



Nido Market Test Report

21 January 2020

Contents

1.0 Introduction

2.0 Headlines

3.0 Conclusion

Appendices

Appendix A - Summary comparison schedule

Appendix B - alinea estimate

Appendix C - AMCM response

Appendix D - Oakmont response

Appendix E - McLaren response

Appendix F - alinea market testing exercise request letter

1.0 Introduction

- 1.1 Following a request by the client, alinea embarked on a market testing exercise in relation to the likely construction cost of the future planned Works at the West Hampstead site.
- 1.2 Three reputable building contractors were selected to take part in the exercise, namely AMCM, Oakmont Construction and McLaren.
- 1.3 Each contractor was sent a scope of work pricing document and set of drawings to review, and each was requested to return a priced version of the scope within a three week period.
- 1.4 It was made clear that this was a market testing exercise and not a formal tender for the Works.
- 1.5 Each contractor returned the priced document and these are included within this report. The headlines from the exercise are detailed below.

2.0 Headlines

- 2.1 The overall estimated figures for construction cost compare as follows:

Response	alinea	AMCM	Oakmont	McLaren
Shell & Core	5,899,000	5,917,100	7,263,375	5,472,088
On Costs	2,125,000	2,194,971	2,115,031	2,751,419
Fit Out	1,822,000	3,042,000	3,734,000	1,862,500
Demolition & External	1,226,000	1,391,000	757,000	1,005,704
Total	11,072,000	12,547,000	13,871,000	11,092,000

Frame

Indicative costs were generally as expected although typical rates per tonne for steelwork were all over the alinea allowance, largely due to the fact that inflation needs to be added to the alinea numbers. Typical steel rates were as follows:-

- alinea, £3,000/tonne
- AMCM, £5,100/tonne
- Oakmont, £4,462/tonne
- McLaren, £3,520/tonne

Upper Floors

Costs were generally as expected with AMCM and Oakmont being close to the alinea view, although McLaren were less.

Typical rates were as follows:-

- alinea, £200/m²
- AMCM, £250/m²
- Oakmont, £164/m²
- McLaren, £92/m²

Roof

These costs were all broadly similar.

Stairs

This is not a significant cost of the scheme but all costs received were slightly less than the alinea view.

External walls

This element is probably the most complex and is reflected in the priced returns. The individual pricing of items does vary but, overall, totals are broadly similar.

It is fair to say that no time has been spent between the architect and the contractors and it is possible that costs could increase when the contractors fully understand the architects aspirations.

Internal walls

Costs were returned as expected with typical rates as follows:-

- alinea, £150/m2
- AMCM, £85/m2
- Oakmont, £190/m2
- McLaren, £140/m2

MEP

AMCM and McLaren advised numbers in line with the alinea view. However, Oakmont Construction provided a much higher number which we believe is a result of them misinterpreting the scope of work required and/or taking a conservative view. AMCM provided a global rate per square metre for MEP generally, so it is not possible to make comparisons against the various MEP elements. The other observation is that Oakmont have included subcontractor preliminaries at 20%, rather than our expected 15%.

Lifts

All contractors returned figures slightly less than alinea, but this element is a marginal cost of the overall scheme.

Demolitions and alterations

The returned numbers ranged in cost either side of the alinea estimate.

External Works/Services

None of the contractors priced this element, probably because they were not clear on the extent and scope of work. For the purposes of comparing overall costs on a like-for-like basis, we have added the alinea allowance to the summary schedule.

3.0 Conclusion

- 3.1 We believe this market testing exercise supports the indicative estimate for construction work prepared by alinea in December 2017.
- 3.2 As we have previously mentioned, it is not accurate to apply a theoretical estimate of this scheme based upon BCIS cost data gathered from incomparable schemes in different parts of the country, dated several years ago. Even making adjustments for location, date inflation and specific site requirements results in an inaccurate assessment, as evidenced by this market testing exercise.

Appendix A

Summary comparison schedule

Section 2 | Cost Summary - Overall Bid Comparison

Shell - Element / Description	Extension	Re-Cladding	GIA	Extension	Re-Cladding	AMCM	Extension	Re-Cladding	Oakmont	Extension	Re-Cladding	McLaren
	Sub-total £	Sub-total £	Total £	Sub-total £	Sub-total £	Total £	Sub-total £	Sub-total £	Total £	Sub-total £	Sub-total £	Total £
1. Substructure	Excluded	Excluded	Excluded	220,500	Excluded	220,500	Excluded	Excluded	0	Excluded	Excluded	0
Substructure	0	0	0	220,500	Excluded	220,500	0	0	0	0	0	0
2. Frame	800,000	0	800,000	1,100,000		1,100,000	830,000		830,000	833,841		833,841
3. Upper Floors	220,000	0	220,000	260,000		260,000	190,000		190,000	129,175		129,175
4. Roof	360,000	0	360,000	670,000		670,000	290,000		290,000	309,739		309,739
5. Stairs	60,000	0	60,000	52,500		52,500	30,375		30,375	23,025		23,025
6. External Walls, Doors, Balconies	1,158,000	1,998,000	3,156,000	1,879,000	908,000	2,787,000	1,002,000	2,078,000	3,080,000	944,570	1,998,870	2,943,440
7. Internal Walls and Doors	320,000	0	320,000	210,000		210,000	390,000		390,000	322,964		322,964
Superstructure	2,918,000	1,998,000	4,916,000	4,171,500	908,000	5,079,500	2,732,375	2,078,000	4,810,375	2,563,314	1,998,870	4,562,184
8. MEP	853,000	0	853,000	507,100		507,100	2,297,000		2,297,000	808,922		808,922
9. Lift Installations	80,000	0	80,000	60,000		60,000	36,000		36,000	37,500		37,500
10. BWIC	50,000	0	50,000	50,000		50,000	120,000		120,000	63,482		63,482
Services	983,000	0	983,000	617,100	0	617,100	2,453,000	0	2,453,000	909,904	0	909,904
Sub-Total to Shell	3,901,000	1,998,000	5,899,000	5,009,100	908,000	5,917,100	5,185,375	2,078,000	7,263,375	3,473,218	1,998,870	5,472,088
Preliminaries	660,000	340,000	1,000,000	1,054,820		1,054,820	691,125		691,125	948,701	560,511	1,509,212
OH&P	228,000	117,000	345,000	316,446		316,446	287,969		287,969	358,380	145,714	504,094
Design & Build Risk Transfer	144,000	74,000	220,000	263,705		263,705	575,937		575,937	126,628	51,485	178,113
Design Reserve and Contingency	370,000	190,000	560,000	263,705		263,705	115,188		115,188	322,900	131,288	454,188
Main Contractor Items	1,402,000	721,000	2,125,000	1,898,676	0	1,898,676	1,670,219	0	1,670,219	1,756,609	888,998	2,645,607
Total to Shell	5,303,000	2,719,000	8,024,000	6,907,776	908,000	7,815,776	6,855,594	2,078,000	8,933,594	5,229,827	2,887,868	8,117,695
Student Room Fit Out	1,632,000	0	1,632,000	2,732,000		2,732,000	3,554,000		3,554,000	1,665,880		1,665,880
Communal Fit Out	190,000	0	190,000	310,000		310,000	180,000		180,000	196,620		196,620
Fit Out Total	1,822,000	0	1,822,000	3,042,000	0	3,042,000	3,734,000	0	3,734,000	1,862,500	0	1,862,500
Total to Fit Out	7,130,000	2,720,000	9,850,000	9,949,776	908,000	10,860,000	10,589,594	2,078,000	12,667,594	7,092,327	2,887,868	9,980,195
Demolition and alterations	408,000	407,000	815,000	459,000	525,000	984,000	250,000	100,000	350,000	459,629	139,075	598,704
External works / services		407,000	407,000			0			0			0
Total Construction Estimated Cost Current Day	7,538,000	3,534,000	11,072,000	10,409,000	1,433,000	11,844,000	10,840,000	2,180,000	13,020,000	7,551,956	3,026,943	10,578,899

alineas adjustments
External works / services
Contingency adjustment (normalised across)
Adjusted total

11,072,000

407,000
296,295
12,547,295

407,000
444,812
13,871,812

407,000
105,812
11,091,711

Appendix B

alinea estimate



alinea

Nido West Hampstead

Indicative Cost Model
11th December 2017

Contents

Section 1	Headlines
Section 2	Basis, assumptions and observations
Section 3	Summary of areas and accommodation
Section 4	Cost Summary
Section 5	Exclusions

Appendix A	Cost Plan Elemental Breakdown
Appendix B	Design information used

Document Control

Date	Revision	Description of Revision	Prepared By	Reviewed By	Partner
23/10/2017	Draft	Indicative cost model - draft	GH	IRP	PMcC
02/11/2017	Rev1	Indicative cost model - issue	GH	IRP	PMcC
04/12/2017	Rev 2	Cost Split	GH	IRP	PMcC

alinea consulting LLP

90 Cannon Street
London, EC4N 6HA
alineacostconsulting.com

This report has been prepared solely for the use of Nido and in anticipation of alinea consulting LLP being appointed using our standard standard Terms and Conditions of Engagement. Until such time as an appointment is concluded our liability to you for any loss will not exceed £1million.

Section 1 | Headlines

This indicative cost model is based upon the Tigg+Coll Architects drawings as listed in Appendix C, issued on 13/10/17.

We have estimated the cost of the construction works to be in the order of £11.07m. Based upon an estimated gross internal area of 140,555 sq ft (an increase of 9,494 sq ft) this equates to a rate of **£79 / ft² GIA**.

The costs have been split in to two areas for the application, being;

- Increased massing (extension)	£7.54m
- Re-cladding of existing	£3.53m

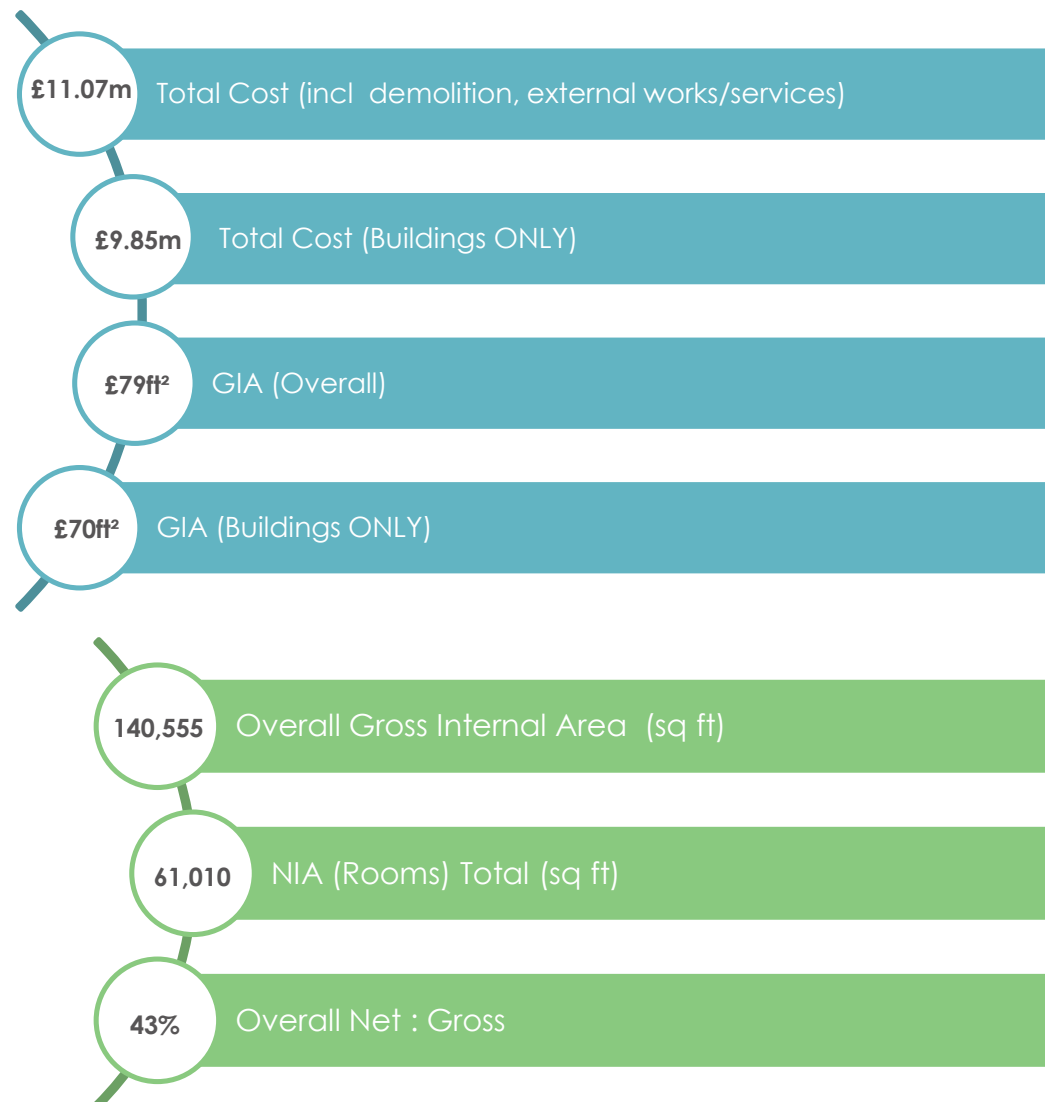
Total £11.07m

The costs are priced at current day rates (but exclusive of inflation to a start on site date).

The base scope of works is:

- Demolition and Alterations
- Lightweight construction of the extensions at roof level
- Fit out of new student rooms only and communal space (corridor circulation)
- External works / services (apportioned to re-cladding total as advised by Cast)

Notable exclusions and more detailed assumptions are listed within the estimate, and it is important that these are read and understood.



Section 2 | Basis, assumptions and observations

Set out below are alinea's Views and Insight on the scheme; we recognise that we are not always right, but we wish to constructively challenge and engage with the project to prompt debate.

Basis and assumptions

- This estimate is a current day fixed price and **excludes** inflation to start on site. The estimated costs are expressed at 4Q 2017 prices.
- Competitive D&B procurement route.
- Based upon all works being completed in normal working hours.
- Works undertaken in a single phase.
- No specific allowance has been included for any future changes in Building Regulations or any other legislative changes.
- This Cost Plan has been priced on the basis of rates and experience within the London market for projects of comparable quality and scope.
- Total vacant possession at start on site.
- Main Contractors uplift percentages to reflect the project and current market conditions.
- Budget allowance to joinery within student rooms, to be procured through a student supplier, not bespoke.
- Existing plant and headend equipment has spare capacity to accommodate additional bedrooms added to the scheme.
- Rooms utilised full finished bathroom Pods therefore we have allowed MEP connections only and no services within pods.
- Extension of existing risers to serve new areas.
- Rooms are served via underfloor heating.
- Rooms utilise smart card access control in lieu of manual lock.
- An allowance of £300k for External Works and Services has been included and apportioned to re-cladding total as advised by Cast).

Risks

- Insufficient plant and head end capacity to accommodate additional services.
- Major modifications to the base MEP system.
- Works to existing student rooms as a result of modifications to existing façade and new extensions above (currently excluded).
- Works being undertaken out of hours.
- Enhancements to existing structure over and above current allowance to accommodate extensions above.
- Un-coordinated design between consultants.

Inflation

- This estimate is priced as a current day price which excludes future inflation to start on site.

Section 3 | Summary of areas and accommodation

Metric

Level	New Bedrooms m ²	Ext Bedrooms m ²	Common Areas m ²	Kitchen m ²	NIA m ²	Circulation m ²	Stairs m ²	Lifts m ²	Risers / Structures m ²	GIA m ²	GEA m ²	Existing GIA m ²	Variance m ²
G	0	0	2,658	0	2,658	0	64	10	128	2,860	2,941	2,860	0
1	0	641	232	240	1,113	213	74	22	140	1,562	1,745	1,562	0
2	0	929	0	260	1,189	224	60	24	141	1,638	1,743	1,638	0
3	0	929	0	260	1,189	224	60	24	141	1,638	1,743	1,638	0
4	0	929	0	260	1,189	224	60	24	141	1,638	1,743	1,638	0
5	311	667	0	240	1,218	218	60	24	118	1,638	1,743	1,176	462
6	113	646	0	191	950	157	61	22	148	1,338	1,423	1,176	162
7	230	122	0	0	352	69	29	11	54	515	556	242	273
8	31	120	0	0	151	36	15	6	23	231	254	246	-15
Total	685	4,983	2,890	1,451	10,009	1,365	483	167	1,034	13,058	13,891	12,176	882

Imperial

Level	New Bedrooms ft ²	Ext Bedrooms ft ²	Common Areas ft ²	Kitchen ft ²	NIA ft ²	Circulation ft ²	Stairs ft ²	Lifts ft ²	Risers / Structures ft ²	GIA ft ²	GEA ft ²	Existing GIA ft ²	Variance ft ²
G	0	0	28,610	0	28,610	0	689	108	1,378	30,785	31,657	30,785	0
1	0	6,900	2,497	2,583	11,980	2,293	797	237	1,507	16,813	18,783	16,813	0
2	0	10,000	0	2,799	12,798	2,411	646	258	1,518	17,631	18,761	17,631	0
3	0	10,000	0	2,799	12,798	2,411	646	258	1,518	17,631	18,761	17,631	0
4	0	10,000	0	2,799	12,798	2,411	646	258	1,518	17,631	18,761	17,631	0
5	3,348	7,180	0	2,583	13,110	2,347	646	258	1,270	17,631	18,761	12,658	4,973
6	1,216	6,953	0	2,056	10,226	1,690	657	237	1,593	14,402	15,317	12,658	1,744
7	2,476	1,313	0	0	3,789	743	312	118	581	5,543	5,985	2,605	2,939
8	334	1,292	0	0	1,625	388	161	65	248	2,486	2,734	2,648	-161
Total	7,373	53,637	31,108	15,618	107,736	14,693	5,199	1,798	11,130	140,555	149,521	131,061	9,494

Basis of measured floor areas:-

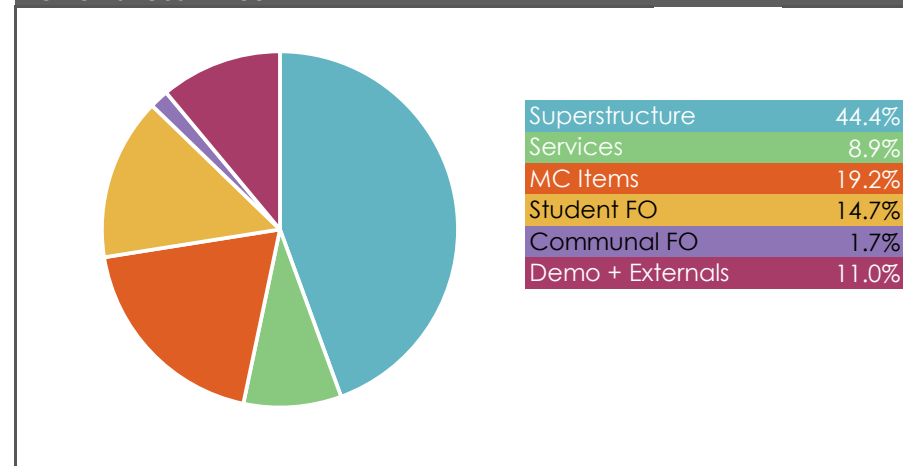
- The above area schedule has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.
- The area schedule has been measured based on proposed and existing plans received from Tigg+Coll Architects (see Appendix C)
- Net Internal Areas (NIA) do not necessarily equate to net rentable or net saleable areas.
- No deductions have been taken from the NIA's as a contingency against core enlarging during design development.
- The schedule forms the basis of the cost plan/model only and should not be relied upon for any other purpose.
- All areas are approximate; a conversion of 10.7639 has been used for imperial areas (sqft).

Section 4 | Cost Summary - Overall

Shell - Element / Description	Extension	Re-Cladding	GIA	140,555 ft ²
	Sub-total £	Sub-total £	Total £	£ / ft ²
1. Substructure	Excluded	Excluded	Excluded	0
Substructure	0	0	0	0
2. Frame	800,000	0	800,000	6
3. Upper Floors	220,000	0	220,000	2
4. Roof	360,000	0	360,000	3
5. Stairs	60,000	0	60,000	0
6. External Walls, Doors, Balconies	1,158,000	1,998,000	3,156,000	22
7. Internal Walls and Doors	320,000	0	320,000	2
Superstructure	2,918,000	1,998,000	4,916,000	35
8. MEP	853,000	0	853,000	6
9. Lift Installations	80,000	0	80,000	1
10. BWIC	50,000	0	50,000	0
Services	983,000	0	983,000	7
Sub-Total to Shell	3,901,000	1,998,000	5,899,000	42
Preliminaries @ 17%	660,000	340,000	1,000,000	7
OH&P @ 5%	228,000	117,000	345,000	2
Design & Build Risk Transfer @ 3%	144,000	74,000	220,000	2
Design Reserve and Contingency @ 7.5%	370,000	190,000	560,000	4
Main Contractor Items	1,402,000	721,000	2,125,000	15
Total to Shell	5,303,000	2,719,000	8,024,000	57
Student Room Fit Out	1,632,000	0	1,632,000	12
Communal Fit Out	190,000	0	190,000	1
Fit Out Total	1,822,000	0	1,822,000	13
Total to Fit Out	7,130,000	2,720,000	9,850,000	70
Demolition and External Works / Services	408,000	814,000	1,222,000	9
Total Construction Estimated Cost Current Day	7,538,000	3,534,000	11,072,000	79

Other - Element / Description	Extension	Re-Cladding	GIA	140,555 ft ²
	Sub-total £	Sub-total £	Total £	£ / ft ²
Demolitions and Alterations	300,000	300,000	600,000	4
External Works / Services	0	300,000	300,000	2
Sundry Costs	300,000	600,000	900,000	6
Preliminaries @ 17%	51,000	102,000	153,000	1
OH&P @ 5%	18,000	35,000	53,000	0
Design & Build Risk Transfer @ 3%	11,000	22,000	33,000	0
Design Reserve and Contingency @ 7.5%	28,000	55,000	83,000	1
Main Contractor Items	108,000	214,000	322,000	2
Sundry Total	408,000	814,000	1,222,000	9

Elemental Cost Wheel

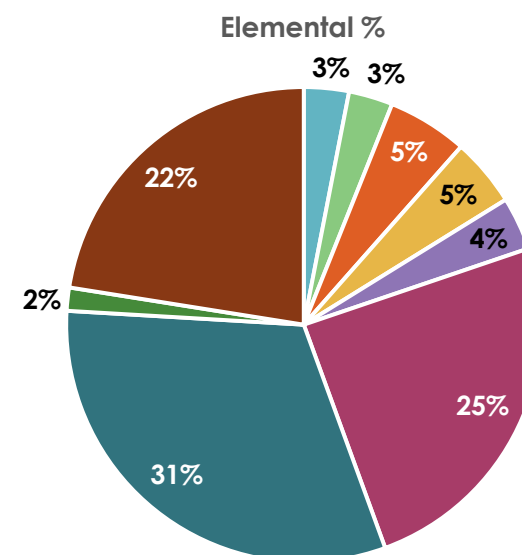


Note; External works and services has been apportioned to the re-cladding total as advised by Cast.

