
	Remove, and cartaway existing trees; assuming trunks less than 500mm	1	nr	1,800	1,800	
1	SUBSTRUCTURE				-	1,320
	<u>Kerbs</u>					
	Standard kerb; to ecology area; 900mm x 125mm x 250mm	28	m	24	670	
	Allowance for transitions and bends	1	item	150	150	
	Allowance for drainage	1	item	500	500	
2	SUPERSTRUCTURE				-	0
2A	Frame				-	0
2B	Upper Floors				-	0
2C	Roof				-	0
2D	Stairs				-	0
2E	External Walls				-	0
2F	Windows & External Doors				-	0
2G	Internal Walls & Partitions				-	0
2H	Internal Doors				-	0
3	INTERNAL FINISHES				-	0
3A	Wall Finishes				-	0
3B	Floor Finishes				-	0
3C	Ceiling Finishes				-	0

4	FITTINGS			-	1,500
	Allowance for bird and bat boxes	1 item	1,500	1,500	
5	SERVICES INSTALLATIONS			-	0
5A/B	Sanitary Appliances and Services Equipment			-	0
5C	Disposal Installations			-	0
5D	Water Installations			-	0
5E	Heat Source			-	0
5F/G	Space Heating, Air Treatment and Extract			-	0
5H	Electrical Installations			-	10,300
	<u>External Lighting</u>				
	Wall mounted lights; NYX	11 nr	250	2,750	
	Juction boxes and gladed connections	11 nr	50	550	
	<u>Power</u>				
	Allowance for feeder pillar and power	1 item	7,000	7,000	
5I	Gas Installation			-	0
5J	Lifts and Escalators			-	0
5K	Protective Installations			-	0
5L	Fire Alarms, Communications & Security			-	0
	CCTV	Excl			
	Wi-Fi	Excl			
	TV points	Excl			
	Allow for M&E subcontractors on-costs	15%			
5M	Specialist Installations			-	0
5N	Builders Work in Connection			-	770
	BWIC General	7.5%	10,300	770	
6	EXTERNAL WORKS			-	0
6A	Site Works			-	17,260
	<u>Pond</u>				
	Excavation to form depth of pond; assumed 1000mm; including cartaway	26 m ³	80	2,080	
	Compacting to above	26 m ²	10	260	



RIBA STAGE 2 COST PLAN

Waterproof liner; including 5% for overlapping	51 m ²	10	510	
Coping / backfill around pond edge	23 m	25	580	
Allowance for pond pump	1 item	500	500	
<u>Soft Landscaping</u>				
Soft work; Herbaceous/mixed planting	123 m ²	50	6,160	
Soft works; Hedges; assumed 1.2m high	19 m	45	850	
Hardworks; Standard macadam; to be made good only	374 m ²	10	3,740	
Allowance for leveling all landscaping	516 m ²	5	2,580	
6B Drainage			-	3,000
Surface water drainage	1 item	3,000	3,000	
Foul water drainage	Excl			
Man holes, breaks, tanks	Excl			
Attenuation	Excl			
6C External Services			-	0
Allowance for disconnection of existing supplies - Shown on main summary	Excl			
Allowance for substation (Incl enclosure) - Shown on main summary	Excl			
Allowance for gas supply - Shown on main summary	Excl			
Allowance for incoming water supply - Shown on main summary	Excl			
Allowance for data / comms - Shown on main summary	Excl			
Allowance for drainage connections - Shown on main summary	Excl			
Allowance for services diversions - Shown on main summary	Excl			
7 ON COSTS			-	0
7A Preliminaries			-	4,780
General allowance for Preliminaries	14.00%	34,150	4,780	
7B Overheads & Profit			-	0
General allowance for Overheads & profit	inc			
7C Contingency			-	3,890
General allowance for Contingency - contingency on main summary	10.00%	38,930	3,890	
TOTAL				52,270

