

26 November 2020

NETWORK BUILDING & TOTTENHAM MEWS, LONDON BOROUGH CAMDEN

DS2 submitted a Financial Viability Assessment (FVA) in June 2020 in respect the subject properties. This has been reviewed by BPS Surveyors, on behalf of the London Borough of Camden, with their report received by DS2 on 28 August 2020.

In the interim period, the Applicant has amended the proposed areas for the Network Building and Tottenham Mews developments, which in turn has necessitated a review of the construction costs for both. Furthermore, there has been amendments to the affordable housing delivery at Tottenham Mews.

There has been finessing of the areas for Network Building and Tottenham Mews in preparing the planning application and this subject document updates these areas and the construction costs associated. This document further considers the report from BPS and the inputs and areas of disagreement between DS2 and BPS and provides commentary and information. The intention is to note the points of agreement between consultants and give BPS further supporting evidence in the areas of disagreement.

The scheme has undergone further iterations of design and this document presents the final areas and viability analysis to accompany the planning application.

DELIVERY

Network Building

The areas of the proposed scheme are as follows and detailed in Appendix One:

Element	Measurement	Use	FVA areas sq ft (June 2020)	Updated areas sq ft (November 2020)
Total	GIA		182,041	191,554
Office	NIA	B1	121,289	132,319
Retail	NIA	E1	9,698	4,930

The retail area is expressed in terms of Zone A within the appraisal, with the updated NIA equating to an estimated 3,422 sq ft ITZA (zoned areas provided by architect).

Tottenham Mews

The FVA submitted in June considered two options for delivery at Tottenham Mews; with and without basement accommodation. DS2 is informed the analysis is now limited to just the option that includes the basement accommodation, to be delivered as affordable workspace.

The delivery of the affordable residential accommodation has been amended to 10 social rented units and 13 intermediate units. Revised areas are as follows and detailed in Appendix Two:

Element	Measurement	Use	FVA areas sq ft (June 2020)	Updated areas sq ft (November 2020)
Total	GIA		29,223	29,212
Affordable residential	NIA	C3	18,402	18,656
Affordable workspace	NIA	E	3,546	2,908

The affordable workspace is to be delivered over two floors as per the following:

Element	Floor	NIA sq ft
Affordable workspace	LGF	2,104
Affordable workspace	GF	804
TOTAL		2,908

The areas and unit delivery for the residential accommodation are as per the following table, with the greater proportion of family homes within the social rent tenure, leading to a greater split on a habitable room basis, despite the lesser unit count:

Tenure	NIA sq ft	Units	Ratio by unit	Ratio by hbrm
Social rent	9,382	10	43%	52%
Intermediate	9,274	13	57%	48%
TOTAL	18,656	23	100%	100%

The residential mix delivery has been agreed with the Council's Housing Officers during pre-application discussions:

Type	Social rented	Intermediate
1B1P	-	2
1B2P	-	3
2B3P	-	4
2B4P	6	4
3B5P	4	-
TOTAL	10	13

CURRENT POSITION

The following table summarises the variables and the current position between DS2 and BPS. Where there are disagreements, DS2 has either provided further commentary or adopted the BPS figures. The table is based upon the scenario which includes the Tottenham Mews basement, but the inclusion of affordable housing credits has been removed.

Item	DS2 FVA Jun-20	BPS Review Aug-20	DS2 update Nov-20	Note
Revenue				
Social rent residential	£153psf	£180-200psf	180psf	Agreed
Intermediate residential	£326psf	£326psf	£326psf	Agreed
Office letting market	£80psf	£86psf	£83.71psf	Revised after further discussions with CBRE
Office rent free market	12m	6m void 24m rent free	6m void 24m rent free	Agreed
Office yield market	4%	4%	4%	Agreed
Office rent affordable	GF £32.50psf LGF £20psf	GF £30psf LGF £15psf	GF £30psf LGF £15psf	Agreed

Item	DS2 FVA Jun-20	BPS Review Aug-20	DS2 update Nov-20	Note
Office rent free affordable	6m	0m	0m	Agreed
Office yield affordable	5.5%	5.75%	5.75%	Agreed
Retail rent	£200psf ITZA	£200psf ITZA	£200psf ITZA	Agreed
Retail rent free	12m	9m	9m	Agreed
Retail yield	4.5%	4.25%	4.5%	DS2 position retained due to weakening retail market
Costs				
Network Building construction cost	£64.304m (£353.24psf)	£64.304m (£353.24psf)	£70.103m (£366psf)	Updated position
Tottenham Mews construction cost	£10.921m (£373.70psf)	£10.921m (£373.70psf)	£10.268m (£352psf)	Updated position
Contingency	1.9%	5.0%	5.0%	Agreed
Professional fees	12%	12%	12%	Agreed
LBC CIL	£692,385	£692,385	£1.424m	Updated position
Mayoral CIL	£1.896m	£1.896m	£1.874m	Updated position
Section 106	£750,000	£750,000	£750,000	Agreed subject to LBC
Sale agent residential	1%	1%	1%	Agreed
Sales legal residential	0.5%	0.5%	0.5%	Agreed
Marketing commercial	£2.5psf	£2.5psf	£2.5psf	Agreed
Sales agent commercial	1.0%	1.0%	1.0%	Agreed
Sales agent legal	0.5%	0.5%	0.5%	Agreed
Letting agent	10%	10%	10%	Agreed
Letting legal	5%	5%	5%	Agreed
Third party payments	£3m	£3m	£3m	Agreed (pending evidence)
Finance	6.5% debt 1.0% credit	6.5% debt 1.0% credit	6.5% debt 1.0% credit	Agreed
Profit on GDV	17.5% on GDV for all accommodation	15% on GDV for office for affordable residential	15% on GDV for all commercial and 6% for affordable residential	Agreed
Benchmark				
Network Building EUV	£77m	£76.51m	£76.51m	Agreed
90 Whitfield Street EUV	£7.4m	£5.35m	£7.4m	DS2 position retained for purposes of this document pending further information
Tottenham Mews AUV	£1.4m	£507,000	£507,000	Agreed
Premium Network Building	10%	10%	10%	Agreed
Premium Tottenham Mews	0%	0%	0%	Agreed
Total Site Value Benchmark	£94.24m	£90.50m	£92.30m	Adjusted
Conclusions				
Viability conclusion	Outturn profit of 4.66%, with requirement of 17.5%, shows	Deficit of £11.5m	of Scheme deficit of £27.28m, when including required profit	Scheme concluded as providing in excess of maximum affordable housing

Item	DS2 FVA Jun-20	BPS Review Aug-20	DS2 update Nov-20	Note
	<p>shortfall of 12.84% profit.</p> <p>Hence scheme concluded as not viable and providing in excess of maximum affordable housing</p>	<p>Hence scheme concluded as not viable and providing in excess of maximum affordable housing</p>	<p>and SVB as purchase price.</p>	

RESIDENTIAL VALUES

BPS has adjusted the values for the social rented accommodation, noting they would expect slightly higher values. DS2 had adopted a value of £153 per sq ft, however BPS seek to adjust this to £180-200 per sq ft. Since the issue of the FVA, DS2 is aware of other offers for affordable housing which are at a higher value than previously assumed, hence DS2 has amended the value to align with BPS of £180 per sq ft.

BPS has retained the values adopted for the intermediate housing at £326 per sq ft.

COMMERCIAL VALUATION

Crossland Otter Hunt has provided opinion on the estimated value of the proposed office space. This is considered on a floor by floor basis for the proposed accommodation, with a blend overall of £86 per sq ft, with an enhanced letting void period and rent free.

COH has quoted comparable evidence at 1 Soho Place Charlotte Street and Newman Street to justify the enhanced rental value. CBRE has advised the Applicant and DS2 on the assumption of rental value. When discussing the proposed COH rents, CBRE has suggested there should be more differential between the differing floors, especially for level one to four. This would be aligned with the letting strategy undertaken at 80 Charlotte Street, which is another building developed by the Applicant. CBRE also note the rent for the first floor accommodation would be expected to be lower than the floors above. The basement accommodation is discounted by approximately 50%.

The office rents are revised as follows:

Level	Nov-20		Jul-20	
	NIA (sq ft)	Rent BPS/COH (£psf)	NIA (sqft)	Rent DS2/CBRE (£psf)
8	6,308	£90.00	6,512	£90.00
7	15,274	£90.00	16,275	£90.00
6	16,200	£87.50	17,513	£87.50
5	16,200	£87.50	17,513	£85.00
4	16,200	£85.00	17,513	£85.00
3	16,200	£85.00	17,513	£82.50
2	16,200	£85.00	17,513	£82.50
1	13,433	£85.00	14,951	£80.00
G	5,274	£77.50	3,993	£77.50
B	0	£0	3,025	£40.00
BLEND	121,289	£86.23	132,321	£83.71

AFFORDABLE WORKSPACE

Crossland Otter Hunt has adopted a value of £30 per sq ft for the ground floor affordable workspace space and £15 per sq ft for the lower ground floor. DS2 has adopted these updated figures to the appraisal.

The affordable workspace income had been capitalised at a yield of 5.5% by DS2, however this has been increased by COH to 5.75% and this updated variable is included to the appraisal. There is no rent free included since the suggestion is any affordable occupier would not require such incentive, which has been adopted by DS2.

RETAIL ACCOMMODATION

A rent of £200 ITZA per sq ft is agreed, however BPS suggest an investment yield of 4.25% with 9 month's rent free. The outlook for retail property is impacted by the pandemic and the most recent yield forecasting for all retail (apart from supermarkets) is weakening, as per current yields enclosed at Appendix Three. DS2 therefore consider it appropriate to retain a yield of 4.5%.

CONSTRUCTION COSTS

AECOM cost consultants has provided updated cost plans for both Network Building and Tottenham Mews, included here to Appendix Four and Appendix Five respectively. These have been amended to take account of the changes in the areas and are summarised as follows:

Building	FVA construction costs (June 2020)	Updated construction cost (Sept 2020)	GIA sqft	£psf
Network Building	£64,304,000	£70,103,000	191,554	£366
Tottenham Mews	£10,921,000	£10,268,000	29,212	£352

The updated Network Building cost plan from AECOM has a separate line for construction contingency, which is not included in the figure reported in the table above. Previous analysis of the construction costs included a 5% developer's contingency, agreed by BPS in their review. To ensure consistency with the previous analysis, DS2 has maintained the 5% total overall contingency, including this to the appraisal rather than within the construction cost.

The cost plan for Tottenham Mews has been subject to minor amendment, however the £ per sq ft rate has fallen since the previously agreed cost projection reviewed by BPS.

DEVELOPER'S PROFIT

BPS commented they would expect that given the majority of the scheme is commercial offices, the profit target adopted by DS2 is too high. Instead BPS adopted profit target of 15% of GDV for the commercial element and 6% of GDV for the affordable housing. DS2 has adopted this revised requirement.

CIL

Since the areas have been amended for the scheme, there is an update to the CIL assumptions as follows:

Building	Mayoral CIL (June 2020)	LBC CIL (June 2020)	Mayoral CIL (Sept 2020)	LBC CIL (Sept 2020)
Network Building	£1,451,713	£442,188	£1,616,131	£935,471
Tottenham Mews	£444,594	£250,197	£257,487	£488,072
TOTAL	£1,896,307	£692,385	£1,873,618	£1,423,543

THIRD PARTY PAYMENTS

BPS note the third party costs figure of £3 million is included. BPS request further information and this can be provided under separate cover given the commercially sensitive nature of the information.

BENCHMARK VALUES

BPS has suggested a very slight difference in the assessment of the office and retail accommodation at Network Building, which has been adopted by DS2.

For the purposes of this report DS2 has retained the assessment of the residential accommodation at 90 Whitfield Street. It is noted BPS require further information on the accommodation and this can be provided under separate cover, however CBRE has retained the assessment of EUV for this element in their recent review.

The Tottenham Mews AUV has been adjusted to accommodate the changes suggested by BPS.

SUMMARY

The amendments discussed within this document are included to the appraisal and the outturn profit level is shown in the following table, with profit on GDV provided. The profit target is amended to 14.84% on GDV, as per analysis of the outturn GDV for commercial at 15% on GDV and affordable residential at 6% of GDV.

	Outturn profit level (FVA June 2020)	Outturn profit level (Addendum Sept 2020)
Profit on GDV	4.66%	4.59%
Target profit	17.50%	14.84%
Deficit	-12.84%	-10.25%

The viability position has been improved from the FVA submissions however there is still a deficit, thus showing the scheme is providing in excess of the maximum affordable housing and thus there is no further capacity for further.

A summary of the updated appraisal is provided at Appendix Six.

DS2 LLP

26 November 2020

APPENDIX ONE – Network Building proposed areas

8.5 Schedule of Floors Areas – Stage 2

8.5.1 Area Schedule - Square Metre (m²)

Floor	Use	Office m ²	Total NIA (Office) m ²	Retail (NIA) m ²	Total NIA m ²	Toilets / Showers m ²	Reception m ²	Circulation / BOH m ²	Cycle Storage m ²	Stair Core m ²	Plant m ²	Roof m ²	Lifts & Risers, Structure m ²	Total GIA m ²	Net to Gross %
Basement	Plant / Change / Office	281	281	-	281	40	-	95	598	21	746	-	118	1,898	14.8%
Ground	Entrance/Retail/Office	371	371	458	829	51	265	273	16	39	75	-	250	1,799	46.1%
1	Office	1,389	1,389	-	1,389	66	-	43	-	41	-	-	218	1,757	79.1%
2	Office	1,627	1,627	-	1,627	66	-	42	-	41	-	-	162	1,939	83.9%
3	Office	1,627	1,627	-	1,627	66	-	42	-	41	-	-	162	1,939	83.9%
4	Office	1,627	1,627	-	1,627	66	-	42	-	41	-	-	162	1,939	83.9%
5	Office	1,627	1,627	-	1,627	66	-	42	-	41	-	-	162	1,939	83.9%
6	Office	1,627	1,627	-	1,627	66	-	42	-	41	-	-	162	1,939	83.9%
7	Office	1,512	1,512	-	1,512	66	-	43	-	41	-	-	162	1,824	82.9%
8	Office	605	605	-	605	34	-	48	-	41	-	-	94	823	73.5%
Roof	Terrace	-	-	-	0	-	-	-	-	-	-	-	-	-	-
Total		12,293	12,293	458	12,751	590	265	711	614	391	821	0	1,653	17,796	71.7%

8.5.2 Area Schedule - Square Foot (ft²)

Floor	Use	Office ft ²	Total NIFA (Office) ft ²	Retail (NIA) ft ²	Total NIFA ft ²	Toilets / Showers ft ²	Reception ft ²	Circulation / BOH ft ²	Cycle Storage / Drying ft ²	Staircases ft ²	Plant ft ²	Roof ft ²	Lifts & Risers, Structure ft ²	Total GIFA ft ²	Net to Gross %
Basement	Plant / Change / Office	3,025	3,025	-	3,025	433	-	1,020	6,436	223	8,028	-	1,265	20,430	14.8%
Ground	Entrance/Retail/Office	3,993	3,993	4,930	8,923	551	2,852	2,941	-	419	807	-	2,694	19,364	46.1%
1	Office	14,951	14,951	-	14,951	714	-	461	-	445	-	-	2,341	18,912	79.1%
2	Office	17,513	17,513	-	17,513	714	-	452	-	446	-	-	1,746	20,871	83.9%
3	Office	17,513	17,513	-	17,513	714	-	452	-	446	-	-	1,746	20,871	83.9%
4	Office	17,513	17,513	-	17,513	714	-	452	-	446	-	-	1,746	20,871	83.9%
5	Office	17,513	17,513	-	17,513	714	-	452	-	446	-	-	1,746	20,871	83.9%
6	Office	17,513	17,513	-	17,513	714	-	452	-	446	-	-	1,746	20,871	83.9%
7	Office	16,275	16,275	-	16,275	710	-	460	-	444	-	-	1,745	19,633	82.9%
8	Office	6,512	6,512	-	6,512	369	-	518	-	445	-	-	1,015	8,859	73.5%
Roof	Terrace	-	-	-	0	0	-	-	-	-	0	0	0	0	0.0%
Total		132,322	132,319	4,930	137,248	6,350	2,852	7,658	6,436	4,207	8,834	0	17,791	191,554	71.6%

APPENDIX TWO – Tottenham Mews proposed areas

6.3 Stage 2 Area Schedule

Floor	Use	Affordable Workspace	Social - Residential	Intermediate - Residential	Total NIA	Total GIA	Net to Gross
B1	Plant/Workspace	2,104			2,104	4,309	48.8%
Ground	Residential/Workspace	804	1,747		2,551	4,185	61.0%
1	Residential		3,815		3,815	4,585	83.2%
2	Residential		3,820		3,820	4,585	83.3%
3	Residential			3,748	3,748	4,585	81.7%
4	Residential			3,543	3,543	4,342	81.6%
5	Residential			1,983	1,983	2,622	75.6%
Roof	Plant/Serviceing						
Total		2,908	9,382	9,274	21,565	29,212	73.8%

Notes:

- All areas in ft².
- Area schedule as per Piercy & Co. Information.
- Stage 2 net to gross = 73.8%

APPENDIX THREE – CBRE investment yields

Encouraging pick up in activity as we enter Lockdown 2.0. Industrial pricing continues to strengthen due to strong demand.

- The inevitability of an eventual second lockdown and increased transaction volumes since the summer together overcome any thoughts that an unforeseen market shock might give rise to material uncertainty clauses in valuation reports.
- More stock has come to the market in September and October, with prime and value add opportunities most in demand.
- More retail funds have reopened with more to announce their intentions.
- The retail and leisure sectors continue to bear the brunt of Government restrictions.
- Industrial yields continue to strengthen in the face of competitive bidding.

	Dec 19 (%)	Mar 20 (%)	June 20 (%)	Sept 20 (%)	Nov 20 (%)	Trend
HIGH STREET SHOPS						
Prime	5.25	5.25	6.25	6.25	6.25	Weaker
Good Secondary	8.00	8.00	8.50 +	8.50 +	8.50 +	Weaker
Secondary	11.00 +	11.00 +	12.00 +	12.00 +	12.00 +	Weaker
SUPERMARKETS						
Prime (25 yrs, 3.5% pa cap RPI)	4.25	4.25	4.25	4.25	4.25	Stronger
SHOPPING CENTRES						
Prime	5.75	6.00	6.50	6.50	6.75	Weaker
Best Secondary	9.00	9.50	10.50	10.50	10.50	Weaker
Secondary	12.00	12.50	14.50	14.50	15.00	Weaker
RETAIL WAREHOUSE						
Park - Open A1 (inc fashion)	6.25	6.25	7.00	7.00	7.00	Weaker
Park - Prime - Bulky User	6.25	6.25	7.00	7.00	7.00	Weaker
Solus - Prime - Bulky User	5.75	5.75	6.50	6.50	6.50	Weaker
Park - Secondary	9.00	9.00	10.00 +	10.00 +	10.00 +	Weaker
Leisure Parks						
Prime	5.25	5.25	6.25	6.50	7.00	Weaker

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	Dec 19 (%)	Mar 20 (%)	June 20 (%)	Sept 20 (%)	Nov 20 (%)	Trend
OFFICES						
West End	3.75	3.75	3.75	3.75	3.75	Stable
City	4.00	4.00	4.00	4.00	4.00	Stable
M25/South East	5.25	5.25	5.25	5.35	5.35	Weaker
Regional Cities	4.75	4.75	4.75	4.75	4.75	Weaker
Good Secondary	6.50	6.50	6.75	7.00	7.00	Weaker
Secondary	9.00	9.00	10.00	10.00	10.00	Weaker
INDUSTRIAL						
Prime Distribution	4.50	4.50	4.50	4.25	4.25	Stronger
Prime Estate (GL ex HTW)	4.00	4.00	4.00	4.00	3.75	Stronger
Prime Estate (Ex Greater London)	4.50	4.50	4.50	4.25	4.25	Stronger
Good Secondary	5.50	5.50	5.65	5.50	5.50	Stronger
Secondary Estate	6.50	6.50	6.75	6.75	6.75	Stable
FINANCIAL INDICATORS						
Base Rate	0.75	0.75	0.10	0.10	0.10	►
5 Year Swaps	0.77	0.64	0.39	0.25	0.18	▼
10 Year Gilts	0.67	0.41	0.23	0.25	0.29	▲
RPI	2.10	2.70	1.50	1.60	0.50	▼
CPI	1.50	1.80	0.80	1.10	0.20	▼

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VALUED INSIGHT

The next monthly index call will take place on Thursday 12 November when we will provide a review of the key trends and performance of the commercial property market. To find out more and register your interest please follow this link:

Thursday 12 November : [click here](#)

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APPENDIX FOUR – Network Building construction cost plan



The Network Building

Stage 2 Cost Plan (DRAFT)

Derwent London

November 2020

Quality Information

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Revision History

Revision	Date	Authorized	Name	Position
Rev. 00	06/11/2020	✓	William Bell	Director

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1. Executive Summary

This estimate has been prepared by AECOM for Derwent London and provides the Stage 2 Cost Plan for the proposed redevelopment of the Network Building in Fitzrovia. This Cost Plan reflects the draft release of the Stage 2 design information from 23rd of March 2020 to 6th of November 2020 pending the final issue at the end of November 2020, produced by Piercy & Company Architects, Elliott Wood Consulting Engineers, NDY (Services Engineer) and Blackburn and Co. The design incorporates a number of changes as documented in the AECOM 'Cost Trackers' issued throughout the Stage 2 process.

The Network Building is a circa 191,554 ft² GIA new building which provides circa 132,332 ft² NIA office space and 4,930 ft² of retail space. The building consists of one basement level, ground and eight levels above ground with a level nine roof terrace. The basement will house cycling and changing facilities which will be accessible via a lift from the Cycle specific ground floor lobby. The development is targeting BREEAM Outstanding, LEED Platinum and Wired Scored Platinum as well as being Net Carbon Zero in line with Derwent's sustainability brief.

The Cost Plan includes for the demolitions of the existing building and the construction of the new concrete basement box, structural steel frame with CLT floors, CAT A fitout, Roof Terrace to L08 and L09 and including external works. The Monitoring of Third Party Assets and Consultant/Designer's fees are excluded from the Cost Plan and are held directly by Derwent London. The Cost Plan assumes a competitive 'hybrid' two stage tender approach with a main contractor; however, this is to be reviewed and agreed with Derwent with alternate routes available.

The rates within the Cost Plan are dated Q4 2020 and provide a 'current day fixed price' (i.e. the costs as if construction were to start from the base date including inflation during the build period). A separate allowance has also been included within the Cost Plan for inflation until start on site (forecast Q1 2023) to achieve a fixed price lump sum design & build contract. Construction contingency is included within the Cost Plan however contingency for client led design change (if any) is excluded and held by Derwent London.



Project Cost

	<u>Total £</u>	<u>£/ft² GIA</u>
Stage 2 Cost Plan *	£75,057,000	392
+/- from 'Stage 2 Budget'	£8,633,000	25
+/- from 'Cost Report 07'	£ (0)	(0)
<i>*Incl. Demolition, External works, Utilities, Inflation to Start on Site and Construction Contingency</i>		
Total Shell & Core (Current Day)		302.7
Total Cat A (Current Day)		35.7
Total to Cat A (Current Day)		338.4



Total Area & Key Metrics

	<u>Total</u>	<u>Efficiency</u>
Gross Internal Area	191,544	-
B1 Net Internal Area	132,332	69.0%
Retail Area	4,930	-
Wall: Floor		0.40
Façade		£1,190/m ²
WC's	£31,000/superloos	
Preliminaries	£74,000/week or 18.6%	
D&B Risk / OH&P		2% / 4.75%



Programme

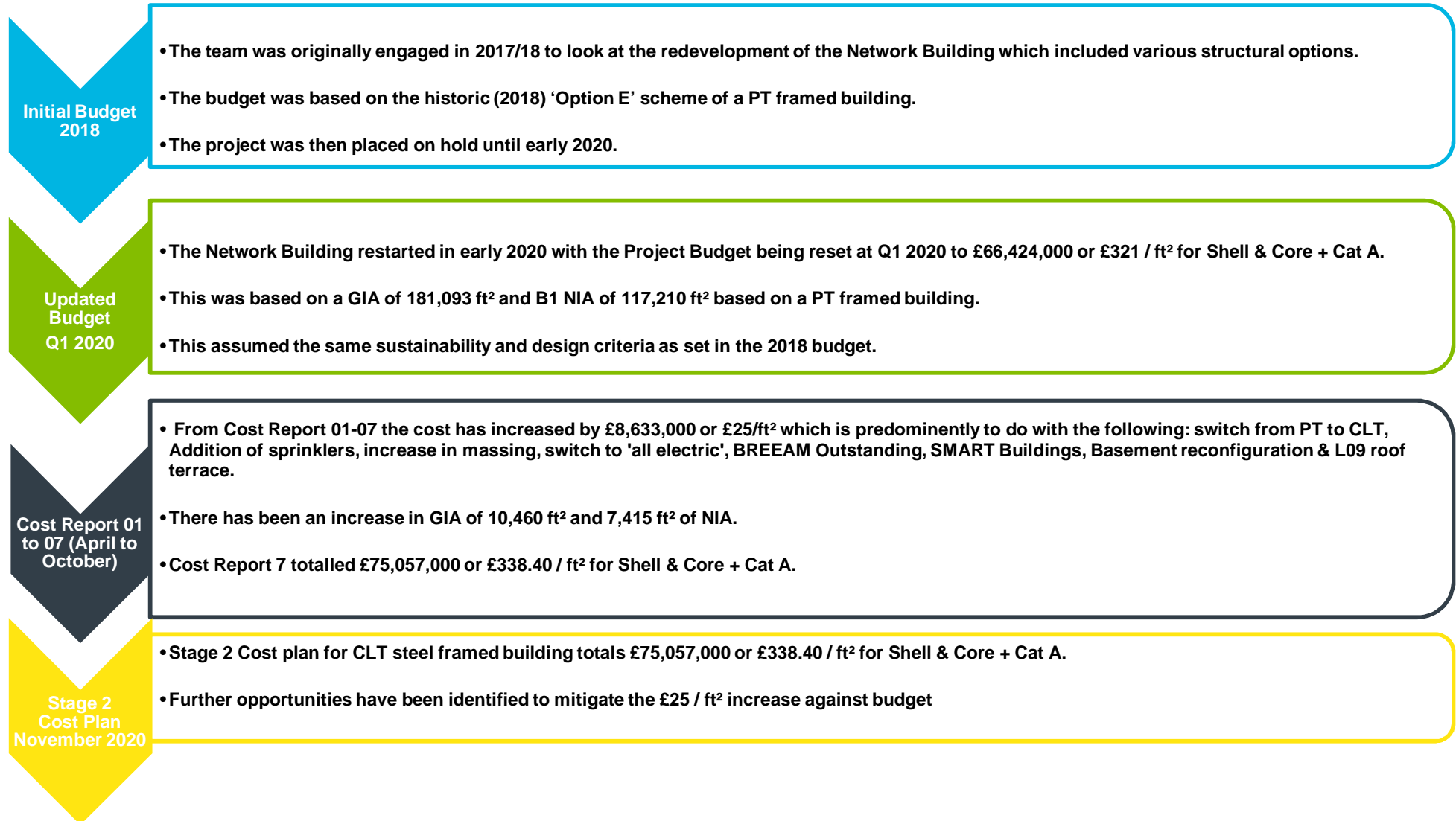
The Cost Plan and Programme currently assumes a 'Two Stage Hybrid' procurement route with the following durations:

- **23 Week PCSA Period**
- **12 Week Mobilisation Period**
- **114 Week Construction Duration**
- **4 Week 'Snagging' Period Post PC**

The First Stage Tender is forecast for Q1 2022 with start on site Q1 2023 and Practical Completion in Q2 2025.