Section 4 | Cost Summary - Fit Out

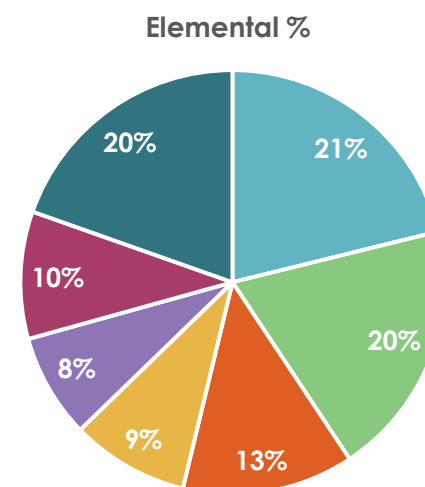
Student Room - Element / Description	NIA	7,373 ft ²
	£	£ / ft ²
Stairs	0	0.00
Internal Partitions	50,000	6.78
Internal Doors	49,000	6.65
Wall Finishes	89,000	12.07
Floor Finishes	76,000	10.31
Ceiling Finishes	59,000	8.00
Fittings and Furnishings	402,000	54.52
MEP	514,000	69.71
BWIC	25,700	3.49
Private Fit Out Sub-total	1,265,000	171.57
Preliminaries @ 17%	215,000	29.16
OH&P @ 5%	74,000	10.04
Design Reserve and Contingency @ 5%	78,000	10.58
MC Items	367,000	49.77
Total Construction Estimated Cost	1,632,000	221.34

Elemental
%
0%
3%
3%
5%
5%
4%
25%
31%
2%
78%
13%
5%
5%
22%
100%



Communal Fit Out - Element / Description	NIA	140,555 ft ²
	£	£ / ft ²
Stairs	39,000	0.28
Internal Doors	36,000	0.26
Wall Finishes	24,124	0.17
Floor Finishes	16,575	0.12
Ceiling Finishes	14,625	0.10
Fittings and Furnishings	17,914	0.13
MEP	In Shell	0.00
BWIC	In Shell	0.00
Communal Fit Out Sub-total	148,238	1.1
Preliminaries @ 15%	22,236	0.2
OH&P @ 5%	8,524	0.1
Design Reserve and Contingency @ 3%	5,370	0.0
MC Items	36,130	0.3
Total Construction Estimated Cost	184,368	1.31

Elemental
%
21%
20%
13%
9%
8%
10%
0%
0%
80%
12%
5%
3%
20%
100%



Section 5 | Exclusions

Generic Exclusions	Cost Plan	Action	Site Specific	Cost Plan	Action
• Site purchase costs, rights of light compensations	Appraisal	Client	• Works outside of boundary	Appraisal	Note
• Professional team fees	Appraisal	Client	• Acoustic measures - above typical allowances	Appraisal	Note
• Statutory or third party fees	Appraisal	Client	• Fitting out to retail / commercial units	Appraisal	Note
• Financing costs	Appraisal	Client	• No allowance has been made for works to existing areas other than those noted within the cost plan breakdown	Appraisal	Note
• Out of hours working	Appraisal	Client	• No allowance for works to existing student rooms	Appraisal	Note
• Phase construction or construction voids	Appraisal	Client	• FF&E to amenity areas	Appraisal	Note
• Latent defects insurance	Appraisal	Client	• Blinds	Appraisal	Note
• Major utilities works beyond allowance herein	Appraisal	Client	• Cooling / MVHR to student rooms	Appraisal	Note
• Works outside of the site boundary	Appraisal	Client	• Phased completion (Contractors Attendances)	Appraisal	Note
• Development Appraisal contingency	Appraisal	Client	• Electric wiring for window blinds	Appraisal	Note
• Artwork (internal or public)	Appraisal	Client	• Wi-Fi Boosters	Appraisal	Note
• BREEAM / CfSH assessment costs	Appraisal	Client	• Upgrades to existing power networks / Head End Reinforcement	Appraisal	Note
• Commissioning Management fees	Appraisal	Client	• Client retained Contingency.	Appraisal	Note
• Fit-out of any retail units - currently left as shell only	Appraisal	Client	• Excludes allowance for refurbishing existing windows and façade	Appraisal	Note
• VAT	Appraisal	Client	• Excludes replacement of lift cars and car finishes	Appraisal	Note
• CIL Payments Section 38 / 106 / 278 works	Appraisal	Client	• Asbestos in existing building	Appraisal	Client
• Removal / treatment of contaminated soil	Appraisal	Client	• Up-grade existing plant such as boilers, LV switch panels, pumps etc.	Appraisal	Client
• AV/IT/PA/Wi-Fi	Appraisal	Client	• New SVP, CWS, HWS or LTHW riser; existing to be extended only	Appraisal	Client
• Capital allowances or other incentives / grants	Appraisal	Client	• Cooling to landlords areas and rooms	Appraisal	Client
• Cost in respect of rights exercised by Adjoining Owners (Rights of Light, Party Wall Awards, Oversail Rights)	Appraisal	Client	• Mechanical ventilation to landlords areas; AOV's to be utilised	Appraisal	Client
• Unknown or unforeseen diversions	Appraisal	Client	• Sprinkler coverage to landlords area	Appraisal	Client
• Carbon off-set payments	Appraisal	Client	• AV installation to rooms or landlords areas	Appraisal	Client
• Incentivisation payments	Appraisal	Client	• New PV cells; relocation only of existing	Appraisal	Client
• Mobile phone booster system	Appraisal	Client	• Lift car internal finishes; assume existing will be utilised	Appraisal	Client
			• Excludes any works to external wall not annotated on the drawings	Appraisal	Client
			• Excludes any works to the podium 'deck'	Appraisal	Client
			• Works to existing rooms not included	Appraisal	Client

Appendix A | Cost Plan Elemental Breakdown - Substructure

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
1.0	Substructure						£0 -	
1.1	Assumed no works required.		item				£0	
Total Construction Cost (Current Day)					£0	£0	£0 -	

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
2.0	Frame						£800,000	5.69
2.1	New build extension - 5th Floor; above slab; allowance for new steel grillage							
	Universal Beams							
2.1.1	Universal Beam; 254*146*31	4	†	3,000	12,000	0	£12,000	
2.1.2	Universal Beam; 203*133*25	1	†	3,000	3,000	0	£3,000	
2.1.3	Universal Beam; 356*171*51	4	†	3,000	12,000	0	£12,000	
2.1.4	Universal Beam; 356*171*45	5	†	3,000	15,000	0	£15,000	
2.1.5	Universal Beam; 406*178*67	4	†	3,000	12,000	0	£12,000	
2.1.6	Universal Beam; 457*191*98	3	†	3,000	9,000	0	£9,000	
	Universal Columns							
2.1.7	Universal Column; 203*203*46	5	†	3,000	15,000	0	£15,000	
2.1.8	E/O allowance for plates, connections, joints etc @ 15%	4	†	3,000	12,000	0	£12,000	
2.1.9	E/O allowance for fire protection @ Intumescent paint	30	†	600	18,000	0	£18,000	
2.2	New build extension - Roof to 5th Floor; allowance for new steel grillage							
	Universal Beams							
2.2.1	Universal Beam; 254*146*31	4	†	3,000	£12,000	£0	£12,000	
2.2.2	Universal Beam; 203*133*25	1	†	3,000	£3,000	£0	£3,000	
2.2.3	Universal Beam; 356*171*51	2	†	3,000	£6,000	£0	£6,000	
2.2.4	Universal Beam; 356*171*45	4	†	3,000	£12,000	£0	£12,000	
2.2.5	Universal Beam; 406*178*67	-	†	3,000	£0	£0	£0	
2.2.6	Universal Beam; 457*191*98	-	†	3,000	£0	£0	£0	
	Universal Columns							
2.2.7	Universal Column; 203*203*46	4	†	3,000	£12,000	£0	£12,000	

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£						£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total		
2.2.8	E/O allowance for plates, connections, joints etc @ 15%	2	†	3,000	£6,000	£0	£6,000		
2.2.9	E/O allowance for fire protection @ Intumescent paint 90mins	17	†	600	£10,200	£0	£10,200		
2.3	New build extension - 6th Floor; allowance for new steel grillage								
	Universal Beams								
2.3.1	Universal Beam; 254*146*31	-	†	3,000	£0	£0	£0		
2.3.2	Universal Beam; 203*133*25	1	†	3,000	£3,000	£0	£3,000		
2.3.3	Universal Beam; 356*171*51	2	†	3,000	£6,000	£0	£6,000		
2.3.4	Universal Beam; 356*171*45	1	†	3,000	£3,000	£0	£3,000		
2.3.5	Universal Beam; 406*178*67	4	†	3,000	£12,000	£0	£12,000		
2.3.6	Universal Beam; 457*191*98	3	†	3,000	£9,000	£0	£9,000		
	Universal Columns						£0		
2.3.7	Universal Column; 203*203*46	1	†	3,000	£3,000	£0	£3,000		
2.3.8	E/O allowance for plates, connections, joints etc @ 15%	2	†	3,000	£6,000	£0	£6,000		
2.3.9	E/O allowance for fire protection @ Intumescent paint 90mins	14	†	600	£8,400	£0	£8,400		
2.4	New build extension - Roof to 6th Floor; allowance for new steel grillage								
	Universal Beams								
2.4.1	Universal Beam; 254*146*31	-	†	3,000	£0	£0	£0		
2.4.2	Universal Beam; 203*133*25	1	†	3,000	£3,000	£0	£3,000		
2.4.3	Universal Beam; 356*171*51	2	†	3,000	£6,000	£0	£6,000		
2.4.4	Universal Beam; 356*171*45	1	†	3,000	£3,000	£0	£3,000		
2.4.5	Universal Beam; 406*178*67	4	†	3,000	£12,000	£0	£12,000		
2.4.6	Universal Beam; 457*191*98	3	†	3,000	£9,000	£0	£9,000		

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£						£ / ft²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	GIFA	
Universal Columns									
2.4.7	Universal Column; 203*203*46	1	t	3,000	£3,000	£0	£3,000		
2.4.8	E/O allowance for plates, connections, joints etc @ 15%	2	t	3,000	£6,000	£0	£6,000		
2.4.9	E/O allowance for fire protection @ Intumescent paint 90mins	14	t	600	£8,400	£0	£8,400		
2.5 New build extension - 7th Floor; above slab; allowance for new steel grillage									
Universal Beams									
2.5.1	Universal Beam; 254*146*31	-	t	3,000	£0	£0	£0		
2.5.2	Universal Beam; 203*133*25	1	t	3,000	£3,000	£0	£3,000		
2.5.3	Universal Beam; 356*171*51	7	t	3,000	£21,000	£0	£21,000		
2.5.4	Universal Beam; 356*171*45	1	t	3,000	£3,000	£0	£3,000		
2.5.5	Universal Beam; 406*178*67	7	t	3,000	£21,000	£0	£21,000		
2.5.6	Universal Beam; 457*191*98	-	t	3,000	£0	£0	£0		
Universal Columns									
2.5.7	Universal Column; 203*203*46	3	t	3,000	£9,000	£0	£9,000		
2.5.8	E/O allowance for plates, connections, joints etc @ 15%	3	t	3,000	£9,000	£0	£9,000		
2.5.9	E/O allowance for fire protection @ Intumescent paint 90mins	22	t	600	£13,200	£0	£13,200		
2.6 New build extension - Roof to 7th Floor; allowance for new steel grillage									
Universal Beams									

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£						£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	GIFA	
2.6.1	Universal Beam; 254*146*31	-	t	3,000	£0	£0	£0		
2.6.2	Universal Beam; 203*133*25	1	t	3,000	£3,000	£0	£3,000		
2.6.3	Universal Beam; 356*171*51	7	t	3,000	£21,000	£0	£21,000		
2.6.4	Universal Beam; 356*171*45	1	t	3,000	£3,000	£0	£3,000		
2.6.5	Universal Beam; 406*178*67	7	t	3,000	£21,000	£0	£21,000		
2.6.6	Universal Beam; 457*191*98	-	t	3,000	£0	£0	£0		
Universal Columns									
2.6.7	Universal Column; 203*203*46	3	t	3,000	£9,000	£0	£9,000		
2.6.8	E/O allowance for plates, connections, joints etc @ 15%	3	t	3,000	£9,000	£0	£9,000		
2.6.9	E/O allowance for fire protection @ Intumescent paint 90mins	22	t	600	£13,200	£0	£13,200		
2.7 RC core walls; extending the cores									
2.7.1	300mm reinforced concrete; to core walls	65	m ³	240	£15,600	£0	£15,600		Assumed thickness
2.7.2	Rebar to the above @ 180kg/m ³	12	t	1,500	£18,000	£0	£18,000		Assumed reinforcement
2.7.3	Formwork to sides of core walls	433	m ²	70	£30,000	£0	£30,000		Measured both sides
2.7.4	Allowance for sundry structural items	1	item	10,000	£10,000	£0	£10,000		
2.8 Other items									
2.8.1	Allowance for alterations to columns at L7 & L8 to allow glazing line to be pulled back	1	item	100,000	£100,000	£0	£100,000		
2.8.2	E/O allowance for structural items not identified	1	item	200,000	£200,000	£0	£200,000		
Total Construction Cost (Current Day)					800,000	-	£800,000	5.69	

Appendix A | Cost Plan Elemental Breakdown - Upper Floors

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
3.0	Upper Floors						£220,000	1.57
3.1	Allowance for lightweight timber joist infill with; 100mm mineral wool quilt between joists, 18mm thick plywood, timber battens (25mm mineral wool between), 12mm thick gypsum board, 18mm thick flooring board to;							
3.1.2	Proposed 5th Floor	462	m ²	200	£92,400	£0	£92,400	
3.1.3	Proposed 6th Floor	162	m ²	200	£32,400	£0	£32,400	
3.1.4	Proposed 7th Floor	273	m ²	200	£54,600	£0	£54,600	
3.2	Other Items							
3.2.1	Allowance for grilles and the like in risers	1	item	10,000	£10,000	£0	£10,000	
3.2.2	Allowance for step overs, sundry staircases, plant gantries, and sundry steelwork	1	item	30,000	£30,000	£0	£30,000	
Total Construction Cost (Current Day)					£220,000	£0	£220,000	1.57

Appendix A | Cost Plan Elemental Breakdown - Roof

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
4.0	Roof						£360,000	2.56
4.1	Allowance for lightweight roof structure to;							
4.1.1	Proposed 5th Floor	175	m ²	£180	£32,000	£0	£32,000	
4.1.2	Proposed 6th Floor	200	m ²	£180	£36,000	£0	£36,000	
4.1.3	Proposed 7th Floor	273	m ²	£180	£49,000	£0	£49,000	
4.1.4	Allowance for roof coverings (waterproofing, insulation)	648	m ²	£150	£97,000	£0	£97,000	No allowance for paving
4.1.5	Allowance for Upstands/parapets/balustrade	1	item	£20,000	£20,000	£0	£20,000	
4.1.6	Allowance for fall safe system to maintenance areas	1	item	£20,000	£20,000	£0	£20,000	
4.1.7	Allowance for green / brown roof	375	m ²	£150	£56,000	£0	£56,000	
4.1.8	Re-instatement of existing hard standing at L7	273	m ²	£50	£14,000	£0	£14,000	
4.1.9	E/O allowance for lift / stair overrun	2	nr	£15,000	£30,000	£0	£30,000	
4.1.10	Allowance for pitch pockets and adjustments to existing surfaces to receive new roof structure / finishes	648		£15	£10,000	£0	£10,000	
Total Construction Cost (Current Day)					£360,000	£0	£360,000	2.56

Appendix A | Cost Plan Elemental Breakdown - Stairs

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
5.0	Stairs						£60,000	0.43
5.1	Allowance for staircase; extending above 1nr core x 2 storeys, and 1nr core x 1 storeys. Assumed steel and including balustrading and handrail.	3	flts	20,000	£60,000	£0	£60,000	
Total Construction Cost (Current Day)					£60,000	£0	£60,000	0.43

Appendix A | Cost Plan Elemental Breakdown - External Walls, Doors and Balconies

Ref	Element / Description	£						£ / ft²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	GIFA	
6.0	External Walls						£3,156,000	22.45	
6.1	Back sprayed glazing to ground floor; design of glazing mullions to match existing vertical curtain walling	464	m2	800	0	371,200	£371,200		Replacement of existing mesh cladding
6.2	Protruding dark reveals surrounding existing windows; to match colour of standing seam cladding to extension	351	m	350	3,000	120,000	£123,000		
6.3	Dark standing seam cladding to 'mansard roof' extension. Cladding to wrap around dormer windows (inc plywood)	225	m2	800	180,000	0	£180,000		
6.4	Creation of dormer windows (assumed steel frame)	12	nr	2,000	24,000	0	£24,000		
6.5	Dormer windows to mansard roof extension	48	m2	1,500	72,000	0	£72,000		
6.6	Allowance for flashings to dormer surround	12	nr	2,500	30,000	0	£30,000		
6.7	White precast concrete cills and window verticals; to create depth to window openings	874	m	800	78,000	621,000	£699,000		
6.8	Faceted glazed brick panels	621	m²	750	59,000	407,000	£466,000		
6.9	New glazing to extension, back sprayed lower panel to match existing	315	m²	800	252,080	0	£252,080		To replace existing laminated wood panels
6.10	New extension and existing Levels 7 & 8 to be re-clad in brick piers to match levels below	474	m²	600	144,000	141,000	£285,000		
6.11	Slim profile glazing infill section, stepped back in from existing façade	78	m²	1,000	78,400	0	£78,400		
6.12	Allowance for works to existing canopy as a result of new cladding to L1 double height space infill	1	item	100,000	0	100,000	£100,000		Assumed canopy removed and reinstated due to clashes with scaffolding
6.13	Allowance for scaffolding (to all elevations requiring works)	4,000	m²	100	200,000	200,000	£400,000		Assumed 50/50 split
6.14	Site watering and impact testing	1	item	50,000	25,000	25,000	£50,000		Assumed 50/50 split
6.15	Allowance for surveys	1	item	25,000	12,500	12,500	£25,000		Assumed 50/50 split
6.16	Refurbishment of existing glazing and façade not identified in the above						EXCLUDED		
Total Construction Cost (Current Day)					1,158,000	1,998,000	£3,156,000	22.45	

Appendix A | Cost Plan Elemental Breakdown - Internal Walls and Doors

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
7.1	Internal Walls						£270,000	1.92
7.1.1	Allowance for internal partitions (including demise walls); to Level 5	487	m2	150	£73,000	£0	£73,000	Assumed height 2.8m
7.1.2	Allowance for internal partitions (including demise walls); to Level 6	185	m2	150	£28,000	£0	£28,000	Assumed height 2.8m
7.1.3	Allowance for internal partitions (including demise walls); to Level 7	551	m2	150	£83,000	£0	£83,000	Assumed height 2.8m
7.1.4	Allowance for internal partitions (including demise walls); to Level 8	215	m2	150	£32,000	£0	£32,000	Assumed height 2.8m
7.1.5	E/O allowance for openings, blockwork, internal walls not identified on the drawings.	1	item	20,000	£20,000	£0	£20,000	
7.1.6	Allowance for plasterboard lining to internal face of external wall	479	m2	60	£29,000	£0	£29,000	
7.2	Internal Doors						£50,000	0.36
7.1	Allowance for entrance doors; single leaf to student rooms	41	nr	1,000	£41,000	£0	£41,000	37nr new rooms, 4nr new within existing (assumes re-use doors to refurb/altered rooms)
7.2	Allowance for doors to cores; single leaf	3	nr	1,200	£4,000	£0	£4,000	
Total Construction Cost (Current Day)					£320,000	£0	£320,000	2.28

Appendix A | Cost Plan Elemental Breakdown - MEP

Ref	Element / Description	£					£ / ft²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
8.0	Mechanical & Electrical Shell & Core						£853,000	6.07
8.1	Sanitaryware	9,494	ft²		Excluded	-	Excluded	
8.2	Services Equipment	9,494	ft²		Excluded	-	Excluded	
8.3	Disposal Installations	9,494	ft²	5.16			£49,000	
8.3.1	Allowance for rainwater installation	882	m²	10	£9,000	£0	£9,000	
8.3.2	Allowance for new SP riser serving 5th and 6th floor	200	m	100	£20,000	£0	£20,000	
8.3.3	Allowance for new VP risers serving 5th and 6th floor	200	m	50	£10,000	£0	£10,000	
8.3.4	Allowance for modification to existing SVP	1	item	10,000	£10,000	£0	£10,000	
8.4	Water Installations	9,494	ft²	8.64			£82,000	
8.4.1	Allowance for modification to existing CWS plant		item		excluded		excluded	Integration have confirmed that is no duty increase required to the existing cold water storage
8.4.2	Allowance for modification to existing HWS plant	1	item		£10,000	£0	£10,000	Allowance for additional 1,000 litre hot water cylinder and modification to existing plantroom pipework as part of the additional cylinder installation
8.4.3	Allowance for CWS riser	200	m	100	£20,000	£0	£20,000	
8.4.4	Allowance for HWS riser	400	m	100	£40,000	£0	£40,000	
8.4.5	Allowance for CWS and HWS connection to studios including isolation valve	82	nr	150	£12,000	£0	£12,000	
8.4.6	Allowance for modification to existing CWS and HWS distribution pipework		item		excluded		excluded	Assume not required
8.5	Heat Source	9,494	ft²	1.05			£10,000	
8.5.1	Allowance for validation works associated with LTHW system	1	item	5,000	£5,000	£0	£5,000	
8.5.2	Allowance for re-configuration of existing LTHW pumps and boilers	1	item	5,000	£5,000	£0	£5,000	Integration have confirmed that is no duty increase required to the existing heat source plant

Appendix A | Cost Plan Elemental Breakdown - MEP

Ref	Element / Description	£					£ / ft²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
8.6	Space Heating & Air Treatment	9,494	ft²	7.69			£73,000	
8.6.1	Allowance for extension of existing LTHW F&R riser to serve new rooms	400	m	150	£60,000	£0	£60,000	
8.6.2	Allowance for LTHW connection to new studios	41	nr	250	£10,000	£0	£10,000	
8.6.3	Allowance for heating to LL area	300	m²	10	£3,000	£0	£3,000	Area includes staircore
8.7	Ventilating Systems	9,494	ft²	8.43			£80,000	
8.7.1	Allowance for mechanical smoke ventilation to 5th, 6th and 7th floor	3	floors	15,000	£45,000	£0	£45,000	
8.7.2	Allowance for AOV's to landlords corridors	5	nr	5,000	£25,000	£0	£25,000	1 x 5th floor, 1 x 6th floor, 2 x 7th floor and 1 x 8th floor.
8.7.3	Allowance for AOV to stair cores at 6th and 7th floor	2	nr	5,000	£10,000	£0	£10,000	We assume 8th floor existing staircore AOV will be utilised
8.8	Electrical Installations	9,494	ft²	16.22			£154,000	
8.8.1	Allowance for electrical validation works	1	item	5,000	£5,000	£0	£5,000	
8.8.2	Allowance for LV distribution modifications	882	m²	25	£22,000	£0	£22,000	Integration have confirmed that is no duty increase required to the existing electrical switch panels and incoming supply. Works are to allow for extension of existing busbars, new DB etc.
8.8.3	Allowance for feeds from LL DB to studios	41	nr	1,000	£41,000	£0	£41,000	
8.8.4	Allowance for mechanical services	882	m²	10	£9,000	£0	£9,000	
8.8.5	Allowance for landlords small power	300	m²	15	£5,000	£0	£5,000	
8.8.6	Allowance for landlords lighting	300	m²	120	£36,000	£0	£36,000	Based on having feature lighting as per architects drawing notes
8.8.7	Allowance for landlords lighting control	300	m²	25	£8,000	£0	£8,000	
8.8.8	Allowance for containment	882	m²	10	£9,000	£0	£9,000	
8.8.9	Allowance for relocation of PV cells - 46 panels	1	item	15,000	£15,000	£0	£15,000	

Appendix A | Cost Plan Elemental Breakdown - MEP

Ref	Element / Description	£						£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	GIFA	
8.8.10	Allowance for earthing and bonding	882	m ²	5	£4,000	£0	£4,000		
8.9	Gas Installation		ft ²		excluded		excluded		
8.10	Protective Installations	9,494	ft ²	3.69			£35,000		Allowance for lightning protection only, sprinkler protection excluded
8.10.1	Allowance for sprinkler coverage to landlords areas		m ²		excluded		excluded		
8.10.2	Allowance for sprinkler priority valve on BCWS to and feed to studio's	41	nr	750	£31,000	£0	£31,000		
8.10.3	Allowance for lightning protection	882	nr	5	£4,000	£0	£4,000		
8.11	Communications, Security & Controls Installation	9,494	ft ²	23.59			£224,000		
8.11.1	Allowance for fire alarm coverage to landlords areas	882	m ²	15	£13,000	£0	£13,000		
8.11.2	Allowance for PA/VA coverage to landlords areas	882	m ²	10	£9,000	£0	£9,000		
8.11.3	Allowance for fire alarm interface to new studio	41	nr	150	£6,000	£0	£6,000		
8.11.4	Allowance for data to studio's	41	nr	500	£21,000	£0	£21,000		
8.11.5	Allowance for TV connection to studio's	41	nr	500	£21,000	£0	£21,000		
8.11.6	Allowance for video entry to studio's	41	nr	1,000	£41,000	£0	£41,000		
8.11.7	Allowance for CCTV coverage	10	nr	2,000	£20,000	£0	£20,000		Assume 2nr camera per floor and assume existing headend has spare capacity to add additional devices
8.11.8	Allowance for access control to studio entrance doors	41	nr	1,500	£62,000	£0	£62,000		Assume smart card readers in lieu of a manual lock to studio's
8.11.9	Allowance for access control	6	nr	1,500	£9,000	£0	£9,000		Assume to stair cores only and assume existing headend has spare capacity to add additional devices
8.11.10	Allowance for BMS to above plant and incorporation into existing BMS system	882	m ²	25	£22,000	£0	£22,000		
8.12	Testing and Commissioning			5%	£35,000	£0	£35,000		
8.13	MEP Sub-Contractors Preliminaries			15%	£111,000	£0	£111,000		
Total Construction Cost (Current Day)					£853,000	£0	£853,000	6.07	

Appendix A | Cost Plan Elemental Breakdown - Lifts

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
9.0	Lifts						£80,000	0.57
9.1	Allowance to extend passenger lift to serve new level 5 and 6	1	nr	50,000	£50,000	£0	£50,000	
9.2	Allowance to extend passenger lift to serve new level 7	1	nr	30,000	£30,000	£0	£30,000	
9.3	Testing and Commissioning						Included	
9.4	MEP Sub-Contractors Preliminaries						Included	
Total Construction Cost (Current Day)					£80,000	£0	£80,000	0.57

Appendix A | Cost Plan Elemental Breakdown - BWIC

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
10.0	BWIC						£50,0000.36	
10.1	Allowance for BWIC	933,000		5%	£50,000	£0	£50,000	
Total Construction Cost (Current Day)					£50,000	£0	£50,0000.36	

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
1.0	Stairs						£0	-
1.1	Allowance for internal staircase		nr		£0	£0	£0	No duplex units
2.0	Internal Partitions				£0	£0	£50,000	0.63
2.1	Allowance for internal walls	41	nr	500	£21,000	£0	£21,000	Allowance for unidentified partitions within student rooms say £500/room
2.2	Allowance for plasterboard lining to bathroom pod	476	m2	60	£29,000	£0	£29,000	
2.3	Allowance for plasterboard lining to internal face of party and circulation wall		m2	60	Inc	£0	Inc	Included in demise wall measure / rate
3.0	Internal Doors						£49,000	0.62
3.1	Allowance for sliding door to bathroom (inc track)	41	nr	1,200	£49,000	£0	£49,000	
4.0	Wall Finishes						£89,000	1.12
4.1	Allowance for wall finishes; paint generally	1,950	m2	10	£20,000	£0	£20,000	
4.3	E/O for concrete plaster effect / feature wall	308	m2	50	£15,000	£0	£15,000	
4.4	E/O for stained ply cladding / feature wall	560	m2	50	£28,000	£0	£28,000	
4.5	Allowance for skirting; paint finish; to all walls	700	m	25	£18,000	£0	£18,000	
4.6	Allowance for splashback to kitchen	41	nr	200	£8,000	£0	£8,000	
5.0	Floor Finishes						£76,000	0.96
5.1	Allowance for screed / substrate build up to floor finish	696	m2	35	£24,000	£0	£24,000	
5.3	Allowance for engineered timber to rooms (PC Sum £30m ²)	696	m2	75	£52,000	£0	£52,000	

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£						£ / ft²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	GIFA	
6.0	Ceiling Finishes						£59,000	0.74	
6.1	Suspended plasterboard ceiling; taped and jointed; primed and sealed; decorated	696	m2	70	£49,000	£0	£49,000		
6.2	Allowance for access hatches (assumed 1nr per apartment)	41	nr	250	£10,000	£0	£10,000		
7.0	Fittings and Furnishings						£402,000	5.07	
	Kitchens								
7.1	Allowance for compact kitchen; minimum 3nr units. Fridge/freezer, 2 ring hob, combi oven, sink, worktop space	41	nr	3,500	£144,000	£0	£144,000		Budget allowance
	Bathroom Pods;								
7.2	Ensuite wet room with space saving WC and basin. White sanitaryware. 3/4 height tiled walls. Exposed copper pipes and fixtures.	41	nr	4,000	£164,000	£0	£164,000		Budget allowance
	Fittings Generally;								
7.3	Allowance for wardrobe / Storage	41	nr	250	£10,000	£0	£10,000		
7.4	Allowance for built in bed unit; including bench seating and shelving	41	nr	1,500	£62,000	£0	£62,000		
7.5	Allowance for built in table / study desk	41	nr	250	£10,000	£0	£10,000		
7.6	Allowance for coat hooks (say 10nr per unit)	410	nr	25	£10,000	£0	£10,000		
7.7	Allowance for full height fixed mirror	41	nr	50	£2,000	£0	£2,000		
8.0	Mechanical & Electrical Fit Out to Studio's						£514,000	6.48	
8.1	Sanitaryware		studios				Excluded		