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE				-	21,700
	Allowance for removal of existing external covering; including top soil, grass, paving and the like	210	m ³	45	9,450	
	Cart away of above; uncontaminated	210	m ³	50	10,500	
	Allowance for removal of miscellaneous items; shrubs, benches, bins signage as deemed required	350	m ²	5	1,750	
1	SUBSTRUCTURE				-	1,540
	Pin Kerb; 900 x 150 x 50	33	m	8	250	
	Allowance for transitions and bends	1	item	150	150	
	Allowance for drainage	1	item	500	500	
	<u>Fencing</u>					
	Excavation; preparation for fencing	4	m ³	45	180	
	Concrete strip footing; assumed 200mm thick	2	m ³	250	460	
2	SUPERSTRUCTURE				-	0
2A	Frame				-	0
2B	Upper Floors				-	0
2C	Roof				-	0
2D	Stairs				-	0
2E	External Walls				-	0
2F	Windows & External Doors				-	0
2G	Internal Walls & Partitions				-	0
2H	Internal Doors				-	0
3	INTERNAL FINISHES				-	0
3A	Wall Finishes				-	0
3B	Floor Finishes				-	0
3C	Ceiling Finishes				-	0

4	FITTINGS				-	0
5	SERVICES INSTALLATIONS				-	0
5A/B	Sanitary Appliances and Services Equipment				-	0
5C	Disposal Installations				-	0
5D	Water Installations				-	0
5E	Heat Source				-	0
5F/G	Space Heating, Air Treatment and Extract				-	0
5H	Electrical Installations				-	22,940
	<u>External Lighting</u>					
	Wall mounted lights; NYX	5 nr	250		1,250	
	Multi light column; NYX or similar	10 nr	1,200		11,850	
	Ducting route	42 m	50		2,100	
	Junction boxes and gladed connections	15 nr	50		740	
	<u>Power</u>					
	Allowance for feeder pillar and power	1 item	7,000		7,000	
5I	Gas Installation				-	0
5J	Lifts and Escalators				-	0
5K	Protective Installations				-	0
5L	Fire Alarms, Communications & Security				-	0
	CCTV			Excl		
	Wi-Fi			Excl		
	TV points			Excl		
	Allow for M&E subcontractors on-costs	15%				
5M	Specialist Installations				-	0
5N	Builders Work in Connection				-	1,720
	BWIC General	7.5%	22,940		1,720	
6	EXTERNAL WORKS				-	0
6A	Site Works				-	69,790
	<u>Soft Landscaping</u>					
	Softworks; rain garden	20 m ²	30		600	

RIBA STAGE 2 COST PLAN

Extra over for forming, berm and mulch	20 m ²	5	100	
Extra over for reducing depth	20 m ²	40	800	
Softworks; Structural and Evergreen Shrub Planting	89 m ²	60	5,360	
Softworks; Proposed Herbaceous/mixed planting	100 m ²	50	5,000	
<u>Hard Landscaping</u>				
Hardworks; Pre cast concrete flag paving 900mm x 600mm tiles; 50mm thick	233 m ²	200	46,540	
Allowance for leveling all landscaping	422 m ²	5	2,110	
<u>Fencing</u>				
Reclaimed railings; 1800mm high; to be connected to strip footings; install only	46 m	50	2,280	
Allowance only for sandblasting / treatment to reclaimed fencing	1 item	3,000	3,000	
Allowance for installation of fencing; including new metal posts at 2000mm cc	1 item	4,000	4,000	
6B Drainage			-	3,000
Surface water drainage	1 item	3,000	3,000	
Foul water drainage	Excl			
Man holes, breaks, tanks	Excl			
Attenuation	Excl			
6C External Services			-	0
Allowance for disconnection of existing supplies - Shown on main summary	Excl			
Allowance for substation (Incl enclosure) - Shown on main summary	Excl			
Allowance for gas supply - Shown on main summary	Excl			
Allowance for incoming water supply - Shown on main summary	Excl			
Allowance for data / comms - Shown on main summary	Excl			
Allowance for drainage connections - Shown on main summary	Excl			
Allowance for services diversions - Shown on main summary	Excl			
7 ON COSTS			-	0
7A Preliminaries			-	13,860
General allowance for Preliminaries	14.00%	98,990	13,860	

RIBA STAGE 2 COST PLAN

7B Overheads & Profit				-	0
General allowance for Overheads & profit	inc				
7C Contingency				-	11,290
General allowance for Contingency - contingency on main summary	10.00%	112,850	11,290		
TOTAL					145,840

CONSTRUCTION SKILLS CENTRE

Drawing Reference

Drawing Name

Architectural

1044-Sk-033D	CSC Proposed Ground Floor
1044-Sk-033D	CSC Proposed Ground Floor_EWT01+03
1044-SK-034D_CSC	Proposed First Floor
1044-SK-034D_CSC	Proposed First Floor_EWT01+02
1044-SK-044_CSC	North and South Elevation
1044-SK-044_CSC	North and South Elevation_EWT
1044-SK-045A_CSC	East and West Elevations
1044-SK-045A_CSC	East and West Elevations_EWT
1044-Sk-050A CSC	Proposed Roof Plan
1044-SK-055_Wall Types	Wall Types