1.1 Stage 2 Timeline

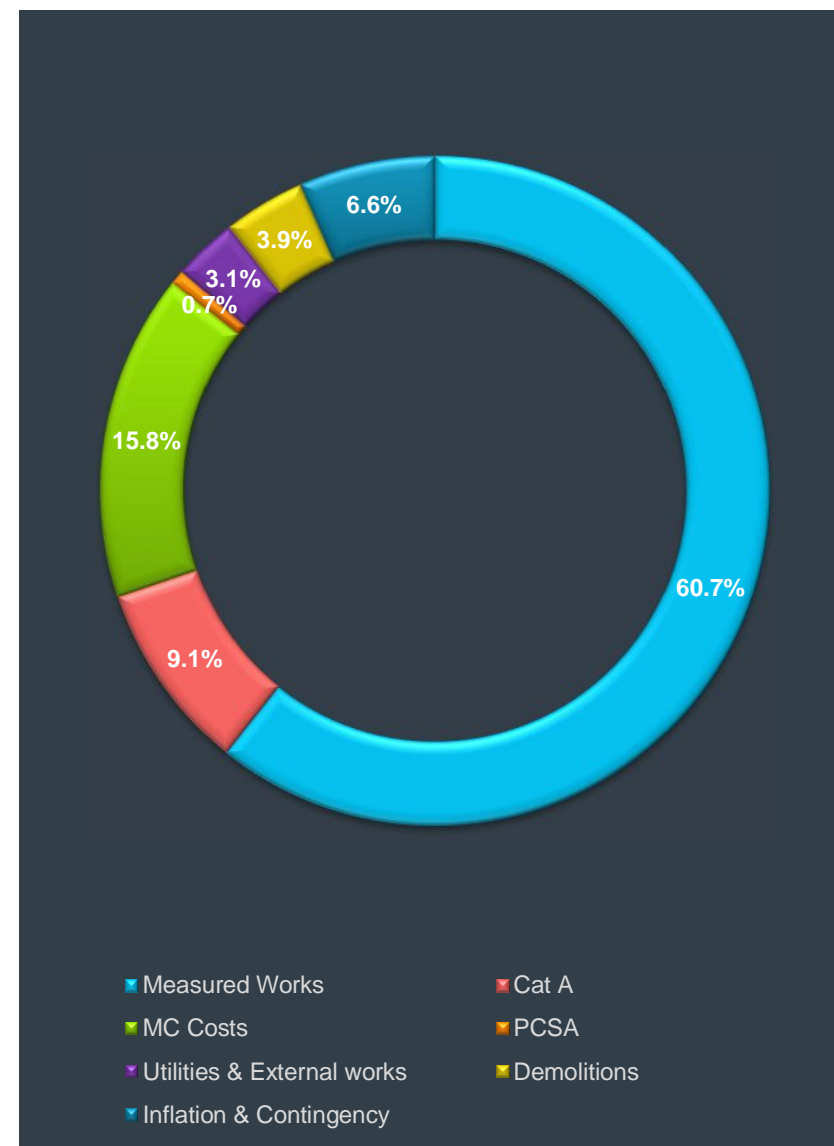
In order to compare cost information on a like for like basis, all previous totals have been subjected to inflation and had construction contingency removed.





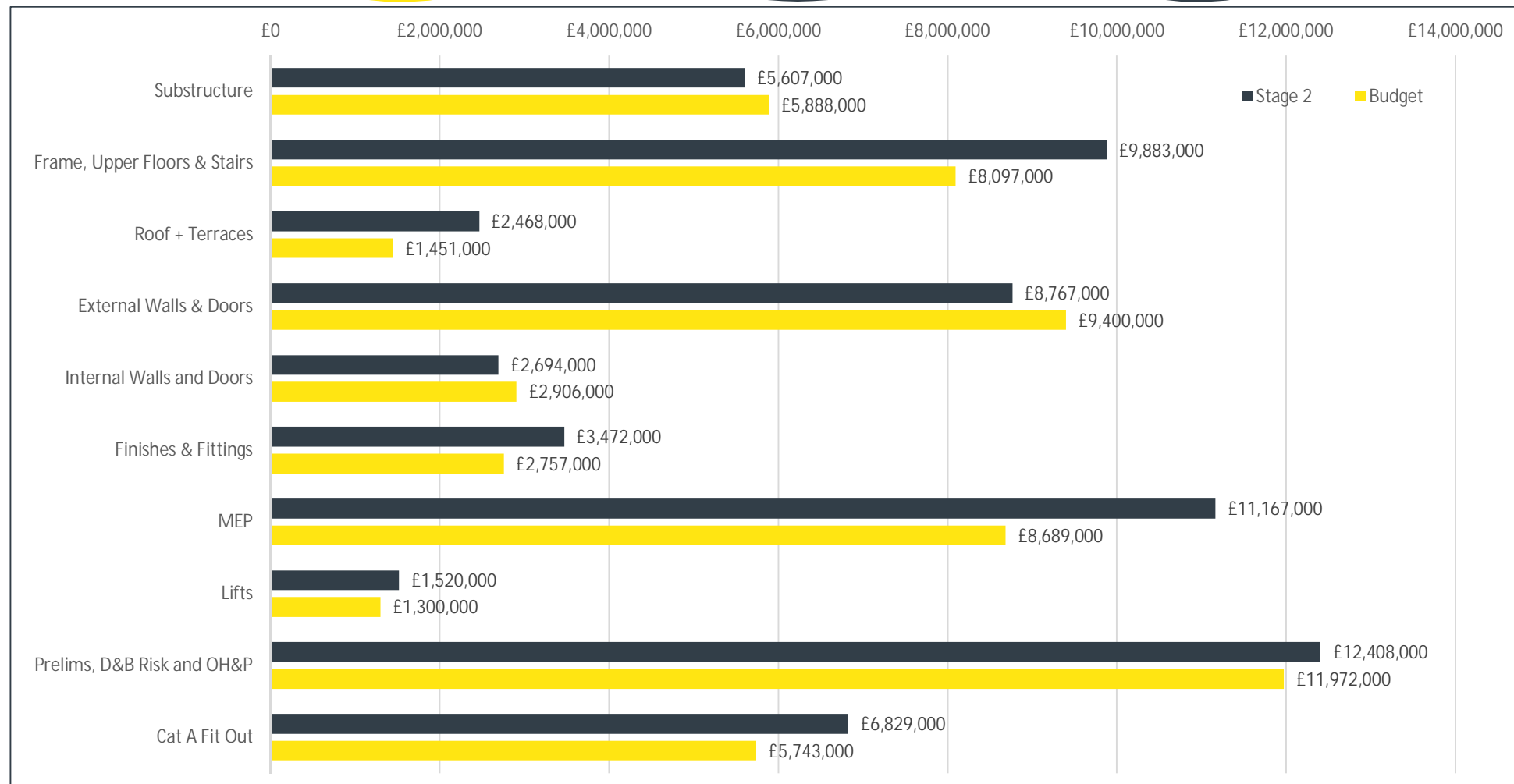
1.2 Stage 2 Cost Summary

Summary of Costs		Total, £	GIA £/ft ²	NIA £/ft ²
Shell & Core Measured Works	60.7%	£ 45,578,000	237.9	332.1
Total Measured Works		£ 45,578,000	237.9	332.1
MC D&B Risk (Measured Works)	1.2%	£ 912,000	4.8	6.6
MC Preliminaries (114 weeks)	11.1%	£ 8,366,000	43.7	61.0
MC OH&P	3.5%	£ 2,606,000	13.6	19.0
Main Contractor PCSA	0.7%	£ 524,000	2.7	3.8
Total Shell & Core Costs		£ 57,986,000	302.7	422.5
Cat A Office Fit Out Works	9.1%	£ 6,829,000	35.7	49.8
Total S&C+ Cat A		£ 64,815,000	338.4	472.2
Demolitions	3.9%	£ 2,960,000	15.5	21.6
Utilities & Incoming Services	1.0%	£ 728,000	3.8	5.3
External Works	2.1%	£ 1,600,000	8.4	11.7
Total Project Cost (Current Day)		£ 70,103,000	366.0	510.8
Contingency	2.8%	£ 2,103,000	11.0	15.3
Total Outturn Cost Q4 2020		£ 72,206,000	376.9	526.1
Inflation Q4 2020 to Q2 2022 (Demolition only)	0.1%	£ 44,000	0.2	0.3
Inflation Q4 2020 to June 2022	1.3%	£ 994,000	5.2	7.2
Inflation Q2 2022 to Q1 2023	2.4%	£ 1,813,000	9.5	13.2
Total Project Cost (Outturn)		£ 75,057,000	391.8	546.9



1.3 Reconciliation vs. budget

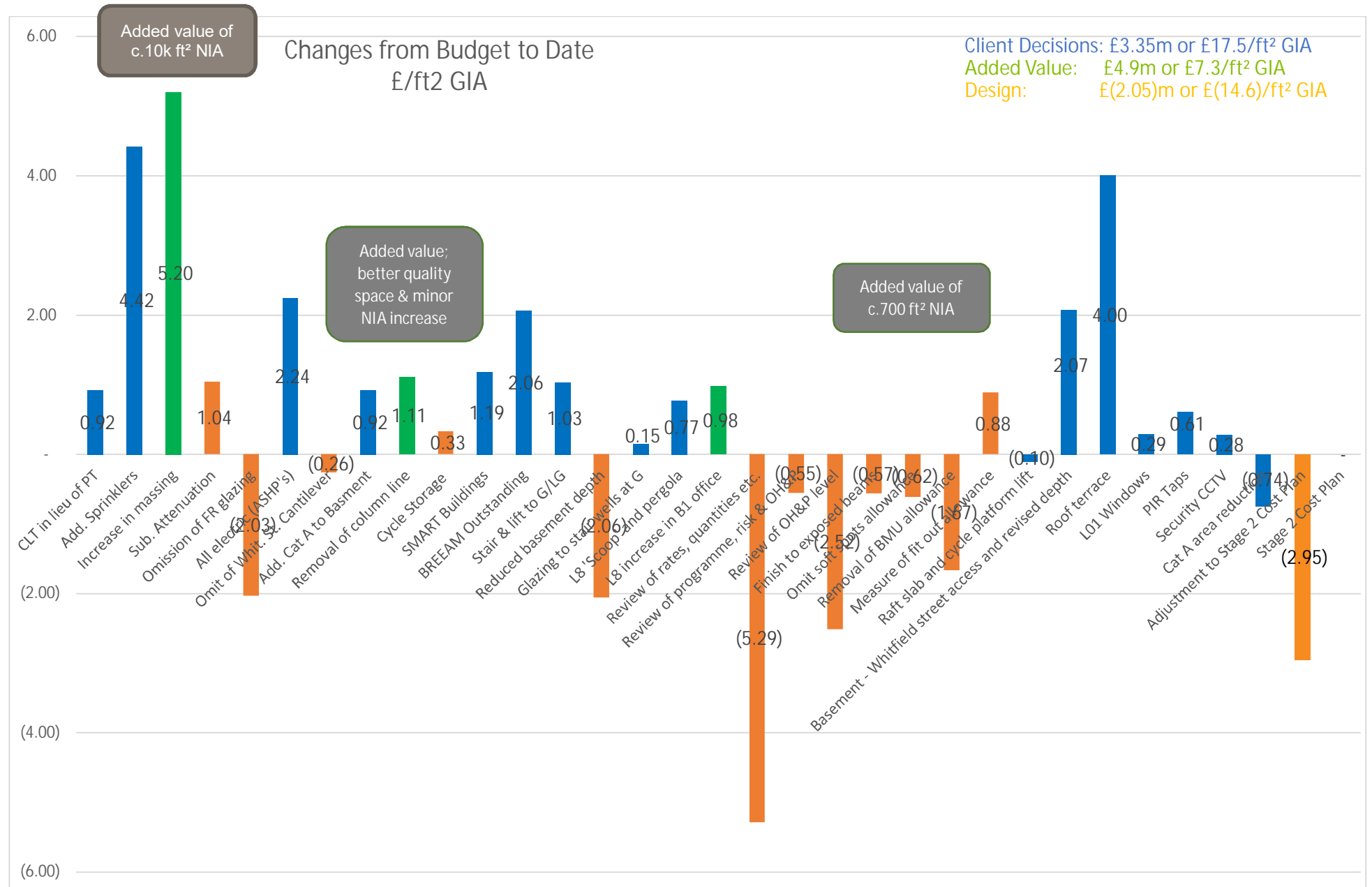
The following section reconciles the Stage 2 Cost Plan against the Project Budget



1.4 Elemental Reconciliation vs Budget

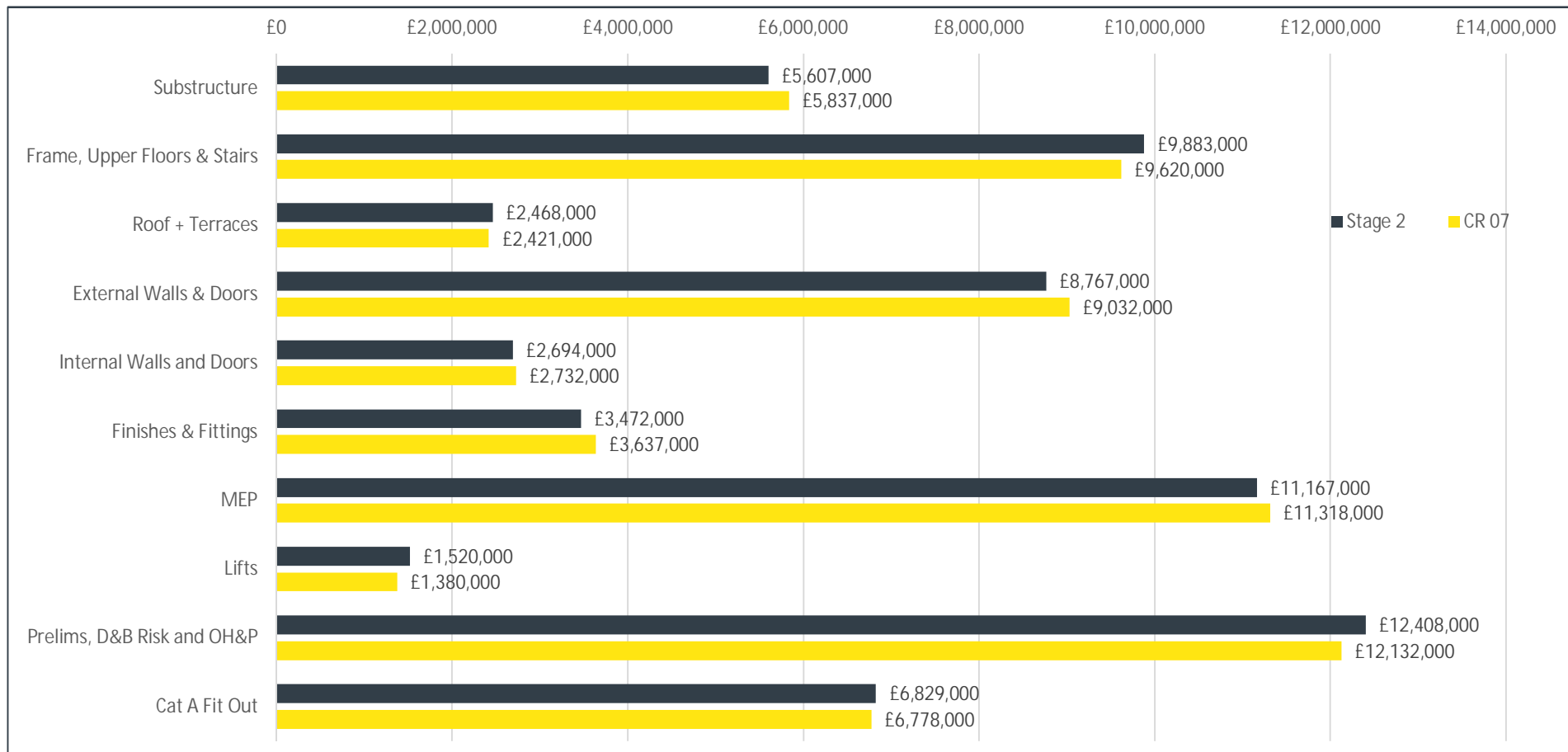
Elemental Summary	Stage 2 Cost Plan November 2020		Budget October 2019		Variance		Comments
	£ Total	£/ft ²	£ Total	£/ft ²	£ Total	£/ft ²	
GIA ft ²	191,554		181,093		10,461		See Section 10.
NIA ft ²	137,248		129,836		7,412		See Section 10.
N:G	71.6%		71.7%		0.0%		
Substructure	5,607,000	29.3	5,888,000	32.5	(281,000)	(3.24)	Saving for Raft slab design incorporated. Attenuation Tanks added. Basement reconfiguration to provide dedicated cycle access from Whitfield Street including deeper basement excavation. Site investigation, discovery of ground water level resulted in secant pile wall solution in lieu of underpinning.
Frame, Upper Floors & Stairs	9,883,000	51.6	8,097,000	44.7	1,786,000	6.88	Increase from budget as a result of switch from PT to steel frame/CLT structural option. Further GIA increase as a result of revised massing; relatively inefficient increase as additional row of columns required to support c.2m extension. Steel weight confirmed by Elliot Wood and included.
Roof + Terraces	2,468,000	12.9	1,451,000	8.0	1,017,000	4.87	Introduction of fully accessible terrace to L09 requiring additional steelwork, finishes, access etc. Blue roof added to scheme in lieu of attenuation tank.
External Walls & Doors	8,767,000	45.8	9,400,000	51.9	(633,000)	(6.14)	Reduction in blended rate to Façade Type 2 (Level 02-07). Offset by increase in façade area as a result of increase GIA and step out. Fire rated glazing removed to rear courtyard. Openable windows added.
Internal Walls and Doors	2,694,000	14.1	2,906,000	16.0	(212,000)	(1.98)	Element now fully measured and detailed as opposed to £/ft ² benchmark.
Finishes & Fittings	3,472,000	18.1	2,757,000	15.2	715,000	2.90	Element now fully measured and detailed as opposed to £/ft ² benchmark. Increased due to larger cycle store areas and addition of superloos in lieu of cubicles.
MEP	11,167,000	58.3	8,689,000	48.0	2,478,000	10.32	Increase due to GIA. Full breakdown now detailed in lieu of £/ft ² allowance previously. ASHP Uplift included for net carbon zero. SMART Building requirements defined. Uplift to BREEAM Outstanding from Excellent. Sprinklers added to scheme due to CLT in lieu of PT. Void detection added to floor void as required by Building Control.
Lifts	1,520,000	7.9	1,300,000	7.2	220,000	0.76	Tenant platform lift to B1 basement space added & Platform lift to L09 accessible terrace added. Enhancement to cycle store lift due to dedicated entrance.
Prelims, D&B Risk and OH&P	12,408,000	64.8	11,972,000	66.1	436,000	(1.33)	Programme extended due to increased massing. Risk and OH&P % increase on above.
Total - Shell & Core	57,986,000	302.7	52,460,000	289.7	5,526,000	13.03	

Elemental Summary	Stage 2 Cost Plan November 2020		Budget October 2019		Variance		Comments
	£ Total	£/ft ²	£ Total	£/ft ²	£ Total	£/ft ²	
Cat A Fit Out	6,829,000	35.7	5,750,000	31.8	1,079,000	3.90	Increase due to additional NIA and introduction of sprinklers due to CLT in lieu of PT.
Total - Shell & Core + Cat A	64,815,000	338.4	58,210,000	321.4	6,605,000	16.93	
Strip out & Demolition	2,960,000	15.5	2,960,000	16.3	-	(0.89)	Cost unchanged. £/ft ² reduced against proposed building GIA.
Utilities	728,000	3.8	724,000	4.0	4,000	(0.20)	
External Works	1,600,000	8.4	2,000,000	11.0	(400,000)	(2.69)	Piercy & Co. Landscaping option incorporated with a reduction in total area.
Total Project Cost	70,103,000	366.0	63,894,000	352.8	6,209,000	13.14	
Construction Contingency	2,103,000	11.0	-	-	2,103,000	10.98	Construction contingency now identified separately, previously included within rates.
Inflation Q4 2020 to Q2 2022 (Demolition only)	44,000	0.2			44,000	0.23	
Inflation Q4 2020 to Q2 2022	994,000	5.2	2,530,000	14.0	(1,536,000)	(8.78)	Adjustment to align with new AECOM indices.
Inflation Q2 2022 to Q1 2023	1,813,000	9.5	-	-	1,813,000	9.46	Further Inflation added to reflect updated programme by Blackburn to start on site Q1 2023.
Total Outturn Cost	75,057,000	391.8	66,424,000	366.8	8,633,000	25.04	



1.5 Reconciliation vs Cost Report No.07

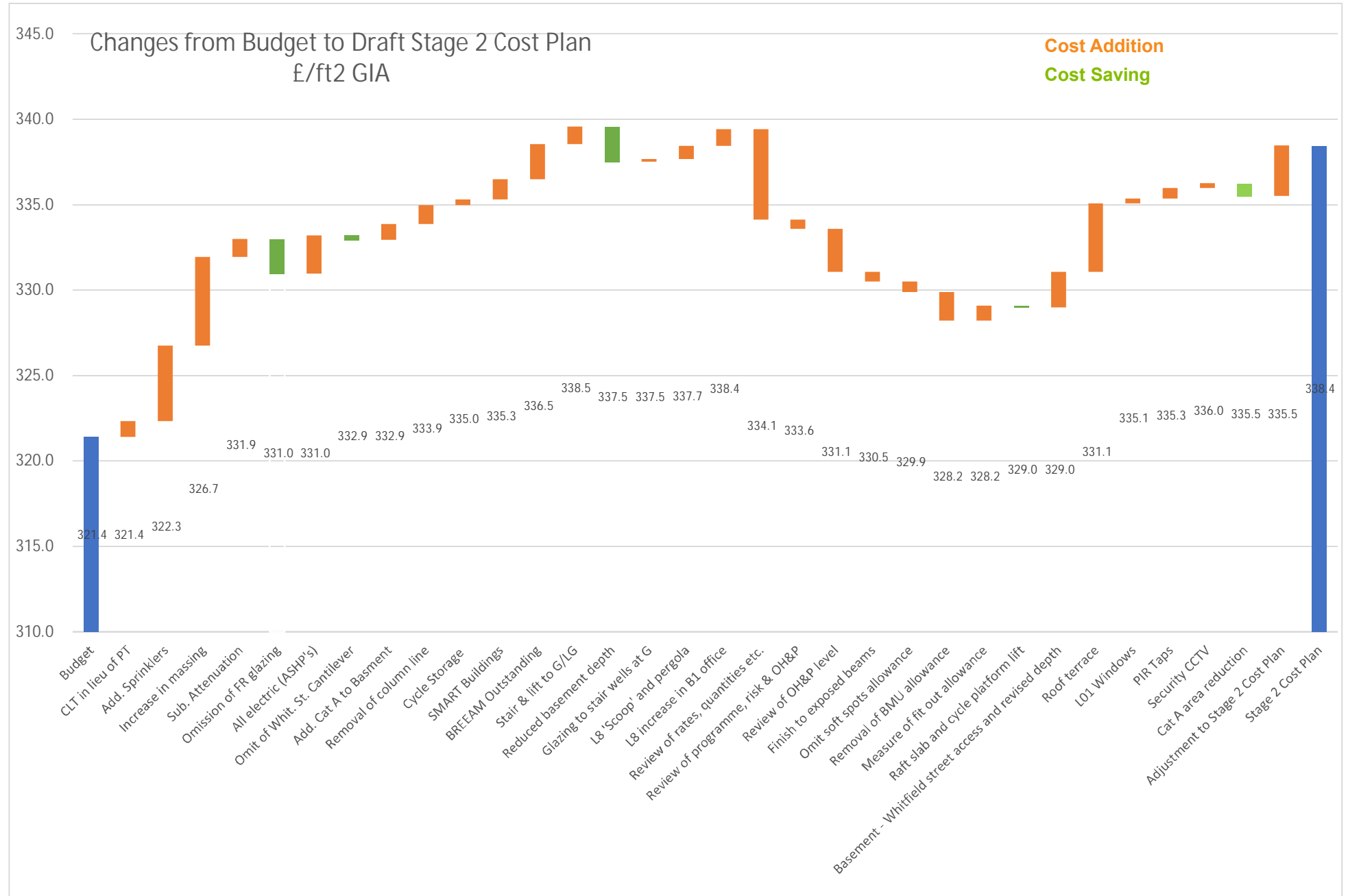
The following section reconciles the Stage 2 Cost Plan against Cost Report No.07