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
8.2	Services Equipment		studios				Excluded	
8.3	Disposal Installations	41	studios	550	£23,000	£0	£23,000	
8.3.1	Allowance for SVP connection to Pod	2	nr	150			300	
8.3.2	Allowance for SVP connection to kitchen sink	1	nr	250			250	
8.4	Water Installations	41	studios	1,550	£64,000	£0	£64,000	
8.4.1	Allowance for CWS connection to Pod	1	nr	250			250	
8.4.2	Allowance for CWS connection to kitchen sink	1	nr	250			250	
8.4.3	Allowance for HWS to Pod	1	nr	350			350	
8.4.4	Allowance for HWS to kitchen sink	2	nr	350			700	
8.5	Heat Source	41	studios	500	£21,000	£0	£21,000	assume heat source is generated centrally
8.5.1	Allowance for per fabricated service cupboard		nr				excluded	
8.5.2	Allowance for underfloor heating manifold	1	nr	500			500	
8.6	Space Heating & Air Treatment	41	studios	1,105	£45,000	£0	£45,000	assume heating only and ventilation is via opening windows
8.6.1	Allowance for underfloor heating to studio	17	m ²	65			1,105	
8.6.2	Allowance for underfloor heating to bathroom		nr				Included in Pod	assume part of Pod cost
8.6.3	Allowance for heated towel rail within bathroom		nr				Included in Pod	assume part of Pod cost
8.7	Ventilating Systems	41	studios	650	£27,000	£0	£27,000	Assumes ventilation to kitchen hood and bathroom, which is direct to façade

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
8.7.1	Allowance for bathroom extract to façade	1	nr	500			500	assume in line fan and plastic ductwork
8.7.2	Allowance for kitchen hood ductwork to façade	1	nr	150			150	excludes hood and assumes plastic ductwork
8.8	Electrical Installations	41	studios	3,460	£142,000	£0	£142,000	
8.8.1	Allowance for consumer unit	1	nr	500			500	assume 1 per room
8.8.2	Allowance for containment	1	item	500			500	
8.8.3	Allowance for power to kitchen	1	item	450			450	power to hob, oven, fridge freezer, plus 2nr 13 amp socket outlet. Finished in white plastic
8.8.4	Allowance for power connection to Pod	1	nr	250			250	
8.8.5	Allowance for 13amp socket outlets	4	nr	75			300	assume white plastic finish
8.8.6	Allowance for shaver socket in bathroom		nr				Included in Pod	
8.8.7	Allowance for lighting to bathroom; assume downlighters		nr				Included in Pod	
8.8.8	Allowance for pendant luminaire over dining table	1	nr	210			210	allowance of £125 PC sum for pendant luminaire
8.8.9	Allowance for wall lights	2	nr	180			360	allowance of £100 PC sum for wall luminaires
8.8.10	Allowance for lighting over bed area	2	nr	100			200	allowance of £30 PC sum luminaires. Not shown on drawings
8.8.11	Allowance for kitchen cupboard lighting	1	item	250			250	
8.8.12	Allowance for lighting control; assume manual switching	1	item	240			240	assumes 3nr light switches within a room which are white plastic finish
8.8.13	Allowance for earthing and bonding	1	item	200			200	
8.9	Gas Installation		studios		£0	£0	excluded	assume hob is electric
8.10	Protective Installations	41	studios	400	£16,000	£0	£16,000	assume sprinkler coverage is via the BCWS

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
8.10.1	Allowance for sprinkler head to room	2	nr	200			400	
8.10.2	Allowance for sprinkler head to bathroom		nr				excluded	assume not required
8.10.3	Allowance for lightning protection		item				excluded	not required
8.11	Communications, Security & Controls Installation	41	studios	2,300	£94,000	£0	£94,000	
8.11.1	Allowance for fire alarm detection	1	nr	250			250	
8.11.2	Allowance for heat detector	1	nr	300			300	
8.11.3	Allowance for data points	2	nr	150			300	
8.11.4	Allowance for TV point	1	nr	200			200	
8.11.5	Allowance for video entry	1	nr	750			750	
8.11.6	Allowance for AV		item				excluded	
8.11.7	Allowance for thermostat controls	1	nr	500			500	
8.12	Testing and Commissioning	41	studios	500	£21,000	£0	£20,500	
8.13	MEP Sub-Contractors Preliminaries	41	studios	1,500	£61,500	£0	£61,500	
9.0	BWIC		5%		£25,725	£0	£25,700	
Total Construction Cost (Current Day)					£1,265,000	£0	£1,265,000	15.9
	Preliminaries			17%	£215,000	£0	£215,000	
	OH&P			5%	£74,000	£0	£74,000	
	Contingency			5%	£78,000	£0	£78,000	
					£1,632,000	£0	£1,632,000	20.6

Appendix A | Cost Plan Elemental Breakdown - Communal Fit Out

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
1.0	Stairs						£39,000	0.28
1.1	Allowance for finish to stairs (inc nosing's and handrails)	13	nr	3,000	£39,000	£0	£39,000	Includes finishes to all levels beneath proposed extensions
2.0	Internal Doors						£36,000	0.26
2.1	Allowance for internal doors; single leaf	5	nr	1,000	£5,000	£0	£5,000	
2.2	Allowance for internal doors; to riser, stores and the like	42	nr	500	£21,000	£0	£21,000	
2.3	Allowance for internal doors; generally	1	item	10,000	£10,000	£0	£10,000	
3.0	Wall Finishes						£24,124	0.17
3.1	Allowance for wall finish to circulation	862	m2	10	£8,624	£0	£8,624	
3.2	Allowance for wall finish to stair; paint finish	780	m2	10	£7,800	£0	£7,800	
3.3	Allowance for timber skirting	308	m	25	£7,700	£0	£7,700	
4.0	Floor Finishes						£16,575	0.12
4.1	Allowance for screed / substrate build up to floor finish	195	m2	35	£6,825	£0	£6,825	
4.2	Allowance for floor finish to circulation	195	m2	50	£9,750	£0	£9,750	Allowance only, finishes pack refers to 'exposed concrete if possible' however the structure is to be lightweight, therefore no concrete slabs
5.0	Ceiling						£14,625	0.10
5.1	Allowance for ceiling finish to circulation; assume painted plasterboard with acoustic backing	195	m2	75	£14,625	£0	£14,625	

Appendix A | Cost Plan Elemental Breakdown - Communal Fit Out

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
6.0	FF&E						£17,914	0.13
6.04	Allowance for post boxes; to new student rooms	41	nr	150	£6,150	£0	£6,150	
6.07	Allowance for sundry fittings	1	item	5,000	£5,000	£0	£5,000	
6.08	Allowance for statutory signage	882	GlA (m2)	2	£1,764	£0	£1,764	
6.09	Allowance for cleaners cupboard; say	1	item	5,000	£5,000	£0	£5,000	
Total Construction Cost (Current Day)					£150,000	£0	£150,000	1.07
	Preliminaries			15%	£22,500	£0	£22,500	
	OH&P			5%	£8,625	£0	£8,625	
	Contingency			3%	£5,434	£0	£5,434	
					£190,000	£0	£190,000	1.35

Appendix A | Cost Plan Elemental Breakdown - Demolitions and Alterations

Ref	Element / Description	£						£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	GIFA	
1.0	Demolitions & Alterations						£600,000	4.27	
1.01	Removal of existing roof coverings, prepare and make good for extension	735	m2	100	£73,500	£0	£73,500		
1.02	Opening up existing external wall, prepare and make good for extension	1	item	50,000	£50,000	£0	£50,000		
1.03	Removal of existing stepped back zinc standing seam block, to external wall (including glazing to L7 & L8)	564	m2	150	£0	£84,600	£84,600		
1.04	Removal of existing mesh cladding to ground floor	464	m2	150		£69,600	£69,600		
1.06	Allowance for removal of existing laminated wood panels	511	m2	150	£0	£76,590	£76,590		
1.07	Allowance for creation of openings for stairs, risers, lifts etc, say;	1	item	50,000	£50,000		£50,000		
1.08	Allowance for temporary works, incl propping to works such as; step back cladding (moving existing column line, creation of new stair & lifts)	1	item	100,000	£30,000	£70,000	£100,000		Notional 30/70 split
1.09	Allowance for alterations to existing to accommodate drainage riser runs and the like	1	item	50,000	£50,000	£0	£50,000		
1.10	Allowance for removal of internal walls	358	m2	40	£14,336	£0	£14,336		
1.11	Allowance for strip out of existing finishes to units	7	nr	5,000	£35,000	£0	£35,000		
Total Construction Cost (Current Day)					£300,000	£300,000	£600,000	4.27	

Appendix B | Design information used

Tigg + Coll Architects

Proposed Drawings		
Title	Rev	Drawing No.
Proposed 1st Floor	B	PL 190(2)-103
Proposed 2nd Floor	B	PL 190(2)-104
Proposed 3rd Floor	B	PL 190(2)-105
Proposed 4th Floor	B	PL 190(2)-106
Proposed 5th Floor	E	PL 190(2)-107
Proposed 6th Floor	E	PL 190(2)-108
Proposed 7th Floor	E	PL 190(2)-109
Proposed 8th Floor	C	PL 190(2)-110
Proposed Roof Plan	C	PL 190(2)-111
Proposed Elevations AA	E	PL 190(2)-205
Proposed Elevations BB	D	PL 190(2)-206
Proposed Elevations CC	D	PL 190(2)-207
Proposed Elevations DD	E	PL 190(2)-208

Existing Drawings		
Title	Rev	Drawing No.
Existing Ground Floor	A	PL 190(2)-002
Existing 1st Floor	A	PL 190(2)-003
Existing 2nd Floor	A	PL 190(2)-004
Existing 3rd Floor	A	PL 190(2)-005
Existing 4th Floor	A	PL 190(2)-006
Existing 5th Floor	A	PL 190(2)-007
Existing 6th Floor	A	PL 190(2)-008
Existing 7th Floor	A	PL 190(2)-009
Existing 8th Floor	A	PL 190(2)-010
Existing Roof Plan	A	PL 190(2)-011
Existing Elevations AA & BB	C	PL 190(2)-020
Existing Elevations CC & DD	C	PL 190(2)-021
Existing Elevations AA & CC	C	PL 190(2)-025

Appendix C

AMCM response

Our ref: GE 19.082

17th December 2019

Alinea
90 Cannon Street
London
EC4N 6HA

Attn: Iain Parker

Dear Iain

NIDO, West Hampstead Market Testing Exercise

Further to your letter dated 9th December we have now completed a market testing exercise and enclose the completed cost plan. We have benchmarked this against recent rooftop extension schemes. Please note the following points:

- The overall figure is based upon the quantities and descriptions provided to us and we have priced those only.
- We have not included any design fees
- We have not included NHBC or similar insurance fees (please note there has been a sharp increase in these fees recently – could be up to 4k per unit)
- We have excluded substructure as per your cost plan
- We have not surveyed the building for any tolerance or other interface issues
- We have assumed the building will be vacant for the cladding and other user interface items.
- We have not assessed the existing plant for capacity.
- We enclose the cost plan for budget guidance only – it should not be considered as an offer.

Please let us know if there is anything else we can do.

Yours sincerely



Andy Wall
Pre Construction Director
andy.wall@amcm-group.co.uk



alinea

Nido West Hampstead

Pricing Schedule - AMCM
December 2019

Contents

Section 1

Section 2

Section 3

Appendix A

Appendix B

Summary of areas and accommodation

Cost Summary

Exclusions

Cost Plan Elemental Breakdown

Design information used

Document Control

Date	Revision	Description of Revision	Prepared By	Reviewed By	Sign Off

alinea consulting LLP

90 Cannon Street
London, EC4N 6HA
alineacostconsulting.com

This report has been prepared solely for the use of Nido and in anticipation of alinea consulting LLP being appointed using our standard standard Terms and Conditions of Engagement. Until such time as an appointment is concluded our liability to you for any loss will not exceed £1million.

Section 1 | Summary of areas and accommodation

Metric

Level	New Bedrooms m ²	Ext Bedrooms m ²	Common Areas m ²	Kitchen m ²	NIA m ²	Circulation m ²	Stairs m ²	Lifts m ²	Risers / Structures m ²	GIA m ²	GEA m ²	Existing GIA m ²	Variance m ²
G	0	0	2,658	0	2,658	0	64	10	128	2,860	2,941	2,860	0
1	0	641	232	240	1,113	213	74	22	140	1,562	1,745	1,562	0
2	0	929	0	260	1,189	224	60	24	141	1,638	1,743	1,638	0
3	0	929	0	260	1,189	224	60	24	141	1,638	1,743	1,638	0
4	0	929	0	260	1,189	224	60	24	141	1,638	1,743	1,638	0
5	311	667	0	240	1,218	218	60	24	118	1,638	1,743	1,176	462
6	113	646	0	191	950	157	61	22	148	1,338	1,423	1,176	162
7	230	122	0	0	352	69	29	11	54	515	556	242	273
8	31	120	0	0	151	36	15	6	23	231	254	246	-15
Total	685	4,983	2,890	1,451	10,009	1,365	483	167	1,034	13,058	13,891	12,176	882

Imperial

Level	New Bedrooms ft ²	Ext Bedrooms ft ²	Common Areas ft ²	Kitchen ft ²	NIA ft ²	Circulation ft ²	Stairs ft ²	Lifts ft ²	Risers / Structures ft ²	GIA ft ²	GEA ft ²	Existing GIA ft ²	Variance ft ²
G	0	0	28,610	0	28,610	0	689	108	1,378	30,785	31,657	30,785	0
1	0	6,900	2,497	2,583	11,980	2,293	797	237	1,507	16,813	18,783	16,813	0
2	0	10,000	0	2,799	12,798	2,411	646	258	1,518	17,631	18,761	17,631	0
3	0	10,000	0	2,799	12,798	2,411	646	258	1,518	17,631	18,761	17,631	0
4	0	10,000	0	2,799	12,798	2,411	646	258	1,518	17,631	18,761	17,631	0
5	3,348	7,180	0	2,583	13,110	2,347	646	258	1,270	17,631	18,761	12,658	4,973
6	1,216	6,953	0	2,056	10,226	1,690	657	237	1,593	14,402	15,317	12,658	1,744
7	2,476	1,313	0	0	3,789	743	312	118	581	5,543	5,985	2,605	2,939
8	334	1,292	0	0	1,625	388	161	65	248	2,486	2,734	2,648	-161
Total	7,373	53,637	31,108	15,618	107,736	14,693	5,199	1,798	11,130	140,555	149,521	131,061	9,494

Basis of measured floor areas:-

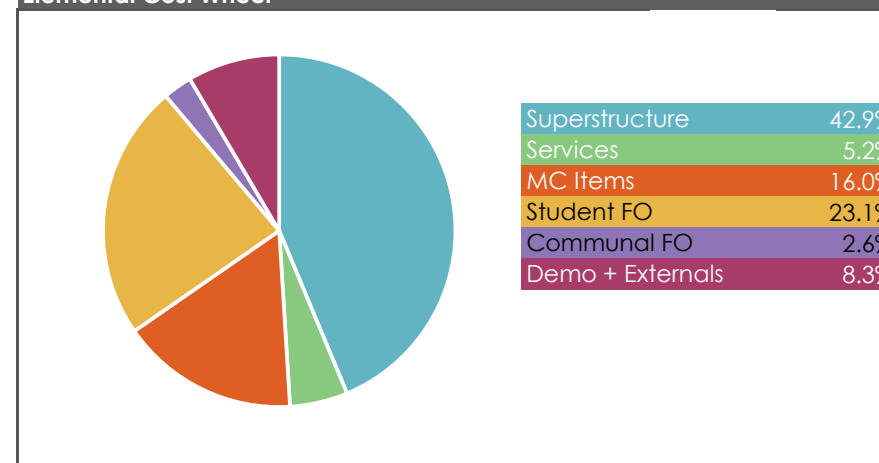
- The above area schedule has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.
- The area schedule has been measured based on proposed and existing plans received from Tigg+Coll Architects (see Appendix C)
- Net Internal Areas (NIA) do not necessarily equate to net rentable or net saleable areas.
- No deductions have been taken from the NIA's as a contingency against core enlarging during design development.
- The schedule forms the basis of the cost plan/model only and should not be relied upon for any other purpose.
- All areas are approximate; a conversion of 10.7639 has been used for imperial areas (sqft).

Section 2 | Cost Summary - Overall

Shell - Element / Description	Extension	Re-Cladding	GIA	140,555 ft²
	Sub-total £	Sub-total £	Total £	£ / ft²
1. Substructure	220,500	Excluded	220,500	0
Substructure	220,500	0	220,500	0
2. Frame	1,100,000	0	1,100,000	8
3. Upper Floors	260,000	0	260,000	2
4. Roof	670,000	0	670,000	5
5. Stairs	52,500	0	52,500	0
6. External Walls, Doors, Balconies	1,879,000	908,000	2,787,000	20
7. Internal Walls and Doors	210,000	0	210,000	1
Superstructure	4,171,500	908,000	5,079,500	36
8. MEP	507,100	0	507,100	4
9. Lift Installations	60,000	0	60,000	0
10. BWIC	50,000	0	50,000	0
Services	617,100	0	617,100	4
Sub-Total to Shell	5,009,100	908,000	5,917,100	42
Preliminaries	1,054,820		1,054,820	8
OH&P	316,446		316,446	2
Design & Build Risk Transfer	263,705		263,705	2
Design Reserve and Contingency	263,705		263,705	2
Main Contractor Items	1,898,676	0	1,898,676	14
Total to Shell	6,907,776	908,000	7,815,776	56
Student Room Fit Out	2,732,000	0	2,732,000	19
Communal Fit Out	310,000	0	310,000	2
Fit Out Total	3,042,000	0	3,042,000	22
Total to Fit Out	9,950,000	908,000	10,860,000	77
Demolition and External Works / Services	459,000	525,000	984,000	7
Total Construction Estimated Cost Current Day	10,409,000	1,433,000	11,844,000	84

Other - Element / Description	Extension	Re-Cladding	GIA	140,555 ft²
	Sub-total £	Sub-total £	Total £	£ / ft²
Demolitions and Alterations	334,000	324,000	658,000	5
External Works / Services	0	0	0	0
Sundry Costs	334,000	324,000	658,000	5
Preliminaries	40,000	66,000	106,000	1
OH&P	25,000	75,000	100,000	1
Design & Build Risk Transfer	30,000	30,000	60,000	0
Design Reserve and Contingency	30,000	30,000	60,000	0
Main Contractor Items	125,000	201,000	326,000	2
Sundry Total	459,000	525,000	984,000	7

Elemental Cost Wheel



Note; External works and services has been apportioned to the re-cladding total as advised by Cast.

Section 3 | Exclusions

Generic Exclusions	Cost Plan	Action	Site Specific	Cost Plan	Action
• Site purchase costs, rights of light compensations	Appraisal	Client	• Works outside of boundary	Appraisal	Note
• Professional team fees	Appraisal	Client	• Fitting out to retail / commercial units	Appraisal	Note
• Statutory or third party fees	Appraisal	Client	• No allowance for works to existing student rooms	Appraisal	Note
• Financing costs	Appraisal	Client	• FF&E to amenity areas	Appraisal	Note
• Latent defects insurance	Appraisal	Client	• Blinds	Appraisal	Note
• Major utilities works	Appraisal	Client	• Cooling / MVHR to student rooms	Appraisal	Note
• Works outside of the site boundary	Appraisal	Client	• Electric wiring for window blinds	Appraisal	Note
• Development Appraisal contingency	Appraisal	Client	• Wi-Fi Boosters	Appraisal	Note
• Artwork (internal or public)	Appraisal	Client	• Upgrades to existing power networks / Head End Reinforcement	Appraisal	Note
• BREEAM / CfSH assessment costs	Appraisal	Client	• Client retained Contingency.	Appraisal	Note
• Commissioning Management fees	Appraisal	Client	• Excludes replacement of lift cars and car finishes	Appraisal	Note
• Fit-out of any retail units - currently left as shell only	Appraisal	Client	• Up-grade existing plant such as boilers, LV switch panels, pumps etc.	Appraisal	Client
• VAT	Appraisal	Client	• New SVP, CWS, HWS or LTHW riser; existing to be extended only	Appraisal	Client
• CIL Payments Section 38 / 106 / 278 works	Appraisal	Client	• Cooling to landlords areas and rooms	Appraisal	Client
• Removal / treatment of contaminated soil	Appraisal	Client	• Mechanical ventilation to landlords areas; AOV's to be utilised	Appraisal	Client
• AV/IT/PA/Wi-Fi	Appraisal	Client	• Sprinkler coverage to landlords area	Appraisal	Client
• Capital allowances or other incentives / grants	Appraisal	Client	• AV installation to rooms or landlords areas	Appraisal	Client
• Cost in respect of rights exercised by Adjoining Owners (Rights of Light, Party Wall Awards, Oversail Rights)	Appraisal	Client	• New PV cells; relocation only of existing	Appraisal	Client
• Unknown or unforeseen diversions	Appraisal	Client	• Lift car internal finishes; assume existing will be utilised	Appraisal	Client
• Carbon off-set payments	Appraisal	Client	• Excludes any works to the podium 'deck'	Appraisal	Client
• Incentivisation payments	Appraisal	Client	• Works to existing rooms not included	Appraisal	Client
• Mobile phone booster system	Appraisal	Client			

Appendix A | Cost Plan Elemental Breakdown - Substructure

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
1.0	Substructure						£220,000	1.57
1.1	Assumed no works required.	882	m2	250	£220,500		£220,500	Assume allowance for new areas and increasing strength of existing
Total Construction Cost (Current Day)					£220,500	£0	£220,500	1.57

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
2.0	Frame						£1,100,000	7.83
2.1	New build extension - 5th Floor; above slab; allowance for new steel grillage							
	Universal Beams							
2.1.1	Universal Beam; 254*146*31	4	†	5,100	20,400	0	£20,400	Common rate plate £3,200 / † + roof top allowance and BWIC
2.1.2	Universal Beam; 203*133*25	1	†	5,100	5,100	0	£5,100	
2.1.3	Universal Beam; 356*171*51	4	†	5,100	20,400	0	£20,400	
2.1.4	Universal Beam; 356*171*45	5	†	5,100	25,500	0	£25,500	
2.1.5	Universal Beam; 406*178*67	4	†	5,100	20,400	0	£20,400	
2.1.6	Universal Beam; 457*191*98	3	†	5,100	15,300	0	£15,300	
	Universal Columns							
2.1.7	Universal Column; 203*203*46	5	†	5,100	25,500	0	£25,500	
2.1.8	E/O allowance for plates, connections, joints etc @ 15%	4	†	7,500	30,000	0	£30,000	
2.1.9	E/O allowance for fire protection @ Intumescent paint	30	†	500	15,000	0	£15,000	
2.2	New build extension - Roof to 5th Floor; allowance for new steel grillage							
	Universal Beams							
2.2.1	Universal Beam; 254*146*31	4	†	5,100	£20,400	£0	£20,400	
2.2.2	Universal Beam; 203*133*25	1	†	5,100	£5,100	£0	£5,100	
2.2.3	Universal Beam; 356*171*51	2	†	5,100	£10,200	£0	£10,200	
2.2.4	Universal Beam; 356*171*45	4	†	5,100	£20,400	£0	£20,400	
2.2.5	Universal Beam; 406*178*67	-	†		£0	£0	£0	
2.2.6	Universal Beam; 457*191*98	-	†		£0	£0	£0	
	Universal Columns							
2.2.7	Universal Column; 203*203*46	4	†	5,100	£20,400	£0	£20,400	

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£						£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total		
2.2.8	E/O allowance for plates, connections, joints etc @ 15%	2	†	7,500	£15,000	£0	£15,000		
2.2.9	E/O allowance for fire protection @ Intumescent paint 90mins	17	†	500	£8,500	£0	£8,500		
2.3	New build extension - 6th Floor; allowance for new steel grillage								
	Universal Beams								
2.3.1	Universal Beam; 254*146*31	-	†		£0	£0	£0		
2.3.2	Universal Beam; 203*133*25	1	†	5,100	£5,100	£0	£5,100		
2.3.3	Universal Beam; 356*171*51	2	†	5,100	£10,200	£0	£10,200		
2.3.4	Universal Beam; 356*171*45	1	†	5,100	£5,100	£0	£5,100		
2.3.5	Universal Beam; 406*178*67	4	†	5,100	£20,400	£0	£20,400		
2.3.6	Universal Beam; 457*191*98	3	†	5,100	£15,300	£0	£15,300		
	Universal Columns						£0		
2.3.7	Universal Column; 203*203*46	1	†	5,100	£5,100	£0	£5,100		
2.3.8	E/O allowance for plates, connections, joints etc @ 15%	2	†	7,500	£15,000	£0	£15,000		
2.3.9	E/O allowance for fire protection @ Intumescent paint 90mins	14	†	500	£7,000	£0	£7,000		
2.4	New build extension - Roof to 6th Floor; allowance for new steel grillage								
	Universal Beams								
2.4.1	Universal Beam; 254*146*31	-	†		£0	£0	£0		
2.4.2	Universal Beam; 203*133*25	1	†	5,100	£5,100	£0	£5,100		
2.4.3	Universal Beam; 356*171*51	2	†	5,100	£10,200	£0	£10,200		
2.4.4	Universal Beam; 356*171*45	1	†	5,100	£5,100	£0	£5,100		
2.4.5	Universal Beam; 406*178*67	4	†	5,100	£20,400	£0	£20,400		

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£						£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total		
2.4.6	Universal Beam; 457*191*98	3	†	5,100	£15,300	£0	£15,300		
	Universal Columns								
2.4.7	Universal Column; 203*203*46	1	†	5,100	£5,100	£0	£5,100		
2.4.8	E/O allowance for plates, connections, joints etc @ 15%	2	†	7,500	£15,000	£0	£15,000		
2.4.9	E/O allowance for fire protection @ Intumescent paint 90mins	14	†	500	£7,000	£0	£7,000		
2.5	New build extension - 7th Floor; above slab; allowance for new steel grillage								
	Universal Beams								
2.5.1	Universal Beam; 254*146*31	-	†		£0	£0	£0		
2.5.2	Universal Beam; 203*133*25	1	†	5,100	£5,100	£0	£5,100		
2.5.3	Universal Beam; 356*171*51	7	†	5,100	£35,700	£0	£35,700		
2.5.4	Universal Beam; 356*171*45	1	†	5,100	£5,100	£0	£5,100		
2.5.5	Universal Beam; 406*178*67	7	†	5,100	£35,700	£0	£35,700		
2.5.6	Universal Beam; 457*191*98	-	†		£0	£0	£0		
	Universal Columns								
2.5.7	Universal Column; 203*203*46	3	†	5,100	£15,300	£0	£15,300		
2.5.8	E/O allowance for plates, connections, joints etc @ 15%	3	†	7,500	£22,500	£0	£22,500		
2.5.9	E/O allowance for fire protection @ Intumescent paint 90mins	22	†	500	£11,000	£0	£11,000		
2.6	New build extension - Roof to 7th Floor; allowance for new steel grillage								