Structural

SSK104_P1	CSC Building Strip Footing Foundation Option
SSK410_P1	Section Q-Q Through Strip footing CSC Option
SSK099_P2	CSC Building Foundation preliminary Scheme
SSK100_P3	CSC Building Ground Floor Preliminary Scheme
SSK101_P3	First Floor CSC Preliminary Scheme
SSK102_P3	CSC Building Stores Foundation Plan Preliminary Scheme
SSK120_P1	CSC Roof Preliminary Scheme
SSK121_P1	CSC Building Stores Ground Floor Plan Preliminary Scheme
SSK122_P1	CSC Building Stores Roof Plan Preliminary Scheme
180654-X-00-DR-C-1000_P2.pdf	Proposed Drainage Strategy
SSK099 P3 Piles and Pile Capes	CSC Building Foundation preliminary Scheme

Mechanical

20181022_001	Mechanical Vent / cooling options appraisal
20181022_002	Mechanical Vent / cooling options appraisal
Part L 2B_Consequential improvements	Summary of Consequential improvements as defined under of Part L2B
130019578	Scheme Service Alteration
20181204_001 OptionA	MFS - CSC Max Fordham Stage 2 M&E mark ups
20181204_002 OptionA	MFS - CSC Max Fordham Stage 2 M&E mark ups
20181204_003 OptionA	MFS - CSC Max Fordham Stage 2 M&E mark ups

WORKSPACE

Architectural

1044-SK-037 Ground Floor Workspace	Workspace Ground Floor Lift Outside Option 3
1044-SK-038 First Floor Workspace	Workspace First Floor Lift Outside Option 3
1044-SK-039 Second Floor Workspace	Workspace Second Floor Lift Outside Option 3

Structural

180654-X-00-DR-C-1000_P1	Proposed drainage strategy
SSK110_P1	Ground floor existing building
SSK111_P1	First floor existing building
SSK112_P1	Second floor existing building
SSK113_P1	Roof existing building
SSK400_P1	Details sheet 1 existing building

1044-SK-041_Proposed External Lift North Elevation	North Elevation Proposed External Lift
1044-SK-042_Workspace Proposed Entrance Pavilion	South Elevation Proposed Entrance Pavilion
1044-SK-043_Workspace Proposed Entrance Pavilion Section	North Elevation Proposed External Lift
17230_Elevation Survey Final	-
SSK111_P2	First floor existing building
SSK112_P2	Second floor existing building
SSK113_P3	Roof preliminary scheme existing building OPTION A
SSK114_P4	Roof preliminary scheme existing building OPTION B
SSK115_P1	Ground floor preliminary scheme existing building
SSK401_P1	Section V-V Through lift pit - ground bearing option

Mechanical

20181022_001	Mechanical Vent / cooling options appraisal
20181022_002	Mechanical Vent / cooling options appraisal
Part L 2B_Consequential improvements	Summary of Consequential improvements as defined under of Part L2B
130019578	Scheme Service Alteration

MULTIUSE HALL

Drawing Reference

Drawing Name

Architectural

1044-SK-049	Multi-Use Hall Elevation
1044-Sk-049	Mutli-use hall Proposed Elevation
1044-Sk-052	Mutli-use hall Ground Floor Plan

Structural

SSK140_P1	Proposed drainage strategy
SSK141_P1	Ground floor existing building

Mechanical

20181205_004	MFS - Multiuse Hall, Stage 2 M&E Markups
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OPENSOURCE

Drawing Reference

Drawing Name

0143_100_Landscape masterplan	Landscape Masterplan
0143_101_Landscape hardworks	Landscape Softworks Plan
0143_200_Softworks	Landscape Hardworks Plan
2018-11-21 10.30.16	Picture of Bench
2018-11-21 10.37.39	Picture of Bench
20181214141604_001	Planters mark up
20190114154108_001	ME benches 14 Jan 2019
0143_Maria Fidelis_Landscape-draft 2018.11.28	Mara Fidelis School - Landscape Update 28 November 2018
Bollard fitting	Nyx Bollard
Column fitting_Comfort	
Wall mounted fitting	Nyx Wall 190



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Document Edition

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