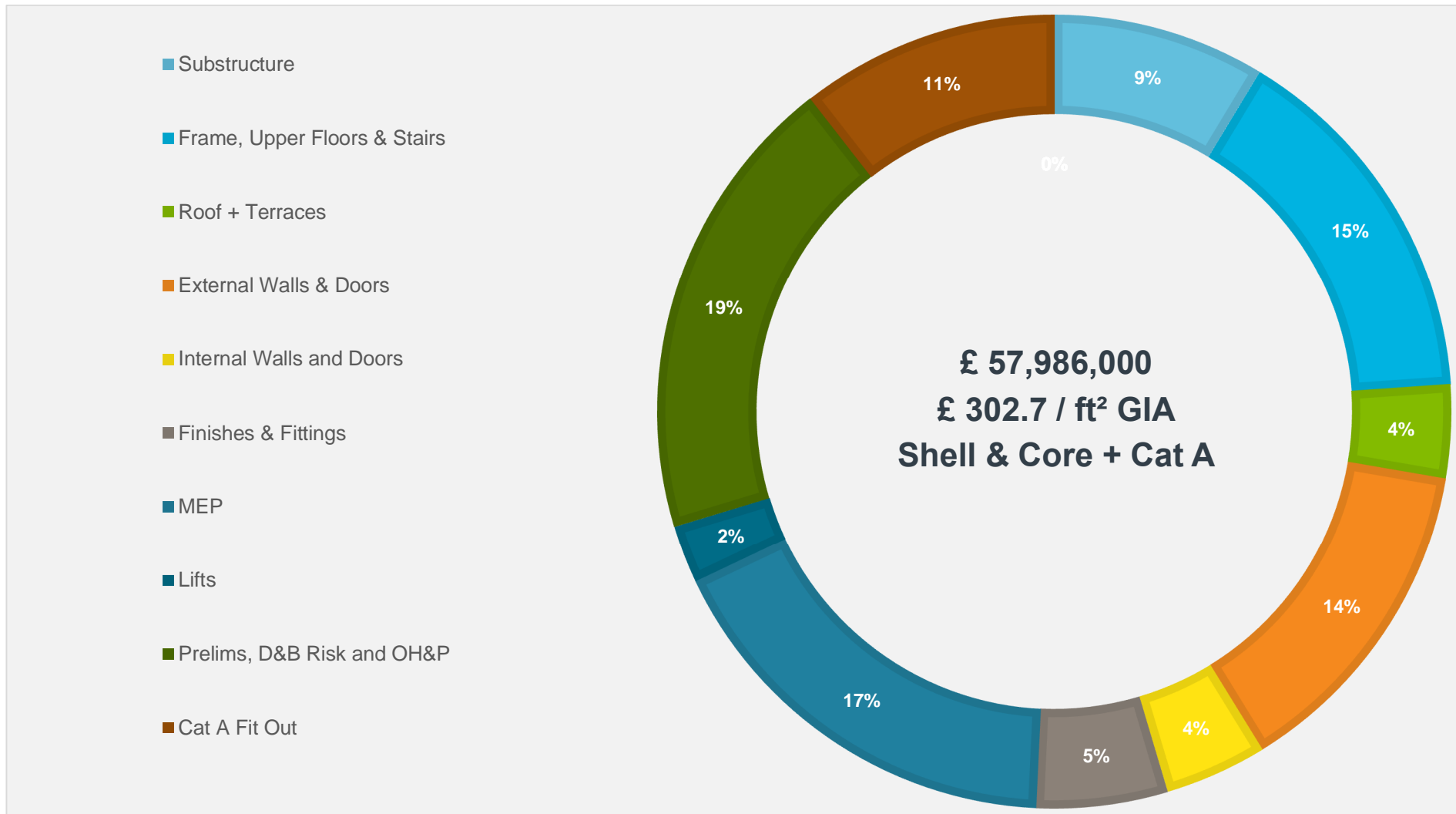
1.6 Elemental Reconciliation vs Cost Report No.07

Elemental Summary	Stage 2 Cost Plan November 2020		Cost Report Nr 07 October 2020		Variance		Comments
	£ Total	£/ft²	£ Total	£/ft²	£ Total	£/ft²	
GIA ft²	191,554		191,554		0		See Section 10.
NIA ft²	137,248		137,245		3		See Section 10.
N:G	71.6%		71.6%		0.0%		
Substructure	5,607,000	29.3	5,737,000	29.9	(130,000)	(0.68)	Attenuation tank removed in lieu of blue roof.
Frame, Upper Floors & Stairs	9,883,000	51.6	9,720,000	50.7	163,000	0.85	Steel plates added to B2, B9 and specific beams as indicated by Elliott Wood to support CLT deck.
Roof + Terraces	2,468,000	12.9	2,421,000	12.6	47,000	0.25	Blue roof added in lieu of attenuation tank originally in basement
External Walls & Doors	8,767,000	45.8	9,032,000	47.2	(265,000)	(1.38)	Re-measured from Stage 2 drawings. Slight reduction in quantity and refinement of rates.
Internal Walls and Doors	2,694,000	14.1	2,732,000	14.3	(38,000)	(0.20)	Re-measure based off final stage 2 design information and refinement of rates.
Finishes & Fittings	3,472,000	18.1	3,637,000	19.0	(165,000)	(0.86)	Re-measure based off final stage 2 design information and refinement of rates.
MEP	11,167,000	58.3	11,168,000	58.3	(1,000)	(0.01)	
Lifts	1,520,000	7.9	1,530,000	8.0	(10,000)	(0.05)	
Prelims, D&B Risk and OH&P	12,408,000	64.8	12,132,000	63.3	276,000	1.44	Increase to PCSA period to 23 weeks. Increase to programme and main contract prelims of 4 week + 4 weeks snagging.
Total - Shell & Core	57,986,000	302.7	58,109,000	303.4	(123,000)	(0.64)	
Cat A Fit Out	6,829,000	35.7	6,778,000	35.4	51,000	0.27	Addition of void detection partially offset by reduction of fresh air ducting in floor void.
Total - Shell & Core + Cat A	64,815,000	338.4	64,887,000	338.7	(72,000)	(0.38)	
Strip out & Demolition	2,960,000	15.5	2,960,000	15.5	-	(0.00)	
Utilities	728,000	3.8	728,000	3.8	-	(0.00)	

Elemental Summary	Stage 2 Cost Plan November 2020	Cost Report Nr 07 October 2020	Variance	Comments			
	£ Total	£/ft ²	£ Total	£/ft ²	£ Total	£/ft ²	
External Works	1,600,000	8.4	1,597,000	8.3	3,000	0.02	Minimal adjustment based of latest landscaping design
Total Project Cost	70,103,000	366.0	70,172,000	366.3	(69,000)	(0.36)	
Construction Contingency	2,103,000	11.0	2,105,000	11.0	(2,000)	(0.01)	
Inflation Q4 2020 to Q2 2022 (Demolition only)	44,000	0.2			44,000	0.23	
Inflation Q4 2020 to Q2 2022	994,000	5.2	2,780,000	14.5	(1,786,000)	(9.32)	Latest AECOM TPI indices incorporated indicating inflation is flat, leading to a saving
Inflation Q2 2022 to Q1 2023	1,813,000	9.5	-	-	1,813,000	9.46	Update to reflect latest Blackburn programme where start on site is 6 months later.
Total outturn cost	75,057,000	391.8	75,057,000	391.8	-	(0.00)	



2. Elemental Cost Summary



3. Shell & Core Cost Summary

Elemental Summary		Totals, £	GIA, £/ft ²	NIA, £/ft ²
Main Contract Works				
Substructure	Substructure	5,607,000	29.3	40.9
Superstructure	Frame and Upper Floors	9,141,000	47.7	66.6
	Roof	2,468,000	12.9	18.0
	Stairs	742,000	3.9	5.4
	External Walls & Doors - General	8,767,000	45.8	63.9
	Internal Walls & Partitions	1,618,000	8.4	11.8
	Internal Doors	1,076,000	5.6	7.8
Internal Finishes, FF&E	Wall Finishes	1,059,000	5.5	7.7
	Floor Finishes	923,000	4.8	6.7
	Ceiling Finishes	351,000	1.8	2.6
	Fittings Furnishings & Equipment	1,139,000	5.9	8.3
Services	Sanitaryware	372,000	1.9	2.7
	Disposal Installations	486,000	2.5	3.5
	Water Installations	767,000	4.0	5.6
	Heat source	-	-	-
	Space Heating & Air Treatment	2,584,000	13.5	18.8
	Ventilation systems	1,156,000	6.0	8.4
	Electrical Installations	2,505,000	13.1	18.3

Elemental Summary		Totals, £	GIA, £/ft²	NIA, £/ft²
	Gas Installation	-	-	-
	Protective Installations	560,000	2.9	4.1
	Communications Installation	1,286,000	6.7	9.4
	Special Installations	738,000	3.9	5.4
	BREEAM / LEED Allowance	400,000	2.1	2.9
	Lifts	1,520,000	7.9	11.1
	BWIC	313,000	1.6	2.3
Sub Total		45,578,000	237.9	332.1
	Main Contractor D&B Risk	912,000	4.8	6.6
	Main Contractor Preliminaries	8,366,000	43.7	61.0
	Main Contractor OH&P	2,606,000	13.6	19.0
	PCSA Period	524,000	2.7	3.8
Total Shell & Core		57,986,000	302.7	422.5

4. Cat A Cost Summary

Elemental Summary		Totals, £	GIA, £/ft²	NIA, £/ft²
Internal Finishes	Wall Finishes	Excluded	0.0	0.0
	Floor Finishes	791,000	3.7	5.5
	Ceiling Finishes	Excluded	0.0	0.0
FF&E	Fittings, Furnishings and Equipment	96,000	0.5	0.7
Services	Space Heating and Air Conditioning	2,461,000	12.8	17.9
	Electrical Installations	1,941,000	10.1	14.1
	Protective Installations	286,000	1.5	2.1
	Communications Installations	312,000	1.6	2.3
	Special Installations	344,000	1.8	2.5
	Builders work (in connection with Services)	160,000	0.8	1.2
Sub Total		6,391,000	33.4	46.6
	Main Contractor Preliminaries	Included	0.0	0.0
	Main Contractor Risk	128,000	0.7	0.9
	Main Contractor OH&P	310,000	1.6	2.3
Total		6,829,000	35.7	49.8

5. Basis, Assumptions and Exclusions

5.1 Basis & Assumptions – Generally

The following assumptions have been made in preparing this estimate:

1. Costs have been prepared on a current day fixed price Design & Build basis, at Q4 2020 base date and provide a 'current day fixed price' (i.e. the costs as if construction were to start from the base date including inflation during the build period). An inflation forecast for the period from the base date up to the Main Contractor start on site (forecast Q1 2023) has been included within the cost plan based on the latest AECOM Central London Tender Price Indices. This is currently 3.8 % (£ 2,850,000) this is calculated on Construction cost only and excludes construction contingency
2. Procurement of the Main Contractor is currently proposed to be via a Hybrid Two Stage route (to be agreed with Derwent) whereby the Main Contractor tenders on the typical first stage deliverables (preliminaries, risk, OH&P and programme) along with a number of key packages to be determined (e.g. piling, basement box and frame). The cost plan carries a PCSA fee for Main Contractor deliverables during the Second Stage of procurement. It should be noted however that Blackburn & Co. have looked at an alternate Single Stage Procurement route which would no longer require a PCSA fee, however it would delay start on site until Q4 2023 and therefore incur additional inflationary costs.
3. The proposed key dates and durations that the Cost Plan are based on are as follows:
 - PCSA – 23 weeks starting Q3 2022
 - Mobilisation – 12 weeks
 - Construction Duration – 114 weeks (incl. Christmas) starting Q1 2023 and ending Q1 2025
 - Snagging Period Post Practice Completion – 4 weeks

4. On costs have been included as follows:

Main Contractor Preliminaries (114 weeks onsite + 4 week for snagging)	18.36%	£74,000.00 / week (incl. Preliminaries Risk Items)
Main Contractor D&B Risk (On Measured Works)	2.00%	To be fixed on final measured works value.
Main Contractor OH&P	4.75%	To be fixed.
Construction Contingency	3.00%	
Client led Design Change	Excluded	Held directly by Derwent.

5. Main Contractor's preliminaries include management and support staff as well as organisational costs including site accommodation, welfare, rubbish removal, plant, craneage etc. They have been based on a 114 calendar week on site + 4 weeks for snagging Main Contract period as per the Blackburn & Co. programme.
6. No allowance has been made for out of hours working.

7. Costs associated with external works are included in the overall project costs. Allowances for utilities and service connections as included within the cost plan.
8. Costs for Category B Fit Out Works are excluded from this Cost Plan.
9. The costs are based on a GBP:EUR exchange rate of 1.00 GBP:1.12 EUR as of Q4 2020. This should therefore be treated as a risk item and included within the overall project risk register.
10. The Cost Plan is based on a multi-tenant office with lift lobbies separated from the NIA measure. The ground floor reception area equates to 265m². For basis & assumptions of all area measurements, see Section 10 of this Cost Plan.
11. There is no allowance for any fit out works to any retail offering at ground floor reception level (capped connections have been included).
12. Monitoring of Third Party Assets have been excluded from the Cost Plan as these are held directly by Derwent London.
13. Consultant, Designer Fees and Commissioning Agent are excluded from the Cost Plan, included main contractor OHP on novated design fees as these are held directly by Derwent London.
14. The Demolitions works are assumed to be procured via a separate contract to the Main Works as stated in point 2.
15. Stage 2 BREEAM is excellent cost plan is outstanding
16. PV array, 12 x 325Wp (based on TFT Energy Statement report)
17. Sanitaryware with PIR sensor taps and WC flush
18. Air source heat pumps for CHW/LTHW and domestic hot water
19. Life safety generator 250kVA located on roof.
20. Diesel standby sprinkler pump including flue to roof.
21. Fresh air supply to AHU's located in basement via airtight builder's work shaft i.e. no riser ductwork.
22. Brexit: It is assumed that the implications of Brexit will be known and included by the date the project is procured (Q1 2022). Forecasts cost implications as a result of a Brexit deal are included within the AECOM tender price inflation.

5.2 Information Used

The Cost Plan has been based on the final design release of the Network building Stage 2 design information dated October 2020 as detailed in Appendix A.

Design Information was received and reviewed from the following Consultants:

- Architect: Piercy & Co
- Services Engineer: NDY
- Structural Engineer: Elliottwood
- Programme: Blackburn & Co

The Stage 2 cost plan is based on the draft design information received between the 23rd of October and the 6th of November 2020. AECOM are still to receive and review the final stage 2 design information. Therefore, this report and estimated costs are subject to change. It is our opinion that there should not be significant changes between the draft stage 2 design information and the final version.

Once the final information has been reviewed and confirmed, AECOM will issue a note or an appendix to this report which will identify any changes with the associated costs.

5.3 Primary Design Metrics



GIA Total Building:	191,554 ft ²
NIA Office:	132,322 ft ²
NIA Retail:	4,930 ft ²
Efficiency (Total):	71.7%
Efficiency (B1 only)	69%
Efficiency (Typical Office Floor):	83.9% (L02 – L06)
Floors:	10 (Basement + G + 8) + Roof terrace
Storey height:	3.43m (Ground), 3.43m (Ground), 3.43m (Level 01-07) and 3.71m (Level 08)
Structural solution:	Steel frame comprising of CLT deck.
Atrium:	N/A
Loading:	Via Tottenham Mews Street loading Bay
Tenant Accessible Terrace Areas:	8 th floor = 639m ² , Roof terrace L09 = 882m ²
Cost per WC (superloos):	£31,000 / 'superloos' (incl. lobby space and Main Contractor Preliminaries + On-costs)
Sanitary Accommodation:	1 person per 8m ² for male / female superloos (50/50 split)
Façade Specification:	Precast concrete panels and glazing fixed to a steel frame. £1 ,239 / m ²
Car Parking:	None
Cycle Parking & Changing:	Provided in basement
Plant space:	B1 and Roof L07 + L08
A/C solution:	Ceiling mounted 4-pipe fan coil connected to air source heat pumps
Heating and Cooling System:	1 person per 8m ²
BREEAM:	'Outstanding'
WELL:	'Enabled'
LEED	'Platinum'
WIRED SCORE	'Platinum'

5.4 Exclusions

The following are excluded but are known to have a cost impact and therefore, if required, need to be covered by other budgets. This list is intended only as a guide and cannot be relied upon to be exhaustive.

1. Professional / legal fees; planning / building control fees; statutory fees; site surveys; environmental audits; wind studies; third party fees / costs; party wall awards; novated design fees; other fees unless explicitly stated within the Cost Plan.
2. Site acquisition fees / costs, sale or letting fees / costs, compensation payments costs, air rights, rights to light (or any third party compensation settlements), over sailing licences, sale or letting fees / costs and other developer costs.
3. Interest charges, Client finance costs, funding costs and Client insurances.
4. Charges / taxes such as; Value Added Tax (VAT), CIL, Section 106 and / or Section 278 agreement etc.
5. Developer's risk allowance / overall project contingency.
6. Changes in legislative / regulatory requirements / statutory levies.
7. Any enhancements which may be necessary to facades or services installations to meet future revisions of the Building Regulations; BREEAM, Part L etc.
8. Capital Allowances or other incentives / grants.
9. Costs associated with any offsite or onsite marketing suites.
10. Internal and external artwork, furniture (with the exception of reception desk and built in server/seating), white goods and the like.
11. Any necessary offsite reinforcement of services infrastructure or potential network upgrades above the current Cost Plan allowance.
12. Major diversion and / or reinforcement costs of services, within or outside the site boundary outside of those currently allowed for with the Cost Plan.
13. Road closures & diversions.
14. Any additional costs or risks associated with an alternative procurement strategy or accelerated programme of procurement.
15. Currency fluctuations, specifically in relation to the procurement and payment of products in Euros, such as the external stone facade.
16. Effects of working condition restrictions, such as Section 61 or Environmental Management Plans.
17. Out of hours working.
18. Project insurances (the preliminaries section includes allowances for Main Contractor's Third Party and Works insurance only).
19. Abnormal ground conditions such as archaeological discoveries, unexploded ordinance (UXO) or contaminated ground conditions included removal, disposal and remediation above the Cost Plan allowance.
20. Soft landings for contractors and the Client.
21. Any tenant on costs associated with the sub-division of the floors for letting purposes (e.g. fire corridors, additional lobbies etc.)

22. Fitting out beyond CAT A space i.e. CAT B Fit Out including tenant IT, WIFI, communications cabling, satellite TV distribution etc. Carpet tiles to office areas, currently excluded from the Cat A Fit Out as assumed to be by the tenant. Floor boxes to office areas, currently excluded from the Cat A Fit Out as assumed to be by the tenant. IT/Data Installation to fit-out Tenants generators & UPS
23. Sustainable construction strategies over and above current legislation. Additional BREEAM requirements over and above Outstanding. Any costs relating to the Carbon Abatement Tax.
24. Additional surveys to the Building. Derwent London confirmed they have a separate allowance for this.
25. Monitoring any Third Party Assets and any necessary protection or works to the assets.
26. Column casings.
27. Commissioning Management provision. Derwent London confirmed they have a separate allowance for this.
28. Maintenance and operational costs.
29. Sanitary bin and washroom hand dryers (Spurs included)
30. Raised access floors to retail.
31. Any additional BIM requirements over and above those currently allowed.
32. BMU deemed not required
33. Any piling required to the raft slab
34. Ceiling void smoke detection or sprinkler protection as the current strategy is exposed soffits
35. Utility company network reinforcement – current capacity in local network.
36. Telephone system (minimal landlord's installation only)
37. Centralised monitoring of meters
38. AV System
39. Hose reels and handheld firefighting equipment
40. Gas services not required as currently solution is all electric
41. Harmonic filters
42. Power factor correction to tenant's panels
43. Re-lamping of luminaires on completion
44. Humidification (space only provided within AHU)
45. Cavity pumps as not required
46. Lift Lobby heating and cooling not required as the current design does not include lift lobbies
47. Interface between openable windows and fan coil units
48. Satellite/TV system (space only provided on roof and riser)

49. Visitor management system
50. Information dashboards (power and data only provided)
51. Smart system licenses, dashboards
52. Master Systems Integrator (MSI) for Smart system
53. Pre-action sprinkler or gas suppression to Comms Rooms and electrical rooms
54. PAVA System
55. UV to air handling units (COVID/WELL) Enhanced filtration to FCU's and AHU's (COVID) Enhanced commissioning of AHU's (COVID) as not implemented on Soho Place
56. WELL other than those covered in BREEAM outstanding and LEED Platinum
57. On floor CHW/LTHW plate heat exchangers
58. Electric scooter/bicycle chargers
59. On demand ventilation not required
60. Rainwater harvesting not required.
61. Impact of Covid-19 on programme and preliminaries. Assumed not required due to start on site in Q1 2023.

6. Key Construction Risks

Item	Description	Potential Cost Impact		Mitigation / Comments
1	Upgrade cycle area to cycle hub (higher spec of finishes and additional bike rack, showers etc)	£	TBC	TBC
2	Acoustic requirement to external vertical plant screens to level 08. Currently visual only. Or acoustic treatment to external plant units on L08	£	TBC	TBC
3	Lift overrun strategy into viewing corridor (Plan B)	£	150,000 – 160,000	TBC
4	Horizontal plant screens to L08 plant (to screen the view from L09 roof terrace)	£	TBC	TBC
5	Future of the office design implication e.g. Covid-19 impact – not yet defined.	£	TBC	TBC

The above list is not exhaustive and requirements development with the Project Team.

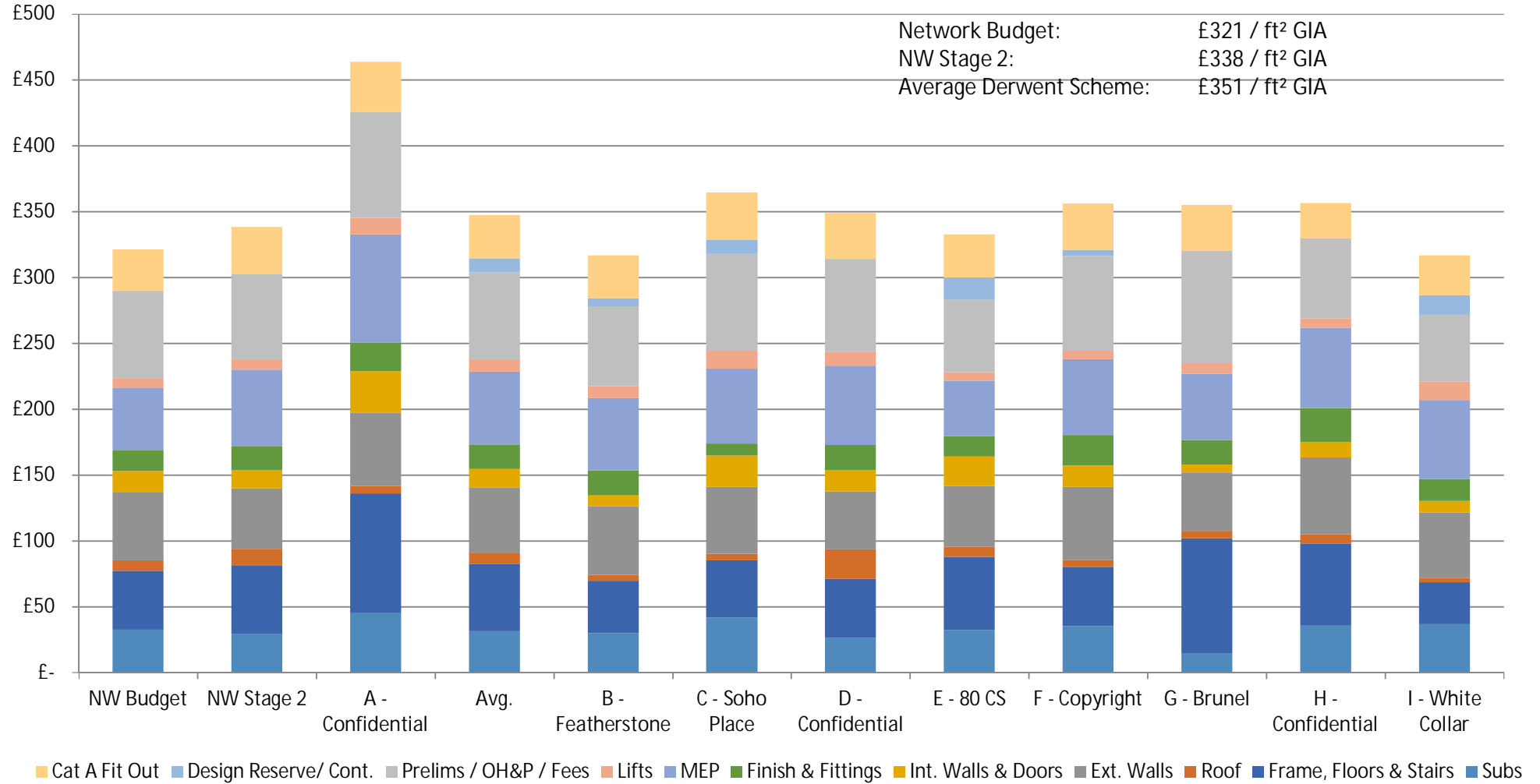
7. Key Construction Opportunities + Route back to budget

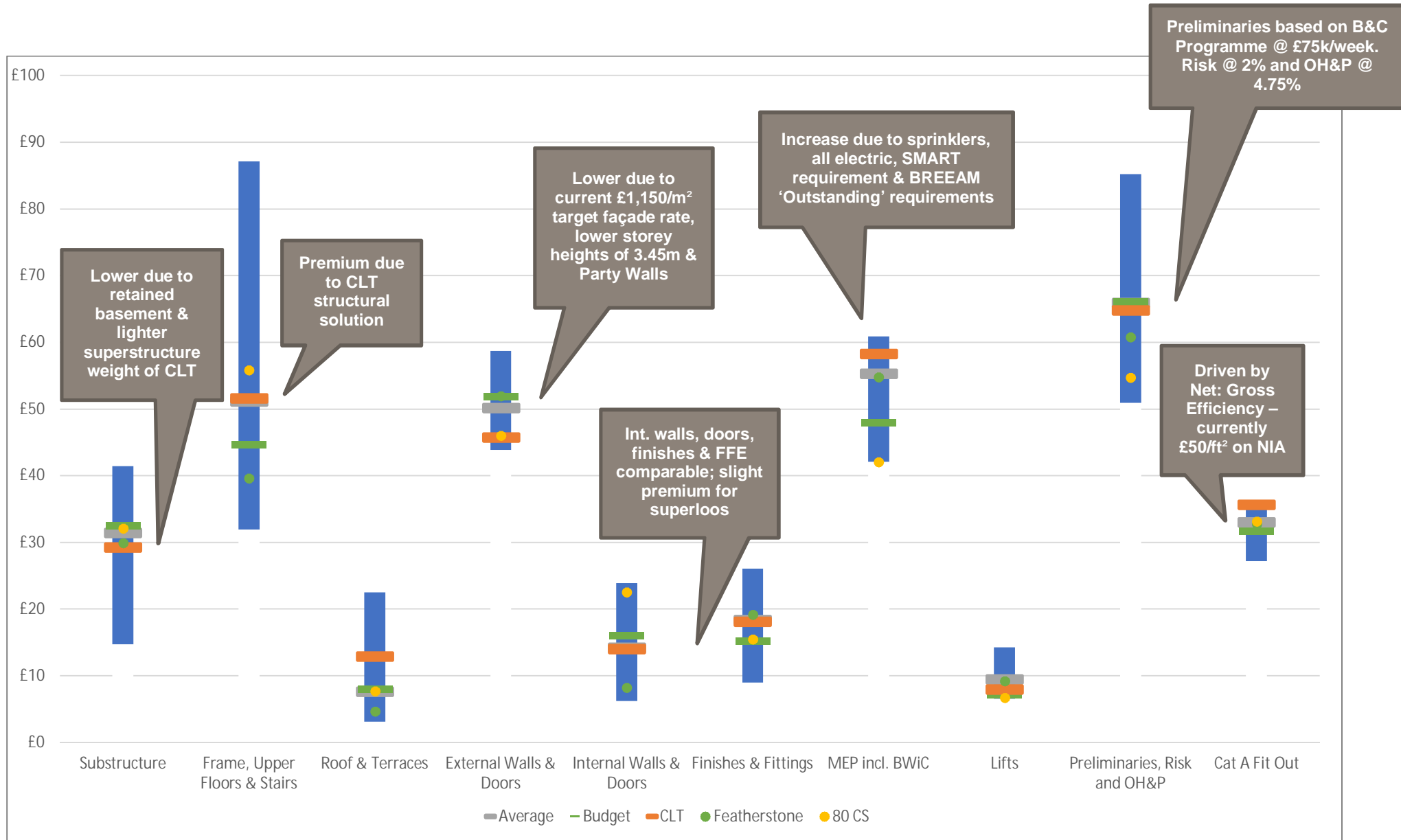
Item	Description	Potential Impact	Mitigation / Comments
1	(See Annexure D)		

The above list is not exhaustive and requirements development with the Project Team.