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
	Universal Beams							
2.6.1	Universal Beam; 254*146*31	-	†		£0	£0	£0	
2.6.2	Universal Beam; 203*133*25	1	†	5,100	£5,100	£0	£5,100	
2.6.3	Universal Beam; 356*171*51	7	†	5,100	£35,700	£0	£35,700	
2.6.4	Universal Beam; 356*171*45	1	†	5,100	£5,100	£0	£5,100	
2.6.5	Universal Beam; 406*178*67	7	†	5,100	£35,700	£0	£35,700	
2.6.6	Universal Beam; 457*191*98	-	†		£0	£0	£0	
	Universal Columns							
2.6.7	Universal Column; 203*203*46	3	†	5,100	£15,300	£0	£15,300	
2.6.8	E/O allowance for plates, connections, joints etc @ 15%	3	†	7,500	£22,500	£0	£22,500	
2.6.9	E/O allowance for fire protection @ Intumescent paint 90mins	22	†	500	£11,000	£0	£11,000	
	2.7 RC core walls; extending the cores							
2.7.1	300mm reinforced concrete; to core walls	65	m³	550	£35,750	£0	£35,750	Assumed thickness
2.7.2	Rebar to the above @ 180kg/m³	12	†	1,400	£16,800	£0	£16,800	Assumed reinforcement
2.7.3	Formwork to sides of core walls	433	m²	75	£33,000	£0	£33,000	Measured both sides
2.7.4	Allowance for sundry structural items	1	item	10,000	£10,000	£0	£10,000	
	2.8 Other items							
2.8.1	Prov sum; Allowance for alterations to columns at L7 & L8 to allow glazing line to be pulled back	1	item	100,000	£100,000	£0	£100,000	
2.8.2	Prov sum; E/O allowance for structural items not identified	1	item	200,000	£200,000	£0	£200,000	
Total Construction Cost (Current Day)					1,100,000	-	£1,100,000	7.83

Appendix A | Cost Plan Elemental Breakdown - Upper Floors

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
3.0	Upper Floors						£260,000	1.85
3.1	Allowance for lightweight timber joist infill with; 100mm mineral wool quilt between joists, 18mm thick plywood, timber battens (25mm mineral wool between), 12mm thick gypsum board, 18mm thick flooring board to;							
3.1.2	Proposed 5th Floor	462	m ²	250	£115,500	£0	£115,500	
3.1.3	Proposed 6th Floor	162	m ²	250	£40,500	£0	£40,500	
3.1.4	Proposed 7th Floor	273	m ²	250	£68,250	£0	£68,250	
3.2	Other Items							
3.2.1	Prov sum; Allowance for grilles and the like in risers	1	item	10,000	£10,000	£0	£10,000	
3.2.2	Prov sum; Allowance for step overs, sundry staircases, plant gantries, and sundry steelwork	1	item	30,000	£30,000	£0	£30,000	
Total Construction Cost (Current Day)					£260,000	£0	£260,000	1.85

Appendix A | Cost Plan Elemental Breakdown - Roof

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
4.0	Roof						£670,000	4.77
4.1	Allowance for lightweight roof structure to;							
4.1.1	Proposed 5th Floor	175	m ²	£350	£61,000	£0	£61,000	
4.1.2	Proposed 6th Floor	200	m ²	£350	£70,000	£0	£70,000	
4.1.3	Proposed 7th Floor	273	m ²	£350	£96,000	£0	£96,000	
4.1.4	Allowance for roof coverings (waterproofing, insulation)	648	m ²	£210	£136,000	£0	£136,000	No allowance for paving
4.1.5	Allowance for Upstands/parapets/balustrade	1	item	£35,000	£35,000	£0	£35,000	
4.1.6	Allowance for fall safe system to maintenance areas	1	item	£12,500	£13,000	£0	£13,000	
4.1.7	Allowance for green / brown roof	375	m ²	£125	£47,000	£0	£47,000	
4.1.8	Re-instatement of existing hard standing at L7	273	m ²	£100	£27,000	£0	£27,000	
4.1.9	E/O allowance for lift / stair overrun	2	nr	£10,500	£21,000	£0	£21,000	
4.1.10	Allowance for pitch pockets and adjustments to existing surfaces to receive new roof structure / finishes	648		£250	£162,000	£0	£162,000	
Total Construction Cost (Current Day)					£670,000	£0	£670,000	4.77

Appendix A | Cost Plan Elemental Breakdown - Stairs

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
5.0	Stairs						£50,000	0.36
5.1	Allowance for staircase; extending above 1nr core x 2 storeys, and 1nr core x 1 storeys. Assumed steel and including balustrading and handrail.	3	flts	17,500	£52,500	£0	£52,500	
Total Construction Cost (Current Day)					£52,500	£0	£50,000	0.36

Appendix A | Cost Plan Elemental Breakdown - External Walls, Doors and Balconies

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
6.0	External Walls						£2,637,000	18.76
6.1	Back sprayed glazing to ground floor; design of glazing mullions to match existing vertical curtain walling	464	m2	850	0	394,400	£394,400	Replacement of existing mesh cladding
6.2	Protruding dark reveals surrounding existing windows; to match colour of standing seam cladding to extension	351	m	112	39,312	0	£39,312	
6.3	Dark standing seam cladding to 'mansard roof' extension. Cladding to wrap around dormer windows (inc plywood)	255	m2	650	165,750	0	£165,750	
6.4	Creation of dormer windows (assumed steel frame)	12	nr	4,500	54,000	0	£54,000	
6.5	Dormer windows to mansard roof extension	48	m2	750	36,000	0	£36,000	
6.6	Allowance for flashings to dormer surround	12	nr	1,500	18,000	0	£18,000	
6.7	White precast concrete cills and window verticals; to create depth to window openings	874	m	150	15,000	116,000	£131,000	May have to revert to GRC due to weight of pre-cast
6.8	Faceted glazed brick panels	621	m ²	800	496,800	0	£496,800	To replace existing laminated wood panels
6.9	New glazing to extension, back sprayed lower panel to match existing	315	m ²	850	267,750	0	£267,750	
6.10	New extension and existing Levels 7 & 8 to be re-clad in brick piers to match levels below	474	m ²	1,200	568,800	0	£568,800	
6.11	Slim profile glazing infill section, stepped back in from existing façade	78	m ²	900	70,200	0	£70,200	
6.12	Prov sum; Allowance for works to existing canopy as a result of new cladding to L1 double height space infill	1	item	100,000	0	100,000	£100,000	Assumed canopy removed and reinstated due to clashes with scaffolding
6.13	Allowance for scaffolding (to all elevations requiring works)	4,000	m ²	55	110,000	110,000	£220,000	Assumed 50/50 split
6.14	Prov sum; Site watering and impact testing	1	item	50,000	25,000	25,000	£50,000	Assumed 50/50 split
6.15	Prov sum; Allowance for surveys	1	item	25,000	12,500	12,500	£25,000	Assumed 50/50 split
6.16	Refurbishment of existing glazing and façade not identified in the above			150,000		150,000	£0	
Total Construction Cost (Current Day)					1,879,000	908,000	£2,637,000	18.76

Appendix A | Cost Plan Elemental Breakdown - Internal Walls and Doors

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
7.1	Internal Walls						£160,000	1.14
7.1.1	Allowance for internal partitions (including demise walls); to Level 5	487	m2	85	£41,000	£0	£41,000	Assumed height 2.8m
7.1.2	Allowance for internal partitions (including demise walls); to Level 6	185	m2	85	£16,000	£0	£16,000	Assumed height 2.8m
7.1.3	Allowance for internal partitions (including demise walls); to Level 7	551	m2	85	£47,000	£0	£47,000	Assumed height 2.8m
7.1.4	Allowance for internal partitions (including demise walls); to Level 8	215	m2	85	£18,000	£0	£18,000	Assumed height 2.8m
7.1.5	E/O allowance for openings, blockwork, internal walls not identified on the drawings.	1	item	15,000	£15,000	£0	£15,000	
7.1.6	Allowance for plasterboard lining to internal face of external wall	479	m2	55	£26,000	£0	£26,000	Incl allowance for insulation
7.2	Internal Doors						£40,000	0.28
7.1	Allowance for entrance doors; single leaf to student rooms	41	nr	900	£37,000	£0	£37,000	37nr new rooms, 4nr new within existing (assumes re-use doors to refurb/altered rooms)
7.2	Allowance for doors to cores; single leaf	3	nr	900	£3,000	£0	£3,000	
Total Construction Cost (Current Day)					£210,000	£0	£200,000	1.42

Appendix A | Cost Plan Elemental Breakdown - MEP

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
8.0	Mechanical & Electrical Shell & Core						£507,100	3.61
8.1	Sanitaryware	9,494	ft²		Excluded	-	Excluded	
8.2	Services Equipment	9,494	ft²		Excluded	-	Excluded	
8.3	Disposal Installations	9,494	ft²	2.32			£22,000	
8.3.1	Allowance for rainwater installation	882	m ²	25	£22,000	£0	£22,000	
8.3.2	Allowance for new SP riser serving 5th and 6th floor	200	m		£0	£0	£0	
8.3.3	Allowance for new VP risers serving 5th and 6th floor	200	m		£0	£0	£0	
8.3.4	Allowance for modification to existing SVP	1	item		£0	£0	£0	
8.4	Water Installations	9,494	ft²	-			£0	
8.4.1	Allowance for modification to existing CWS plant		item		excluded		excluded	Integration have confirmed that is no duty increase required to the existing cold water storage
8.4.2	Allowance for modification to existing HWS plant	1	item		£0	£0	£0	Allowance for additional 1,000 litre hot water cylinder and modification to existing plantroom pipework as part of the additional cylinder installation
8.4.3	Allowance for CWS riser	200	m		£0	£0	£0	
8.4.4	Allowance for HWS riser	400	m		£0	£0	£0	
8.4.5	Allowance for CWS and HWS connection to studios including isolation valve	82	nr		£0	£0	£0	
8.4.6	Allowance for modification to existing CWS and HWS distribution pipework		item		excluded		excluded	Assume not required
8.5	Heat Source	9,494	ft²	-			£0	
8.5.1	Allowance for validation works associated with LTHW system	1	item		£0	£0	£0	
8.5.2	Allowance for re-configuration of existing LTHW pumps and boilers	1	item		£0	£0	£0	Integration have confirmed that is no duty increase required to the existing heat source plant

Appendix A | Cost Plan Elemental Breakdown - MEP

Ref	Element / Description	£					£ / ft²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
8.6	Space Heating & Air Treatment	9,494	ft²	-			£0	
8.6.1	Allowance for extension of existing LTHW F&R riser to serve new rooms	400	m		£0	£0	£0	
8.6.2	Allowance for LTHW connection to new studios	41	nr		£0	£0	£0	
8.6.3	Allowance for heating to LL area	300	m²		£0	£0	£0	Area includes staircore
8.7	Ventilating Systems	9,494	ft²	-			£0	
8.7.1	Allowance for mechanical smoke ventilation to 5th, 6th and 7th floor	3	floors		£0	£0	£0	
8.7.2	Allowance for AOV's to landlords corridors	5	nr		£0	£0	£0	1 x 5th floor, 1 x 6th floor, 2 x 7th floor and 1 x 8th floor.
8.7.3	Allowance for AOV to stair cores at 6th and 7th floor	2	nr		£0	£0	£0	We assume 8th floor existing staircore AOV will be utilised
8.8	Electrical Installations	9,494	ft²	-			£0	
8.8.1	Allowance for electrical validation works	1	item		£0	£0	£0	
8.8.2	Allowance for LV distribution modifications	882	m²		£0	£0	£0	Integration have confirmed that is no duty increase required to the existing electrical switch panels and incoming supply. Works are to allow for extension of existing busbars, new DB etc.
8.8.3	Allowance for feeds from LL DB to studios	41	nr		£0	£0	£0	
8.8.4	Allowance for mechanical services	882	m²		£0	£0	£0	
8.8.5	Allowance for landlords small power	300	m²		£0	£0	£0	
8.8.6	Allowance for landlords lighting	300	m²		£0	£0	£0	Based on having feature lighting as per architects drawing notes
8.8.7	Allowance for landlords lighting control	300	m²		£0	£0	£0	
8.8.8	Allowance for containment	882	m²		£0	£0	£0	
8.8.9	Allowance for relocation of PV cells - 46 panels	1	item		£0	£0	£0	

Appendix A | Cost Plan Elemental Breakdown - MEP

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
8.8.10	Allowance for earthing and bonding	882	m ²		£0	£0	£0	
8.9	Gas Installation		ft ²		excluded		excluded	
8.10	Protective Installations	9,494	ft²	-			£0	Allowance for lightning protection only, sprinkler protection excluded
8.10.1	Allowance for sprinkler coverage to landlords areas		m ²					
8.10.2	Allowance for sprinkler priority valve on BCWS to and feed to studio's	41	nr		£0	£0	£0	
8.10.3	Allowance for lightning protection	882	nr		£0	£0	£0	
8.11	Communications, Security & Controls Installation	9,494	ft²	-			£0	
8.11.1	Allowance for fire alarm coverage to landlords areas	882	m ²		£0	£0	£0	
8.11.2	Allowance for PA/VA coverage to landlords areas	882	m ²		£0	£0	£0	
8.11.3	Allowance for fire alarm interface to new studio	41	nr		£0	£0	£0	
8.11.4	Allowance for data to studio's	41	nr		£0	£0	£0	
8.11.5	Allowance for TV connection to studio's	41	nr		£0	£0	£0	
8.11.6	Allowance for video entry to studio's	41	nr		£0	£0	£0	
8.11.7	Allowance for CCTV coverage	10	nr		£0	£0	£0	Assume 2nr camera per floor and assume existing headend has spare capacity to add additional devices
8.11.8	Allowance for access control to studio entrance doors	41	nr		£0	£0	£0	Assume smart card readers in lieu of a manual lock to studio's
8.11.9	Allowance for access control	6	nr		£0	£0	£0	Assume to stair cores only and assume existing headend has spare capacity to add additional devices
8.11.10	Allowance for BMS to above plant and incorporation into existing BMS system	882	m ²		£0	£0	£0	
8.12	TOTAL MEP ALLOWANCE FOR COMMON AREAR	882	m2	550.00	£485,100	£0	£485,100	
8.13	MEP Sub-Contractors Preliminaries				£0	£0	£0	
Total Construction Cost (Current Day)					£507,100	£0	£507,100	3.61

Appendix A | Cost Plan Elemental Breakdown - Lifts

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
9.0	Lifts						£60,000	#REF!
9.1	Allowance to extend passenger lift to serve new level 5 and 6	1	nr	30,000	£30,000	£0	£30,000	
9.2	Allowance to extend passenger lift to serve new level 7	1	nr	30,000	£30,000	£0	£30,000	
9.3	Testing and Commissioning						Included	
9.4	MEP Sub-Contractors Preliminaries						Included	
Total Construction Cost (Current Day)					£60,000	£0	£60,000	#REF!

Appendix A | Cost Plan Elemental Breakdown - BWIC

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
10.0	BWIC						£0 -	
10.1	Allowance for BWIC	567,100			£50,000	£0	£0	
Total Construction Cost (Current Day)					£50,000	£0	£0 -	

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
1.0	Stairs						£0	-
1.1	Allowance for internal staircase		nr		£0	£0	£0	
2.0	Internal Partitions				£0	£0	£263,000	3.31
2.1	Allowance for internal walls	41	nr	6,000	£246,000	£0	£246,000	
2.2	Allowance for plasterboard lining to bathroom pod	476	m2	35	£17,000	£0	£17,000	
2.3	Allowance for plasterboard lining to internal face of party and circulation wall	-	m2		Inc	£0	Inc	
3.0	Internal Doors						£45,000	0.57
3.1	Allowance for sliding door to bathroom (inc track)	41	nr	1,100	£45,000	£0	£45,000	
4.0	Wall Finishes						£204,000	2.57
4.1	Allowance for wall finishes; paint generally	1,950	m2	12	£23,000	£0	£23,000	
4.3	E/O for concrete plaster effect / feature wall	308	m2	150	£46,000	£0	£46,000	
4.4	E/O for stained ply cladding / feature wall	560	m2	200	£112,000	£0	£112,000	
4.5	Allowance for skirting; paint finish; to all walls	700	m	15	£11,000	£0	£11,000	
4.6	Allowance for splashback to kitchen	41	nr	300	£12,000	£0	£12,000	
5.0	Floor Finishes						£80,000	1.01
5.1	Allowance for screed / substrate build up to floor finish	696	m2	40	£28,000	£0	£28,000	inc insulation
5.3	Allowance for engineered timber to rooms (PC Sum £30m²)	696	m2	75	£52,000	£0	£52,000	

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£						£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	GIFA	
6.0	Ceiling Finishes						£36,000	0.45	
6.1	Suspended plasterboard ceiling; taped and jointed; primed and sealed; decorated	696	m2	45	£31,000	£0	£31,000		
6.2	Allowance for access hatches (assumed 1nr per apartment)	41	nr	110	£5,000	£0	£5,000		
7.0	Fittings and Furnishings						£630,000	7.94	
	Kitchens								
7.1	Allowance for compact kitchen; minimum 3nr units. Fridge/freezer, 2 ring hob, combi oven, sink, worktop space	41	nr	4,500	£185,000	£0	£185,000		
	Bathroom Pods;								
7.2	Ensuite wet room with space saving WC and basin. White sanitaryware. 3/4 height tiled walls. Exposed copper pipes and fixtures.	41	nr	7,000	£287,000	£0	£287,000		
	Fittings Generally;								
7.3	Allowance for wardrobe / Storage	41	nr	1,500	£62,000	£0	£62,000		
7.4	Allowance for built in bed unit; including bench seating and shelving	41	nr	1,000	£41,000	£0	£41,000		
7.5	Allowance for built in table / study desk	41	nr	750	£31,000	£0	£31,000		
7.6	Allowance for coat hooks (say 10nr per unit)	410	nr	45	£18,000	£0	£18,000		
7.7	Allowance for full height fixed mirror	41	nr	150	£6,000	£0	£6,000		
8.0	Mechanical & Electrical Fit Out to Studio's						£861,000	10.85	
8.1	Sanitaryware		studios				Excluded		

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
8.2	Services Equipment		studios				Excluded	
8.3	Disposal Installations	41	studios	0	£0	£0	£0	
8.3.1	Allowance for SVP connection to Pod	2	nr				0	
8.3.2	Allowance for SVP connection to kitchen sink	1	nr				0	
8.4	Water Installations	41	studios	0	£0	£0	£0	
8.4.1	Allowance for CWS connection to Pod	1	nr				0	
8.4.2	Allowance for CWS connection to kitchen sink	1	nr				0	
8.4.3	Allowance for HWS to Pod	1	nr				0	
8.4.4	Allowance for HWS to kitchen sink	2	nr				0	
8.5	Heat Source	41	studios	0	£0	£0	£0	assume heat source is generated centrally
8.5.1	Allowance for per fabricated service cupboard		nr				excluded	
8.5.2	Allowance for underfloor heating manifold	1	nr				0	
8.6	Space Heating & Air Treatment	41	studios	0	£0	£0	£0	assume heating only and ventilation is via opening windows
8.6.1	Allowance for underfloor heating to studio	17	m²				0	
8.6.2	Allowance for underfloor heating to bathroom		nr				Included in Pod	assume part of Pod cost
8.6.3	Allowance for heated towel rail within bathroom		nr				Included in Pod	assume part of Pod cost
8.7	Ventilating Systems	41	studios	0	£0	£0	£0	Assumes ventilation to kitchen hood and bathroom, which is direct to façade

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
8.7.1	Allowance for bathroom extract to façade	1	nr				0	assume in line fan and plastic ductwork
8.7.2	Allowance for kitchen hood ductwork to façade	1	nr				0	excludes hood and assumes plastic ductwork
8.8	Electrical Installations	41	studios	0	£0	£0	£0	
8.8.1	Allowance for consumer unit	1	nr				0	assume 1 per room
8.8.2	Allowance for containment	1	item				0	
8.8.3	Allowance for power to kitchen	1	item				0	power to hob, oven, fridge freezer, plus 2nr 13 amp socket outlet. Finished in white plastic
8.8.4	Allowance for power connection to Pod	1	nr				0	
8.8.5	Allowance for 13amp socket outlets	4	nr				0	assume white plastic finish
8.8.6	Allowance for shaver socket in bathroom		nr				Included in Pod	
8.8.7	Allowance for lighting to bathroom; assume downlighters		nr				Included in Pod	
8.8.8	Allowance for pendant luminaire over dinning table	1	nr				0	
8.8.9	Allowance for wall lights	2	nr				0	
8.8.10	Allowance for lighting over bed area	2	nr				0	
8.8.11	Allowance for kitchen cupboard lighting	1	item				0	
8.8.12	Allowance for lighting control; assume manual switching	1	item				0	assumes 3nr light switches within a room which are white plastic finish
8.8.13	Allowance for earthing and bonding	1	item				0	
8.9	Gas Installation		studios		£0	£0	excluded	assume hob is electric
8.10	Protective Installations	41	studios	0	£0	£0	£0	assume sprinkler coverage is via the BCWS

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
8.10.1	Allowance for sprinkler head to room	2	nr				0	
8.10.2	Allowance for sprinkler head to bathroom		nr				excluded	assume not required
8.10.3	Allowance for lightning protection		item				excluded	not required
8.11	Communications, Security & Controls Installation	41	studios	0	£0	£0	£0	
8.11.1	Allowance for fire alarm detection	1	nr				0	
8.11.2	Allowance for heat detector	1	nr				0	
8.11.3	Allowance for data points	2	nr				0	
8.11.4	Allowance for TV point	1	nr				0	
8.11.5	Allowance for video entry	1	nr				0	
8.11.6	Allowance for AV		item				excluded	
8.11.7	Allowance for thermostat controls	1	nr				0	
	MEP FULL ALLOWANCE PER UNIT	41	nr	21,000	£861,000		861,000	
8.12	Testing and Commissioning	41	studios		£0	£0	£0	
8.13	MEP Sub-Contractors Preliminaries	41	studios		£0	£0	£0	
9.0	BWIC		5%		£43,050	£0	£43,050	
Total Construction Cost (Current Day)					£2,162,000	£0	£2,162,000	27.2
	Preliminaries			0%	£340,000	£0	£340,000	
	OH&P				£130,000	£0	£130,000	
	Contingency				£100,000	£0	£100,000	
					£2,732,000	£0	£2,732,000	34.4

Appendix A | Cost Plan Elemental Breakdown - Communal Fit Out

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
1.0	Stairs						£58,500	0.42
1.1	Allowance for finish to stairs (inc nosing's and handrails)	13	nr	4,500	£58,500	£0	£58,500	Includes finishes to all levels beneath proposed extensions
2.0	Internal Doors						£37,600	0.27
2.1	Allowance for internal doors; single leaf	5	nr	800	£4,000	£0	£4,000	
2.2	Allowance for internal doors; to riser, stores and the like	42	nr	800	£33,600	£0	£33,600	
2.3	Allowance for internal doors; generally	1	item		£0	£0	£0	
3.0	Wall Finishes						£24,082	0.17
3.1	Allowance for wall finish to circulation	862	m2	9	£7,762	£0	£7,762	
3.2	Allowance for wall finish to stair; paint finish	780	m2	15	£11,700	£0	£11,700	
3.3	Allowance for timber skirting	308	m	15	£4,620	£0	£4,620	
4.0	Floor Finishes						£16,575	0.12
4.1	Allowance for screed / substrate build up to floor finish	195	m2	40	£7,800	£0	£7,800	
4.2	Allowance for floor finish to circulation	195	m2	45	£8,775	£0	£8,775	Allowance only, finishes pack refers to 'exposed concrete if possible' however the structure is to be lightweight, therefore no concrete slabs
5.0	Ceiling						£8,775	0.06
5.1	Allowance for ceiling finish to circulation; assume painted plasterboard with acoustic backing	195	m2	45	£8,775	£0	£8,775	

Appendix A | Cost Plan Elemental Breakdown - Communal Fit Out

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
6.0	FF&E						£94,050	0.67
6.04	Allowance for post boxes; to new student rooms	41	nr	500	£20,500	£0	£20,500	
6.07	Allowance for sundry fittings	1	item	50,000	£50,000	£0	£50,000	
6.08	Allowance for statutory signage	882	GIA (m2)	25	£22,050	£0	£22,050	
6.09	Allowance for cleaners cupboard; say	1	item	1,500	£1,500	£0	£1,500	
Total Construction Cost (Current Day)					£240,000	£0	£240,000	1.71
	Preliminaries				£40,000	£0	£40,000	
	OH&P				£15,000	£0	£15,000	
	Contingency				£15,000	£0	£15,000	
					£310,000	£0	£310,000	2.21

Appendix A | Cost Plan Elemental Breakdown - Demolitions and Alterations

Ref	Element / Description	£						£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	GIFA	
1.0	Demolitions & Alterations						£658,000	4.68	
1.01	Removal of existing roof coverings, prepare and make good for extension	735	m2	150	£110,250	£0	£110,250		
1.02	Prov sum; Opening up existing external wall, prepare and make good for extension	1	item	50,000	£50,000	£0	£50,000		
1.03	Removal of existing stepped back zinc standing seam block, to external wall (including glazing to L7 & L8)	564	m2	150	£0	£84,600	£84,600		
1.04	Removal of existing mesh cladding to ground floor	464	m2	150		£69,600	£69,600		
1.06	Allowance for removal of existing laminated wood panels	1	item	100,000	£0	£100,000	£100,000		
1.07	Prov sum; Allowance for creation of openings for stairs, risers, lifts etc, say;	1	item	50,000	£50,000		£50,000		
1.08	Prov sum; Allowance for temporary works, incl propping to works such as; step back cladding (moving existing column line, creation of new stair & lifts)	1	item	100,000	£30,000	£70,000	£100,000		Notional 30/70 split
1.09	Prov sum; Allowance for alterations to existing to accommodate drainage riser runs and the like	1	item	50,000	£50,000	£0	£50,000		
1.10	Allowance for removal of internal walls	358	m2	55	£19,712	£0	£19,712		
1.11	Allowance for strip out of existing finishes to units	7	nr	3,500	£24,500	£0	£24,500		
Total Construction Cost (Current Day)					£334,000	£324,000	£658,000	4.68	

Appendix B | Design information used

Tigg + Coll Architects

Proposed Drawings		
Title	Rev	Drawing No.
Proposed 1st Floor	B	PL 190(2)-103
Proposed 2nd Floor	B	PL 190(2)-104
Proposed 3rd Floor	B	PL 190(2)-105
Proposed 4th Floor	B	PL 190(2)-106
Proposed 5th Floor	E	PL 190(2)-107
Proposed 6th Floor	E	PL 190(2)-108
Proposed 7th Floor	E	PL 190(2)-109
Proposed 8th Floor	C	PL 190(2)-110
Proposed Roof Plan	C	PL 190(2)-111
Proposed Elevations AA	E	PL 190(2)-205
Proposed Elevations BB	D	PL 190(2)-206
Proposed Elevations CC	D	PL 190(2)-207
Proposed Elevations DD	E	PL 190(2)-208

Existing Drawings		
Title	Rev	Drawing No.
Existing Ground Floor	A	PL 190(2)-002
Existing 1st Floor	A	PL 190(2)-003
Existing 2nd Floor	A	PL 190(2)-004
Existing 3rd Floor	A	PL 190(2)-005
Existing 4th Floor	A	PL 190(2)-006
Existing 5th Floor	A	PL 190(2)-007
Existing 6th Floor	A	PL 190(2)-008
Existing 7th Floor	A	PL 190(2)-009
Existing 8th Floor	A	PL 190(2)-010
Existing Roof Plan	A	PL 190(2)-011
Existing Elevations AA & BB	C	PL 190(2)-020
Existing Elevations CC & DD	C	PL 190(2)-021
Existing Elevations AA & CC	C	PL 190(2)-025

Appendix D

Oakmont response

FAO: Iain Parker

Alinea Consulting LLP
90 Cannon Street,
London,
EC4N 6HA

19th December 2019

Dear Mr Parker,

Please find enclosed Oakmont Construction Limited's initial cost review for NIDO, West Hampstead.

Having reviewed the documents issued and the level of information currently available we have duly updated the pricing document issued.

We trust we have covered all the points requested but if we can be of any further assistance then please do not hesitate to contact us.

Yours Sincerely,



Gary Stewart
Senior Estimator



alinea

Nido West Hampstead

Pricing Schedule - Oakmont
December 2019

Contents

Section 1

Section 2

Section 3

Appendix A

Appendix B

Summary of areas and accommodation

Cost Summary

Exclusions

Cost Plan Elemental Breakdown

Design information used

Document Control

Date	Revision	Description of Revision	Prepared By	Reviewed By	Sign Off

alinea consulting LLP

90 Cannon Street
London, EC4N 6HA
alineacostconsulting.com

This report has been prepared solely for the use of Nido and in anticipation of alinea consulting LLP being appointed using our standard standard Terms and Conditions of Engagement. Until such time as an appointment is concluded our liability to you for any loss will not exceed £1million.

Section 1 | Summary of areas and accommodation

Metric

Level	New Bedrooms m ²	Ext Bedrooms m ²	Common Areas m ²	Kitchen m ²	NIA m ²	Circulation m ²	Stairs m ²	Lifts m ²	Risers / Structures m ²	GIA m ²	GEA m ²	Existing GIA m ²	Variance m ²
G	0	0	2,658	0	2,658	0	64	10	128	2,860	2,941	2,860	0
1	0	641	232	240	1,113	213	74	22	140	1,562	1,745	1,562	0
2	0	929	0	260	1,189	224	60	24	141	1,638	1,743	1,638	0
3	0	929	0	260	1,189	224	60	24	141	1,638	1,743	1,638	0
4	0	929	0	260	1,189	224	60	24	141	1,638	1,743	1,638	0
5	311	667	0	240	1,218	218	60	24	118	1,638	1,743	1,176	462
6	113	646	0	191	950	157	61	22	148	1,338	1,423	1,176	162
7	230	122	0	0	352	69	29	11	54	515	556	242	273
8	31	120	0	0	151	36	15	6	23	231	254	246	-15
Total	685	4,983	2,890	1,451	10,009	1,365	483	167	1,034	13,058	13,891	12,176	882

Imperial

Level	New Bedrooms ft ²	Ext Bedrooms ft ²	Common Areas ft ²	Kitchen ft ²	NIA ft ²	Circulation ft ²	Stairs ft ²	Lifts ft ²	Risers / Structures ft ²	GIA ft ²	GEA ft ²	Existing GIA ft ²	Variance ft ²
G	0	0	28,610	0	28,610	0	689	108	1,378	30,785	31,657	30,785	0
1	0	6,900	2,497	2,583	11,980	2,293	797	237	1,507	16,813	18,783	16,813	0
2	0	10,000	0	2,799	12,798	2,411	646	258	1,518	17,631	18,761	17,631	0
3	0	10,000	0	2,799	12,798	2,411	646	258	1,518	17,631	18,761	17,631	0
4	0	10,000	0	2,799	12,798	2,411	646	258	1,518	17,631	18,761	17,631	0
5	3,348	7,180	0	2,583	13,110	2,347	646	258	1,270	17,631	18,761	12,658	4,973
6	1,216	6,953	0	2,056	10,226	1,690	657	237	1,593	14,402	15,317	12,658	1,744
7	2,476	1,313	0	0	3,789	743	312	118	581	5,543	5,985	2,605	2,939
8	334	1,292	0	0	1,625	388	161	65	248	2,486	2,734	2,648	-161
Total	7,373	53,637	31,108	15,618	107,736	14,693	5,199	1,798	11,130	140,555	149,521	131,061	9,494

Basis of measured floor areas:-

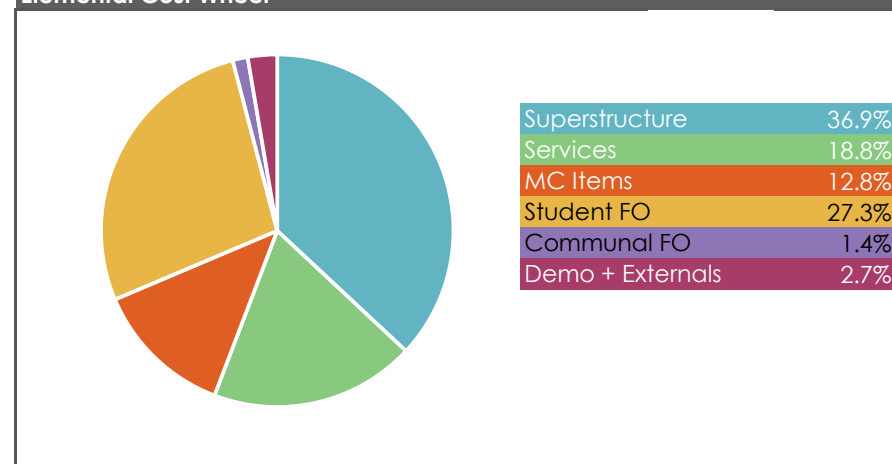
- The above area schedule has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.
- The area schedule has been measured based on proposed and existing plans received from Tigg+Coll Architects (see Appendix C)
- Net Internal Areas (NIA) do not necessarily equate to net rentable or net saleable areas.
- No deductions have been taken from the NIA's as a contingency against core enlarging during design development.
- The schedule forms the basis of the cost plan/model only and should not be relied upon for any other purpose.
- All areas are approximate; a conversion of 10.7639 has been used for imperial areas (sqft).

Section 2 | Cost Summary - Overall

Shell - Element / Description	Extension	Re-Cladding	GIA	140,555 ft²
	Sub-total £	Sub-total £	Total £	£ / ft²
1. Substructure	Excluded	Excluded	Excluded	0
Substructure	0	0	0	0
2. Frame	830,000	0	830,000	6
3. Upper Floors	190,000	0	190,000	1
4. Roof	290,000	0	290,000	2
5. Stairs	30,375	0	30,375	0
6. External Walls, Doors, Balconies	1,002,000	2,078,000	3,080,000	22
7. Internal Walls and Doors	390,000	0	390,000	3
Superstructure	2,732,375	2,078,000	4,810,375	34
8. MEP	2,297,000	0	2,297,000	16
9. Lift Installations	36,000	0	36,000	0
10. BWIC	120,000	0	120,000	1
Services	2,453,000	0	2,453,000	17
Sub-Total to Shell	5,185,375	2,078,000	7,263,375	52
Preliminaries	691,125		691,125	5
OH&P	287,969		287,969	2
Design & Build Risk Transfer	575,937		575,937	4
Design Reserve and Contingency	115,188		115,188	1
Main Contractor Items	1,670,218	0	1,670,218	12
Total to Shell	6,855,593	2,078,000	8,933,593	64
Student Room Fit Out	3,554,000	0	3,554,000	25
Communal Fit Out	180,000	0	180,000	1
Fit Out Total	3,734,000	0	3,734,000	27
Total to Fit Out	10,590,000	2,080,000	12,670,000	90
Demolition and External Works / Services	250,000	100,000	350,000	2
Total Construction Estimated Cost Current Day	10,840,000	2,180,000	13,020,000	93

Other - Element / Description	Extension	Re-Cladding	GIA	140,555 ft²
	Sub-total £	Sub-total £	Total £	£ / ft²
Demolitions and Alterations	250,000	100,000	350,000	2
External Works / Services	0	0	0	0
Sundry Costs	250,000	100,000	350,000	2
Preliminaries			0	0
OH&P			0	0
Design & Build Risk Transfer			0	0
Design Reserve and Contingency			0	0
Main Contractor Items	0	0	0	0
Sundry Total	250,000	100,000	350,000	2

Elemental Cost Wheel



Note; External works and services has been apportioned to the re-cladding total as advised by Cast.

Section 3 | Exclusions

Generic Exclusions	Cost Plan	Action	Site Specific	Cost Plan	Action
• Site purchase costs, rights of light compensations	Appraisal	Client	• Works outside of boundary	Appraisal	Note
• Professional team fees	Appraisal	Client	• Fitting out to retail / commercial units	Appraisal	Note
• Statutory or third party fees	Appraisal	Client	• No allowance for works to existing student rooms	Appraisal	Note
• Financing costs	Appraisal	Client	• FF&E to amenity areas	Appraisal	Note
• Latent defects insurance	Appraisal	Client	• Blinds	Appraisal	Note
• Major utilities works	Appraisal	Client	• Cooling / MVHR to student rooms	Appraisal	Note
• Works outside of the site boundary	Appraisal	Client	• Electric wiring for window blinds	Appraisal	Note
• Development Appraisal contingency	Appraisal	Client	• Wi-Fi Boosters	Appraisal	Note
• Artwork (internal or public)	Appraisal	Client	• Upgrades to existing power networks / Head End Reinforcement	Appraisal	Note
• BREEAM / CfSH assessment costs	Appraisal	Client	• Client retained Contingency.	Appraisal	Note
• Commissioning Management fees	Appraisal	Client	• Excludes replacement of lift cars and car finishes	Appraisal	Note
• Fit-out of any retail units - currently left as shell only	Appraisal	Client	• Up-grade existing plant such as boilers, LV switch panels, pumps etc.	Appraisal	Client
• VAT	Appraisal	Client	• New SVP, CWS, HWS or LTHW riser; existing to be extended only	Appraisal	Client
• CIL Payments Section 38 / 106 / 278 works	Appraisal	Client	• Cooling to landlords areas and rooms	Appraisal	Client
• Removal / treatment of contaminated soil	Appraisal	Client	• Mechanical ventilation to landlords areas; AOV's to be utilised	Appraisal	Client
• AV/IT/PA/Wi-Fi	Appraisal	Client	• Sprinkler coverage to landlords area	Appraisal	Client
• Capital allowances or other incentives / grants	Appraisal	Client	• AV installation to rooms or landlords areas	Appraisal	Client
• Cost in respect of rights exercised by Adjoining Owners (Rights of Light, Party Wall Awards, Oversail Rights)	Appraisal	Client	• New PV cells; relocation only of existing	Appraisal	Client
• Unknown or unforeseen diversions	Appraisal	Client	• Lift car internal finishes; assume existing will be utilised	Appraisal	Client
• Carbon off-set payments	Appraisal	Client	• Excludes any works to the podium 'deck'	Appraisal	Client
• Incentivisation payments	Appraisal	Client	• Works to existing rooms not included	Appraisal	Client
• Mobile phone booster system	Appraisal	Client			

Appendix A | Cost Plan Elemental Breakdown - Substructure

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
1.0	Substructure						£0 -	
1.1	Assumed no works required.		item				£0	
Total Construction Cost (Current Day)					£0	£0	£0 -	

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
2.0	Frame						£830,000	5.91
2.1	New build extension - 5th Floor; above slab; allowance for new steel grillage							
	Universal Beams							
2.1.1	Universal Beam; 254*146*31	4	†	4,462	17,848	0	£17,848	
2.1.2	Universal Beam; 203*133*25	1	†	4,462	4,462	0	£4,462	
2.1.3	Universal Beam; 356*171*51	4	†	4,462	17,848	0	£17,848	
2.1.4	Universal Beam; 356*171*45	5	†	4,462	22,310	0	£22,310	
2.1.5	Universal Beam; 406*178*67	4	†	4,462	17,848	0	£17,848	
2.1.6	Universal Beam; 457*191*98	3	†	4,462	13,386	0	£13,386	
	Universal Columns							
2.1.7	Universal Column; 203*203*46	5	†	4,462	22,310	0	£22,310	
2.1.8	E/O allowance for plates, connections, joints etc @ 15%	4	†	0	0	0	£0	Included
2.1.9	E/O allowance for fire protection @ Intumescent paint	30	†	120	3,600	0	£3,600	
2.2	New build extension - Roof to 5th Floor; allowance for new steel grillage							
	Universal Beams							
2.2.1	Universal Beam; 254*146*31	4	†	4,462	£17,848	£0	£17,848	
2.2.2	Universal Beam; 203*133*25	1	†	4,462	£4,462	£0	£4,462	
2.2.3	Universal Beam; 356*171*51	2	†	4,462	£8,924	£0	£8,924	
2.2.4	Universal Beam; 356*171*45	4	†	4,462	£17,848	£0	£17,848	
2.2.5	Universal Beam; 406*178*67	-	†		£0	£0	£0	
2.2.6	Universal Beam; 457*191*98	-	†		£0	£0	£0	
	Universal Columns							
2.2.7	Universal Column; 203*203*46	4	†	4,462	£17,848	£0	£17,848	

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£						£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	GIFA	
2.2.8	E/O allowance for plates, connections, joints etc @ 15%	2	†	0	£0	£0	£0		Included
2.2.9	E/O allowance for fire protection @ Intumescent paint 90mins	17	†	120	£2,040	£0	£2,040		
2.3	New build extension - 6th Floor; allowance for new steel grillage								
	Universal Beams								
2.3.1	Universal Beam; 254*146*31	-	†		£0	£0	£0		
2.3.2	Universal Beam; 203*133*25	1	†	4,462	£4,462	£0	£4,462		
2.3.3	Universal Beam; 356*171*51	2	†	4,462	£8,924	£0	£8,924		
2.3.4	Universal Beam; 356*171*45	1	†	4,462	£4,462	£0	£4,462		
2.3.5	Universal Beam; 406*178*67	4	†	4,462	£17,848	£0	£17,848		
2.3.6	Universal Beam; 457*191*98	3	†	4,462	£13,386	£0	£13,386		
	Universal Columns						£0		
2.3.7	Universal Column; 203*203*46	1	†	4,462	£4,462	£0	£4,462		
2.3.8	E/O allowance for plates, connections, joints etc @ 15%	2	†	0	£0	£0	£0		Included
2.3.9	E/O allowance for fire protection @ Intumescent paint 90mins	14	†	120	£1,680	£0	£1,680		
2.4	New build extension - Roof to 6th Floor; allowance for new steel grillage								
	Universal Beams								
2.4.1	Universal Beam; 254*146*31	-	†		£0	£0	£0		
2.4.2	Universal Beam; 203*133*25	1	†	4,462	£4,462	£0	£4,462		
2.4.3	Universal Beam; 356*171*51	2	†	4,462	£8,924	£0	£8,924		
2.4.4	Universal Beam; 356*171*45	1	†	4,462	£4,462	£0	£4,462		
2.4.5	Universal Beam; 406*178*67	4	†	4,462	£17,848	£0	£17,848		
2.4.6	Universal Beam; 457*191*98	3	†	4,462	£13,386	£0	£13,386		

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£						£ / ft²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	GIFA	
Universal Columns									
2.4.7	Universal Column; 203*203*46	1	t	4,462	£4,462	£0	£4,462	Included	
2.4.8	E/O allowance for plates, connections, joints etc @ 15%	2	t	0	£0	£0	£0		
2.4.9	E/O allowance for fire protection @ Intumescent paint 90mins	14	t	120	£1,680	£0	£1,680		
2.5 New build extension - 7th Floor; above slab; allowance for new steel grillage									
Universal Beams									
2.5.1	Universal Beam; 254*146*31	-	t		£0	£0	£0	Included	
2.5.2	Universal Beam; 203*133*25	1	t	4,462	£4,462	£0	£4,462		
2.5.3	Universal Beam; 356*171*51	7	t	4,462	£31,234	£0	£31,234		
2.5.4	Universal Beam; 356*171*45	1	t	4,462	£4,462	£0	£4,462		
2.5.5	Universal Beam; 406*178*67	7	t	4,462	£31,234	£0	£31,234		
2.5.6	Universal Beam; 457*191*98	-	t		£0	£0	£0		
Universal Columns									
2.5.7	Universal Column; 203*203*46	3	t	4,462	£13,386	£0	£13,386	Included	
2.5.8	E/O allowance for plates, connections, joints etc @ 15%	3	t	0	£0	£0	£0		
2.5.9	E/O allowance for fire protection @ Intumescent paint 90mins	22	t	120	£2,640	£0	£2,640		
2.6 New build extension - Roof to 7th Floor; allowance for new steel grillage									
Universal Beams									

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£						£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	GIFA	
2.6.1	Universal Beam; 254*146*31	-	t		£0	£0	£0		
2.6.2	Universal Beam; 203*133*25	1	t	4,462	£4,462	£0	£4,462		
2.6.3	Universal Beam; 356*171*51	7	t	4,462	£31,234	£0	£31,234		
2.6.4	Universal Beam; 356*171*45	1	t	4,462	£4,462	£0	£4,462		
2.6.5	Universal Beam; 406*178*67	7	t	4,462	£31,234	£0	£31,234		
2.6.6	Universal Beam; 457*191*98	-	t		£0	£0	£0		
Universal Columns									
2.6.7	Universal Column; 203*203*46	3	t	4,462	£13,386	£0	£13,386		
2.6.8	E/O allowance for plates, connections, joints etc @ 15%	3	t	0	£0	£0	£0		
2.6.9	E/O allowance for fire protection @ Intumescent paint 90mins	22	t	120	£2,640	£0	£2,640		Included
2.7 RC core walls; extending the cores									
2.7.1	300mm reinforced concrete; to core walls	65	m³	197	£12,819	£0	£12,819		Assumed thickness
2.7.2	Rebar to the above @ 180kg/m³	12	t	1,611	£19,330	£0	£19,330		Assumed reinforcement
2.7.3	Formwork to sides of core walls	433	m²	42	£18,000	£0	£18,000		Measured both sides
2.7.4	Allowance for sundry structural items	1	item	10,000	£10,000	£0	£10,000		
2.8 Other items									
2.8.1	Prov Sum; Allowance for alterations to columns at L7 & L8 to allow glazing line to be pulled back	1	item	100,000	£100,000	£0	£100,000		
2.8.2	Prov Sum; E/O allowance for structural items not identified	1	item	200,000	£200,000	£0	£200,000		
Total Construction Cost (Current Day)					830,000	-	£830,000	5.91	

Appendix A | Cost Plan Elemental Breakdown - Upper Floors

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
3.0	Upper Floors						£190,000	1.35
3.1	Allowance for lightweight timber joist infill with; 100mm mineral wool quilt between joists, 18mm thick plywood, timber battens (25mm mineral wool between), 12mm thick gypsum board, 18mm thick flooring board to;							
3.1.2	Proposed 5th Floor	462	m ²	164	£75,671	£0	£75,671	
3.1.3	Proposed 6th Floor	162	m ²	164	£26,534	£0	£26,534	
3.1.4	Proposed 7th Floor	273	m ²	164	£44,715	£0	£44,715	
3.2	Other Items							
3.2.1	Prov Sum; Allowance for grilles and the like in risers	1	item	10,000	£10,000	£0	£10,000	
3.2.2	Prov Sum; Allowance for step overs, sundry staircases, plant gantries, and sundry steelwork	1	item	30,000	£30,000	£0	£30,000	
Total Construction Cost (Current Day)					£190,000	£0	£190,000	1.35

Appendix A | Cost Plan Elemental Breakdown - Roof

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
4.0	Roof						£290,000	2.06
4.1	Allowance for lightweight roof structure to;							
4.1.1	Proposed 5th Floor	175	m ²	£71	£12,000	£0	£12,000	
4.1.2	Proposed 6th Floor	200	m ²	£71	£14,000	£0	£14,000	
4.1.3	Proposed 7th Floor	273	m ²	£71	£19,000	£0	£19,000	
4.1.4	Allowance for roof coverings (waterproofing, insulation)	648	m ²	£195	£126,000	£0	£126,000	No allowance for paving
4.1.5	Prov sum; Allowance for Upstands/parapets/balustrade	1 item		£20,000	£20,000	£0	£20,000	
4.1.6	Prov Sum; Allowance for fall safe system to maintenance areas	1 item		£20,000	£20,000	£0	£20,000	
4.1.7	Allowance for green / brown roof	375	m ²	£36	£14,000	£0	£14,000	
4.1.8	Re-instatement of existing hard standing at L7	273	m ²	£25	£7,000	£0	£7,000	
4.1.9	E/O allowance for lift / stair overrun	2	nr	£5,000	£10,000	£0	£10,000	
4.1.10	Allowance for pitch pockets and adjustments to existing surfaces to receive new roof structure / finishes	648		£75	£49,000	£0	£49,000	
Total Construction Cost (Current Day)					£290,000	£0	£290,000	2.06

Appendix A | Cost Plan Elemental Breakdown - Stairs

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
5.0	Stairs						£30,000	0.21
5.1	Allowance for staircase; extending above 1nr core x 2 storeys, and 1nr core x 1 storeys. Assumed steel and including balustrading and handrail.	3	flts	10,125	£30,375	£0	£30,375	
Total Construction Cost (Current Day)					£30,375	£0	£30,000	0.21

Appendix A | Cost Plan Elemental Breakdown - External Walls, Doors and Balconies

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
6.0	External Walls						£3,080,000	21.91
6.1	Back sprayed glazing to ground floor; design of glazing mullions to match existing vertical curtain walling	464	m2	982	0	455,796	£455,796	Replacement of existing mesh cladding
6.2	Protruding dark reveals surrounding existing windows; to match colour of standing seam cladding to extension	351	m	400	140,400	0	£140,400	
6.3	Dark standing seam cladding to 'mansard roof' extension. Cladding to wrap around dormer windows (inc plywood)	255	m2	885	225,675	0	£225,675	
6.4	Creation of dormer windows (assumed steel frame)	12	nr	2,500	30,000	0	£30,000	
6.5	Dormer windows to mansard roof extension	48	m2	350	17,000	0	£17,000	
6.6	Allowance for flashings to dormer surround	12	nr	1,250	15,000	0	£15,000	
6.7	White precast concrete cills and window verticals; to create depth to window openings	874	m	850	83,000	660,000	£743,000	May have to revert to GRC due to weight of pre-cast
6.8	Faceted glazed brick panels	621	m ²	720	0	447,000	£447,000	To replace existing laminated wood panels
6.9	New glazing to extension, back sprayed lower panel to match existing	315	m ²	982	309,431	0	£309,431	
6.10	New extension and existing Levels 7 & 8 to be re-clad in brick piers to match levels below	474	m ²	650	0	308,000	£308,000	
6.11	Slim profile glazing infill section, stepped back in from existing façade	78	m ²	950	74,100	0	£74,100	
6.12	Allowance for works to existing canopy as a result of new cladding to L1 double height space infill	1	item	100,000	0	100,000	£100,000	Assumed canopy removed and reinstated due to clashes with scaffolding
6.13	Allowance for scaffolding (to all elevations requiring works)	4,000	m ²	35	70,000	70,000	£140,000	Assumed 50/50 split
6.14	Prov sum; Site watering and impact testing	1	item	50,000	25,000	25,000	£50,000	Assumed 50/50 split
6.15	Prov sum; Allowance for surveys	1	item	25,000	12,500	12,500	£25,000	Assumed 50/50 split
6.16	Refurbishment of existing glazing and façade not identified in the above						EXCLUDED	
Total Construction Cost (Current Day)					1,002,000	2,078,000	£3,080,000	21.91

Appendix A | Cost Plan Elemental Breakdown - Internal Walls and Doors

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
								GIFA
7.1	Internal Walls						£324,000	2.31
7.1.1	Allowance for internal partitions (including demise walls); to Level 5	487	m2	190	£93,000	£0	£93,000	Assumed height 2.8m
7.1.2	Allowance for internal partitions (including demise walls); to Level 6	185	m2	190	£35,000	£0	£35,000	Assumed height 2.8m
7.1.3	Allowance for internal partitions (including demise walls); to Level 7	551	m2	190	£105,000	£0	£105,000	Assumed height 2.8m
7.1.4	Allowance for internal partitions (including demise walls); to Level 8	215	m2	190	£41,000	£0	£41,000	Assumed height 2.8m
7.1.5	E/O allowance for openings, blockwork, internal walls not identified on the drawings.	1	item	25,000	£25,000	£0	£25,000	
7.1.6	Allowance for plasterboard lining to internal face of external wall	479	m2	51	£25,000	£0	£25,000	
7.2	Internal Doors						£62,000	0.44
7.1	Allowance for entrance doors; single leaf to student rooms	41	nr	1,408	£58,000	£0	£58,000	37nr new rooms, 4nr new within existing (assumes re-use doors to refurb/altered rooms)
7.2	Allowance for doors to cores; single leaf	3	nr	1,408	£4,000	£0	£4,000	
Total Construction Cost (Current Day)					£390,000	£0	£390,000	2.77