8. Benchmarking

The following section is a review of the budget and current forecast cost benchmarked against relevant Derwent London projects. Currently the estimated forecast cost of the project is **£338 / ft² GIA** for the CLT option to CAT A. This is c.**£17 / ft² GIA** higher than the budget set of **£321 / ft² GIA** but c.**£13 / ft² GIA** lower than the average Derwent scheme.





Central London Offices Tender Price Index - November 2020:

114.8

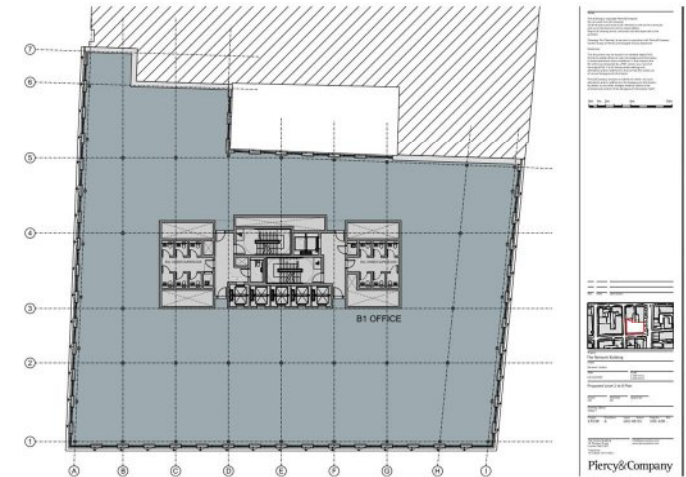
Base Data					Current S&C Key Costs [£/GIA ft ²]										Current Construction Cost [£/GIA ft ²]		Summary
Project	TPI date	TPI index	Basis	% change	Subs	Frame, Floors & Stairs	Roof	Ext. Walls	Int. Walls & Doors	Finish & Fittings	MEP	Lifts	Prelims / OH&P / Fees	Design Reserve/ Cont.	S&C Total	Cat A Fit Out	Total [£/GIA ft ²]
NW Budget	Jul-18				32.5	44.7	8.0	51.9	16.0	15.2	48.0	7.2	66.1	-	289.6	31.7	321.3
NW CLT (Approved)	Nov-20	114.8		0.0%	29.3	51.6	12.9	45.8	14.1	18.1	58.3	7.9	64.8	-	302.7	35.7	338.4
Avg.					31.5	51.2	7.7	50.1	14.2	18.4	55.3	9.5	65.9	10.5	314.3	33.0	347.3
A - Confidential	Jun-20	117.8	CS	-0.8%	45.9	92.3	5.7	56.8	32.0	22.1	83.6	12.6	81.9	Excl.	432.9	38.8	471.6
B - Featherstone	Sep-19	117.7	CS	-0.8%	29.9	39.6	4.6	51.9	8.2	19.2	54.7	9.2	60.7	5.9	284.0	32.8	316.7
C - Soho Place	Jan-19	115.9	CS	1.3%	41.4	43.5	5.1	50.9	23.9	8.9	57.0	13.5	73.5	10.8	328.5	35.9	364.4
D - Confidential	Jun-17	112.2	CS	5.9%	26.4	44.7	22.4	43.9	16.5	18.9	60.2	10.7	70.1	Excl.	313.8	35.0	348.8
E - 80 CS	Jan-17	111.0	CS	7.2%	32.0	55.8	7.7	46.0	22.5	15.5	42.0	6.7	54.7	16.7	299.6	33.1	332.7
F - Copyright	Jan-16	104.1	FA	14.2%	35.1	44.6	5.7	55.5	16.3	22.9	57.6	6.5	71.9	4.8	321.0	35.2	356.2
G - Brunel	Jun-15	99.9	CS	19.9%	14.7	87.1	5.5	44.5	6.2	18.5	50.3	8.1	85.2	Excl.	320.1	35.0	355.0
H - Confidential	Apr-15	98.0	CS	22.2%	35.4	62.2	7.1	58.7	11.5	26.0	60.9	7.3	60.4	Excl.	329.4	27.1	356.5
I - White Collar	Dec-13	87.2	FA	48.9%	36.7	31.9	3.1	49.9	8.5	16.9	59.5	14.2	50.9	14.6	286.2	30.3	316.5

8.1 Benchmarking Data Sheet

BUILDING DATA

Project Title:	: Network Building
Gross Internal Area (sq ft)	: 191,554
Net Internal Area (sq ft)	: 137,245
Overall Net : Gross Efficiency	: 72%
Net : Gross Efficiency - typical floor	: 84%
	:
Number of Storeys (ground and above)	: 9
Number of Storeys (basement)	: 1
Number of New Primary Facades	: 2
Atrium	: No
Storey height (typical)	: 3.43m
Finished Floor to Ceiling (typical)	: 3.10m
Structural grid	: 6m x 9m
Wall: Floor Ratio	: 0.39
Nr of car parking spaces	: 0
	:
Procurement Route	: Two Stage D&B
Start on Site Date	: Q1 2023
Completion Date	: Q2 2025
	:
Current Financial Status of Project	: Stage 2
Base Date and TPI	: Nov-20

IMAGES



KEY ELEMENTAL COSTS

Base Data	£/sqft (GIA)
Elements	
Substructure	: 29.27
Frame, Upper Floors and Stairs	: 51.57
Roof	: 12.88
External Walls, Windows and Doors	: 45.76
Internal Walls and Doors	: 14.06
Finishes and Fittings	: 18.12
MEP Installations	: 58.29
Lift Installations	: 7.93
Preliminaries, OHP/Fees/Risk	: 64.78
Contingency	: 10.97
TOTAL TO SHELL & CORE (GIA)	: 313.63
Cat 'A' Fit Out	: 35.65
TOTAL TO CAT 'A'	: 349.28
Strip Out & Demolitions	: 15.45
External Works /Public Realm	: 8.35
Utilities	: 3.80
Inflation	: 14.99
OVERALL TOTAL COST (GIA)	: 391.87
Overall Total Cost (NIA)	546.94

BRIEF DESCRIPTION

New office building with single storey basement. Building height constraints due to the viewing corridor. Retail units to 50% of ground floor. Cycle storage with changing and shower facilities in the basement. Plant in Basement and on L08. Terrace on L08 and L09

Raft slab 1m thick with reinforcement of 200kg/m³ with a 600mm diameter secant piled wall to basement. perimeter

Steel frame and RC core, with a structural steel cantilever from L02 to the roof

CLT slabs 200mm typically with 140mm 'race track' at the core and exposed soffits with sprinklers.

Precast concrete stairs (excluded from concrete quant included in Principal Quantities section).

Unitised curtain walling to glazed facades with 3m modules, 40% of module glazed, Travertine integrated into module.

Veneered solid core doors; dryline and perforated Viroc board to core walls; ceramic wall tiles to WCs and showers. Stiling to reception floor, lift lobbies and WC's.

Roof terrace at L09 with access from Level 08

Cat A fit out excludes carpets

PROJECT TEAM

Client:	Derwent London
Architect:	Piercy & Co
Structural Engineer:	Elliottwood
Services Engineer:	NDY
Cost Consultant:	AECOM
Project Manager:	Blackburn & Co
CM/Main Contractor:	Not yet appointed
Pre-construction advisor:	Not yet appointed

PRINCIPAL QUANTITIES AND SUNDRY INFORMATION

Facade Area:	6,151m ²
Roof Area:	882m ²
Total Steel Frame Weight:	1,137 Tonnes (net of fittings)
Total Concrete Frame Vol:	4,685m ³ (below ground only)
Number of lifts/escalators:	5 passenger, 1 goods lift, 1 platform lift, 1 cycle lift, 1 DDA lift
Number of WC's:	113nr
Number of Showers:	28nr
Number of Cycle racks:	128nr (internal)
Ventilation System:	4-pipe FCU connect to ASHP
Cat A Ceiling Finish:	Exposed soffits . Aesthetic finish to ducting
BREEAM Target/Rating:	Outstanding
Renewables Measures:	PV panels, blue roof
Approx £ of Renewables:	TBC
Renewables Target:	TBC
Energy Performance Cert:	A rated

8.2 Area Schedule

8.3 Notes to be read in conjunction with Area Schedule

1. All areas have been broadly measured in accordance with the RICS Code of Measuring Practice, 6th Edition September 2007 (unless otherwise stated) and not in accordance with the RICS IPMS.
2. Definitions:-
 - NIA - Is the useable area within a building measured to the internal face of the perimeter walls at each floor level.
 - GIA - Is the area of the building measured to the internal face of the perimeter walls at each floor level.
 - GEA - Is the area of the building measured to the external face of the perimeter walls at each floor level.
3. Net Internal Areas do not necessarily equate to Net Saleable/Net Lettable Areas and the allocation of areas (see schedule) is based upon our assumptions, as above, regarding use and further amendments. The accuracy of these areas will also be affected by the scale and the size of the drawings as currently available.
4. The measurements contained within this document should not be relied upon for any other purpose than this exercise.
5. We have measured the NIA space for each of the use areas assuming a single tenant occupier and have deducted no separate measurement for notional lobbies or tenancy dividing walls.
6. A reconciliation against the budget Area Schedule and the Stage 2 Area Schedule is shown below.
7. All areas have been measured from the following Piercy and Co drawings.

8.4 Areas of Initial cost model (budget scheme)

Floor	Use	Office	Retail	Total NIA	Total GIA	Net to Gross
B1	Plant/Retail		5,651	5,651	20,150	28.0%
Ground	Office/Retail	5,274	4,047	9,321	18,460	50.5%
1	Office/Retail	9,354	2,928	12,282	15,446	79.5%
2	Office	16,200		16,200	19,752	82.0%
3	Office	16,200		16,200	19,752	82.0%
4	Office	16,200		16,200	19,752	82.0%
5	Office	16,200		16,200	19,752	82.0%
6	Office	16,200		16,200	19,752	82.0%
7	Office	15,274		15,274	18,622	82.0%
8	Office	6,308		6,308	9,655	65.3%
Roof	Plant/Serviceing					
Total		117,210	12,626	129,836	181,093	71.7%

Notes:

- All areas in ft².
- Area schedule as per Piercy & Co. Information.
- Budget net gross – 71.7%
- Current CLT option net to gross = 71.7%

8.5 Schedule of Floors Areas – Stage 2

8.5.1 Area Schedule - Square Metre (m²)

Floor	Use	Office m ²	Total NIA (Office) m ²	Retail (NIA) m ²	Total NIA m ²	Toilets / Showers m ²	Reception m ²	Circulation / BOH m ²	Cycle Storage m ²	Stair Core m ²	Plant m ²	Roof m ²	Lifts & Risers, Structu re m ²	Total GIA m ²	Net to Gross %
Basement	Plant / Change / Office	281	281	-	281	40	-	95	598	21	746	-	118	1,898	14.8%
Ground	Entrance/Retail/Office	371	371	458	829	51	265	273	16	39	75	-	250	1,799	46.1%
1	Office	1,389	1,389	-	1,389	66	-	43	-	41	-	-	218	1,757	79.1%
2	Office	1,627	1,627	-	1,627	66	-	42	-	41	-	-	162	1,939	83.9%
3	Office	1,627	1,627	-	1,627	66	-	42	-	41	-	-	162	1,939	83.9%
4	Office	1,627	1,627	-	1,627	66	-	42	-	41	-	-	162	1,939	83.9%
5	Office	1,627	1,627	-	1,627	66	-	42	-	41	-	-	162	1,939	83.9%
6	Office	1,627	1,627	-	1,627	66	-	42	-	41	-	-	162	1,939	83.9%
7	Office	1,512	1,512	-	1,512	66	-	43	-	41	-	-	162	1,824	82.9%
8	Office	605	605	-	605	34	-	48	-	41	-	-	94	823	73.5%
Roof	Terrace	-	-	-	0	-	-	-	-	-	-	-	-	-	-
Total		12,293	12,293	458	12,751	590	265	711	614	391	821	0	1,653	17,796	71.7%

8.5.2 Area Schedule - Square Foot (ft²)

Floor	Use	Office ft ²	Total NIFA (Office) ft ²	Retail (NIA) ft ²	Total NIFA ft ²	Toilets / Showers ft ²	Reception ft ²	Circulation / BOH ft ²	Cycle Storage / Drying ft ²	Staircases ft ²	Plant ft ²	Roof ft ²	Lifts & Risers, Structu re ft ²	Total GIFA ft ²	Net to Gross %
Basement	Plant / Change / Office	3,025	3,025	-	3,025	433	-	1,020	6,436	223	8,028	-	1,265	20,430	14.8%
Ground	Entrance/Retail/Office	3,993	3,993	4,930	8,923	551	2,852	2,941	-	419	807	-	2,694	19,364	46.1%
1	Office	14,951	14,951	-	14,951	714	-	461	-	445	-	-	2,341	18,912	79.1%
2	Office	17,513	17,513	-	17,513	714	-	452	-	446	-	-	1,746	20,871	83.9%
3	Office	17,513	17,513	-	17,513	714	-	452	-	446	-	-	1,746	20,871	83.9%
4	Office	17,513	17,513	-	17,513	714	-	452	-	446	-	-	1,746	20,871	83.9%
5	Office	17,513	17,513	-	17,513	714	-	452	-	446	-	-	1,746	20,871	83.9%
6	Office	17,513	17,513	-	17,513	714	-	452	-	446	-	-	1,746	20,871	83.9%
7	Office	16,275	16,275	-	16,275	710	-	460	-	444	-	-	1,745	19,633	82.9%
8	Office	6,512	6,512	-	6,512	369	-	518	-	445	-	-	1,015	8,859	73.5%
Roof	Terrace	-	-	-	0	0	-	-	-	-	0	0	0	0	0.0%
Total		132,322	132,319	4,930	137,248	6,350	2,852	7,658	6,436	4,207	8,834	0	17,791	191,554	71.6%

8.6 Variance of floor areas – Stage 2 vs Budget

Floor	Use	Office	Retail	Total NIA Change	Total GIA Change
B1	Plant/	3,025	(5,651)	(2,626)	280
Ground	Office/Retail	(1,281)	883	(398)	904
1	Office	5,597	(2,928)	2,699	3,466
2	Office	1,313		1,313	1,119
3	Office	1,313		1,313	1,119
4	Office	1,313		1,313	1,119
5	Office	1,313		1,313	1,119
6	Office	1,313		1,313	1,119
7	Office	1,001		1,001	1,011
8	Office	204		204	(796)
Roof	Plant/Serviceing				
Total		15,111	(7,696)	7,415	10,460

Notes:

- All areas in ft².
- Area schedule as per Piercy & Co. Information.
- Budget net gross – 71.7%
- Current CLT option net to gross = 71.7%

Appendix A - Information Used

Owner	Drawing Number	Drawing Title	Revision
Piercy & Co.	13538-A-01-PCo-099_Rev.00	Proposed Basement Plan	00
Piercy & Co.	13538-A-01-PCo-100	Proposed Ground Floor Plan	-
Piercy & Co.	13538-A-01-PCo-101	Proposed Level 1 Plan	-
Piercy & Co.	13538-A-01-PCo-102-106	Proposed Level 2 to 6 Plan	-
Piercy & Co.	13538-A-01-PCo-107	Proposed Level 7 Plan	-
Piercy & Co.	13538-A-01-PCo-108	Proposed Level 8 Plan	-
Piercy & Co.	13538-A-01-PCo-109	Proposed Level 9 Plan	-
Piercy & Co.	13538-A-05-300-TottenhamCtRd	Proposed Tottenham Court Road Elevation	-
Piercy & Co.	13538-A-05-301-HowlandSt	Proposed Howland Street Elevation	-
Piercy & Co.	13538-A-05-302-WhitfieldSt	Proposed Whitfield Street Elevation	-
Piercy & Co.	13538-A-04-PCo-200	Proposed North South Section 01	-
Piercy & Co.	13538-A-04-PCo-201	Proposed North South Section 02	-
Piercy & Co.	Network-Facade Bay Study-Level 08	L08 Façade Bay study	-
Piercy & Co.	Network-Facade Bay Study-Typical floor	Façade Bay study – Typical floor	-
Piercy & Co.	13538-A-04-PCo-202	Proposed East West Section 01	-
Piercy & Co.	13538-A-Render-CypressPI_Markup	Cypress place render	-
Piercy & Co.	Network Building Public Realm_Pco + LDA	Public Realm & Landscape Proposals	-
Piercy & Co.	201020_Master Area Schedule-SQM	Master Area Schedule m	-
Piercy & Co.	201020_Master Area Schedule-SQFT	Master Area Schedule ft	-
Elliott Wood	2170754-EWP-ZZ-00-DR-S-1000-P1.01	Proposed Ground Floor Plan	P1.01
Elliott Wood	2170754-EWP-ZZ-01-DR-S-1010-P2	Proposed First Floor Plan	P2
Elliott Wood	2170754-EWP-ZZ-02-DR-S-1020-P2	Proposed Second Floor Plan	P2

Elliott Wood	2170754-EWP-ZZ-03-DR-S-1030-P2	Proposed Typical Floor Plan (Third – Seventh Floor)	P2
Elliott Wood	2170754-EWP-ZZ-08-DR-S-1080-P2	Proposed Eighth Floor	P2
Elliott Wood	2170754-EWP-ZZ-RF-DR-S-1090-P2	Proposed Roof Level	P2
Elliott Wood	2170754-EWP-ZZ-B1-DR-S-0900-P1.01	Proposed Basement Plan	P2
Elliott Wood	2170754-EWP-ZZ-XX-DR-S-0005	Proposed Indicative Quantities	P1.01
NDY	NWB-NDY-XX-00-DR-N-5001 - COMBINED SERVICES - GROUND FLOOR RISER & PLANT LAYOUT	GROUND FLOOR RISER & PLANT LAYOUT	P01
NDY	NWB-NDY-XX-01-DR-N-5001 - COMBINED SERVICES - LEVEL 01 RISER & PLANT LAYOUT	LEVEL 01 RISER & PLANT LAYOUT	P01
NDY	NWB-NDY-XX-02-DR-N-5001 - COMBINED SERVICES - LEVEL 02 RISER & PLANT LAYOUT	LEVEL 02 RISER & PLANT LAYOUT	P01
NDY	NWB-NDY-XX-03-DR-N-5001 - COMBINED SERVICES - LEVEL 03 RISER & PLANT LAYOUT	LEVEL 03 RISER & PLANT LAYOUT	P01
NDY	NWB-NDY-XX-04-DR-N-5001 - COMBINED SERVICES - LEVEL 04 RISER & PLANT LAYOUT	LEVEL 04 RISER & PLANT LAYOUT	P01
NDY	NWB-NDY-XX-05-DR-N-5001 - COMBINED SERVICES - LEVEL 05 RISER & PLANT LAYOUT	LEVEL 05 RISER & PLANT LAYOUT	P01
NDY	NWB-NDY-XX-06-DR-N-5001 - COMBINED SERVICES - LEVEL 06 RISER & PLANT LAYOUT	LEVEL 06 RISER & PLANT LAYOUT	P01
NDY	NWB-NDY-XX-07-DR-N-5001 - COMBINED SERVICES - LEVEL 07 RISER & PLANT LAYOUT	LEVEL 07 RISER & PLANT LAYOUT	P01
NDY	NWB-NDY-XX-08-DR-N-5001 - COMBINED SERVICES - LEVEL 08 RISER & PLANT LAYOUT	LEVEL 08 RISER & PLANT LAYOUT	P01

NDY	NWB-NDY-XX-LG-DR-N-5001 - COMBINED SERVICES - BASEMENT LEVEL RISER & PLANT LAYOUT	BASEMENT LEVEL RISER & PLANT LAYOUT	P01
NDY	NWB-NDY-XX-RF-DR-N-5001 - COMBINED SERVICES - LEVEL ROOF RISER & PLANT LAYOUT	LEVEL ROOF RISER & PLANT LAYOUT	P01
NDY	NWB-NDY-XX-XX-DR-N-5001 - COMBINED SERVICES – SCHEDULES	COMBINED SERVICES – SCHEDULES	P01
NDY	NWB-NDY-XX-XX-SC-E-6201 - ELECTRICAL SERVICES - OVERVIEW SCHEMATIC	ELECTRICAL SERVICES - OVERVIEW SCHEMATIC	P01
NDY	NWB-NDY-XX-XX-SC-E-6202 - ELECTRICAL SERVICES - LV SCHEMATIC	ELECTRICAL SERVICES - LV SCHEMATIC	P01
NDY	NWB-NDY-XX-XX-SC-E-6203 - ELECTRICAL SERVICES - LIFE SAFETY SCHEMATIC	ELECTRICAL SERVICES - LIFE SAFETY SCHEMATIC	P01
NDY	NWB-NDY-XX-XX-SC-P-5202 - PUBLIC HEALTH SERVICES - ABOVE GROUND FOUL DRAINAGE SYSTEM SCHEMATIC	ABOVE GROUND FOUL DRAINAGE SYSTEM SCHEMATIC	P01
NDY	NWB-NDY-XX-XX-SC-P-5303 - PUBLIC HEALTH SERVICES - DOMESTIC HOT AND COLD WATER SERVICES SCHEMATIC	DOMESTIC HOT AND COLD WATER SERVICES SCHEMATIC	P01
NDY	NWB-NDY-XX-XX-SC-Y-3601 - FIRE PROTECTION SERVICES - SPRINKLER AND DRY MAINS SYSTEM SCHEMATIC	FIRE PROTECTION SERVICES - SPRINKLER AND DRY MAINS SYSTEM SCHEMATIC	P01
NDY	NWB-NDY-XX-XX-SC-Y-3601 - FIRE PROTECTION SERVICES - SPRINKLER AND DRY MAINS SYSTEM SCHEMATIC	FIRE PROTECTION SERVICES - SPRINKLER AND DRY MAINS SYSTEM SCHEMATIC	P01
NDY	NWB-NDY-XX-XX-SC-Y-6701 - FIRE PROTECTION SERVICES - FIRE DETECTION AND ALARM AND EMERGENCY VOICE COMMUNICATIONS SYSTEM SCHEMATIC	FIRE DETECTION AND ALARM AND EMERGENCY VOICE COMMUNICATIONS SYSTEM SCHEMATIC	P01
NDY	NWB-NDY-XX-XX-SC-P-5202 - PUBLIC HEALTH SERVICES - ABOVE GROUND FOUL DRAINAGE SYSTEM SCHEMATIC	ABOVE GROUND FOUL DRAINAGE SYSTEM SCHEMATIC	P01