Appendix A | Cost Plan Elemental Breakdown - MEP

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
8.0	Mechanical & Electrical Shell & Core						£2,297,000	16.34
8.1	Sanitaryware	9,494	ft²		Excluded	-	Excluded	
8.2	Services Equipment	9,494	ft²		Excluded	-	Excluded	
8.3	Disposal Installations	9,494	ft²	9.16			£87,000	
8.3.1	Allowance for rainwater installation	882	m ²	25	£22,000	£0	£22,000	
8.3.2	Allowance for new SP riser serving 5th and 6th floor	200	m	150	£30,000	£0	£30,000	
8.3.3	Allowance for new VP risers serving 5th and 6th floor	200	m	150	£30,000	£0	£30,000	
8.3.4	Allowance for modification to existing SVP	1	item	5,000	£5,000	£0	£5,000	
8.4	Water Installations	9,494	ft²	20.86			£198,000	
8.4.1	Allowance for modification to existing CWS plant		item		excluded		excluded	Integration have confirmed that is no duty increase required to the existing cold water storage
8.4.2	Allowance for modification to existing HWS plant	1	item	50,000	£0	£0	£0	Allowance for additional 1,000 litre hot water cylinder and modification to existing plantroom pipework as part of the additional cylinder installation
8.4.3	Allowance for CWS riser	200	m	250	£50,000	£0	£50,000	
8.4.4	Allowance for HWS riser	400	m	350	£140,000	£0	£140,000	
8.4.5	Allowance for CWS and HWS connection to studios including isolation valve	82	nr	100	£8,000	£0	£8,000	
8.4.6	Allowance for modification to existing CWS and HWS distribution pipework		item		excluded		excluded	Assume not required
8.5	Heat Source	9,494	ft²	1.47			£14,000	
8.5.1	Allowance for validation works associated with LTHW system	1	item	3,500	£4,000	£0	£4,000	
8.5.2	Allowance for re-configuration of existing LTHW pumps and boilers	1	item	10,000	£10,000	£0	£10,000	Integration have confirmed that is no duty increase required to the existing heat source plant

Appendix A | Cost Plan Elemental Breakdown - MEP

Ref	Element / Description	£					£ / ft²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
8.6	Space Heating & Air Treatment	9,494	ft²	20.12			£191,000	
8.6.1	Allowance for extension of existing LTHW F&R riser to serve new rooms	400	m	200	£80,000	£0	£80,000	
8.6.2	Allowance for LTHW connection to new studios	41	nr	150	£6,000	£0	£6,000	
8.6.3	Allowance for heating to LL area	300	m²	350	£105,000	£0	£105,000	Area includes staircore
8.7	Ventilating Systems	9,494	ft²	49.51			£470,000	
8.7.1	Allowance for mechanical smoke ventilation to 5th, 6th and 7th floor	3	floors	75,000	£225,000	£0	£225,000	
8.7.2	Allowance for AOV's to landlords corridors	5	nr	35,000	£175,000	£0	£175,000	1 x 5th floor, 1 x 6th floor, 2 x 7th floor and 1 x 8th floor.
8.7.3	Allowance for AOV to stair cores at 6th and 7th floor	2	nr	35,000	£70,000	£0	£70,000	We assume 8th floor existing staircore AOV will be utilised
8.8	Electrical Installations	9,494	ft²	44.34			£421,000	
8.8.1	Allowance for electrical validation works	1	item	2,000	£2,000	£0	£2,000	
8.8.2	Allowance for LV distribution modifications	882	m²	45	£40,000	£0	£40,000	Integration have confirmed that is no duty increase required to the existing electrical switch panels and incoming supply. Works are to allow for extension of existing busbars, new DB etc.
8.8.3	Allowance for feeds from LL DB to studios	41	nr	3,500	£144,000	£0	£144,000	
8.8.4	Allowance for mechanical services	882	m²	100	£88,000	£0	£88,000	
8.8.5	Allowance for landlords small power	300	m²	65	£20,000	£0	£20,000	
8.8.6	Allowance for landlords lighting	300	m²	100	£30,000	£0	£30,000	Based on having feature lighting as per architects drawing notes
8.8.7	Allowance for landlords lighting control	300	m²	117	£35,000	£0	£35,000	
8.8.8	Allowance for containment	882	m²	40	£35,000	£0	£35,000	
8.8.9	Allowance for relocation of PV cells - 46 panels	1	item	15,000	£15,000	£0	£15,000	

Appendix A | Cost Plan Elemental Breakdown - MEP

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
8.8.10	Allowance for earthing and bonding	882	m ²	14	£12,000	£0	£12,000	
8.9	Gas Installation		ft ²		excluded		excluded	
8.10	Protective Installations	9,494	ft²	4.11			£39,000	Allowance for lightning protection only, sprinkler protection excluded
8.10.1	Allowance for sprinkler coverage to landlords areas		m ²					
8.10.2	Allowance for sprinkler priority valve on BCWS to and feed to studio's	41	nr	100	£4,000	£0	£4,000	
8.10.3	Allowance for lightning protection	882	nr	40	£35,000	£0	£35,000	
8.11	Communications, Security & Controls Installation	9,494	ft²	48.03			£456,000	
8.11.1	Allowance for fire alarm coverage to landlords areas	882	m ²	95	£84,000	£0	£84,000	
8.11.2	Allowance for PA/VA coverage to landlords areas	882	m ²	40	£35,000	£0	£35,000	
8.11.3	Allowance for fire alarm interface to new studio	41	nr	150	£6,000	£0	£6,000	
8.11.4	Allowance for data to studio's	41	nr	1,500	£62,000	£0	£62,000	
8.11.5	Allowance for TV connection to studio's	41	nr	1,500	£62,000	£0	£62,000	
8.11.6	Allowance for video entry to studio's	41	nr	2,000	£82,000	£0	£82,000	
8.11.7	Allowance for CCTV coverage	10	nr	3,500	£35,000	£0	£35,000	Assume 2nr camera per floor and assume existing headend has spare capacity to add additional devices
8.11.8	Allowance for access control to studio entrance doors	41	nr	150	£6,000	£0	£6,000	Assume smart card readers in lieu of a manual lock to studio's
8.11.9	Allowance for access control	6	nr	600	£4,000	£0	£4,000	Assume to stair cores only and assume existing headend has spare capacity to add additional devices
8.11.10	Allowance for BMS to above plant and incorporation into existing BMS system	882	m ²	91	£80,000	£0	£80,000	
8.12	Testing and Commissioning			2%	£38,000	£0	£38,000	
8.13	MEP Sub-Contractors Preliminaries			20%	£383,000	£0	£383,000	
Total Construction Cost (Current Day)					£2,297,000	£0	£2,297,000	16.34

Appendix A | Cost Plan Elemental Breakdown - Lifts

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
9.0	Lifts						£30,000	#REF!
9.1	Allowance to extend passenger lift to serve new level 5 and 6	1	nr	22,000	£22,000	£0	£20,000	
9.2	Allowance to extend passenger lift to serve new level 7	1	nr	14,000	£14,000	£0	£10,000	
9.3	Testing and Commissioning						Included	
9.4	MEP Sub-Contractors Preliminaries						Included	
Total Construction Cost (Current Day)					£36,000	£0	£30,000	#REF!

Appendix A | Cost Plan Elemental Breakdown - BWIC

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
10.0	BWIC						£0	-
10.1	Allowance for BWIC	#####			£120,000	£0	£0	
Total Construction Cost (Current Day)					£120,000	£0	£0	-

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
1.0	Stairs						£0	-
1.1	Allowance for internal staircase		nr		£0	£0	£0	
2.0	Internal Partitions				£0	£0	£73,000	0.92
2.1	Allowance for internal walls	41	nr	1,200	£49,000	£0	£49,000	
2.2	Allowance for plasterboard lining to bathroom pod	476	m2	50	£24,000	£0	£24,000	
2.3	Allowance for plasterboard lining to internal face of party and circulation wall		m2		Inc	£0	Inc	
3.0	Internal Doors						£45,000	0.57
3.1	Allowance for sliding door to bathroom (inc track)	41	nr	1,100	£45,000	£0	£45,000	
4.0	Wall Finishes						£142,000	1.79
4.1	Allowance for wall finishes; paint generally	1,950	m2	15	£29,000	£0	£29,000	
4.3	E/O for concrete plaster effect / feature wall	308	m2	45	£14,000	£0	£14,000	
4.4	E/O for stained ply cladding / feature wall	560	m2	120	£67,000	£0	£67,000	
4.5	Allowance for skirting; paint finish; to all walls	700	m	42	£29,000	£0	£29,000	
4.6	Allowance for splashback to kitchen	41	nr	75	£3,000	£0	£3,000	
5.0	Floor Finishes						£112,000	1.41
5.1	Allowance for screed / substrate build up to floor finish	696	m2	35.45	£25,000	£0	£25,000	
5.3	Allowance for engineered timber to rooms (PC Sum £30m ²)	696	m2	125	£87,000	£0	£87,000	

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£						£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	GIFA	
6.0	Ceiling Finishes						£52,000	0.66	
6.1	Suspended plasterboard ceiling; taped and jointed; primed and sealed; decorated	696	m2	66	£46,000	£0	£46,000		
6.2	Allowance for access hatches (assumed 1nr per apartment)	41	nr	150	£6,000	£0	£6,000		
7.0	Fittings and Furnishings						£692,000	8.72	
	Kitchens								
7.1	Allowance for compact kitchen; minimum 3nr units. Fridge/freezer, 2 ring hob, combi oven, sink, worktop space	41	nr	5,781	£237,000	£0	£237,000		
	Bathroom Pods;								
7.2	Ensuite wet room with space saving WC and basin. White sanitaryware. 3/4 height tiled walls. Exposed copper pipes and fixtures.	41	nr	8,500	£349,000	£0	£349,000		
	Fittings Generally;								
7.3	Allowance for wardrobe / Storage	41	nr	250	£10,000	£0	£10,000		
7.4	Allowance for built in bed unit; including bench seating and shelving	41	nr	1,200	£49,000	£0	£49,000		
7.5	Allowance for built in table / study desk	41	nr	650	£27,000	£0	£27,000		
7.6	Allowance for coat hooks (say 10nr per unit)	410	nr	35	£14,000	£0	£14,000		
7.7	Allowance for full height fixed mirror	41	nr	150	£6,000	£0	£6,000		
8.0	Mechanical & Electrical Fit Out to Studio's						£1,773,250	22.34	
8.1	Sanitaryware		studios				Excluded		

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
							GIFA	
8.2	Services Equipment		studios				Excluded	
8.3	Disposal Installations	41	studios	400	£16,000	£0	£16,000	
8.3.1	Allowance for SVP connection to Pod	2	nr	150			300	
8.3.2	Allowance for SVP connection to kitchen sink	1	nr	100			100	
8.4	Water Installations	41	studios	3,750	£154,000	£0	£154,000	
8.4.1	Allowance for CWS connection to Pod	1	nr	1,500			1,500	
8.4.2	Allowance for CWS connection to kitchen sink	1	nr	250			250	
8.4.3	Allowance for HWS to Pod	1	nr	1,500			1,500	
8.4.4	Allowance for HWS to kitchen sink	2	nr	250			500	
8.5	Heat Source	41	studios	5,000	£205,000	£0	£205,000	assume heat source is generated centrally
8.5.1	Allowance for per fabricated service cupboard		nr				excluded	
8.5.2	Allowance for underfloor heating manifold	1	nr	5,000			5,000	
8.6	Space Heating & Air Treatment	41	studios	7,650	£314,000	£0	£314,000	assume heating only and ventilation is via opening windows
8.6.1	Allowance for underfloor heating to studio	17	m ²	450			7,650	
8.6.2	Allowance for underfloor heating to bathroom		nr				Included in Pod	assume part of Pod cost
8.6.3	Allowance for heated towel rail within bathroom		nr				Included in Pod	assume part of Pod cost
8.7	Ventilating Systems	41	studios	2,750	£113,000	£0	£113,000	Assumes ventilation to kitchen hood and bathroom, which is direct to façade

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
8.7.1	Allowance for bathroom extract to façade	1	nr	750			750	assume in line fan and plastic ductwork
8.7.2	Allowance for kitchen hood ductwork to façade	1	nr	2,000			2,000	excludes hood and assumes plastic ductwork
8.8	Electrical Installations	41	studios	18,260	£749,000	£0	£749,000	
8.8.1	Allowance for consumer unit	1	nr	1,500			1,500	assume 1 per room
8.8.2	Allowance for containment	1	item	1,250			1,250	
8.8.3	Allowance for power to kitchen	1	item	5,000			5,000	power to hob, oven, fridge freezer, plus 2nr 13 amp socket outlet. Finished in white plastic
8.8.4	Allowance for power connection to Pod	1	nr	3,500			3,500	
8.8.5	Allowance for 13amp socket outlets	4	nr	250			1,000	assume white plastic finish
8.8.6	Allowance for shaver socket in bathroom		nr				Included in Pod	
8.8.7	Allowance for lighting to bathroom; assume downlighters		nr				Included in Pod	
8.8.8	Allowance for pendant luminaire over dinning table	1	nr	750			750	
8.8.9	Allowance for wall lights	2	nr	500			1,000	
8.8.10	Allowance for lighting over bed area	2	nr	650			1,300	
8.8.11	Allowance for kitchen cupboard lighting	1	item	510			510	
8.8.12	Allowance for lighting control; assume manual switching	1	item	950			950	assumes 3nr light switches within a room which are white plastic finish
8.8.13	Allowance for earthing and bonding	1	item	1,500			1,500	
8.9	Gas Installation		studios		£0	£0	excluded	assume hob is electric
8.10	Protective Installations	41	studios	300	£12,000	£0	£12,000	assume sprinkler coverage is via the BCWS

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
8.10.1	Allowance for sprinkler head to room	2	nr	150			300	
8.10.2	Allowance for sprinkler head to bathroom		nr				excluded	assume not required
8.10.3	Allowance for lightning protection		item				excluded	not required
8.11	Communications, Security & Controls Installation	41	studios	2,875	£118,000	£0	£118,000	
8.11.1	Allowance for fire alarm detection	1	nr	850			850	
8.11.2	Allowance for heat detector	1	nr	275			275	
8.11.3	Allowance for data points	2	nr	200			400	
8.11.4	Allowance for TV point	1	nr	250			250	
8.11.5	Allowance for video entry	1	nr	750			750	
8.11.6	Allowance for AV		item				excluded	
8.11.7	Allowance for thermostat controls	1	nr	350			350	
8.12	Testing and Commissioning	41	studios	500	£21,000	£0	£20,500	
8.13	MEP Sub-Contractors Preliminaries	41	studios	1,750	£71,800	£0	£71,750	
9.0	BWIC		5%		£88,690	£0	£88,663	
Total Construction Cost (Current Day)					£2,978,000	£0	£2,978,000	37.5
	Preliminaries			12%	£357,000	£0	£357,000	
	OH&P			5%	£149,000	£0	£0	
	Contingency			2%	£70,000	£0	£67,000	
					£3,554,000	£0	£3,402,000	42.9

Appendix A | Cost Plan Elemental Breakdown - Communal Fit Out

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
1.0	Stairs						£22,750	0.16
1.1	Allowance for finish to stairs (inc nosing's and handrails)	13	nr	1,750	£22,750	£0	£22,750	Includes finishes to all levels beneath proposed extensions
2.0	Internal Doors						£58,241	0.41
2.1	Allowance for internal doors; single leaf	5	nr	1,408	£7,041	£0	£7,041	
2.2	Allowance for internal doors; to riser, stores and the like	42	nr	1,100	£46,200	£0	£46,200	
2.3	Allowance for internal doors; generally	1	item	5,000	£5,000	£0	£5,000	
3.0	Wall Finishes						£22,271	0.16
3.1	Allowance for wall finish to circulation	862	m2	8	£6,899	£0	£6,899	
3.2	Allowance for wall finish to stair; paint finish	780	m2	13	£9,828	£0	£9,828	
3.3	Allowance for timber skirting	308	m	18	£5,544	£0	£5,544	
4.0	Floor Finishes						£11,973	0.09
4.1	Allowance for screed / substrate build up to floor finish	195	m2	35.45	£6,913	£0	£6,913	
4.2	Allowance for floor finish to circulation	195	m2	26	£5,060	£0	£5,060	Allowance only, finishes pack refers to 'exposed concrete if possible' however the structure is to be lightweight, therefore no concrete slabs
5.0	Ceiling						£16,624	0.12
5.1	Allowance for ceiling finish to circulation; assume painted plasterboard with acoustic backing	195	m2	85	£16,624	£0	£16,624	

Appendix A | Cost Plan Elemental Breakdown - Communal Fit Out

Ref	Element / Description	£					£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
6.0	FF&E						£22,395	0.16
6.04	Allowance for post boxes; to new student rooms	41	nr	80	£3,280	£0	£3,280	
6.07	Allowance for sundry fittings	1	item	10,000	£10,000	£0	£10,000	
6.08	Allowance for statutory signage	882	GIA (m2)	8	£6,615	£0	£6,615	
6.09	Allowance for cleaners cupboard; say	1	item	2,500	£2,500	£0	£2,500	
Total Construction Cost (Current Day)					£150,000	£0	£150,000	1.07
	Preliminaries			12%	£18,000	£0	£18,000	
	OH&P			5%	£8,400	£0	£8,400	
	Contingency			2%	£3,528	£0	£3,528	
					£180,000	£0	£180,000	1.28

Appendix A | Cost Plan Elemental Breakdown - Demolitions and Alterations

Ref	Element / Description	£						£ / ft ²	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	GIFA	
1.0	Demolitions & Alterations						£350,000	2.49	
1.01	Removal of existing roof coverings, prepare and make good for extension	735	m2	83	£60,711	£0	£60,711		
1.02	Prov sum; Opening up existing external wall, prepare and make good for extension	1	item	50,000	£50,000	£0	£50,000		
1.03	Removal of existing stepped back zinc standing seam block, to external wall (including glazing to L7 & L8)	564	m2	32	£0	£18,048	£18,048		
1.04	Removal of existing mesh cladding to ground floor	464	m2	15		£6,960	£6,960		
1.06	Allowance for removal of existing laminated wood panels	511	m2	7	£0	£3,730	£3,730		
1.07	Prov sum; Allowance for creation of openings for stairs, risers, lifts etc, say;	1	item	50,000	£50,000		£50,000		
1.08	Prov sum; Allowance for temporary works, incl propping to works such as; step back cladding (moving existing column line, creation of new stair & lifts)	1	item	100,000	£30,000	£70,000	£100,000		Notional 30/70 split
1.09	Prov sum; Allowance for alterations to existing to accommodate drainage riser runs and the like	1	item	50,000	£50,000	£0	£50,000		
1.10	Allowance for removal of internal walls	358	m2	18	£6,451	£0	£6,451		
1.11	Allowance for strip out of existing finishes to units	7	nr	750	£5,250	£0	£5,250		
Total Construction Cost (Current Day)					£250,000	£100,000	£350,000	2.49	

Appendix B | Design information used

Tigg + Coll Architects

Proposed Drawings		
Title	Rev	Drawing No.
Proposed 1st Floor	B	PL 190(2)-103
Proposed 2nd Floor	B	PL 190(2)-104
Proposed 3rd Floor	B	PL 190(2)-105
Proposed 4th Floor	B	PL 190(2)-106
Proposed 5th Floor	E	PL 190(2)-107
Proposed 6th Floor	E	PL 190(2)-108
Proposed 7th Floor	E	PL 190(2)-109
Proposed 8th Floor	C	PL 190(2)-110
Proposed Roof Plan	C	PL 190(2)-111
Proposed Elevations AA	E	PL 190(2)-205
Proposed Elevations BB	D	PL 190(2)-206
Proposed Elevations CC	D	PL 190(2)-207
Proposed Elevations DD	E	PL 190(2)-208

Existing Drawings		
Title	Rev	Drawing No.
Existing Ground Floor	A	PL 190(2)-002
Existing 1st Floor	A	PL 190(2)-003
Existing 2nd Floor	A	PL 190(2)-004
Existing 3rd Floor	A	PL 190(2)-005
Existing 4th Floor	A	PL 190(2)-006
Existing 5th Floor	A	PL 190(2)-007
Existing 6th Floor	A	PL 190(2)-008
Existing 7th Floor	A	PL 190(2)-009
Existing 8th Floor	A	PL 190(2)-010
Existing Roof Plan	A	PL 190(2)-011
Existing Elevations AA & BB	C	PL 190(2)-020
Existing Elevations CC & DD	C	PL 190(2)-021
Existing Elevations AA & CC	C	PL 190(2)-025

Appendix E

Mclaren response

Gary Hoskyn

From: Iain Parker
Sent: 06 January 2020 10:22
To: Gary Hoskyn
Subject: FW: NIDO West Hampstead
Attachments: 191202_NIDO pricing schedule.xlsx; Clarifications.docx

Iain Parker
Partner

alineaconsulting

D: [02038181122](tel:02038181122)
M: [07818410646](tel:07818410646)



alinea & data protection | visit our website to view our [updated Privacy Policy](#)

From: Cliff Davey <Cliff.Davey@mclarengroup.com>
Sent: 17 December 2019 15:16
To: Iain Parker <Iain.Parker@alineaconsulting.com>; Gary Hoskyn <Gary.Hoskyn@alineaconsulting.com>
Cc: Darren Gill <Darren.Gill@mclarengroup.com>; Nick Fox <Nick.Fox@mclarengroup.com>; Dave Riddle <David.Riddle@mclarengroup.com>
Subject: NIDO West Hampstead

Dear Iain,

Following the issue of design information for the above we have produced a Cost Plan using the Alinea format, populated with our rates which have been based on benchmarking and supply chain returns from recently procured schemes.

We also attach a brief clarifications schedule which sits alongside the narrative within the Alinea Cost Plan and is included to provide transparency to our submission.

I trust that this is of assistance but should you require additional information please do not hesitate to call me.

Regards

Cliff

Cliff Davey
Estimating Director – Major Projects

Please note my new direct dial number

McLaren Construction, 4th Floor, 10 Chiswell Street, London, EC1Y 4UQ
T +44 (0) 207 078 6963 D +443330168902



[Find us on LinkedIn](#)



[Follow us on Twitter](#)



INVESTORS
IN PEOPLE

Silver
Until 2020

McLaren Group Disclaimer

This email and any files transmitted with it are confidential and may contain legally privileged information intended solely for the use of the addressee. If you have received this communication in error, be aware that forwarding it, copying it, or in any way disclosing its content to any other person, is strictly prohibited. If you have received this communication in error, please notify the author by replying to this e-mail immediately.

We have put efforts into ensuring that the message is error and virus-free. Unfortunately, full security of the email cannot be ensured as, despite our efforts, the data included in emails could be infected, intercepted, or corrupted. Therefore, the recipient should check the email for threats with proper software, as the sender does not accept liability for any damage inflicted by viewing the content of this email.

Our privacy policy, which details the information we may hold about you and the steps we take to protect it, can be found at <https://www.mclarengroup.com/privacy-policy/>

The content of this email is without prejudice and subject to contract.



alinea

Nido West Hampstead

Pricing Schedule - McLaren
December 2019

Contents

Section 1

Section 2

Section 3

Appendix A

Appendix B

Summary of areas and accommodation

Cost Summary

Exclusions

Cost Plan Elemental Breakdown

Design information used

Document Control

Date	Revision	Description of Revision	Prepared By	Reviewed By	Sign Off

alinea consulting LLP

90 Cannon Street
London, EC4N 6HA
alineacostconsulting.com

This report has been prepared solely for the use of Nido and in anticipation of alinea consulting LLP being appointed using our standard standard Terms and Conditions of Engagement. Until such time as an appointment is concluded our liability to you for any loss will not exceed £1million.

Section 1 | Summary of areas and accommodation

Metric

Level	New Bedrooms	Ext Bedrooms	Common Areas	Kitchen	NIA	Circulation	Stairs	Lifts	Risers / Structures	GIA	GEA	Existing GIA	Variance
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²
G	0	0	2,658	0	2,658	0	64	10	128	2,860	2,941	2,860	0
1	0	641	232	240	1,113	213	74	22	140	1,562	1,745	1,562	0
2	0	929	0	260	1,189	224	60	24	141	1,638	1,743	1,638	0
3	0	929	0	260	1,189	224	60	24	141	1,638	1,743	1,638	0
4	0	929	0	260	1,189	224	60	24	141	1,638	1,743	1,638	0
5	311	667	0	240	1,218	218	60	24	118	1,638	1,743	1,176	462
6	113	646	0	191	950	157	61	22	148	1,338	1,423	1,176	162
7	230	122	0	0	352	69	29	11	54	515	556	242	273
8	31	120	0	0	151	36	15	6	23	231	254	246	-15
Total	685	4,983	2,890	1,451	10,009	1,365	483	167	1,034	13,058	13,891	12,176	882

Imperial

Level	New Bedrooms	Ext Bedrooms	Common Areas	Kitchen	NIA	Circulation	Stairs	Lifts	Risers / Structures	GIA	GEA	Existing GIA	Variance
	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²
G	0	0	28,610	0	28,610	0	689	108	1,378	30,785	31,657	30,785	0
1	0	6,900	2,497	2,583	11,980	2,293	797	237	1,507	16,813	18,783	16,813	0
2	0	10,000	0	2,799	12,798	2,411	646	258	1,518	17,631	18,761	17,631	0
3	0	10,000	0	2,799	12,798	2,411	646	258	1,518	17,631	18,761	17,631	0
4	0	10,000	0	2,799	12,798	2,411	646	258	1,518	17,631	18,761	17,631	0
5	3,348	7,180	0	2,583	13,110	2,347	646	258	1,270	17,631	18,761	12,658	4,973
6	1,216	6,953	0	2,056	10,226	1,690	657	237	1,593	14,402	15,317	12,658	1,744
7	2,476	1,313	0	0	3,789	743	312	118	581	5,543	5,985	2,605	2,939
8	334	1,292	0	0	1,625	388	161	65	248	2,486	2,734	2,648	-161
Total	7,373	53,637	31,108	15,618	107,736	14,693	5,199	1,798	11,130	140,555	149,521	131,061	9,494

Basis of measured floor areas:-

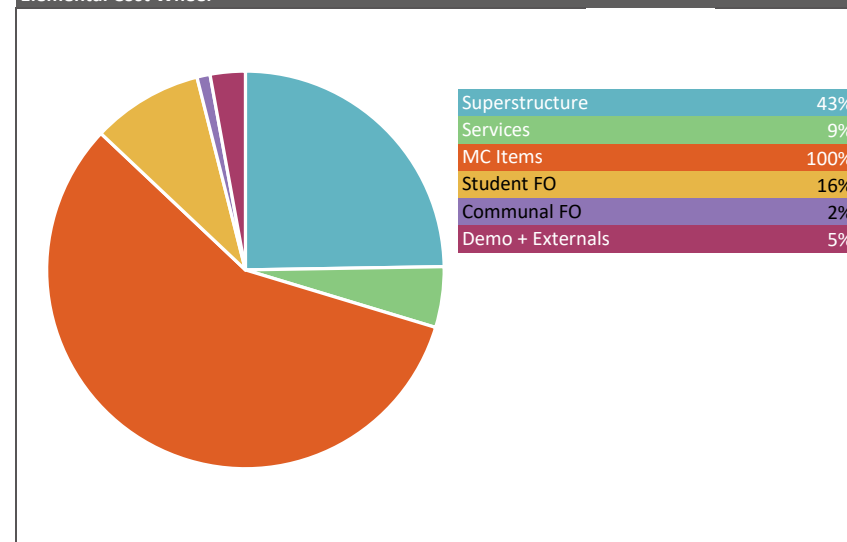
- The above area schedule has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.
- The area schedule has been measured based on proposed and existing plans received from Tigg+Coll Architects (see Appendix C)
- Net Internal Areas (NIA) do not necessarily equate to net rentable or net saleable areas.
- No deductions have been taken from the NIA's as a contingency against core enlarging during design development.
- The schedule forms the basis of the cost plan/model only and should not be relied upon for any other purpose.
- All areas are approximate; a conversion of 10.7639 has been used for imperial areas (sqft).

Section 2 | Cost Summary - Overall

Shell - Element / Description	Extension	Re-Cladding	GIA	140,555.01
	Sub-total £	Sub-total £	Total £	£ / ft ²
1. Substructure	Excluded	Excluded	Excluded	£0.00
Substructure	£0.00	£0.00	£0.00	£0.00
2. Frame	£833,840.73	£0.00	£833,840.73	£5.93
3. Upper Floors	£129,174.66	£0.00	£129,174.66	£0.92
4. Roof	£309,739.42	£0.00	£309,739.42	£2.20
5. Stairs	£23,025.00	£0.00	£23,025.00	£0.16
6. External Walls, Doors, Balconies	£944,570.00	£1,998,870.00	£2,943,440.00	£20.94
7. Internal Walls and Doors	£322,964.31	£0.00	£322,964.31	£2.30
Superstructure	£2,563,314.11	£1,998,870.00	£4,562,184.11	£32.46
8. MEP	£808,921.94	£0.00	£808,921.94	£5.76
9. Lift Installations	£37,500.00	£0.00	£37,500.00	£0.27
10. BWIC	£63,481.65	£0.00	£63,481.65	£0.45
Services	£909,903.58	£0.00	£909,903.58	£6.47
Sub-Total to Shell	£3,473,217.69	£1,998,870.00	£5,472,087.69	£38.93
Preliminaries	£948,701.29	£560,510.89	£1,509,212.18	£10.74
OH&P	£358,379.89	£145,713.65	£504,093.54	£3.59
Design & Build Risk Transfer	£126,627.57	£51,485.49	£178,113.06	£1.27
Design Reserve and Contingency	£322,900.29	£131,288.00	£454,188.29	£3.23
Main Contractor Items	£1,756,609.04	£888,998.03	£2,645,607.07	£18.82
Total to Shell	£5,229,826.73	£2,887,868.03	£8,117,694.76	£57.75
Student Room Fit Out	£1,665,880.42	£0.00	£1,665,880.42	£11.85
Communal Fit Out	£196,619.95	£0.00	£196,619.95	£1.40
Sub-Total Fit Out	£1,862,500.36	£0.00	£1,862,500.36	£13.25
Total to Fit Out	£7,092,327.09	£2,887,868.03	£9,980,195.12	£71.01
Demolition and External Works / Services	£404,867.00	£122,505.00	£527,372.00	£3.75
OH&P	£24,292.02	£7,350.30	£31,642.32	£0.23
Design & Build Risk Transfer	£8,583.18	£2,597.11	£11,180.29	£0.08
Design Reserve and Contingency	£21,887.11	£6,622.62	£28,509.73	£0.20
Main Contractor Items	£54,762.31	£16,570.03	£71,332.34	£0.51
Total to Demolition and External Works/Services	£459,629.31	£139,075.03	£598,704.34	£4.26
Total Construction Estimated Cost Current Day	£7,551,956.40	£3,026,943.06	£10,578,899.46	£75.27

Other - Element / Description	Extension	Re-Cladding	GIA	140,555.01
	Sub-total £	Sub-total £	Total £	£ / ft ²
Demolitions and Alterations	£404,867.00	£122,505.00	£527,372.00	£3.75
External Works / Services	£0.00	£0.00	£0.00	£0.00
Sundry Costs	£404,867.00	£122,505.00	£527,372.00	£3.75
Preliminaries			£0.00	£0.00
OH&P			£0.00	£0.00
Design & Build Risk Transfer			£0.00	£0.00
Design Reserve and Contingency			£0.00	£0.00
Main Contractor Items	£0.00	£0.00	£0.00	£0.00
Sundry Total	£404,867.00	£122,505.00	£527,372.00	£3.75

Elemental Cost Wheel



Note; External works and services has been apportioned to the re-cladding total as advised by Cast.

Section 3 | Exclusions

Generic Exclusions	Cost Plan	Action	Site Specific	Cost Plan	Action
• Site purchase costs, rights of light compensations	Appraisal	Client	• Works outside of boundary	Appraisal	Note
• Professional team fees	Appraisal	Client	• Fitting out to retail / commercial units	Appraisal	Note
• Statutory or third party fees	Appraisal	Client	• No allowance for works to existing student rooms	Appraisal	Note
• Financing costs	Appraisal	Client	• FF&E to amenity areas	Appraisal	Note
• Latent defects insurance	Appraisal	Client	• Blinds	Appraisal	Note
• Major utilities works	Appraisal	Client	• Cooling / MVHR to student rooms	Appraisal	Note
• Works outside of the site boundary	Appraisal	Client	• Electric wiring for window blinds	Appraisal	Note
• Development Appraisal contingency	Appraisal	Client	• Wi-Fi Boosters	Appraisal	Note
• Artwork (internal or public)	Appraisal	Client	• Upgrades to existing power networks / Head End Reinforcement	Appraisal	Note
• BREEAM / CfSH assessment costs	Appraisal	Client	• Client retained Contingency.	Appraisal	Note
• Commissioning Management fees	Appraisal	Client	• Excludes replacement of lift cars and car finishes	Appraisal	Note
• Fit-out of any retail units - currently left as shell only	Appraisal	Client	• Up-grade existing plant such as boilers, LV switch panels, pumps etc.	Appraisal	Client
• VAT	Appraisal	Client	• New SVP, CWS, HWS or LTHW riser; existing to be extended only	Appraisal	Client
• CIL Payments Section 38 / 106 / 278 works	Appraisal	Client	• Cooling to landlords areas and rooms	Appraisal	Client
• Removal / treatment of contaminated soil	Appraisal	Client	• Mechanical ventilation to landlords areas; AOV's to be utilised	Appraisal	Client
• AV/IT/PA/Wi-Fi	Appraisal	Client	• Sprinkler coverage to landlords area	Appraisal	Client
• Capital allowances or other incentives / grants	Appraisal	Client	• AV installation to rooms or landlords areas	Appraisal	Client
• Cost in respect of rights exercised by Adjoining Owners (Rights of Light, Party Wall Awards, Oversail Rights)	Appraisal	Client	• New PV cells; relocation only of existing	Appraisal	Client
• Unknown or unforeseen diversions	Appraisal	Client	• Lift car internal finishes; assume existing will be utilised	Appraisal	Client
• Carbon off-set payments	Appraisal	Client	• Excludes any works to the podium 'deck'	Appraisal	Client
• Incentivisation payments	Appraisal	Client	• Works to existing rooms not included	Appraisal	Client
• Mobile phone booster system	Appraisal	Client			

Appendix A I Cost Plan Elemental Breakdown - Substructure

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
1.0	Substructure						£0.00	£0.00
1.1	Assumed no works required.	-	item	£0.00			£0.00	
Total Construction Cost (Current Day)					£0.00	£0.00	£0.00	£0.00

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
2.0	Frame						£833,840.73	£5.93
2.1	New build extension - 5th Floor; above slab; allowance for new steel grillage							
	<i>Universal Beams</i>							
2.1.1	Universal Beam; 254*146*31	4	t	£3,520.00	£14,080.00	£0.00	£14,080.00	
2.1.2	Universal Beam; 203*133*25	1	t	£3,520.00	£3,520.00	£0.00	£3,520.00	
2.1.3	Universal Beam; 356*171*51	4	t	£3,520.00	£14,080.00	£0.00	£14,080.00	
2.1.4	Universal Beam; 356*171*45	5	t	£3,520.00	£17,600.00	£0.00	£17,600.00	
2.1.5	Universal Beam; 406*178*67	4	t	£3,520.00	£14,080.00	£0.00	£14,080.00	
2.1.6	Universal Beam; 457*191*98	3	t	£3,520.00	£10,560.00	£0.00	£10,560.00	
	<i>Universal Columns</i>							
2.1.7	Universal Column; 203*203*46	5	t	£3,520.00	£17,600.00	£0.00	£17,600.00	
2.1.8	E/O allowance for plates, connections, joints etc @ 15%	4	t	£3,960.00	£15,840.00	£0.00	£15,840.00	
2.1.9	E/O allowance for fire protection @ Intumescent paint	30	t	£566.15	£16,984.50	£0.00	£16,984.50	
2.2	New build extension - Roof to 5th Floor; allowance for new steel grillage							
	<i>Universal Beams</i>							
2.2.1	Universal Beam; 254*146*31	4	t	£3,520.00	£14,080.00	£0.00	£14,080.00	
2.2.2	Universal Beam; 203*133*25	1	t	£3,520.00	£3,520.00	£0.00	£3,520.00	
2.2.3	Universal Beam; 356*171*51	2	t	£3,520.00	£7,040.00	£0.00	£7,040.00	
2.2.4	Universal Beam; 356*171*45	4	t	£3,520.00	£14,080.00	£0.00	£14,080.00	
2.2.5	Universal Beam; 406*178*67	-	t	£3,520.00	£0.00	£0.00	£0.00	
2.2.6	Universal Beam; 457*191*98	-	t	£3,520.00	£0.00	£0.00	£0.00	
	<i>Universal Columns</i>							
2.2.7	Universal Column; 203*203*46	4	t	£3,520.00	£14,080.00	£0.00	£14,080.00	
2.2.8	E/O allowance for plates, connections, joints etc @ 15%	2	t	£3,960.00	£7,920.00	£0.00	£7,920.00	
2.2.9	E/O allowance for fire protection @ Intumescent paint 90mins	17	t	£623.81	£10,604.75	£0.00	£10,604.75	

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£						£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total		
2.3	New build extension - 6th Floor; allowance for new steel grillage								
	Universal Beams								
2.3.1	Universal Beam; 254*146*31	-	t	£3,520.00	£0.00	£0.00	£0.00		
2.3.2	Universal Beam; 203*133*25	1	t	£3,520.00	£3,520.00	£0.00	£3,520.00		
2.3.3	Universal Beam; 356*171*51	2	t	£3,520.00	£7,040.00	£0.00	£7,040.00		
2.3.4	Universal Beam; 356*171*45	1	t	£3,520.00	£3,520.00	£0.00	£3,520.00		
2.3.5	Universal Beam; 406*178*67	4	t	£3,520.00	£14,080.00	£0.00	£14,080.00		
2.3.6	Universal Beam; 457*191*98	3	t	£3,520.00	£10,560.00	£0.00	£10,560.00		
	Universal Columns								
2.3.7	Universal Column; 203*203*46	1	t	£3,520.00	£3,520.00	£0.00	£3,520.00		
2.3.8	E/O allowance for plates, connections, joints etc @ 15%	2	t	£3,960.00	£7,920.00	£0.00	£7,920.00		
2.3.9	E/O allowance for fire protection @ Intumescent paint 90mins	14	t	£422.50	£5,915.00	£0.00	£5,915.00		
2.4	New build extension - Roof to 6th Floor; allowance for new steel grillage								
	Universal Beams								
2.4.1	Universal Beam; 254*146*31	-	t	£3,520.00	£0.00	£0.00	£0.00		
2.4.2	Universal Beam; 203*133*25	1	t	£3,520.00	£3,520.00	£0.00	£3,520.00		
2.4.3	Universal Beam; 356*171*51	2	t	£3,520.00	£7,040.00	£0.00	£7,040.00		
2.4.4	Universal Beam; 356*171*45	1	t	£3,520.00	£3,520.00	£0.00	£3,520.00		
2.4.5	Universal Beam; 406*178*67	4	t	£3,520.00	£14,080.00	£0.00	£14,080.00		
2.4.6	Universal Beam; 457*191*98	3	t	£3,520.00	£10,560.00	£0.00	£10,560.00		
	Universal Columns								
2.4.7	Universal Column; 203*203*46	1	t	£3,520.00	£3,520.00	£0.00	£3,520.00		
2.4.8	E/O allowance for plates, connections, joints etc @ 15%	2	t	£3,960.00	£7,920.00	£0.00	£7,920.00		
2.4.9	E/O allowance for fire protection @ Intumescent paint 90mins	14	t	£534.16	£7,478.25	£0.00	£7,478.25		
2.5	New build extension - 7th Floor; above slab; allowance for new steel grillage								

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding		
Universal Beams								
2.5.1	Universal Beam; 254*146*31	-	t	£3,520.00	£0.00	£0.00	£0.00	
2.5.2	Universal Beam; 203*133*25	1	t	£3,520.00	£3,520.00	£0.00	£3,520.00	
2.5.3	Universal Beam; 356*171*51	7	t	£3,520.00	£24,640.00	£0.00	£24,640.00	
2.5.4	Universal Beam; 356*171*45	1	t	£3,520.00	£3,520.00	£0.00	£3,520.00	
2.5.5	Universal Beam; 406*178*67	7	t	£3,520.00	£24,640.00	£0.00	£24,640.00	
2.5.6	Universal Beam; 457*191*98	-	t	£3,520.00	£0.00	£0.00	£0.00	
Universal Columns								
2.5.7	Universal Column; 203*203*46	3	t	£3,520.00	£10,560.00	£0.00	£10,560.00	
2.5.8	E/O allowance for plates, connections, joints etc @ 15%	3	t	£3,960.00	£11,880.00	£0.00	£11,880.00	
2.5.9	E/O allowance for fire protection @ Intumescent paint 90mins	22	t	£535.81	£11,787.75	£0.00	£11,787.75	
2.6 New build extension - Roof to 7th Floor; allowance for new steel grillage								
Universal Beams								
2.6.1	Universal Beam; 254*146*31	-	t	£3,520.00	£0.00	£0.00	£0.00	
2.6.2	Universal Beam; 203*133*25	1	t	£3,520.00	£3,520.00	£0.00	£3,520.00	
2.6.3	Universal Beam; 356*171*51	7	t	£3,520.00	£24,640.00	£0.00	£24,640.00	
2.6.4	Universal Beam; 356*171*45	1	t	£3,520.00	£3,520.00	£0.00	£3,520.00	
2.6.5	Universal Beam; 406*178*67	7	t	£3,520.00	£24,640.00	£0.00	£24,640.00	
2.6.6	Universal Beam; 457*191*98	-	t	£3,520.00	£0.00	£0.00	£0.00	
Universal Columns								
2.6.7	Universal Column; 203*203*46	3	t	£3,520.00	£10,560.00	£0.00	£10,560.00	
2.6.8	E/O allowance for plates, connections, joints etc @ 15%	3	t	£3,960.00	£11,880.00	£0.00	£11,880.00	
2.6.9	E/O allowance for fire protection @ Intumescent paint 90mins	22	t	£535.81	£11,787.75	£0.00	£11,787.75	
2.7 RC core walls; extending the cores								

Appendix A | Cost Plan Elemental Breakdown - Frame

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
2.7.1	300mm reinforced concrete; to core walls	65	m ³	£135.75	£8,823.75	£0.00	£8,823.75	Assumed thickness
2.7.2	Rebar to the above @ 180kg/m ³	12	t	£1,215.50	£14,586.00	£0.00	£14,586.00	Assumed reinforcement
2.7.3	Formwork to sides of core walls	433	m ²	£37.20	£16,000.00	£0.00	£16,000.00	Measured both sides
2.7.4	Allowance for sundry structural items @ 10% 2.7.1-2.7.3	1	item	£3,952.98	£3,952.98	£0.00	£3,952.98	
2.8 Other items								
2.8.1	Prov sum; Allowance for alterations to columns at L7 & L8 to allow glazing line to be pulled back	1	item	£100,000.00	£100,000.00	£0.00	£100,000.00	
2.8.2	Prov sum; E/O allowance for structural items not identified	1	item	£200,000.00	£200,000.00	£0.00	£200,000.00	
Total Construction Cost (Current Day)					£833,840.73	£0.00	£833,840.73	£5.93

Appendix A | Cost Plan Elemental Breakdown - Upper Floors

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
3.0	Upper Floors						£129,174.66	£0.92
3.1	Allowance for lightweight timber joist infill with; 100mm mineral wool quilt between joists, 18mm thick plywood, timber battens (25mm mineral wool between), 12mm thick gypsum board, 18mm thick flooring board to;							
3.1.2	Proposed 5th Floor	462	m ²	£92.31	£42,648.75	£0.00	£42,648.75	
3.1.3	Proposed 6th Floor	162	m ²	£92.31	£14,954.76	£0.00	£14,954.76	
3.1.4	Proposed 7th Floor	273	m ²	£92.31	£25,201.53	£0.00	£25,201.53	
3.1.5	New Item Proposed 1st Floor within double height area	69	m2	£92.31	£6,369.62	£0.00	£6,369.62	
3.2	Other Items							
3.2.1	Prov sum; Allowance for grilles and the like in risers	1	item	£10,000.00	£10,000.00	£0.00	£10,000.00	
3.2.2	Prov sum; Allowance for step overs, sundry staircases, plant gantries, and sundry steelwork	1	item	£30,000.00	£30,000.00	£0.00	£30,000.00	
Total Construction Cost (Current Day)					£129,174.66	£0.00	£129,174.66	£0.92

Appendix A I Cost Plan Elemental Breakdown - Roof

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
4.0	Roof						£309,739.42	£2.20
4.1	Allowance for lightweight roof structure to;							
4.1.1	Proposed 5th Floor	175	m ²	£106.80	£18,689.20	£0.00	£18,689.20	
4.1.2	Proposed 6th Floor	200	m ²	£106.80	£21,359.08	£0.00	£21,359.08	
4.1.3	Proposed 7th Floor	273	m ²	£106.80	£29,155.14	£0.00	£29,155.14	
4.1.4	Allowance for roof coverings (waterproofing, insulation)	648	m ²	£160.00	£103,680.00	£0.00	£103,680.00	No allowance for paving
4.1.5	Prov sum; Allowance for Upstands/parapets/balustrade	1	item	£20,000.00	£20,000.00	£0.00	£20,000.00	
4.1.6	Prov sum; Allowance for fall safe system to maintenance areas	1	item	£20,000.00	£20,000.00	£0.00	£20,000.00	
4.1.7	Allowance for green / brown roof	375	m ²	£195.00	£73,125.00	£0.00	£73,125.00	
4.1.8	Re-instatement of existing hard standing at L7	273	m ²	£35.00	£9,555.00	£0.00	£9,555.00	
4.1.9	E/O allowance for lift / stair overrun	2	nr	£3,200.00	£6,400.00	£0.00	£6,400.00	
4.1.10	Allowance for pitch pockets and adjustments to existing surfaces to receive new roof structure / finishes	648	m ²	£12.00	£7,776.00	£0.00	£7,776.00	
Total Construction Cost (Current Day)					£309,739.42	£0.00	£309,739.42	£2.20

Appendix A I Cost Plan Elemental Breakdown - Stairs

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
5.0	Stairs						£23,025.00	£0.16
5.1	Allowance for staircase; extending above 1nr core x 2 storeys, and 1nr core x 1 storeys. Assumed steel and including balustrading and handrail.	3	flts	£7,675.00	£23,025.00	£0.00	£23,025.00	
Total Construction Cost (Current Day)					£23,025.00	£0.00	£23,025.00	£0.16

Appendix A | Cost Plan Elemental Breakdown - External Walls, Doors and Balconies

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
6.0	External Walls						£2,943,440.00	£20.94
6.1	Back sprayed glazing to ground floor; design of glazing mullions to match existing vertical curtain walling	464	m2	£1,015.00	£0.00	£470,960.00	£470,960.00	Replacement of existing mesh cladding
6.2	Protruding dark reveals surrounding existing windows; to match colour of standing seam cladding to extension	351	m	£360.00	£0.00	£126,360.00	£126,360.00	
6.3	Dark standing seam cladding to 'mansard roof' extension. Cladding to wrap around dormer windows (inc plywood)	255	m2	£675.00	£172,125.00	£0.00	£172,125.00	
6.4	Creation of dormer windows (assumed steel frame)	12	nr	£900.00	£10,800.00	£0.00	£10,800.00	
6.5	Dormer windows to mansard roof extension	48	m2	£475.00	£23,000.00	£0.00	£23,000.00	
6.6	Allowance for flashings to dormer surround	12	nr	£910.00	£10,920.00	£0.00	£10,920.00	
6.7	White precast concrete cills and window verticals; to create depth to window openings	874	m	£125.00	£12,000.00	£97,000.00	£109,000.00	May have to revert to GRC due to weight of pre-cast
6.8	Faceted glazed brick panels	621	m ²	£1,400.00	£0.00	£869,000.00	£869,000.00	To replace existing laminated wood panels
6.9	New glazing to extension, back sprayed lower panel to match existing	315	m ²	£1,015.00	£319,725.00	£0.00	£319,725.00	
6.10	New extension and existing Levels 7 & 8 to be re-clad in brick piers to match levels below	474	m ²	£650.00	£154,050.00	£154,050.00	£308,100.00	
6.11	Slim profile glazing infill section, stepped back in from existing façade	78	m ²	£775.00	£60,450.00	£0.00	£60,450.00	
6.12	Prov sum; Allowance for works to existing canopy as a result of new cladding to L1 double height space infill	1	item	£100,000.00	£0.00	£100,000.00	£100,000.00	Assumed canopy removed and reinstated due to clashes with scaffolding
6.13	Allowance for scaffolding (to all elevations requiring works)	4,000	m ²	£72.00	£144,000.00	£144,000.00	£288,000.00	Assumed 50/50 split
6.14	Prov sum; Site watering and impact testing	1	item	£50,000.00	£25,000.00	£25,000.00	£50,000.00	Assumed 50/50 split
6.15	Prov sum; Allowance for surveys	1	item	£25,000.00	£12,500.00	£12,500.00	£25,000.00	Assumed 50/50 split
6.16	Refurbishment of existing glazing and façade not identified in the above			£0.00			EXCLUDED	
Total Construction Cost (Current Day)					£944,570.00	£1,998,870.00	£2,943,440.00	£20.94

Appendix A | Cost Plan Elemental Breakdown - Internal Walls and Doors

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
7.1	Internal Walls						£322,964.31	£2.30
7.1.1	Allowance for internal partitions (including demise walls); to Level 5	487	m2	£140.00	£68,208.00	£0.00	£68,208.00	Assumed height 2.8m
7.1.2	Allowance for internal partitions (including demise walls); to Level 6	185	m2	£140.00	£25,872.00	£0.00	£25,872.00	Assumed height 2.8m
7.1.3	Allowance for internal partitions (including demise walls); to Level 7	551	m2	£140.00	£77,145.60	£0.00	£77,145.60	Assumed height 2.8m
7.1.4	Allowance for internal partitions (including demise walls); to Level 8	215	m2	£140.00	£30,105.60	£0.00	£30,105.60	Assumed height 2.8m
7.1.5	Allowance for internal partitions (including demise walls); to Level 1	108	m2	£140.00	£15,120.00	£0.00	£15,120.00	
7.1.5	E/O allowance for openings, blockwork, internal walls not identified on the drawings. <i>Taken @ 15% of the above</i>	1	item	£32,467.68	£32,467.68	£0.00	£32,467.68	
7.1.6	Allowance for plasterboard lining to internal face of external wall	479	m2	£29.31	£14,033.63	£0.00	£14,033.63	
7.2	Internal Doors						£60,000.00	£0.43
7.1	Allowance for entrance doors; single leaf to student rooms	41	nr	£775.60	£31,799.60	£0.00	£31,799.60	37nr new rooms, 4nr new within existing (assumes re-use doors to refurb/altered rooms)
7.2	Allowance for doors to cores; single leaf	3	nr	£870.60	£2,611.80	£0.00	£2,611.80	
7.3	Doors to risers	41	nr	£624.40	£25,600.40	£0.00	£25,600.40	
Total Construction Cost (Current Day)					£322,964.31	£0.00	£322,964.31	£2.30

Appendix A | Cost Plan Elemental Breakdown - MEP

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
8.0	Mechanical & Electrical Shell & Core						£808,921.94	£5.76
8.1	Sanitaryware	9,494	ft²	£0.00	Excluded	£0.00	Excluded	
8.2	Services Equipment	9,494	ft²	£0.00	Excluded	£0.00	Excluded	
8.3	Disposal Installations	9,494	ft²	£2.89			£27,461.76	
8.3.1	Allowance for rainwater installation	882	m ²	£7.63	£6,729.66	£0.00	£6,729.66	
8.3.2	Allowance for new SP riser serving 5th and 6th floor	200	m	£23.22	£4,644.00	£0.00	£4,644.00	
8.3.2.1	Allowance for new SP riser serving 1st floor	35	m	£21.23	£743.05		£743.05	
8.3.2.2	Allowance for new SP riser serving 7th floor	100	m	£22.29	£2,229.00		£2,229.00	
8.3.3	Allowance for new VP risers serving 5th and 6th floor	200	m	£23.22	£4,644.00	£0.00	£4,644.00	
8.3.3.1	Allowance for new VP riser serving 1st floor	35	m	£21.23	£743.05		£743.05	
8.3.3.2	Allowance for new VP risers serving 7th	100	m	£22.29	£2,229.00		£2,229.00	
8.3.4	Allowance for modification to existing SVP	1	item	£5,500.00	£5,500.00	£0.00	£5,500.00	
8.4	Water Installations	9,494	ft²	£26.11			£247,878.70	
8.4.1	Allowance for modification to existing CWS plant		item	£0.00	excluded		excluded	Integration have confirmed that is no duty increase required to the existing cold water storage
8.4.2	Allowance for modification to existing HWS plant	1	item	£215,000.00	£215,000.00	£0.00	£215,000.00	Allowance for additional 1,000 litre hot water cylinder and modification to existing plantroom pipework as part of the additional cylinder installation
8.4.3	Allowance for CWS riser	200	m	£58.05	£11,610.00	£0.00	£11,610.00	
8.4.4	Allowance for HWS riser	400	m	£30.96	£12,384.00	£0.00	£12,384.00	
8.4.5	Allowance for CWS and HWS connection to studios including isolation valve	82	nr	£108.35	£8,884.70	£0.00	£8,884.70	
8.4.6	Allowance for modification to existing CWS and HWS distribution pipework		item	£0.00	excluded		excluded	Assume not required
8.5	Heat Source	9,494	ft²	£1.14			£10,800.00	
8.5.1	Allowance for validation works associated with LTHW system	1	item	£4,600.00	£4,600.00	£0.00	£4,600.00	
8.5.2	Allowance for re-configuration of existing LTHW pumps and boilers	1	item	£6,200.00	£6,200.00	£0.00	£6,200.00	Integration have confirmed that is no duty increase required to the existing heat source plant
8.6	Space Heating & Air Treatment	9,494	ft²	£3.42			£32,426.35	
8.6.1	Allowance for extension of existing LTHW F&R riser to serve new rooms <i>provisional subject to surveys</i>	400	m	£49.53	£19,812.00	£0.00	£19,812.00	