NDY	NWB-NDY-XX-XX-SC-P-5303 - PUBLIC HEALTH SERVICES - DOMESTIC HOT AND COLD WATER SERVICES SCHEMATIC	DOMESTIC HOT AND COLD WATER SERVICES SCHEMATIC	P01
NDY	Network Building_Stage 2 Draft_Fire Strategy Drawings	Draft_Fire Strategy Drawings	1.0
NDY	NWB-NDY-XX-XX-SC-M-5703 - MECHANICAL SERVICES - ANCILLARY VENTILATION SYSTEM SCHEMATIC	ANCILLARY VENTILATION SYSTEM SCHEMATIC	P01
NDY	NWB-NDY-XX-XX-SC-M-5701 - MECHANICAL SERVICES - OFFICE AND TOILET VENTILATION SYSTEM SCHEMATIC	OFFICE AND TOILET VENTILATION SYSTEM SCHEMATIC	P01
NDY	NWB-NDY-XX-XX-SC-M-5702 - MECHANICAL SERVICES - FIREFIGHTING LOBBY AND STAIR VENTILATION SCHEMATIC	FIREFIGHTING LOBBY AND STAIR VENTILATION SCHEMATIC	P01
NDY	NWB-NDY-XX-XX-SC-M-5704 - MECHANICAL SERVICES - CHILLED WATER SCHEMATIC	MECHANICAL SERVICES - CHILLED WATER SCHEMATIC	P01
NDY	NWB-NDY-XX-XX-SC-M-5705 - MECHANICAL SERVICES - LTHW SCHEMATIC	MECHANICAL SERVICES - LTHW SCHEMATIC	P01
NDY	NWB-NDY-XX-XX-SC-M-5706 - MECHANICAL SERVICES - REFRIGERANT PIPEWORK SCHEMATIC	MECHANICAL SERVICES - REFRIGERANT PIPEWORK SCHEMATIC	P01
NDY	NWB-NDY-XX-XX-SC-P-5201 - PUBLIC HEALTH SERVICES - RAINWATER DRAINAGE SYSTEM SCHEMATIC	RAINWATER DRAINAGE SYSTEM SCHEMATIC	P01
TFT	The Network Building - Energy Statement - Draft	Energy Statement - Draft	1.0
Blackburn	Network Building - Option 3 Hybrid Two Stage	Option 3 Hybrid Two Stage	-

Appendix B – Detailed Cost Plan Build Up

Project: Network Building
 Estimate: Estimate Summary
 Revision: Stage 2

PROJECT SUMMARY



No.	Description	Quantity	Unit	Rate	Amount	Notes
1	Network Building - Draft Stage 2 Cost Plan					
2	Substructure	191,554	ft ²	29	5,607,000	
3	Superstructure	191,554	ft ²	124	23,812,000	
4	Internal finishes	191,554	ft ²	12	2,333,000	
5	Fittings, furnishings and equipment	191,554	ft ²	6	1,139,000	
6	Services	191,554	ft ²	58	11,167,000	
7	Lifts	191,554	ft ²	8	1,520,000	
8	Measured Works Sub Total	191,554	ft²	238	45,578,000	
9	Main Contractor Risk Allowance @ 2.0%	2.0	%	45,578,000	912,000	
10	Main Contractor Preliminaries @ £74,000/week average x 114 weeks + 4 weeks snagging	18.36	%	45,578,000	8,366,000	
11	Main Contractor OH&P @ 4.75%	4.75	%	54,856,000	2,606,000	
12	PCSA Period	23	Weeks	23,000	524,000	
13	Total - Shell & Core	191,554	ft²	303	57,986,000	
14	Cat A Fit Out	191,554	ft ²	36	6,829,000	
15	Total - S&C + Cat A	191,554	ft²	338	64,815,000	
16	Strip Out & Demolition	191,554	ft ²	15	2,960,000	
17	Utilities	191,554	ft ²	4	728,000	
18	External Works	191,554	ft ²	8	1,600,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
19	Total Construction Cost Current Day	191,554	ft ²	366	70,103,000	
20	Construction Contingency @ 3.0%	191,554	ft ²	11	2,103,000	
21	TOTAL OUTTURN COST (Q4 2020)	191,554	ft²	377	72,206,000	
22	Inflation Q4 2020 to Q2 2022 (Demolition only)	191,554	m ²	0	44,000	
23	Inflation Q4 2020 to Q2 2022	191,554	m ²	5	994,000	
24	Inflation Q2 2022 to Q1 2023	191,554	m ²	9	1,813,000	
25	<u>Subtotal of Inflation</u>	191,554	m ²	15	<u>2,851,000</u>	
26	TOTAL OUTTURN COST	191,554	ft²	392	75,057,000	
	TOTAL				75,057,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
2	Substructure					
2.1	<u>Site Preparation</u>	1,925				
2.2	Allowance for site clearance generally; assume 300mm	641	m ³			Included in demolition
2.3	Extra over allowance for disposing of contaminated non-hazardous & Hazardous material	1	item			Included in demolition
2.4	Allowance for backfilling of demolition arisings to existing basement for piling rig	3,695	m ³	45.00	166,000	
2.5	<u>Basement excavation</u>					
2.6	Excavation	6,955	m ³	15.00	104,000	
2.7	Disposal	6,955	m ³	45.00	313,000	
2.8	Extra for disposal of contaminated excavated material - Allow 7.5%	522	m ³	110.00	57,000	
2.9	Allowance for obstructions	1	item	30,000	30,000	
2.10	Allowance for propping; assume one level only	1	item	450,000	450,000	
2.11	Allowance for dewatering	1	item	25,000	25,000	
2.12	<u>Raft Slab</u>	1,926				
2.13	Allowance for excavation/disposal	1,940	m ³	60.00	116,000	
2.14	Extra for disposal of contaminated excavated material - Allow 5%	97	m ³	95.00	9,000	
2.15	Allowance for blinding	1,940	m ²	15.00	29,000	
2.16	Allowance for concrete	1,455	m ³	185.00	269,000	
2.17	Allowance for reinforcement @ 200kg/m3	291	t	1,075	313,000	
2.18	Allowance for formwork (Plain Finish)	195	m ²	67.00	13,000	
2.19	Extra over for sundries (5%)	5	%	595,000	30,000	
2.20	Allowance for waterproofing additive	1,455	m ³	70.00	102,000	
2.21	Allowance for below slab drainage	1,925	m ²	80.00	154,000	
2.22	Allowance for insulation	1,926	m ²	45.00	87,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
2.23	Allowance for screed	1,926	m ²	20.00	39,000	
2.24	Allowance for Lift Pit	8	nr	10,000	80,000	
2.25	Allowance for ground stabilisation	1,925	m ²	40.00	77,000	
2.26	<u>Secant piled wall</u>					
2.27	Allowance for 600m dia, 5.3m deep contiguous piled wall (capping beam and liner wall separate)	195	m	3,202	624,000	
2.28	<u>Allowance for capping beam; assume 1.4m x 1.2m</u>					
2.29	Allowance for concrete	328	m ³	195.00	64,000	
2.30	Allowance for reinforcement @ 225kg/m ³	74	t	1,075	79,000	
2.31	Allowance for formwork	780	m ²	75.00	58,000	
2.32	Allowance for waterproofing additive	328	m ³	70.00	23,000	
2.33	<u>Basement Waterproofing</u>					
2.34	Allowance for RC Liner Wall; 300mm thick	988	m ²			
2.35	Allowance for concrete	310	m ³	190.00	59,000	
2.36	Allowance for reinforcement @ 175kg/m ³	54	t	1,075	58,000	
2.37	Allowance for formwork	1,033	m ²	67.00	69,000	
2.38	Allowance for waterproof layer	1,033	m ²	43.00	44,000	
2.39	Allowance for waterproofing additive	310	m ³	70.00	22,000	
2.40	"Egg crate" drainage layer, attached to secant wall	1,033	m ²	50.00	52,000	
2.41	Delta MS20 cavity drain membrane to floor of ground bearing slabs	1,940	m ²	50.00	97,000	
2.42	Allowance for forming drainage channel	192	m	215.00	41,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
2.43	<u>Core Walls</u>					
2.44	Allowance for concrete; assumed 300mm thick	213	m ³	190.00	40,000	
2.45	Reinforcement (175kg/m3)	37	t	1,075	40,000	
2.46	Allowance for formwork	709	m ²	70.00	50,000	
2.47	Extra over for sundries (5%)	5	%	130,000	6,000	
2.48	<u>Internal RC & Fin Walls</u>					
2.49	Allowance for concrete; 300mm & 500mm thick respectively	24	m ³	190.00	5,000	
2.50	Reinforcement (175kg/m3)	4	t	1,075	5,000	
2.51	Allowance for formwork	142	m ²	70.00	10,000	
2.52	Extra over for sundries (5%)	5	%	20,000	1,000	
2.53	<u>Columns</u>					
2.54	Allowance for concrete	70	m ³	200.00	14,000	
2.55	Allowance for reinforcement @ 200kg/m3	14	t	1,075	15,000	
2.56	Allowance for formwork	347	m ²	70.00	24,000	
2.57	Extra over for sundries (5%)	5	%	53,000	3,000	
2.58	<u>Ground Floor</u>					
2.59	Allowance for insitu reinforced concrete slab; 300mm deep, reinforcement @ 200kg/m3, formwork	1,842				
2.60	Allowance for concrete	553	m ³	190.00	105,000	
2.61	Allowance for reinforcement @ 200kg/m3	111	t	1,075	119,000	
2.62	Allowance for formwork (Plain Finish) to edges and beneath	1,985	m ²	60.00	119,000	
2.63	Surface finish	1,842	m ²	3.00	6,000	
2.64	Allowance for tying in	212	m	150.00	32,000	
2.65	Allowance for forming void to B1 Feature staircase	1	item		In upper floors	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
2.66	Allowance for forming voids to cycle staircase	1	item	10,000	10,000	
2.67	Extra over for sundries (5%)	5	%	391,000	20,000	
2.68	Allowance for forming plant access hatch & soft spot	1	item	15,000	15,000	
2.69	<u>Ground Floor - Cypress Place</u>					
2.70	Allowance for insitu reinforced concrete slab; 300mm deep, reinforcement @ 200kg/m3, formwork	183				
2.71	Allowance for concrete	64	m ³	190.00	12,000	
2.72	Allowance for reinforcement @ 200kg/m3	13	t	1,075	14,000	
2.73	Allowance for formwork (Plain Finish) to edges and beneath	205	m ²	60.00	12,000	
2.74	Surface finish	183	m ²	3.00	1,000	
2.75	Allowance for tying in	61	m	150.00	9,000	
2.76	Compacted general fill down to structural slab/waterproofing - 350mm	183	m ²	75.00	14,000	
2.77	350mm granular material sub base	183	m ²	50.00	9,000	
2.78	80-100mm asphalt base	183	m ²	10.00	2,000	
2.79	60mm asphalt binder	183	m ²	12.00	2,000	
2.80	30mm Asphalt surface course	183	m ²	40.00	7,000	
2.81	Extra over for sundries (5%)	5	%	82,000	4,000	
2.82	<u>Precast beams to L00 slab</u>					
2.83	RC beam 500mm deep	12	m	250.00	3,000	
2.84	RC beam 1000mm deep x 500mm wide	21	m	350.00	7,000	
2.85	<u>Stairs & Ramps</u>					
2.86	New PCC stairs including finishes, handrails and balustrades					Included in superstructure
2.87	Allowance for steps to cycle lift to Whitfield street					Included in superstructure

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No.	Description	Quantity	Unit	Rate	Amount	Notes
2.88	<u>Other Items:</u>					
2.89	Lightning protection	1	item	35,000	35,000	
2.90	Allowance for cleaning down liner wall	1,033	m ²	13.00	13,000	
2.91	Allowance for tower crane base	1	item	60,000	60,000	
2.92	Allowance for attenuation tank	1	item			Removed in lieu of blue roof
2.93	Allowance for co-ordination between concrete and steel contractors	1	item			Included
2.94	Allowance for Subcontractor prelims	22	%	4,596,000	1,011,000	
2.95	Allowance for performance bond	1	item			In subcontractor prelims
2.96	Assumptions					
2.97	Assumes raft slab solution					
2.98	Assumes 300mm thick basement slab with waterproofing additive necessary.					
2.99	Allows secant pile wall to perimeter as per Elliott Wood design information. 600mm dia piles					
2.100	Core walls 300mm thick as per EW information.					
2.101	RC suspended slab for ground floor - 300mm thick. 350mm thick to Cypress place along with additional slab build up as per Elliott Wood specification					
2.102	Exclusions					
2.103	Underpinning to existing walls					
2.104	Large quantities of dewatering as the basement depth has been designed to avoid this in construction					
2.105	Stepping to slabs - designed out.					
	Total				5,607,000	

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Substructure



No.	Description	Quantity	Unit	Rate	Amount	Notes
2.27	Allowance for 600m dia, 5.3m deep contiguous piled wall (capping beam and liner wall separate)					
A	Secant piled wall 5m deep	195	m	3,200.00	624,000	
B	Capping beam	195	m	1,149.48	Included	
C	Liner wall and egg crate layer	195	m	1,216.20	Included	
D	Subcontractor preliminaries	195	m	1,282.91	Included	@ 20%
E	Secant Wall total £/m	195	m	6,848.59	Included	
	Total				624,000	

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Substructure
 Allowance for 600m dia, 5.3m deep contiguous piled wall



No.	Description	Quantity	Unit	Rate	Amount	Notes
B	Capping beam					
	Allowance for concrete	328	m ³	195	64,000	Total included elsewhere in basement build up
	Allowance for reinforcement @ 225kg/m3	74	t	1,075	79,000	Total included elsewhere in basement build up
	Allowance for formwork	780	m ²	75	58,000	Total included elsewhere in basement build up
	Allowance for waterproofing additive	328	m ³	70	23,000	Total included elsewhere in basement build up
	Total				Included	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
3	Superstructure					
3.1	<u>Superstructure</u>					
3.2	Frame	191,554	ft ²	28.00	5,422,000	
3.3	Upper floors	191,554	ft ²	19.00	3,719,000	
3.4	Roof	191,554	ft ²	13.00	2,468,000	
3.5	Stairs and ramps	191,554	ft ²	4.00	742,000	
3.6	External walls & Doors	191,554	ft ²	46.00	8,767,000	
3.7	Internal walls and partitions	191,554	ft ²	8.00	1,618,000	
3.8	Internal doors	191,554	ft ²	6.00	1,076,000	
	Total				23,812,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
3.2	Frame					
A	<u>Columns</u>					
B	Steel Columns	134	t	2,100	281,000	
C	Allowance for connections @ 10%	13	t	2,100	28,000	
D	Intumescent paint to above - 60 minutes	2,325	m ²	40.00	93,000	
E	E/O for decorative finish to intumescent	2,325	m ²	20.00	46,000	
F	<u>Steel Beams</u>	633	t	2,100	1,329,000	
G	E/O for 12mm thick, 450mm wide steel plate welded to underside of steel beam to support CLT Slab	154	t	2,100	323,000	
H	Allowance for connections @ 10%	79	t	2,100	165,000	
I	Allowance for steel beams - Transfer structure	48	t	3,500	168,000	
J	Connections to transfer beams @ 15%	7	t	3,500	25,000	
K	Intumescent paint to above - 60 minutes	12,738	m ²	40.00	510,000	
L	E/O for decorative finish to Intumescent - to web and bottom flange of primary beams and bottom flange of secondary beams only	4,297	m ²	20.00	86,000	
M	<u>Secondary steelwork generally</u>					
N	Allowance for secondary steelwork, based on extra 5kg/m ²	44	t	2,200	98,000	
O	<u>Steelwork - subcontractor prelims</u>					
P	Allowance for subcontractor prelims to steelwork	18	%	3,152,000	567,000	
Q	<u>Core Walls</u>					
R	Reinforced concrete core walls average 250mm thick	4,681				
S	Allowance for Concrete	1,171	m ³	195.00	228,000	
T	Allowance for reinforcement @ 185kg/m ³	217	t	1,075	233,000	
U	Allowance for Formwork	4,681	m ²	80.00	374,000	

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Superstructure



No.	Description	Quantity	Unit	Rate	Amount	Notes
V	General allowance for core embedding plates required to connect concrete basement and core to steel frame	1,940	m ²	50.00	97,000	
W	Sundries	5	%	932,000	47,000	
X	Subcontractor preliminaries to cores	22	%	979,000	215,000	
Y	Allowance for other structures, detailing and other sundries (e.g. lift motor rooms)	1	item	75,000	75,000	
Z	<u>Scaffolding</u>					
AA	Allowance for scaffolding works	191,554	ft ²	1.20	229,000	
AB	<u>Misc. items</u>					
AC	Allowance for couplers and continuity bars	1	item	30,000	30,000	
AD	Allowance for reinforcement detailing	1	item	(Included)	Included	
AE	Allowance for Cat III Checks	1	item	50,000	50,000	
AF	Allowance for works to sprinkler tank	1	item	100,000	100,000	
AG	E/O allowance for secondary steelwork to lifts & stairs	1	item	25,000	25,000	
	Total				5,422,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
3.3	Upper floors					
A	<u>CLT Deck</u>					
B	CLT Deck; 200mm thick; including topping screed	11,469	m ²	160.00	1,835,000	
C	CLT Deck; 140mm thick; including topping screed	954	m ²	150.00	143,000	
D	Visual CLT uplift	12,423	m ²	12.00	149,000	
E	E/O for Class 0 treatment to slabs	12,423	m ²	23.00	286,000	
F	Subcontractor preliminaries to CLT	15	%	2,413,000	362,000	
G	Allowance for Edge protection	1,624	m	75.00	122,000	
H	<u>Allowance for RC Slab to Core Areas; 200mm thick</u>	1,118	m ²	256.00		Breakdown below
I	Allowance for Concrete	224	m ³	185.00	41,000	
J	Allowance for reinforcement @ 175kg/m ³	39	t	1,100	43,000	
K	Allowance for Formwork	1,271	m ²	70.00	89,000	
L	Allowance for edge protection	765	m	75.00	57,000	
M	Allowance for surface finish (power float finish)	1,118	m ²	5.00	6,000	
N	Sundries	2.5	%	236,000	6,000	
O	Subcontractor preliminaries to cores	18	%	242,000	44,000	
P	Allowance for edge of slabs, upstands etc.	1	item	25,000	25,000	
Q	Allowance for plinths and framing to plant areas throughout including basement & L07	1	item	50,000	50,000	
R	Allowance for slab detailing - downstands/cladding interface					Excluded
S	New riser gratings/infills; partial GRP / partial Riser Safe	467	m ²	600.00	280,000	
T	E/O allowance for metalwork to risers e.g. handrail to interior of risers	443	m	150.00	66,000	
U	<u>Misc. Items</u>					

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No.	Description	Quantity	Unit	Rate	Amount	Notes
V	Allowance for thermal breaks between terraces	84	m	250.00	21,000	
W	Allowance for movement joints at terrace interface	84	m	250.00	21,000	
X	Allowance for forming soft spots				Excluded	If void between gridline then no additional cost. If not there will be an additional cost for the tenant
Y	E/O allowance for additional waterproofing to L07 Plant	115	m ²	200.00	23,000	
Z	Allowance for forming void and edge protection feature staircase on ground	1	item	25,000	25,000	
AA	Allowance for decking return visits	1	item	25,000	25,000	
AB	Allowance for stepping in slab				Captured in Cat A Raised Access Floor	
	Total				3,719,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
3.4	Roof					
A	<u>Deck</u>					
B	CLT					
C	CLT Deck; 200mm thick	1,205	m ²	160.00	193,000	
D	CLT Deck; 140mm thick	75	m ²	150.00	11,000	
E	Visual CLT uplift	1,280	m ²	12.00	15,000	
F	E/O for Class 0 treatment to slabs	1,280	m ²	23.00	29,000	
G	Subcontractor preliminaries to CLT	15	%	248,000	37,000	
H	Allowance for Edge protection	321	m	75.00	24,000	
I	Allowance for RC Slab to Core Areas; 250mm thick	290	m ²			
J	Allowance for Concrete	73	m ³	185.00	13,000	
K	Allowance for reinforcement @ 175kg/m ³	13	t	1,100	14,000	
L	Allowance for Formwork	315	m ²	70.00	22,000	
M	Allowance for edge protection	103	m	75.00	8,000	
N	Allowance for surface finish (power float finish)	290	m ²	5.00	1,000	
O	Sundries	2.5	%	58,000	1,000	
P	Subcontractor preliminaries to cores	18	%	59,000	11,000	
Q	Roof perimeter upstand	351	m	100.00	35,000	
R	<u>Structure</u>					
S	Steel Beams	68	t	2,100	143,000	
T	Allowance for connections @ 10%	7	t	2,100	14,000	
U	Intumescent Paint to above	1,088	m ²	40.00	44,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
V	E/O for decorative finish to Intumescent - to web and bottom flange of primary beams and bottom flange of secondary beams only	480	m ²	20.00	10,000	
W	E/O for secondary steelwork to stairs, lifts and risers	1	item	25,000	25,000	
X	Secondary steelwork to PV's	1	item	50,000	50,000	
Y	Subcontractor prelims to steelwork	18	%	286,000	51,000	
Z	Allowance for 400mm x 400mm RC downstand beam to Roof	6	m	350.00	2,000	
AA	<u>Roof coverings / finishes</u>					
AB	New roof covering throughout	1,762	m ²	170.00	300,000	
AC	E/O for vertical waterproofing	132	m ²	150.00	20,000	
AD	Level 08					
AE	Enhanced finish to Level 08 roof terrace; assume recon stone on pedestal	192	m ²	350.00	67,000	
AF	Allowance for paved finish to staircase L08 to roof	27	m ²	200.00	5,000	
AG	Allowance for finish to outer band on L08 visible from B1 space	47	m ²	200.00	9,000	
AH	Allowance for finish to outer band on L08 to plant	99	m ²	150.00	15,000	
AI	Allowance for roof plant access; including raised metal deck, plinths, framing and handrails for access to new plant	639	m ²	250.00	160,000	
AJ	Level 09 / Roof					
AK	Enhanced finish for L09 Terrace roof finish - assume recon stone on pedestal	338	m ²	350.00	118,000	
AL	E/O for curved paved finish	173	m	100.00	17,000	
AM	Allowance for soft landscaping to roof	413	m ²	350.00	145,000	
AN	Additional for finish to perimeter band	131	m ²	350.00	46,000	
AO	Allowance for metal walkway from stair to hard landscaping on terrace	14	m ²	350.00	5,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
AP	Allowance for subcontractor prelims to roof finishes	15	%	907,000	136,000	
AQ	<u>Blue roof</u>					
AR	Allowance for blue roof to L08 plant area; Design by ABG	639	m ²	175.00	112,000	
AS	<u>Handrail / Balustrades</u>					
AT	Balustrade to terrace level 08 (glazed)	59	m	1,500	89,000	
AU	L09 Terrace glazed balustrade	135	m	1,500	202,000	
AV	E/O for curved balustrade	30	m	1,000	30,000	
AW	E/O for L08 gate to beyond plant area	2	Nr	700.00	1,000	
AX	<u>Planting</u>					
AY	Allowance for planting to L08 terrace	1	item	40,000	40,000	
AZ	Allowance for furniture to L08 terrace	1	item	15,000	15,000	
BA	<u>Additional items</u>					
BB	Allowance for roof access; including stairs, ladders etc.					Included in stairs
BC	Allowance for bund for generator	1	item	10,000	10,000	
BD	<u>L09 terrace fit out</u>					
BE	Allowance for planting	1	item			Included in soft landscaping
BF	E/O for glazed roof hatch	1	item	30,000	30,000	
BG	Allowance for furniture to terrace	1	item	25,000	25,000	
BH	Allowance for drainage	752	m ²	40.00	30,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
BI	Allowance for subcontractor prelims to roof	15	%	584,000	88,000	
	Total				2,468,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
3.5	Stairs and ramps					
A	New PCC stairs including finishes, handrails and balustrades	17	floors	26,000	Included	
B	Precast concrete flights - Typical floors	16	floors	10,000	160,000	
C	Precast concrete flights - Basement	1	floors	15,000	15,000	
D	Allowance for balustrade & handrail; painted mild steel & timber handrail	182	m	900.00	164,000	
E	Allowance for handrail only; timber	160	m	450.00	72,000	
F	Allowance for stair nosing	465	m	35.00	16,000	
G	Allowance for finish to treads & risers	369	m	40.00	15,000	
H	Stair core - plasterboard, skim coat plaster and painted finish					Included in wall finishes
I	Stair core - allowance for sealant finish					Included in floor finishes
J	Allowance for painted/sealer soffit to stair core					Included in ceiling finishes
K	Allowance for Staircase from L08 to Roof	1	item	25,000	25,000	
L	Allowance for second staircase, L08 plant to roof	1	item	20,000	20,000	
M	Allowance for plant staircase from L07 - L08	1	item	20,000	20,000	
N	Allowance to steps to ground floor - Cypress place	2	item	5,000	10,000	
O	Stairs and ramps to ground floor areas	1	item	40,000	40,000	
P	Step overs, cat Ladders and access to plant	1	item	10,000	10,000	
Q	Allowance for unspecified stepovers, gantries, roof access, cat ladder and access to plant	1	item	25,000	25,000	
R	Allowance for feature staircase from ground to basement	1	flight	120,000	120,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
S	Allowance for staircase at cycle entrance to Whitfield street down to basement	1	nr	30,000	30,000	
	Total				742,000	