Appendix A | Cost Plan Elemental Breakdown - MEP

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
8.6.2	Allowance for LTHW connection to new studios	41	nr	£108.35	£4,442.35	£0.00	£4,442.35	Area includes staircore
8.6.3	Allowance for heating to LL area	300	m ²	£27.24	£8,172.00	£0.00	£8,172.00	
8.7	Ventilating Systems	9,494	ft²	£8.76			£83,153.70	
8.7.1	Allowance for mechanical smoke ventilation to 5th, 6th and 7th floor	3	floors	£21,000.00	£63,000.00	£0.00	£63,000.00	1 x 5th floor, 1 x 6th floor, 2 x 7th floor and 1 x 8th floor We assume 8th floor existing staircore AOV will be utilised
8.7.2	Allowance for AOV's to landlords corridors	5	nr	£2,879.10	£14,395.50	£0.00	£14,395.50	
8.7.3	Allowance for AOV to stair cores at 6th and 7th floor	2	nr	£2,879.10	£5,758.20	£0.00	£5,758.20	
8.8	Electrical Installations	9,494	ft²	£22.34			£212,057.19	Integration have confirmed that is no duty increase required to the existing electrical switch panels and incoming supply. Works are to allow for extension of existing busbars, new DB etc.
8.8.1	Allowance for electrical validation works <i>provisional subject to survey</i>	1	item	£4,600.00	£4,600.00	£0.00	£4,600.00	
8.8.2	Allowance for LV distribution modifications	882	m ²	£11.51	£10,151.82	£0.00	£10,151.82	
8.8.3	Allowance for feeds from LL DB to studios	41	nr	£185.75	£7,615.75	£0.00	£7,615.75	Based on having feature lighting as per architects drawing notes
8.8.4	Allowance for mechanical services	882	m ²	£123.83	£109,218.06	£0.00	£109,218.06	
8.8.5	Allowance for landlords small power	300	m ²	£61.92	£18,576.00	£0.00	£18,576.00	
8.8.6	Allowance for landlords lighting	300	m ²	£46.44	£13,932.00	£0.00	£13,932.00	Allowance for lightning protection only, sprinkler protection excluded
8.8.7	Allowance for landlords lighting control	300	m ²	£15.48	£4,644.00	£0.00	£4,644.00	
8.8.8	Allowance for containment	882	m ²	£40.25	£35,500.50	£0.00	£35,500.50	
8.8.9	Allowance for relocation of PV cells - 46 panels	1	item	£4,000.00	£4,000.00	£0.00	£4,000.00	
8.8.10	Allowance for earthing and bonding	882	m ²	£4.33	£3,819.06	£0.00	£3,819.06	
8.9	Gas Installation		ft²	£0.00	excluded		excluded	
8.10	Protective Installations	9,494	ft²	£1.64			£15,599.29	
8.10.1	Allowance for sprinkler coverage to landlords areas		m ²	£0.00	£0.00		£0.00	
8.10.2	Allowance for sprinkler priority valve on BCWS to and feed to studio's	41	nr	£123.83	£5,077.03	£0.00	£5,077.03	
8.10.3	Allowance for lightning protection	882	m ²	£11.93	£10,522.26	£0.00	£10,522.26	
8.11	Communications, Security & Controls Installation	9,494	ft²	£6.86			£65,148.28	
8.11.1	Allowance for fire alarm coverage to landlords areas	882	m ²	£10.53	£9,287.46	£0.00	£9,287.46	

Appendix A | Cost Plan Elemental Breakdown - MEP

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
8.11.2	Allowance for PA/VA coverage to landlords areas	882	m ²	£3.71	£3,272.22	£0.00	£3,272.22	
8.11.3	Allowance for fire alarm interface to new studio	41	nr	£123.83	£5,077.03	£0.00	£5,077.03	
8.11.4	Allowance for data to studio's	41	nr	£185.75	£7,615.75	£0.00	£7,615.75	
8.11.5	Allowance for TV connection to studio's	41	nr	£61.92	£2,538.72	£0.00	£2,538.72	
8.11.6	Allowance for video entry to studio's	41	nr	£185.75	£7,615.75	£0.00	£7,615.75	
8.11.7	Allowance for CCTV coverage	10	nr	£1,500.00	£15,000.00	£0.00	£15,000.00	Assume 2nr camera per floor and assume existing headend has spare capacity to add additional devices Assume smart card readers in lieu of a manual lock to studio's Assume to stair cores only and assume existing headend has spare capacity to add additional devices
8.11.8	Allowance for access control to studio entrance doors	41	nr	£139.31	£5,711.71	£0.00	£5,711.71	
8.11.9	Allowance for access control	6	nr	£139.31	£835.86	£0.00	£835.86	
8.11.10	Allowance for BMS to above plant and incorporation into existing BMS system	882	m ²	£9.29	£8,193.78	£0.00	£8,193.78	
8.12	Testing and Commissioning	41	nr	£216.71	£8,885.11	£0.00	£8,885.11	
8.13	MEP Sub-Contractors Preliminaries	1	item	£105,511.56	£105,511.56	£0.00	£105,511.56	
Total Construction Cost (Current Day)					£808,921.94	£0.00	£808,921.94	£5.76

Appendix A | Cost Plan Elemental Breakdown - Lifts

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
9.0	Lifts						£37,500.00	£2.87
9.1	Allowance to extend passenger lift to serve new level 5 and 6 <i>utilise existing car replace motor drive</i>	1	nr	£25,000.00	£25,000.00	£0.00	£25,000.00	
9.2	Allowance to extend passenger lift to serve new level 7 <i>utilise existing car replace motor drive</i>	1	nr	£12,500.00	£12,500.00	£0.00	£12,500.00	
9.3	Testing and Commissioning			£0.00			Included	
9.4	MEP Sub-Contractors Preliminaries			£0.00			Included	
Total Construction Cost (Current Day)					£37,500.00	£0.00	£37,500.00	£2.87

Appendix A I Cost Plan Elemental Breakdown - BWIC

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
10.0	BWIC						£63,481.65	£0.45
10.1	Allowance for BWIC & fire stopping	1	Item	£63,481.65	£63,481.65	£0.00	£63,481.65	
Total Construction Cost (Current Day)					£63,481.65	£0.00	£63,481.65	£0.45

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
1.0	Stairs						£0.00	£0.00
1.1	Allowance for internal staircase		nr	£0.00	£0.00	£0.00	£0.00	
2.0	Internal Partitions						£47,013.96	£0.59
2.1	Allowance for internal walls	41	nr	£806.40	£33,062.40	£0.00	£33,062.40	
2.2	Allowance for plasterboard lining to bathroom pod	476	m2	£29.31	£13,951.56	£0.00	£13,951.56	
2.3	Allowance for plasterboard lining to internal face of party and circulation wall		m2	£0.00	Inc	£0.00	Inc	
3.0	Internal Doors						£23,175.25	£0.29
3.1	Allowance for sliding door to bathroom (inc track)	41	nr	£565.25	£23,175.25	£0.00	£23,175.25	
4.0	Wall Finishes						£61,662.30	£0.78
4.1	Allowance for wall finishes; paint generally	1,950	m2	£6.50	£12,675.00	£0.00	£12,675.00	
4.3	E/O for concrete plaster effect / feature wall	308	m2	£30.00	£9,240.00	£0.00	£9,240.00	
4.4	E/O for stained ply cladding / feature wall	560	m2	£53.81	£30,130.80	£0.00	£30,130.80	
4.5	Allowance for skirting; paint finish; to all walls	700	m	£9.71	£6,794.06	£0.00	£6,794.06	
4.6	Allowance for splashback to kitchen	41	nr	£68.84	£2,822.44	£0.00	£2,822.44	
5.0	Floor Finishes						£67,692.96	£0.85
5.1	Allowance for screed / substrate build up to floor finish	696	m2	£28.00	£19,488.00	£0.00	£19,488.00	
5.3	Allowance for engineered timber to rooms (PC Sum £30m ²)	696	m2	£69.26	£48,204.96	£0.00	£48,204.96	

Appendix A I Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding		
6.0	Ceiling Finishes						£37,808.44	£0.48
6.1	Suspended plasterboard ceiling; taped and jointed; primed and sealed; decorated	696	m2	£48.50	£33,756.00	£0.00	£33,756.00	
6.2	Allowance for access hatches (assumed 1nr per apartment)	41	nr	£98.84	£4,052.44	£0.00	£4,052.44	
7.0	Fittings and Furnishings						£413,055.73	£5.20
	Kitchens							
7.1	Allowance for compact kitchen; minimum 3nr units. Fridge/freezer, 2 ring hob, combi oven, sink, worktop space <i>and tap</i>	41	nr	£1,538.78	£63,089.98	£0.00	£63,089.98	
	Bathroom Pods;							
7.2	Ensuite wet room with space saving WC and basin. White sanitaryware. 3/4 height tiled walls. Exposed copper pipes and fixtures.	41	nr	£5,100.00	£209,100.00	£0.00	£209,100.00	
	Fittings Generally;							
7.3	Allowance for wardrobe / Storage	41	nr	£968.30	£39,700.30	£0.00	£39,700.30	
7.4	Allowance for built in bed unit; including bench seating and shelving	41	nr	£1,588.78	£65,139.98	£0.00	£65,139.98	
7.5	Allowance for built in table / study desk	41	nr	£672.25	£27,562.25	£0.00	£27,562.25	
7.6	Allowance for coat hooks (say 10nr per unit)	410	nr	£12.26	£5,026.60	£0.00	£5,026.60	
7.7	Allowance for full height fixed mirror	41	nr	£83.82	£3,436.62	£0.00	£3,436.62	
8.0	Mechanical & Electrical Fit Out to Studio's						£596,881.28	£7.52
8.1	Sanitaryware		studios				Excluded	
8.2	Services Equipment		studios				Excluded	
8.3	Disposal Installations	41	studios	£900.00	£36,900.00	£0.00	£36,900.00	
8.3.1	Allowance for SVP connection to Pod	2	nr	£300.00			£600.00	
8.3.2	Allowance for SVP connection to kitchen sink	1	nr	£300.00			£300.00	

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
8.4	Water Installations	41	studios	£1,200.00	£49,200.00	£0.00	£49,200.00	
8.4.1	Allowance for CWS connection to Pod	1	nr	£300.00			£300.00	
8.4.2	Allowance for CWS connection to kitchen sink	1	nr	£200.00			£200.00	
8.4.3	Allowance for HWS to Pod	1	nr	£300.00			£300.00	
8.4.4	Allowance for HWS to kitchen sink	2	nr	£200.00			£400.00	
8.5	Heat Source	41	studios	£800.00	£32,800.00	£0.00	£32,800.00	assume heat source is generated centrally
8.5.1	Allowance for per fabricated service cupboard		nr	£0.00			excluded	
8.5.2	Allowance for underfloor heating manifold	1	nr	£800.00			£800.00	
8.6	Space Heating & Air Treatment	41	studios	£1,496.00	£61,336.00	£0.00	£61,336.00	assume heating only and ventilation is via opening windows
8.6.1	Allowance for underfloor heating to studio	17	m ²	£88.00			£1,496.00	
8.6.2	Allowance for underfloor heating to bathroom		nr	£0.00			Included in Pod	assume part of Pod cost
8.6.3	Allowance for heated towel rail within bathroom		nr	£0.00			Included in Pod	assume part of Pod cost
8.7	Ventilating Systems	41	studios	£1,200.00	£49,200.00	£0.00	£49,200.00	Assumes ventilation to kitchen hood and bathroom, which is direct to façade
8.7.1	Allowance for bathroom extract to façade	1	nr	£600.00			£600.00	assume in line fan and plastic ductwork
8.7.2	Allowance for kitchen hood ductwork to façade	1	nr	£600.00			£600.00	excludes hood and assumes plastic
8.8	Electrical Installations	41	studios	£3,630.00	£148,830.00	£0.00	£148,830.00	
8.8.1	Allowance for consumer unit	1	nr	£900.00			£900.00	assume 1 per room
8.8.2	Allowance for containment	1	item	£350.00			£350.00	
8.8.3	Allowance for power to kitchen	1	item	£300.00			£300.00	power to hob, oven, fridge freezer, plus 2nr 13 amp socket outlet. Finished in white plastic
8.8.4	Allowance for power connection to Pod	1	nr	£300.00			£300.00	
8.8.5	Allowance for 13amp socket outlets	4	nr	£130.00			£520.00	assume white plastic finish
8.8.6	Allowance for shaver socket in bathroom		nr	£0.00			Included in Pod	

Appendix A | Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding		
8.8.7	Allowance for lighting to bathroom; assume downlighters		nr	£0.00				Included in Pod
8.8.8	Allowance for pendant luminaire over dinning table	1	nr	£60.00				£60.00
8.8.9	Allowance for wall lights	2	nr	£120.00				£240.00
8.8.10	Allowance for lighting over bed area	2	nr	£120.00				£240.00
8.8.11	Allowance for kitchen cupboard lighting	1	item	£80.00				£80.00
8.8.12	Allowance for lighting control; assume manual switching	1	item	£510.00				£510.00
8.8.13	Allowance for earthling and bonding	1	item	£130.00				£130.00
8.9	Gas Installation		studios	£0.00		£0.00		excluded
8.10	Protective Installations	41	studios	£340.00	£13,940.00	£0.00		£13,940.00
8.10.1	Allowance for sprinkler head to room	2	nr	£170.00				£340.00
8.10.2	Allowance for sprinkler head to bathroom		nr	£0.00				excluded
8.10.3	Allowance for lightning protection		item	£0.00				excluded
8.11	Communications, Security & Controls Installation	41	studios	£1,560.00	£63,960.00	£0.00		£63,960.00
8.11.1	Allowance for fire alarm detection	1	nr	£120.00				£120.00
8.11.2	Allowance for heat detector	1	nr	£120.00				£120.00
8.11.3	Allowance for data points	2	nr	£170.00				£340.00
8.11.4	Allowance for TV point	1	nr	£130.00				£130.00
8.11.5	Allowance for video entry	1	nr	£600.00				£600.00
8.11.6	Allowance for AV		item	£0.00				excluded
8.11.7	Allowance for thermostat controls	1	nr	£250.00				£250.00
8.12	Testing and Commissioning	41	studios	£650.00	£26,650.00	£0.00		£26,650.00
8.13	MEP Sub-Contractors Preliminaries	41	studios	£0.00	£72,422.40	£0.00		£72,422.40
9.0	BWIC & fire stopping		7.50%	£0.00	£41,642.88	£0.00		£41,642.88
Total Construction Cost (Current Day)					£1,247,289.92	£0.00		£1,247,289.92
							£15.72	

Appendix A I Cost Plan Elemental Breakdown - Student Room Fit Out

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding		
	Preliminaries			20%	£249,457.98	£0.00	£249,457.98	
	OH&P			6%	£89,804.87	£0.00	£89,804.87	
	Contingency			5%	£79,327.64	£0.00	£79,327.64	
					£1,665,880.42	£0.00	£1,665,880.42	£20.99

Appendix A | Cost Plan Elemental Breakdown - Communal Fit Out

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
1.0	Stairs						£28,950.94	£0.21
1.1	Allowance for finish to stairs (inc nosing's and handrails) <i>PC Carpet @ £25/m2</i>	13	nr	£2,227.00	£28,950.94	£0.00	£28,950.94	Includes finishes to all levels beneath proposed extensions
2.0	Internal Doors						£63,965.25	£0.46
2.1	Allowance for internal doors; single leaf	5	nr	£437.25	£2,186.25	£0.00	£2,186.25	
2.2	Allowance for internal doors; to riser, stores and the like	42	nr	£617.25	£25,924.50	£0.00	£25,924.50	
2.3	Allowance for internal doors; generally	1	item	£35,854.50	£35,854.50	£0.00	£35,854.50	
3.0	Wall Finishes						£12,843.79	£0.09
3.1	Allowance for wall finish to circulation	862	m2	£6.00	£5,174.40	£0.00	£5,174.40	
3.2	Allowance for wall finish to stair; paint finish	780	m2	£6.00	£4,680.00	£0.00	£4,680.00	
3.3	Allowance for timber skirting	308	m	£9.71	£2,989.39	£0.00	£2,989.39	
4.0	Floor Finishes						£17,160.00	£0.12
4.1	Allowance for screed / substrate build up to floor finish	195	m2	£28.00	£5,460.00	£0.00	£5,460.00	
4.2	Allowance for floor finish to circulation	195	m2	£60.00	£11,700.00	£0.00	£11,700.00	Allowance only, finishes pack refers to 'exposed concrete if possible' however the structure is to be lightweight, therefore no concrete slabs
5.0	Ceiling						£10,627.50	£0.08
5.1	Allowance for ceiling finish to circulation; assume painted plasterboard with acoustic backing	195	m2	£54.50	£10,627.50	£0.00	£10,627.50	

Appendix A I Cost Plan Elemental Breakdown - Communal Fit Out

Ref	Element / Description	£					£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total	
6.0	FF&E						£13,667.22	£0.10
6.04	Allowance for post boxes; to new student rooms	41	nr	£100.42	£4,117.22	£0.00	£4,117.22	
6.07	Allowance for sundry fittings	1	item	£250.00	£250.00	£0.00	£250.00	
6.08	Allowance for statutory signage	882	GIA (m2)	£8.50	£7,500.00	£0.00	£7,500.00	
6.09	Allowance for cleaners cupboard; say	1	item	£1,800.00	£1,800.00	£0.00	£1,800.00	
Total Construction Cost (Current Day)					£147,214.69	£0.00	£147,214.69	£1.05
	Preliminaries			20%	£29,442.94	£0.00	£29,442.94	
	OH&P			6%	£10,599.46	£0.00	£10,599.46	
	Contingency			5%	£9,362.85	£0.00	£9,362.85	
					£196,619.95	£0.00	£196,619.95	£1.40

Appendix A I Cost Plan Elemental Breakdown - Demolitions and Alterations

Ref	Element / Description	£						£ / ft ² GIFA	Comments
		Qty	Unit	Rate	Extension	Re-Cladding	Total		
1.0	Demolitions & Alterations						£527,372.00	£3.75	
1.01	Removal of existing roof coverings, prepare and make good for extension	735	m2	£35.00	£25,725.00	£0.00	£25,725.00		
1.02	Prov sum; Opening up existing external wall, prepare and make good for extension	1	item	£50,000.00	£50,000.00	£0.00	£50,000.00		
1.03	Removal of existing stepped back zinc standing seam block, to external wall (including glazing to L7 & L8)	564	m2	£45.00	£0.00	£25,380.00	£25,380.00		
1.04	Removal of existing mesh cladding to ground floor	464	m2	£25.00		£11,600.00	£11,600.00		
1.06	Allowance for removal of existing laminated wood panels	621	m2	£25.00	£0.00	£15,525.00	£15,525.00		
1.07	Allowance for creation of openings for stairs, risers, lifts etc, say;	1	item	£50,000.00	£50,000.00		£50,000.00		
1.08	Allowance for temporary works, incl propping to works such as; step back cladding (moving existing column line, creation of new stair & lifts)	1	item	£100,000.00	£30,000.00	£70,000.00	£100,000.00		Notional 30/70 split
1.09	Allowance for alterations to existing to accommodate drainage riser runs and the like	1	item	£50,000.00	£50,000.00	£0.00	£50,000.00		
1.10	Allowance for removal of internal walls	358	m2	£30.00	£10,752.00	£0.00	£10,752.00		
1.11	Allowance for strip out of existing finishes to units	7	nr	£200.00	£1,400.00	£0.00	£1,400.00		
1.12	Remove & set aside for re-use; hardstanding at level 7	273	m2	£30.00	£8,190.00	£0.00	£8,190.00		
1.13	Allow for temporary waterproofing	2384	m2	£75.00	£178,800.00	£0.00	£178,800.00		
Total Construction Cost (Current Day)					£404,867.00	£122,505.00	£527,372.00	£3.75	

Appendix B | Design information used

Tigg + Coll Architects

Proposed Drawings		
Title	Rev	Drawing No.
Proposed 1st Floor	B	PL 190(2)-103
Proposed 2nd Floor	B	PL 190(2)-104
Proposed 3rd Floor	B	PL 190(2)-105
Proposed 4th Floor	B	PL 190(2)-106
Proposed 5th Floor	E	PL 190(2)-107
Proposed 6th Floor	E	PL 190(2)-108
Proposed 7th Floor	E	PL 190(2)-109
Proposed 8th Floor	C	PL 190(2)-110
Proposed Roof Plan	C	PL 190(2)-111
Proposed Elevations AA	E	PL 190(2)-205
Proposed Elevations BB	D	PL 190(2)-206
Proposed Elevations CC	D	PL 190(2)-207
Proposed Elevations DD	E	PL 190(2)-208
<i>Schedule of approximate areas</i>	<i>E</i>	

Existing Drawings		
Title	Rev	Drawing No.
Existing Ground Floor	A	PL 190(2)-002
Existing 1st Floor	A	PL 190(2)-003
Existing 2nd Floor	A	PL 190(2)-004
Existing 3rd Floor	A	PL 190(2)-005
Existing 4th Floor	A	PL 190(2)-006
Existing 5th Floor	A	PL 190(2)-007
Existing 6th Floor	A	PL 190(2)-008
Existing 7th Floor	A	PL 190(2)-009
Existing 8th Floor	A	PL 190(2)-010
Existing Roof Plan	A	PL 190(2)-011
Existing Elevations AA & BB	C	PL 190(2)-020
Existing Elevations CC & DD	C	PL 190(2)-021
Existing Elevations AA & CC	C	PL 190(2)-025

Appendix F

alinea market testing exercise request letter

9 December 2019

Mr A Wall
AMCM, Kelsey House
77 High Street
Beckenham
Kent BR3 1AN

Dear Andy,

**NIDO, West Hampstead
Market Testing Exercise**

Following our recent conversation and your agreement to take part in a market testing exercise on the above proposed project, I attach the following information for you to review:-

Tigg + Coll Architects

Proposed GAs	PL 190(2)-103 to 111
Proposed Elevations	PL 190(2)-205 to 208
Existing GAs	PL 190(2)-002 to 011
Existing Elevations	PL 190(2)-020 to 025
283 Finishes Schedule	September 2016

Engenuiti (Structure)

Roof Extension Structural Concept Report	448-S-REP-05 (April 2016)
--	---------------------------

Mechanical and Electrical Services

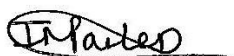
160520 Proposed new studios
160521 Risers
161222 Ventilation, Drainage, Elec Distribution
INT.SK.171101.01 PV System

Following a review of the above information, may I suggest that you visit site to familiarise yourself with the site conditions and surrounding area generally, which will help you in your pricing exercise. As we discussed, we are not inviting you to submit a formal tender for the Works, we are merely testing the market view of construction cost against an anticipated client budget.

If you have any questions on the scope of the Works, please do let me know and we will provide answers as appropriate.

In the meantime, thank you again for agreeing to review the scheme and we look forward to your response as soon as you are able to provide it.

Yours sincerely,



Iain Parker
Partner

Encl.

9 December 2019

Mr G Stewart
Oakmont Construction
26 Stort Mill
River Way
Harlow CM20 2SN

Dear Gary,

**NIDO, West Hampstead
Market Testing Exercise**

Following our recent conversation and your agreement to take part in a market testing exercise on the above proposed project, I attach the following information for you to review:-

Tigg + Coll Architects

Proposed GAs	PL 190(2)-103 to 111
Proposed Elevations	PL 190(2)-205 to 208
Existing GAs	PL 190(2)-002 to 011
Existing Elevations	PL 190(2)-020 to 025
283 Finishes Schedule	September 2016

Engenuiti (Structure)

Roof Extension Structural Concept Report	448-S-REP-05 (April 2016)
--	---------------------------

Mechanical and Electrical Services

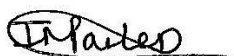
160520 Proposed new studios
160521 Risers
161222 Ventilation, Drainage, Elec Distribution
INT.SK.171101.01 PV System

Following a review of the above information, may I suggest that you visit site to familiarise yourself with the site conditions and surrounding area generally, which will help you in your pricing exercise. As we discussed, we are not inviting you to submit a formal tender for the Works, we are merely testing the market view of construction cost against an anticipated client budget.

If you have any questions on the scope of the Works, please do let me know and we will provide answers as appropriate.

In the meantime, thank you again for agreeing to review the scheme and we look forward to your response as soon as you are able to provide it.

Yours sincerely,



Iain Parker
Partner

Encl.

9 December 2019

Mr C Davey
McLaren Construction
4th Floor, 10 Chiswell Street
London
EC1Y 4UQ

Dear Cliff,

**NIDO, West Hampstead
Market Testing Exercise**

Following our recent conversation and your agreement to take part in a market testing exercise on the above proposed project, I attach the following information for you to review:-

Tigg + Coll Architects

Proposed GAs	PL 190(2)-103 to 111
Proposed Elevations	PL 190(2)-205 to 208
Existing GAs	PL 190(2)-002 to 011
Existing Elevations	PL 190(2)-020 to 025
283 Finishes Schedule	September 2016

Engenuiti (Structure)

Roof Extension Structural Concept Report	448-S-REP-05 (April 2016)
--	---------------------------

Mechanical and Electrical Services

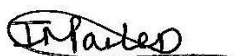
160520 Proposed new studios
160521 Risers
161222 Ventilation, Drainage, Elec Distribution
INT.SK.171101.01 PV System

Following a review of the above information, may I suggest that you visit site to familiarise yourself with the site conditions and surrounding area generally, which will help you in your pricing exercise. As we discussed, we are not inviting you to submit a formal tender for the Works, we are merely testing the market view of construction cost against an anticipated client budget.

If you have any questions on the scope of the Works, please do let me know and we will provide answers as appropriate.

In the meantime, thank you again for agreeing to review the scheme and we look forward to your response as soon as you are able to provide it.

Yours sincerely,



Iain Parker
Partner

Encl.



alinea

alinea consulting LLP
90 Cannon Street
London, EC4N 6HA

www.alineacostconsulting.com