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Superstructure



No.	Description	Quantity	Unit	Rate	Amount	Notes
3.6	External walls & Doors					
A	Ground & Level 01 - Type 1					
B	Allowance for faceted glazing to L00/L01	598	m ²	1,950	1,166,000	
C	Allowance for curved glazing to corners and entrance to L00/L01	142	m ²	3,000	426,000	
D	Allowance for solid facade to L00/L01. Assume pre-cast concrete with reckli mould	191	m ²	1,000	191,000	
E	Allowance for interface detail with Party Walls	119	m	250.00	30,000	
F	Level 02 to 07 - Type 2	3,714	m ²	1,239		Breakdown below
G	Glazed; aluminium DGU's - 2,680 x 1,830mm	1,263	m ²	750.00	947,000	
H	Solid; pre-cast with Reckli mould - 3,200 x 1,350 mm. Assumes same colour & finish throughout.	1,037	m ²	850.00	881,000	
I	Solid; lintel assume 300 x 230 x 300mm	816	m ²	610.00	498,000	
J	Solid; Spandrel panel below glazing; assume 520 x 1,830mm	294	m ²	610.00	179,000	
K	Solid; L07 coping assume 680 x 300 x 300mm	210	m ²	675.00	142,000	
L	Solid; L01 lintel assume 630 x 300 x 300mm	319	m ²	675.00	215,000	
M	L02 - L07 - Courtyard - Glazed; non fire rated	248	m ²	750.00	186,000	
N	L02 - L07 - Courtyard - Solid	248	m ²	800.00	198,000	
O	Allowance for solid facade facing existing buildings above party wall system	184	m ²	1,000	184,000	
P	<u>Openable windows</u>					
Q	E/O Allowance for openable windows L02-L07	120	nr	1,500	180,000	
R	E/O Allowance for openable windows to L01	28	nr	2,500	70,000	
S	<u>L08</u>					
T	Level 08 - Type 3	289	m ²	1,300	376,000	
U	Extra over for curved glazing on Level 08 to 'scoop' incl. sliding doors	121	m ²	900.00	109,000	
V	Blockwork to L08 B1 facing Plant	64	m ²	275.00	18,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
W	Party Wall to existing buildings					
X	Type 05 - Party Wall	846	m ²	400.00	338,000	
Y	Additional facade items					
Z	Feature soffit to entrance, terraces etc.	95	m ²	850.00	81,000	
AA	Louvered vertical plant screen	349	m ²	800.00	279,000	
AB	Allowance for cladding to core on L08; insulated rainscreen panel or similar	212	m ²	350.00	74,000	
AC	Mockups	1	Item	150,000	150,000	
AD	Allowance for facade subcontractor preliminaries	20	%	6,918,000	1,384,000	
AE	<u>External Doors</u>					
AF	Main entrance revolving doors (Howland Street)	2	nr	70,000	140,000	
AG	Allowance for single doors	4	nr	10,000	40,000	
AH	Allowance for double entrance doors (retail unit)	2	nr	15,000	30,000	
AI	Allowance for double entrance doors (office to Whitfield Street)	1	nr	15,000	15,000	
AJ	Allowance for double door to cycle access	1	nr	25,000	25,000	
AK	BOH single doors	4	nr	3,750	15,000	
AL	BOH double doors	5	nr	6,000	30,000	
AM	Allowance terrace doors to L08	4	nr	7,500	30,000	
AN	Allowance for subcontractor preliminaries to external doors	20	%	325,000	65,000	
AO	<u>Facade Access</u>					
AP	New BMU unit & track to roof	1	nr		Excluded	
AQ	Mansafe and demountable balustrade	1	nr	75,000	75,000	
AR	<u>Additional items</u>					

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No.	Description	Quantity	Unit	Rate	Amount	Notes
AS	Allowance for protection of works until PC	1	item		Included	
AT	Façade / steel coordination and remedial works to fire protection of connections to steelwork	1	item		Included	
AU	Allowance for remote inspections via drone	1	item		Included	
AV	<u>Notes</u>					
AW	Facade area excluding protrusions	6,151	m ²			
	Total				8,767,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
3.7	Internal walls and partitions					
A	Allowance for blockwork walls incl. openings, windposts etc. to basement and risers	1,044	m ²	170.00	177,000	
B	Ditto above; between reception, B1/A3 units & BOH on ground	444	m ²	170.00	75,000	
C	Allowance for plasterboard partitions; forming new internal walls to core areas; varying fire rating, acoustic rating etc.	1,880	m ²	130.00	244,000	
D	Allowance for cubicle system for WC's	1,086	m ²	400.00	434,000	
E	Allowance for glazed balustrade to void edge at ground floor B1 office	14	m	1,400	20,000	
F	Allowance for fire rated curved glazing to L01 void overlooking reception	86	m ²	3,000	258,000	
G	Allowance for internal walls to cycle storage changing facilities; assumed part blockwork/part plasterboard partition	735	m ²	150.00	110,000	
H	Allowance for glazed walls to stair core entrance at ground floor only	1	item	30,000	30,000	
I	Allowance for subcontractor preliminaries @ 15%	15	%	1,348,000	202,000	
J	E/O Uplift for WC Fit Out Elements @ 7.5%	7.5	%	434,000	33,000	
K	<u>Additional Items</u>					
L	Allowance for Builderswork interface with MEP	1	item	0.00	In BWIC	
M	Allowance for acoustic insulation to plant rooms facing B1 in Basement, ground & L07	1	item	25,000	25,000	
N	Allowance for blind box to B1 areas	695	m	15.00	10,000	
	Total				1,618,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
3.8	Internal doors					
A	Allowance for metal doors to basement plant areas	4	nr	4,000	16,000	
B	Allowance for metal doors to basement	16	nr	4,000	64,000	
C	Allowance for glazed core doors to stair cores; ground level	2	nr	7,500	15,000	
D	Allowance for glazed core doors to stair cores	18	nr	3,500	63,000	
E	Allowance for timber doors from core lobby into superloo lobby & cleaners room	36	nr	3,500	126,000	
F	Allowance for glazed doors from reception into core lobby at ground floor; on hold opens.	2	nr	7,500	15,000	
G	Allowance for riser doors; mixture of single and double	180	nr	1,200	216,000	
H	Allowance for WC cubicle doors (Including disabled WC's)	113	nr	1,100	124,000	
I	Allowance for partially glazed doors from core lobby onto office floorplate	35	nr	5,000	175,000	
J	Allowance for timber doors to cycle shower room	28	nr	1,200	34,000	Access to shower cubicle captured within FF&E
K	Allowance for smoke curtains	10	Nr	5,000	50,000	
L	Doors to access A1 and B1 through reception	2	nr	15,000	30,000	
M	Allowance for subcontractor preliminaries @ 15%	15	%	928,000	139,000	
N	E/O Uplift for WC Fit Out Elements @ 7.5%	7.5	%	124,000	9,000	
	Total				1,076,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
4	Internal finishes					
4.1	<u>Internal Finishes</u>					
4.2	Wall Finishes	191,554	ft ²	6.00	1,059,000	
4.3	Floor Finishes	191,554	ft ²	5.00	923,000	
4.4	Ceiling Finishes	191,554	ft ²	2.00	351,000	
	Total				2,333,000	

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Internal finishes



No.	Description	Quantity	Unit	Rate	Amount	Notes
4.2	Wall Finishes					
A	<u>Wall Finishes</u>					
B	Allowance for new finishes to WCs - assumed ceramic tiled finish; 1.5m high	518	m ²	180.00	93,000	
C	Allowance for paint finish to WCs	923	m ²	12.00	11,000	
D	Allowance for finish to WC cubicle walls	2,179	m ²		(Included)	
E	IPS system to rear of the cubicle	589	m ²	250.00	147,000	
F	Allowance for new finishes to circulation and core areas - assume dryline and painted finish	2,250	m ²	50.00	112,000	
G	Allowance for enhanced finish to core area on ground	178	m ²	150.00	27,000	
H	Stair core - plasterboard, skim coat plaster and painted finish	1,305	m ²	50.00	65,000	
I	Reception - Allowance for high grade finish to feature walls	187	m ²	400.00	75,000	
J	Office				Cat A	
K	Dry line and paint to core - facing B1	2,352	m ²	50.00	118,000	
L	Retail				By tenant	
M	Cycle storage - allowance for protective wall finish up to 3m high	246	m ²	60.00	15,000	
N	Cycle storage - allowance for painted blockwork above 3m high	421	m ²	12.00	5,000	
O	Plant - allowance for painted blockwork	1,639	m ²	12.00	20,000	
P	Staff room - Allowance for skim coat plaster and painted finish	111	m ²	45.00	5,000	
Q	Dito to BOH areas on ground floor	624	m ²	45.00	28,000	
R	Wall finish to cycle storage shower	1,470	m ²	65.00	96,000	
S	Enhanced finish to ground floor walls dividing units - reception, B1 and retail	310	m ²	45.00	14,000	
T	Corner protection - generally	1	item	25,000	25,000	BOH / plant
U	Extra over Allowance Lift architrave	45	nr	800.00	36,000	
V	Allowance for paint finish to internal face of solid facade panels facing B1 areas - assume paint finish	1,037	m ²	12.00	12,000	
W	Allowance for subcontractor preliminaries @ 15%	15	%	904,000	136,000	
X	E/O Uplift for WC Fit Out Elements @ 7.5%	7.5	%	251,000	19,000	

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Internal finishes



No.	Description	Quantity	Unit	Rate	Amount	Notes
		Total			1,059,000	

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Internal finishes



No.	Description	Quantity	Unit	Rate	Amount	Notes
4.3	Floor Finishes					
A	<u>Floor Finishes</u>					
B	Allowance for raised access floor to all landlord areas; assumed calcium sulphate core tiles to reception, lobbies and WC's	1,354	m ²	120.00	162,000	
C	Allowance for ceramic tiling to WC's; assumed PC rate of £100/m ²	590	m ²	200.00	118,000	
D	Ditto above; to core and circulation areas	439	m ²	200.00	88,000	
E	Stair core - allowance for sealant finish	587	m ²	30.00	18,000	
F	Allowance for high grade finish to reception; e.g. timber or stone	325	m ²	375.00	122,000	
G	Allowance for carpet tiles; to staff room	30	m ²	30.00	1,000	
H	Office - allowance for dust sealant to slabs	12,293	m ²	2.00	25,000	
I	Retail - Allowance for dust sealant to slabs	458	m ²	2.00	1,000	
J	Cycle storage - allowance for screed and tiled finish to changing areas	301	m ²	160.00	48,000	
K	Cycle storage - allowance for epoxy floor paint	297	m ²	70.00	21,000	
L	Allowance for floor paint; to plant areas and L08 corridor	919	m ²	38.00	35,000	
M	Ditto above; or similar to 'BOH' area at ground floor	201	m ²	40.00	8,000	
N	Allowance for skirting to tiled areas	1,212	m	70.00	85,000	
O	Allowance for MDF skirting	1,549	m	20.00	31,000	
P	Threshold detail	212	m	50.00	11,000	
Q	Allowance for mattwells	1	item	10,000	10,000	
R	Allowance for subcontractor preliminaries @ 15%	15	%	784,000	118,000	
S	E/O Uplift for WC Fit Out Elements @ 7.5%	7.5	%	280,000	21,000	
	Total				923,000	

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Internal finishes



No.	Description	Quantity	Unit	Rate	Amount	Notes
4.4	Ceiling Finishes					
A	<u>Ceiling Finishes</u>					
B	Allowance for moisture resistant plasterboard suspended ceiling incl. access panels; to WC's	590	m ²	120.00	71,000	
C	Ditto above; to circulation and core areas	455	m ²	120.00	55,000	
D	Allowance for enhanced ceiling finish to core on ground	44	m ²	350.00	15,000	
E	Allowance for painted/sealer soffit to stair core	587	m ²	20.00	12,000	
F	Reception - Allowance for high grade finish to feature ceiling	265	m ²	350.00	93,000	
G	Allowance for staff room finishes	30	m ²	70.00	2,000	
H	Office	12,293	m ²			Cat A
I	Retail	458	m ²			Tenant
J	Cycle storage and showers - allowance for moisture resistant suspended ceiling with plasterboard	301	m ²	120.00	36,000	
K	Plant and cycle storage - allowance for sealant to soffit	1,216	m ²	12.00	15,000	
L	BOH - allowance for sealant to soffit	201	m ²	12.00	2,000	
M	Allowance for subcontractor preliminaries @ 15%	15	%	301,000	45,000	
N	E/O Uplift for WC Fit Out Elements @ 7.5%	7.5	%	71,000	5,000	
	Total				351,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
5	Fittings, furnishings and equipment					
5.1	Fittings, Furnishings & Equipment					
5.2	Reception Desk	1	item	65,000	65,000	
5.3	Reception furniture	1	item	25,000	25,000	
5.4	Wayfinding and feature signage	1	Item	75,000	75,000	
5.5	Statutory signage	17,796	m ²	2.00	27,000	
5.6	<u>WC's</u>					
5.7	FF&E to superloos	103	nr	4,858	500,000	
5.8	Disabled WC's; as above + AWC pack	10	nr	7,358	74,000	
5.9	WC's to core areas - superloos inclusive of FF&E	103	nr	31,233	Total superloo cost calculation	
5.10	Cleaners cupboard - allowance for sink and fittings	18	nr	1,500	27,000	
5.11	General allowance for fit out to other areas including post room, seating and appliances to refuse, plant and BOH areas.	1	Item	25,000	25,000	
5.12	<u>Cycle storage</u>					
5.13	Allowance for cycle storage showers	28	nr	1,900	53,000	
5.14	Allowance for lockers to cycle storage	274	nr	250.00	68,000	Qnt provided by Piercy
5.15	Allowance for bike lockers to cycle storage	33	nr	400.00	13,000	Qnt provided by Piercy
5.16	2 tier bike rack - single sided access	93	nr	500.00	46,000	Qnt provided by Piercy
5.17	2 tier bike rack - double sided access	35	nr	675.00	24,000	Qnt provided by Piercy
5.18	Allowance for adaptable bike bays	14	nr	300.00	4,000	Qnt provided by Piercy
5.19	Allowance for benches to changing room	37	m	300.00	11,000	
5.20	Allowance for superloo to cycle storage facility	1	item		Included in design	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
5.21	Allowance for communal mirror, vanity unit, etc.	1	item	20,000	20,000	
5.22	Allowance for turnstiles to reception	1	item	50,000	50,000	
5.23	<u>B1 Items</u>					
5.24	Allowance for seat to L01 over retail signage - currently no detail provided	51	m	630.00	32,000	
	Total				1,139,000	

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Fittings, furnishings and equipment



No.	Description	Quantity	Unit	Rate	Amount	Notes
5.4	Wayfinding and feature signage					
A	Signage					
B	Allowance for signage to reception area	1	item	15,000	15,000	
C	Allowance for signage to retail space	1	item	10,000	10,000	
D	Signage to core areas including WC's and B1 space	8	floors	1,200	9,600	
E	Allowance for signage to cycle storage area	1	item	7,500	7,500	
F	Allowance for signage to plant areas	1	item	7,500	7,500	
G	Allowance for safety notices to terrace / roof	1	item	7,500	7,500	
H	Allowance for fire escape / safety signage	1	item	10,000	10,000	Fire signage captured separately to core areas
I	Allowance for additional wayfinding and feature signage throughout	1	item	7,000	7,000	
	Total				75,000	

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Fittings, furnishings and equipment
 Wayfinding and feature signage



No.	Description	Quantity	Unit	Rate	Amount	Notes
D	Signage to core areas including WC's and B1 space					
	Signage to WC's	20	nr	100	2,000	
	Signage to office meeting rooms etc.	8	floors	200	1,600	
	Signage to lifts	8	floors	250	2,000	
	Signage to fire escapes	8	floors	500	4,000	
	Total				9,600	

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Fittings, furnishings and equipment



No.	Description	Quantity	Unit	Rate	Amount	Notes
5.9	WC's to core areas - superloos inclusive of FF&E					
A	Add					
B	Internal walls - between cubicles	1	item	434,000	434,000	
C	Internal walls - enclosing cubicles	1,420	m2	180.00	256,000	
D	Internal doors	1	item	124,000	124,000	
E	Finishes:					
F	<u>Wall finishes</u>					
G	IPS panel	1	item	147,000	147,000	
H	Ceramic wall finish to WCs	1	item	93,000	93,000	
I	Paint wall finish	1	item	11,000	11,000	
J	<u>Floor finishes</u>					
K	Allowance for raised access floor to all landlord area; assumed calcium sulphate core tiles to reception, lobbies and WC's	590	m2	120.00	71,000	
L	Allowance for ceramic tiling to WC's; assumed PC rate of £80/m2	590	m2	200.00	118,000	
M	<u>Ceiling finishes</u>	590	m2	120.00	71,000	
N						
O	Sub-contractor prelims to internal walls, doors and finishes	23	%	1,325,000	298,000	
P	FF&E to superloos	103	nr	4,854.37	500,000	
Q	Services	1	item	570,000	570,000	
R	Subtotal	103	nr	26,145.63	2,693,000	
S	Main contractor prelims	11.0	%	2,693,000	296,000	
T	Risk	2	%	2,989,000	60,000	

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Fittings, furnishings and equipment



No.	Description	Quantity	Unit	Rate	Amount	Notes
U	OH&P	5.5	%	3,049,000	168,000	
V	Total	103	nr	31,233.01	3,217,000	
	Total				cost	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
6	Services					
6.1	Sanitary ware	191,554	ft²	1.94	372,000	
6.2	Services Equipment	191,554	ft²	0.00	Excluded	
6.3	Disposal Installations	191,554	ft²	2.54	486,000	
6.4	Water Installations	191,554	ft²	4.00	767,000	
6.5	Heat Source	191,554	ft²		Excluded	
6.6	Space Heating & Air Treatment	191,554	ft²	13.49	2,584,000	
6.7	Ventilation Systems	191,554	ft²	6.03	1,156,000	
6.8	Electrical Installations	191,554	ft²	13.08	2,505,000	
6.9	Gas Installation	191,554	ft²		Excluded	
6.10	Protective Installations	191,554	ft²	2.92	560,000	
6.11	Communications	191,554	ft²	6.71	1,286,000	
6.12	Special Installations	191,554	ft²	3.85	738,000	
6.13	BWIC & Fire Stopping	191,554	ft²	1.64	313,000	
6.14	BREEAM/LEED Allowance	1	item	400,000	400,000	
6.15	ASHP Uplift				Included	
6.16	SMART Buildings enhancements				Included	
6.17	L08 NIA gain				Included	
6.18	Allowance for kitchen extract risers				Included	
6.19	BMS analytical package				Included	
6.20	VRF cooling to entrance				Included	
6.21	Allowance for PIR taps				Included	
6.22	Security/CCTV Uplift				Included	
	Total				11,167,000	

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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
6.1	Sanitary ware					
A	Sanitaryware					
B	WC's	103	nr	600.00	61,800	
C	WHB's	103	nr	700.00	72,100	
D	Urinals		nr		Excluded	
E	Disabled WC Suite	11	nr	1,500	16,500	
F	Showers	26	nr	1,700	44,200	
G	Disabled Shower	1	nr	2,500	2,500	
H	Cleaner's Sink	19	nr	650.00	12,350	
I	Installation	274	nr	100.00	28,000	
J	Extra over for PIR taps and WC flush	228	nr	400.00	91,200	
K	Hand Dryers to WC's				Excluded	
L	Preliminaries	13	%	328,650	43,000	
	Total				372,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
6.3	Disposal Installations					
A	Disposal Installations					
B	Rainwater disposal	1	item	90,000	90,000	
C	Soil waste & vent to sanitary appliances	274	nr	650.00	178,000	
D	Pumped drainage to basement	1	item	40,000	40,000	
E	Plantroom drainage (above ground)	1	item	10,000	10,000	
F	Soil waste & vent stacks to kitchenette (4nr risers)	1	item	32,000	32,000	
G	Soil waste & vent to retail	2	nr	5,000	10,000	
H	Condensate drainage	1	item	36,000	36,000	
I	Fire fighting lift lobby drainage		nr		Excluded	
J	Rainwater harvesting tank/filtration		item		Excluded	
K	Grey water		item		Excluded	
L	Attenuation tanks				Excluded	
M	Testing & Commissioning	3	%	396,000	12,000	
N	Preliminaries	13	%	408,000	53,000	
O	Allowance for irrigation to roof terrace	1	item	25,000	25,000	
P	Subtotal	191,554	ft ²	2.54	Included	
	Total				486,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
6.4	Water Installations					
A	Water Installations					
B	Incoming MCWS	1	item	15,000	15,000	
C	Cold water supply to sprinkler tank	1	item	5,000	5,000	
D	CWS Tank, 25m3	1	item	18,000	18,000	
E	Packaged booster set; 3nr pumps	1	item	25,000	25,000	
F	Magnetic water conditioner	1	nr	10,000	10,000	
G	UV water treatment	1	item	25,000	25,000	
H	Chlorine dosing		item		Excluded	
I	Water meter, pulsed output	1	nr	2,500	2,000	
J	CWS serving sanitary appliance	293	nr	600.00	176,000	
K	Motorised shut-off valves serving toilets	22	nr	1,000	22,000	
L	Grey water recycled distribution				Excluded	
M	Rainwater recycled distribution				Excluded	
N	HWS serving sanitary appliance	160	nr	600.00	96,000	
O	ASHP for DHW generation, 3 x 30kW	1	item	59,000	59,000	
P	DHW pumps, pressurisation units, ancillary plant	1	item	25,000	25,000	
Q	4 x 1000L hot water storage tanks	1	item	20,000	20,000	
R	DHW primary distribution	1	item	20,000	20,000	
S	Water treatment to DHW	1	item	10,000	10,000	
T	Softened water		item		Excluded	
U	Local electric hot water heaters to WC's	1	item	57,000	57,000	
V	Misc water points	1	item	10,000	10,000	
W	CAT 5 to roof area	1	item	10,000	10,000	
X	CAT 5 to plant	1	item	10,000	10,000	
Y	Water riser to kitchenettes	1	item	16,000	16,000	
Z	Water supplies to retail	2	nr	7,500	15,000	

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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
AA	Trace heating to HWS	1	item	13,000	13,000	
AB	Testing & Commissioning	3	%	659,000	20,000	
AC	Preliminaries	13	%	679,000	88,000	
AD	Subtotal	191,554	ft ²	4.00	Included	
	Total				767,000	

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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
6.6	Space Heating & Air Treatment					
A	Space Heating & Air Treatment					
B	Air source heat pump, 4-pipe, 2 x 650Kw	1	item	455,000	455,000	
C	CHW distribution including pumps, PU, pipework, insulation, valves and fittings	1	item	338,000	338,000	
D	LTHW distribution including pumps, pipework, insulation, valves and fittings	1	item	338,000	338,000	
E	AHU's serving office floors, including thermal wheel, 23m3/s	1	item	230,000	230,000	Basement location
F	Humidifiers to AHU's				Excluded	
G	Attenuators to AHU	1	item	10,000	10,000	
H	Intake/Exhaust				Included	
I	Basement intake (fire rated) and exhaust ductwork connections to shafts	1	nr	230,000	230,000	
J	Ductwork distribution serving office floors	1	item	320,000	320,000	
K	Air conditioning (VRF) to entrance area including ductwork and grilles	1	item	106,000	106,000	
L	Heating to stairs & circulation	1	item	24,000	24,000	
M	Trench heating to entrance	1	item	15,000	15,000	
N	Supplemental cooling systems (DX type) to BM office, mail room and security room	1	item	22,000	22,000	
O	Cooling to MER	1	nr	15,000	15,000	No cooling to TIR rooms
P	Water treatment	1	item	30,000	30,000	
Q	Lift lobby cooling		nr		Excluded	
R	Metering to LPHW/CHW	36	nr	2,000	72,000	
S	CHW/LTHW connections to toilet AHU's	1	item	15,000	15,000	
T	Testing & Commissioning	3	%	2,220,000	67,000	
U	Preliminaries	13	%	2,287,000	297,000	
V	Subtotal	191,554	ft ²	13.49	Included	

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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
	Total				2,584,000	

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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
6.7	Ventilation Systems					
A	Ventilating systems					
B	Toilet extract vent	1	item	136,000	136,000	
C	Extra over for toilet supply and extract ventilation to WC cubicles	1	item	105,000	105,000	
D	AHU's serving WC's, with heat recovery PHX, 2 x 3m3/s	1	item	60,000	60,000	
E	Attenuators to AHU	1	item	10,000	10,000	
F	Intake/Exhaust	1	item	14,000	14,000	
G	AHU's serving BoH, with heat recovery PHX, 2 x 3.5m3/s	1	item	70,000	70,000	
H	Attenuators to AHU	1	item	10,000	10,000	
I	Intake/Exhaust				Included	
J	Basement supply & extract ventilation incl smoke extract	1	item	286,000	286,000	
K	Ventilation to diesel pump room	1	item	20,000	20,000	
L	Plantroom ventilation, above ground	1	item	15,000	15,000	
M	Refuse store ventilation	1	item	5,000	5,000	
N	Loading bay vent		item		Excluded	
O	Fire fighting lobby vent, mechanically assisted Colt type system	9	nr	7,500	68,000	
P	Extra over for 2hr fire rated extract riser ductwork for the above	1	item	42,000	42,000	
Q	AoV to stair cores	1	nr	7,500	8,000	
R	Stair pressurisation				Excluded	
S	Mechanical Smoke vent to office floors				Excluded	
T	Kitchen extract riser, 2hr, extended to retail tenant demise and future EF location	1	item	144,000	144,000	
U	Testing & Commissioning	3	%	993,000	30,000	
V	Preliminaries	13	%	1,023,000	133,000	
W	Subtotal	191,554	ft ²	6.00	Included	
	Total				1,156,000	

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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
6.8	Electrical Installations					
A	Electrical Installations					
B	LV Distribution including switchgear, cable, rising bus-bars, etc	1	item	783,000	783,000	
C	Life safety generator, 250kVA	1	item	75,000	75,000	
D	EO Acoustic enclosure	1	item	25,000	25,000	
E	Fuel system	1	item	50,000	50,000	
F	Power to mechanical services	1	item	107,000	107,000	
G	Power to lifts	11	nr	2,500	27,500	
H	Power to retail	2	nr	5,000	10,000	
I	Shell & core lighting - Landlords BoH	1	item	167,000	167,000	
J	Shell & core lighting - WC's	1	item	176,000	176,000	
K	Shell & core lighting - Core circulation	1	item	43,000	43,000	
L	Lighting Control System	1	item	76,000	76,000	
M	Specialist lighting to reception	1	item	80,000	80,000	
N	Feature External lighting	1	item	30,000	30,000	Building façade lighting, step, pavement lighting
O	Small Power Installations (Landlord's)	1	item	160,000	160,000	
P	Containment for security/CCTV/FA/Comms	1	item	90,000	90,000	
Q	LV containment	1	item	90,000	90,000	
R	Roof lighting for plant access	1	item	25,000	25,000	
S	Earthing & Bonding	1	item	53,000	53,000	
T	Lightning protection	1	item	36,000	36,000	
U	Testing & Commissioning	3	%	2,103,500	63,000	
V	Preliminaries	13	%	2,166,500	282,000	
W	Allowance for lighting to roof terrace	752	m ²	75.00	56,000	
X	Subtotal	191,554	ft ²	13.00	Included	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
	Total				2,505,000	

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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
6.10	Protective Installations					
A	Protective Installations					
B	Dry risers	1	item	28,000.00	28,000	
C	Sprinkler installation	1	item	409,000	409,000	
D	Extra over for standby diesel sprinkler pump including associated flue and fuel connection	1	item	30,000	30,000	
E	Gas extinguishing to MER				Excluded	
F	Sprinkler connection to retail	2	nr	7,500	15,000	
G	Testing & Commissioning	3	%	482,000	14,000	
H	Preliminaries	13	%	496,000	64,000	
I	Subtotal	191,554	ft ²	2.92	Included	
	Total				560,000	

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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
6.11	Communications					
A	Communications Installation					
B	Fire detection and alarm system	1	item	249,000	249,000	
C	Extra over for smoke detectors and beacons to individual WC cubicles	1	item	46,000.00	46,000	
D	Extra over for sub fire indicator panels within life safety risers	5	nr	2,000	10,000	
E	Multipoint Aspiration Detection System to top of lift shafts	1	item	10,000	10,000	
F	Fire alarm interface to retail	2	nr	2,500	5,000	
G	Mechanical smoke vent damper controls	1	item	36,000	36,000	
H	Integrated Communications Network (ICN), Cisco Meraki active network equipment and firewall	1	item	267,000	267,000	
I	WiFi to communal and landlord areas	1	item	89,000	89,000	
J	Satellite / TV aerial system				Excluded	Space only provided
K	Digital mobile radio system/ Distributed Antenna System - survey cost only	1	item	5,000	5,000	
L	Security/CCTV Installation	1	item	320,000	320,000	
M	Turnstiles				Elsewhere	
N	Disabled alarm	12	nr	1,000	12,000	
O	Disabled refuge alarm	22	nr	1,250	27,500	
P	Induction loop to reception	1	nr	2,500	2,500	
Q	Video intercom	4	nr	6,500	26,000	
R	Testing & Commissioning	3	%	1,105,000	33,000	
S	Preliminaries	13	%	1,138,000	148,000	
T	Subtotal	191,554	ft ²	6.71	Included	
	Total				1,286,000	

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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
6.12	Special Installations					
A	Special Installations					
B	BMS	1	item	498,000	498,000	
C	EMS	1	item	36,000	36,000	
D	BMS analytical package	1	item	20,000	20,000	
E	PV array, 12 x 325Wp (from TFT Energy Statement Report)	1	item	10,000	10,000	
F	Occupancy monitoring to main building entrance/exit and L8 communal terrace	1	item	15,000	15,000	
G	Control System (open protocol, security, naming and labeling)	1	item	20,000	20,000	
H	Requirement for Single Pane of Glass (HTML 5 interface, alarms email notifications, open connectivity), allowance only for MEP sub-contractor scope	1	item	25,000	25,000	
I	One Card Entry System (visitor QR code, access cards to be able to work on future smart lockers if implemented), allowance only	1	item	10,000	10,000	
J	Commissioning management				Excluded	
K	Testing & Commissioning	3	%	634,000	19,000	
L	Preliminaries	13	%	653,000	85,000	
M	Subtotal	191,554	ft ²	3.85	Included	
	Total				738,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
6.14	BREEAM/LEED Allowance					
A	BREEAM/LEED					
B	Increase in MEP preliminaries/ testing/commissioning allowance to comply generally with BREEAM Outstanding/LEED Gold requirement	1	item	75,000	75,000	
C	BREEAM Ene - Allowance for Net Zero (in addition to air source heat pumps) to achieve target score e.g. heat recovery units, etc.	1	item	50,000	50,000	
D	BREEAM Wat - Allowance for greywater recycling to achieve target score	1	item	95,000	95,000	
E	BREEAM Pol 01.1 - Low refrigerants may restrict equipment options or may increase capacity requirement	1	item	50,000	50,000	
F	Potential increase in area of PV panels to achieve target score, say additional 100m ²	1	item	100,000	100,000	
G	LEED EQ1 - Replace all filtration media before occupancy	1	item	30,000	30,000	
	Total				400,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
7	Lifts					
7.1	New passenger lifts, 1275kg, 1.6m/s	4	nr	195,000	780,000	
7.2	New passenger & fire fighting lift - 1275kg, 1.6m/s	1	nr	210,000	210,000	
7.3	New passenger/goods lift , 2000kg, 1.0m/s	1	nr	200,000	200,000	
7.4	New passenger cycle lift, 1500kg, 1.0m/s	1	nr	95,000	95,000	
7.5	Scissor hoist, 2500kg	2	nr	50,000	100,000	
7.6	Platform lift - L08 to roof	1	nr	30,000	30,000	
7.7	DDA lifting platform	1	nr	30,000	30,000	
7.8	Allowance for lift enhanced finishes	1	item	55,000	55,000	
7.9	Allowance for builderswork concrete package interface	1	item	20,000	20,000	
	Total				1,520,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
14	Cat A Fit Out					
14.1	<u>Cat A fit out breakdown</u>					
14.2	Wall finishes	132,322	ft ²	0.00	Incl.	Incl. in S&C Wall Finishes
14.3	Floor finishes	132,322	ft ²	5.98	791,000	Raised access floor
14.4	Ceiling finishes	132,322	ft ²		Excluded	Visual grade CLT incl. in S&C
14.5	FF&E	132,322	ft ²	0.73	96,000	
14.6	MEP	132,322	ft ²	40.39	5,344,000	
14.7	BWIC	132,322	ft ²	1.21	160,000	
14.8	Sub-Total	132,322	ft ²	48.30	6,391,000	
14.9	MC Preliminaries				Incl.	
14.10	MC Risk	2.0	%	6,391,000	128,000	
14.11	MC OH&P	4.75	%	6,519,000	310,000	
14.12	Total	132,322	ft ²	51.61	6,829,000	
	Total				6,829,000	

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Cat A Fit Out



No.	Description	Quantity	Unit	Rate	Amount	Notes
14.3	Floor finishes					
A	<u>Floor finishes</u>					
B	Allowance for new raised access floor including sealer	12,293	m ²	56.00	688,000	
C	Allowance for subcontractor prelims	15	%	688,000	103,000	
	Total				791,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
14.5	FF&E					
A	FFE					
B	Allowance for blind box	695	m	15.00	In internal walls	
C	Allowance for blinds in B1 to glazing	1,914	m ²	50.00	96,000	
	Total				96,000	

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Cat A Fit Out



No.	Description	Quantity	Unit	Rate	Amount	Notes
14.6	MEP					
A	Space Heating & Air Treatment	132,322	ft ²	18.60	2,461,000	
B	Electrical Installations	132,322	ft ²	14.67	1,941,000	
C	Protective installations	132,322	ft ²	2.16	286,000	
D	Communications Installation	132,322	ft ²	2.36	312,000	
E	Special Installations	132,322	ft ²	2.60	344,000	
	Total				5,344,000	

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Cat A Fit Out
 MEP



No.	Description	Quantity	Unit	Rate	Amount	Notes
A	Space Heating & Air Treatment					
	Condensate drainage	1	item	111,000	111,000	
	4 pipe FCU	1	item	369,000	369,000	
	LPHW distribution	1	item	369,000	369,000	
	CHW distribution	1	item	455,000	455,000	
	Insulation	1	item	123,000	123,000	
	Ductwork distribution	1	item	504,000	504,000	
	Grilles/diffusers	1	item	184,000	184,000	
	Testing & Commissioning	3	%	2,115,000	63,000	
	Preliminaries	13	%	2,178,000	283,000	
	Total				2,461,000	

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Cat A Fit Out
 MEP



No.	Description	Quantity	Unit	Rate	Amount	Notes
B	Electrical Installations					
	Distribution boards with AFDD devices, inc tap-off	1	item	108,000	108,000	
	Lighting Installation	1	item	246,000	246,000	
	Luminaires; LED	1	item	921,000	921,000	
	Lighting control	1	item	184,000	184,000	
	Allowance for BMS/FA/Comms containment	1	item	123,000	123,000	
	Power to mechanical services	1	item	61,000	61,000	
	Earthing & bonding	1	item	25,000	25,000	
	Floor boxes		item		Excluded	
	Testing & Commissioning	3	%	1,668,000	50,000	
	Preliminaries	13	%	1,718,000	223,000	
	Total				1,941,000	

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Cat A Fit Out
 MEP



No.	Description	Quantity	Unit	Rate	Amount	Notes
C	Protective installations					
	Protective installations					
	Sprinkler installation	1	item	246,000	246,000	
	Testing & Commissioning	3	%	246,000	7,000	
	Preliminaries	13	%	253,000	33,000	
	Total				286,000	

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Cat A Fit Out
 MEP



No.	Description	Quantity	Unit	Rate	Amount	Notes
D	Communications Installation					
	Communications Installation					
	Fire alarm installation	1	item	148,000	148,000	
	Vesda void detection to L8 and west offices on L1 to L7	1	item	120,000	120,000	
	Testing & Commissioning	3	%	268,000	8,000	
	Preliminaries	13	%	276,000	36,000	
	Total				312,000	

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Cat A Fit Out
 MEP



No.	Description	Quantity	Unit	Rate	Amount	Notes
E	Special Installations					
	Special Installations					
	BMS control of FCU's	1	item	295,000	295,000	
	Testing & Commissioning	3	%	295,000	9,000	
	Preliminaries	13	%	304,000	40,000	
	Total				344,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
16	Strip Out & Demolition					
16.1	Demolitions	98,000	ft ²	30.00	2,960,000	Demo has been market tested
	Total				2,960,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
17	Utilities					
17.1	Stage 2					
17.2	Electric					
17.3	UKPN - Budget Estimate (8500149757 / QID 3000028410)	2	item	140,000	280,000	
17.4	Water					
17.5	Service not exceeding 90mm dia PE barrier taken from existing water infrastructure in highway o/s development. Includes service lateral not exceeding 20m between highway and development. Includes for double check valve and meter	1	item	26,000	26,000	
17.6	Allowance for water and foul infrastructure charges	1	item	40,000	40,000	
17.7	Drainage (Foul)					
17.8	Service not exceeding 300mm dia Concrete Pipe taken from existing drainage infrastructure in highway o/s development. Includes service lateral not exceeding 20m between highway and development. Includes for concrete service/inspection chamber in in footpath and in the carriageway. Depth at connection not exceeding 3.5m	1	item	50,000	50,000	
17.9	Drainage (Storm Water)					
17.10	Service not exceeding 200mm dia Concrete Pipe taken from existing drainage infrastructure in highway o/s development. Includes service lateral not exceeding 20m between highway and development. Includes for concrete service/inspection chamber in in footpath and in the carriageway. Depth at connection not exceeding 3.5m	1	item	47,000	47,000	
17.11	Gas					
17.12	Service not exceeding 90mm dia PE taken from existing gas infrastructure in highway o/s development. Includes service lateral not exceeding 20m between highway and development. Does not include for metering	1	item	35,000	35,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
17.13	Comms - BT Openreach					
17.14	Includes for connection into primary network, joint chamber and 20m of ducting between highway and development. Does not include for cabling	2	item	17,500	35,000	
17.15	Comms - Telco (1)					
17.16	Includes for connection into primary network, joint chamber and 20m of ducting between highway and development. Does not include for cabling	2	item	17,500	35,000	
17.17	Subtotal	191,554	ft²	3.00	548,000	
17.18	Preliminaries	15	%	548,000	82,000	
17.19	OH&P	5	%	630,000	32,000	
17.20	Design development (Fees)	10	%	662,000	66,000	
	Total				728,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
18	External Works					
18.1	Landscaping					
18.2	Site Preparation					
18.3	Allowance for site prep	1	item	15,000	15,000	
18.4	Existing surface removal	1,739	m ²	65.00	113,000	
18.5	Allowance for lane closure	3	days	7,500	22,000	
18.6	Finishes, Paving etc.					
18.7	Allowance for hard landscaping	588	m ²	400.00	235,000	
18.8	Allowance for kerbs around hard landscaping	427	m	70.00	30,000	
18.9	Allowance for soft landscaping	145	m ²	360.00	52,000	
18.10	Allowance for Howland & Whitfield Street Resurfacing including Asphalt, Binder & Wearing course including traffic management	1,005	m ²	164.00	165,000	
18.11	E/O for raised bed	25	m ²	175.00	4,000	
18.12	Allowance for forming stairs to Whitfield Street including finish	2	Nr	10,000	20,000	
18.13	Street Furniture					
18.14	Allowance for benches	34	m	2,800	96,000	
18.15	Allowance for built in benches	22	m	3,000	66,000	
18.16	Allowance for Seating opportunities	1	item	20,000	20,000	
18.17	Allowance for relocation/new bike stands	21	nr	475.00	10,000	Quant as advised by Piercy
18.18	Allowance for litter bins	1	item	5,000	5,000	
18.19	Allowance for sculpture bench to building entrance	1	item	50,000	50,000	
18.20	Allowance for shelter for seating	1	item	10,000	10,000	
18.21	Planting					

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No.	Description	Quantity	Unit	Rate	Amount	Notes
18.22	Small / Medium trees	15	nr	4,000	60,000	
18.23	Large trees	4	nr	7,500	30,000	
18.24	Hedges				In soft landscaping	
18.25	E/O allowance for Ornamental Planting				In soft landscaping	
18.26	Services					
18.27	Allowance for lighting	1,739	m ²	55.00	96,000	
18.28	Allowance for drainage	1,739	m ²	20.00	35,000	
18.29	Allowance for CCTV	3	nr	6,500	20,000	
18.30	BWIC	5	%	151,000	8,000	
18.31	Misc. Items					
18.32	Allowance for reinstatement of signage	1	item	5,000	5,000	
18.33	Allowance for lines at parking spaces	1	item	5,000	5,000	
18.34	Allowance for Security Balustrade to parking spaces next to building	1	item	25,000	25,000	
18.35	Sub contractor prelims	25	%	1,197,000	300,000	
18.36	Total	1,739	m²	861.00	1,497,000	
18.37	Risk	2	%	1,497,000	30,000	
18.38	OH&P	4.75	%	1,527,000	73,000	
18.39	Total	1,739	m²	920.00	1,600,000	
18.40	Note:					

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No.	Description	Quantity	Unit	Rate	Amount	Notes
18.41	Traffic lights				Excluded	
	Total				1,600,000	

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External Works



No.	Description	Quantity	Unit	Rate	Amount	Notes
18.10	Allowance for Howland & Whitfield Street Resurfacing including Asphalt, Binder & Wearing course including traffic management					
A	Allowance for Asphalt	1,005	m ²	12.00	12,000	
B	Allowance for Binder Course	1,005	m ²	16.00	16,000	
C	Allowance for wearing course	1,005	m ²	40.00	40,000	
D	Allowance for kerbs	287	m	70.00	20,000	
E	Allowance for line marking	1,005	m ²	10.00	10,000	
F	Allowance for subcontractor prelims	25	%	98,000	24,000	
G	<u>Additional items</u>					
H	Allowance for traffic management	15	days	1,200	18,000	
I	E/O for footpath reinstatement to match existing	1	item	25,000	25,000	
	Total				165,000	

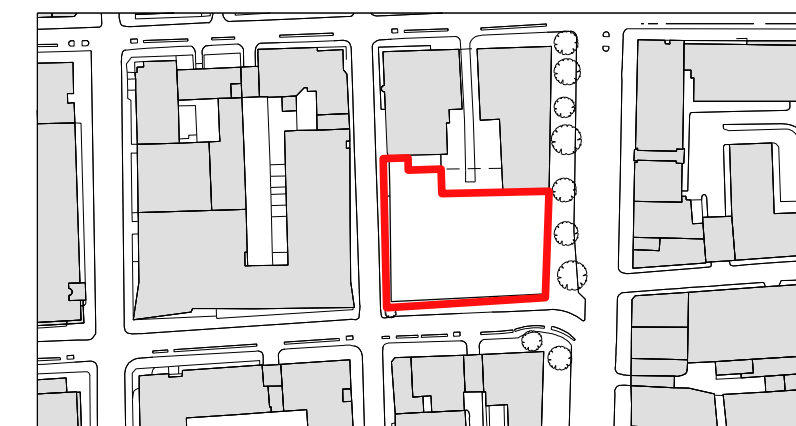
Appendix C – Marked Up General Arrangements



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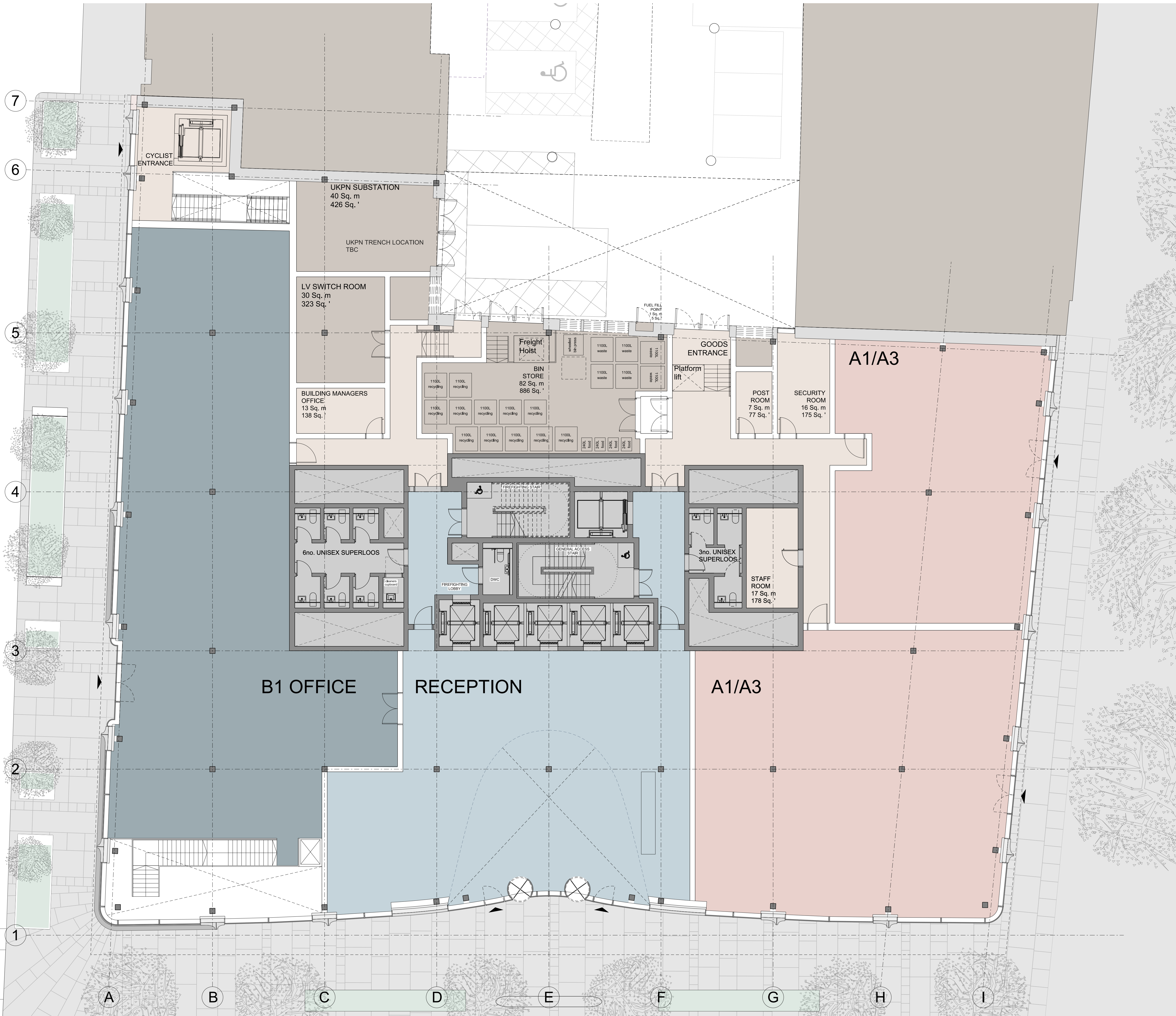
Proposed Basement Plan

Drawn	Checked	Approved
FZ	AN	--

Drawing Status
 Stage 2

Project	Discipline	Level	Series	Dwg No	Rev
13538	A	L-1	01	099	-

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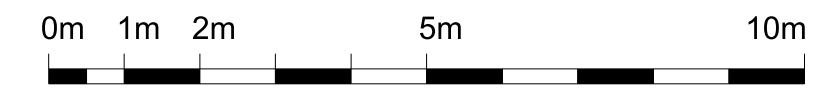
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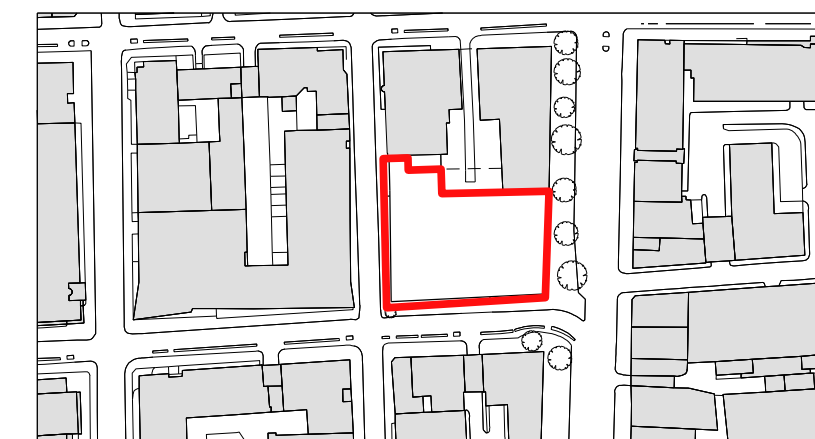
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Project
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Client
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Date
 16/10/2020

Scale
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 1:200 at A3

Proposed Ground Floor Plan

Drawn	Checked	Approved
AW	AN	--

Drawing Status
 Stage 2

Project	Discipline	Level	Series	Dwg No	Rev
13538	A	L00	01	100	-

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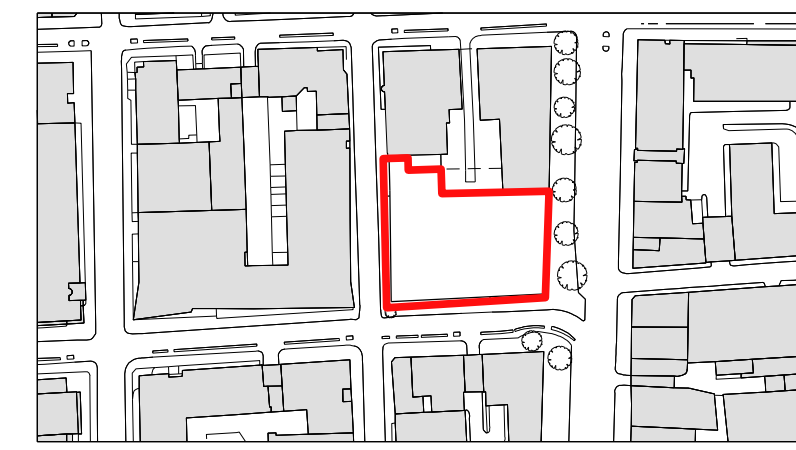
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Project
The Network Building

Client
 Derwent London

Date
 16/10/2020

Scale
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 1:200 at A3

Proposed Level 1 Plan

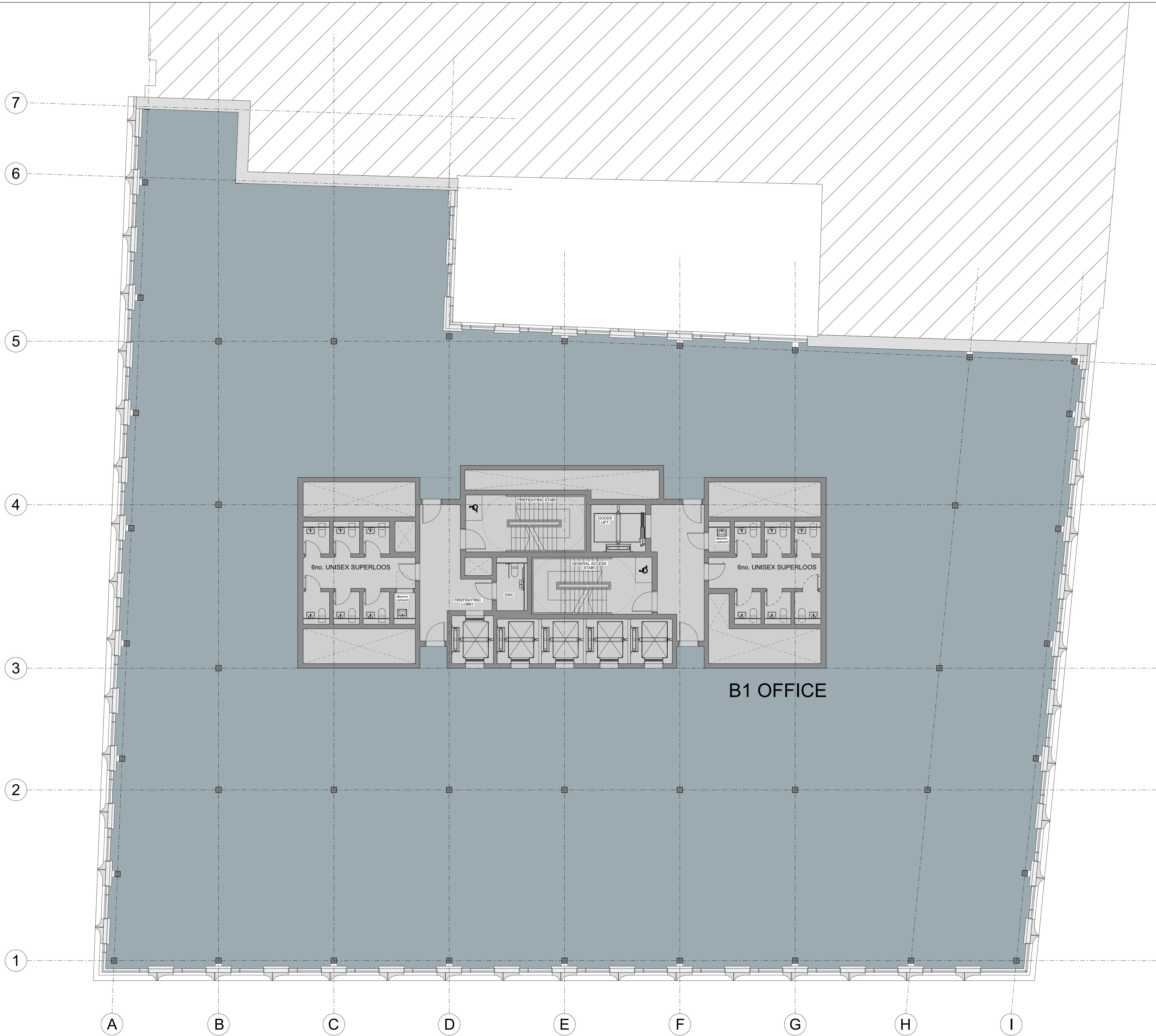
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Drawing Status
 Stage 2

Project	Discipline	Level	Series	Dwg No	Rev
13538	A	L01	01	101	-

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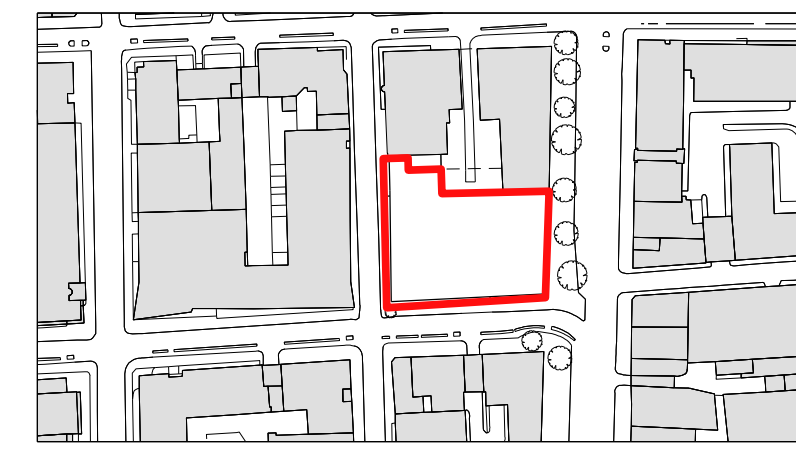
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Rev	Date	Description



Project
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 Client
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Date: 16/10/2020
 Scale: 1:100 at A1, 1:200 at A3

Proposed Level 2 to 6 Plan

Drawn	Checked	Approved
AW	AN	--

Drawing Status: Stage 2

Project	Discipline	Level	Series	Dwg No	Rev
13538	A	L02-06	01	102-106	-

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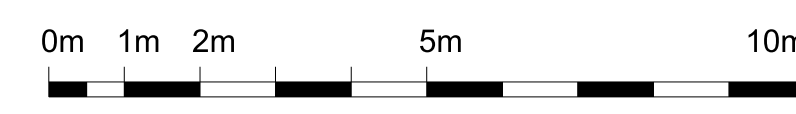
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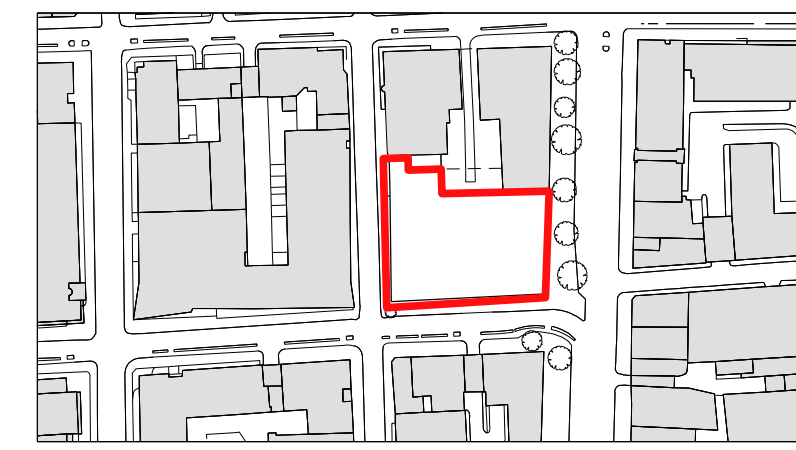
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Rev	Date	Description



Project
The Network Building

Client
 Derwent London

Date
 16/10/2020

Scale
 1:100 at A1
 1:200 at A3

Proposed Level 7 Plan

Drawn **Checked** **Approved**
 -- -- --

Drawing Status
 Stage 2

Project	Discipline	Level	Series	Dwg No	Rev
13538	A	L07	01	107	-

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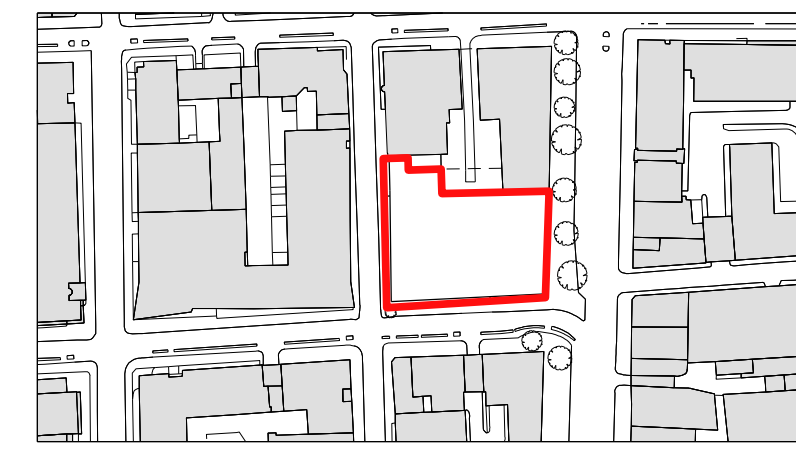
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Rev	Date	Description



Project
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 Client
 Derwent London

Date
 16/10/2020

Scale
 1:100 at A1
 1:200 at A3

Proposed Level 8 Plan

Drawn	Checked	Approved
AW	AN	--

Drawing Status
Stage 2

Project	Discipline	Level	Series	Dwg No	Rev
13538	A	L08	01	108	-

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6

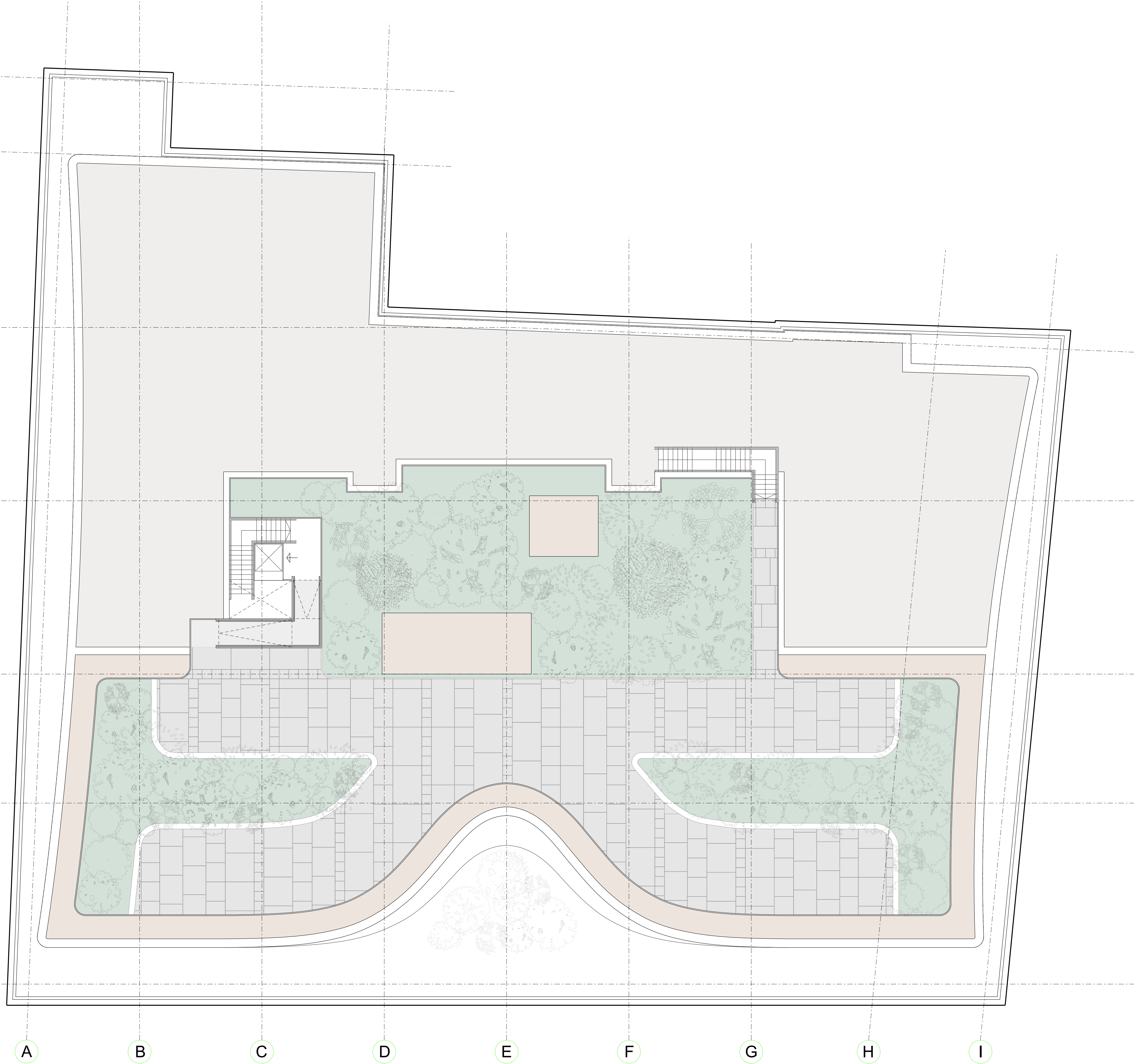
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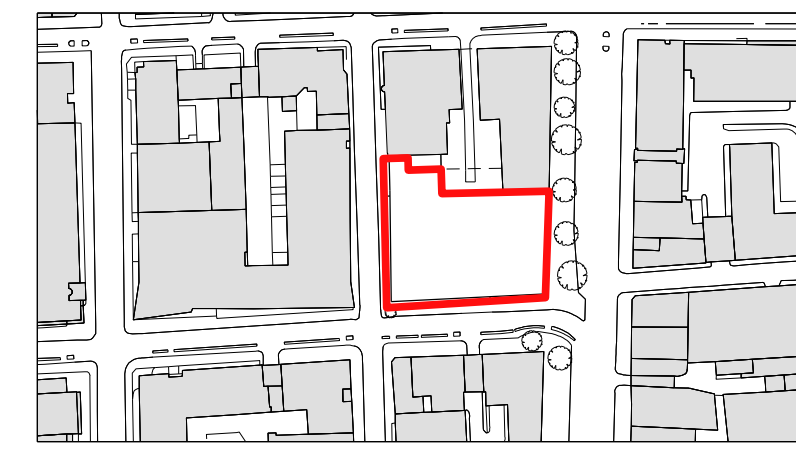
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Rev	Date	Description



Project
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 Date
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 Scale
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Proposed Level 9 Plan

Drawn	Checked	Approved
AW	AN	--

Drawing Status
 Stage 02

Project	Discipline	Level	Series	Dwg No	Rev
13538	A	L09	01	109	-

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APPENDIX FIVE – Tottenham Mews construction cost plan



Tottenham Mews

Stage 2 Cost Plan

Derwent London

November 2020

Quality Information

Prepared by	Checked by	Approved by
Luke Revell	Richard van Breda	William Bell

Revision History

Revision	Date	Authorized	Name	Position
Rev. 00	20/11/2020	✓	William Bell	Director

Distribution List

# Hard Copies	PDF Required	Association / Company Name
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1. Executive Summary

This estimate has been prepared by AECOM for Derwent London and provides the Stage 2 Cost Plan for the proposed redevelopment of Tottenham Mews in Fitzrovia. This Cost Plan reflects the release of the Stage 2 design information from 7th of May 2020 to 16th of November 2020, produced by Piercy & Company Architects, Elliott Wood Consulting Engineers, NDY (Services Engineer) and Blackburn and Co. The design incorporates a number of changes as documented in the AECOM 'Cost Trackers' issued throughout the Stage 2 process.

Tottenham Mews is a circa 29,212 ft² GIA new building which provides circa 21,565 ft² NIA with a total of 23 units. This area is broken down into 2,908 ft² of affordable workspace, 9,382 ft² of Social rented area & 9,274 ft² of Intermediate rented area. The building consists of one basement level, ground and five levels above ground. The basement will house plant, cycle storage and affordable workspace.

The target cost for the Tottenham Mews development is based on the comparable project 'St. Anne's' which is in close proximity. The target is set at 310 / ft² shell & core cost including fitout plus £ 13 / ft² for sustainability enhancements and £ 6 / ft² for CAT-A fitout to affordably workspace. Therefore, the total target cost to shell & core + fitout amounts to £ 329 / ft².

The Cost Plan includes for the demolition and asbestos removal from the existing building (based on the agreed contract sum with JF Hunt), the construction of the new shell & core, fitout to social / intermediate apartments and affordable workspace and associated external works. The Monitoring of Third-Party Assets and Consultant/Designer's fees are excluded from the Cost Plan and are held directly by Derwent London.

The rates within the Cost Plan are dated Q4 2020 and provide a 'current day fixed price' (i.e. the costs as if construction were to start from base date including inflation during the build period). The preliminaries are based on a programme of 62 weeks + 4 weeks snagging as advised by Blackburn. Inflation to start on site has been excluded from the cost plan as the start on site date has not been advised. Construction contingency is included within the Cost Plan however contingency for client led design change (if any) is excluded and held by Derwent London.



Project Cost

	<u>Total £</u>	<u>£/ft² GIA</u>
Stage 2 Cost Plan *	£10,776,000	369
+/- from 'Cost Report 07'	£ (171,000)	(7.6)
<i>*Incl. Demolition, External works, Utilities & Contingency</i>		
Total Shell & Core (Current Day)		255.2
Total Fit Out (Current Day)		69.6
Total S&C + Fit Out (Current Day)		324.8



Total Area

	<u>Total</u>	<u>Efficiency</u>
Gross Internal Area	29,212	73.8
Social Rent Area	9,382	-
Intermediate Rent Area	9,274	-
Affordable Workspace	2,908	-
Social Apartments	10 Nr	
Intermediate Apartments	13 Nr	

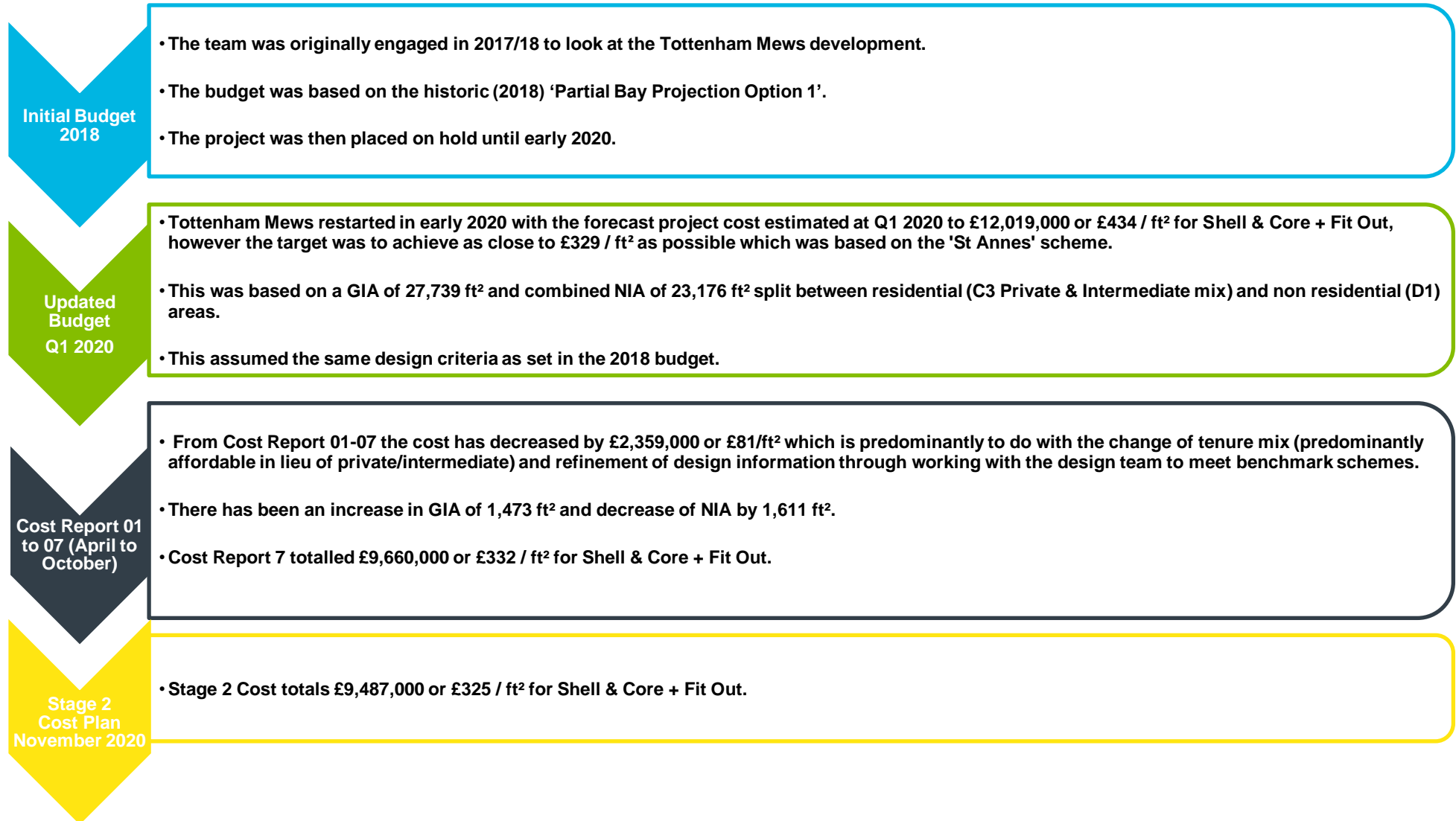


Key Metrics

<u>Key Metrics</u>	
Wall: Floor	0.87
Façade	£635/m ²
Preliminaries	17% or £16,000 per week
D&B Risk / OH&P	2.5% / 5%
Storey Height	3.05m (Typical)

1.1 Stage 2 Timeline

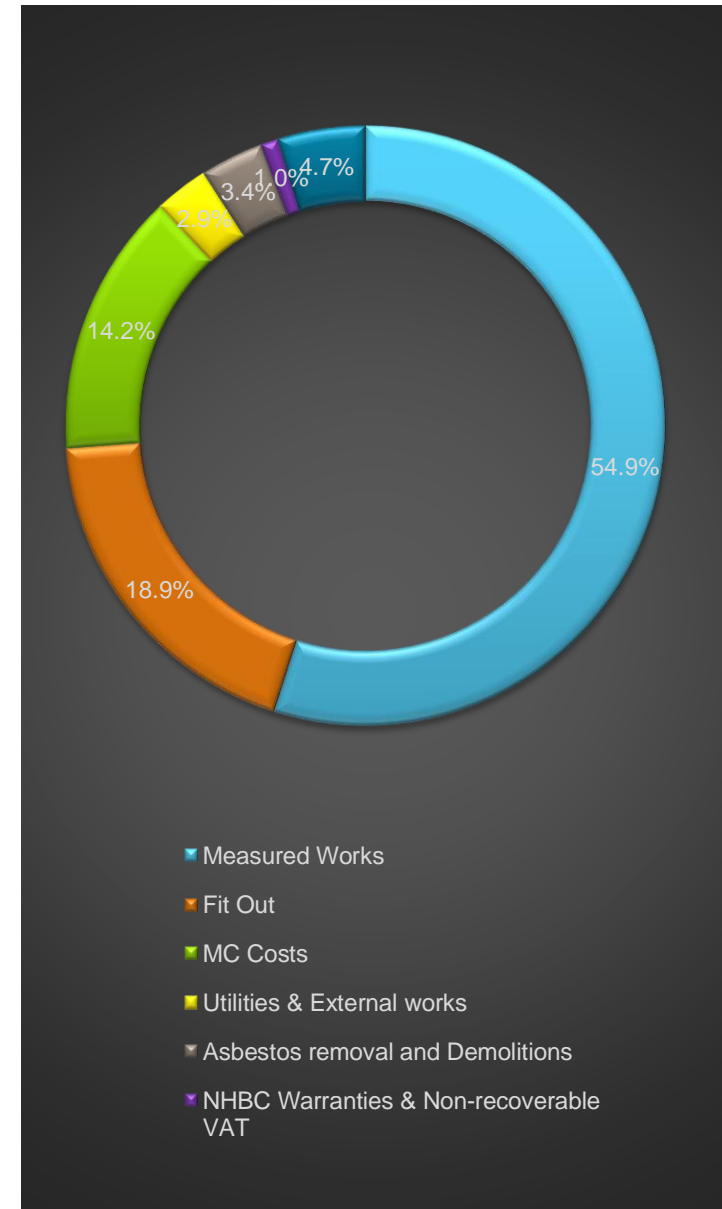
In order to compare cost information on a like for like basis, all previous totals have been subjected to inflation and had construction contingency removed.





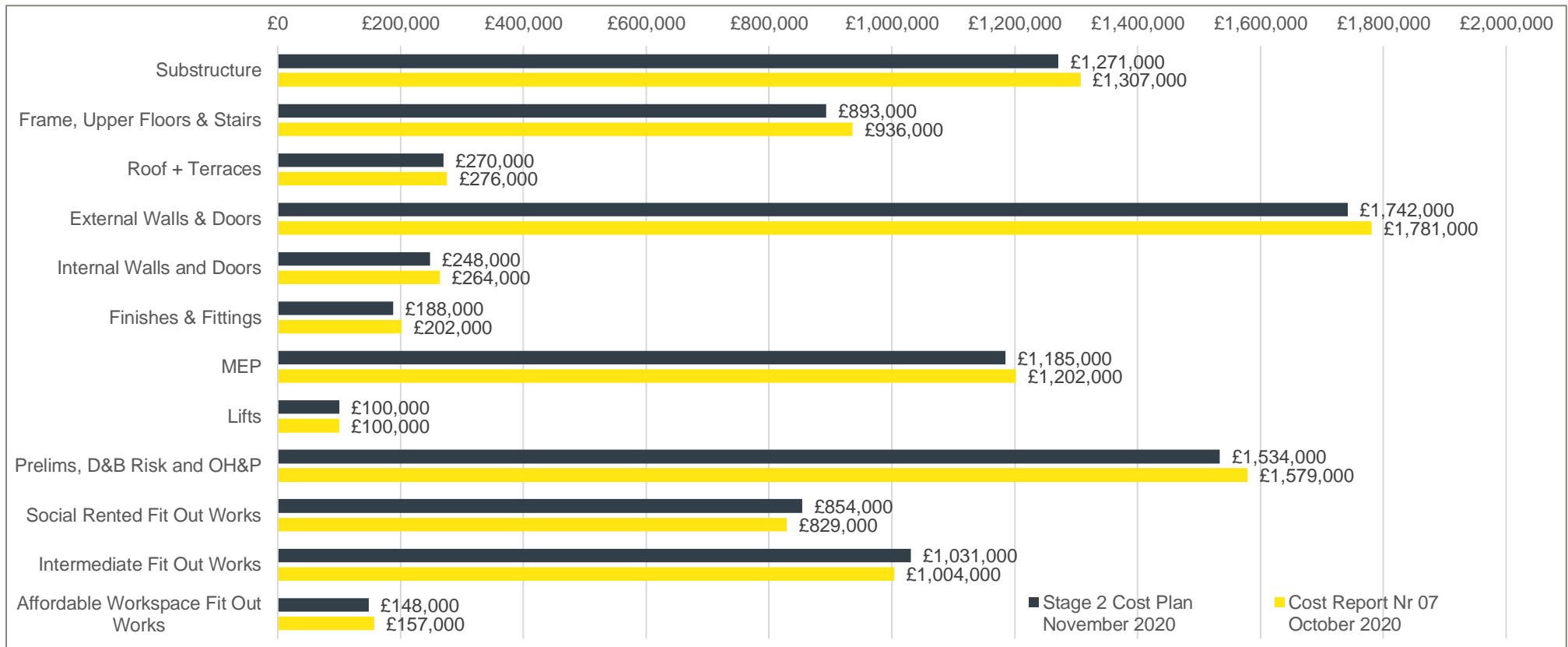
1.2 Stage 2 Cost Summary

Summary of Costs			Total, £	GIA £/ft²	NIA £/ft²
Shell & Core Measured Works	54.9%	£	5,920,000	202.7	274.5
Total Measured Works		£	5,920,000	202.7	274.5
MC D&B Risk (Measured Works)	1.6%	£	173,000	5.9	8.0
MC Preliminaries	9.3%	£	1,006,000	34.4	46.7
MC OH&P	3.3%	£	355,000	12.2	16.5
Total Shell & Core Costs		£	7,454,000	255.2	345.7
Social Rented Fit Out Works	7.9%	£	854,000	29.2	39.6
Intermediate Fit Out Works	9.6%	£	1,031,000	35.3	47.8
Affordable Workspace Fit Out Works	1.4%	£	148,000	5.1	6.9
Total S&C + Fit Out		£	9,487,000	324.8	439.9
Asbestos Removal & Demolition	2.8%	£	302,000	10.3	14.0
Allowance for Removal of Contamination below slab	0.5%	£	50,000	1.7	2.3
Provisional sum to cover the termination of existing services.	0.1%	£	10,000	0.3	0.5
Utilities & Incoming Services	1.9%	£	205,000	7.0	9.5
External Works	1.0%	£	110,000	3.8	5.1
Allowance for NHBC warranties	0.5%	£	58,000	2.0	2.7
Allowance for non-recoverable VAT	0.4%	£	46,000	1.6	2.1
Total Project Cost (Current Day)		£	10,268,000	351.5	476.2
Contingency	4.7%	£	508,000	17.4	23.6
Total Outturn Cost Q4 2020		£	10,776,000	368.9	499.7
Inflation to start on site (unknown)	0.0%	£	Excluded	-	-
Total Project Cost (Outturn)		£	10,776,000	368.9	499.7



1.3 Reconciliation vs Cost Report No.07

The following section reconciles the Stage 2 Cost Plan against Cost Report No.07

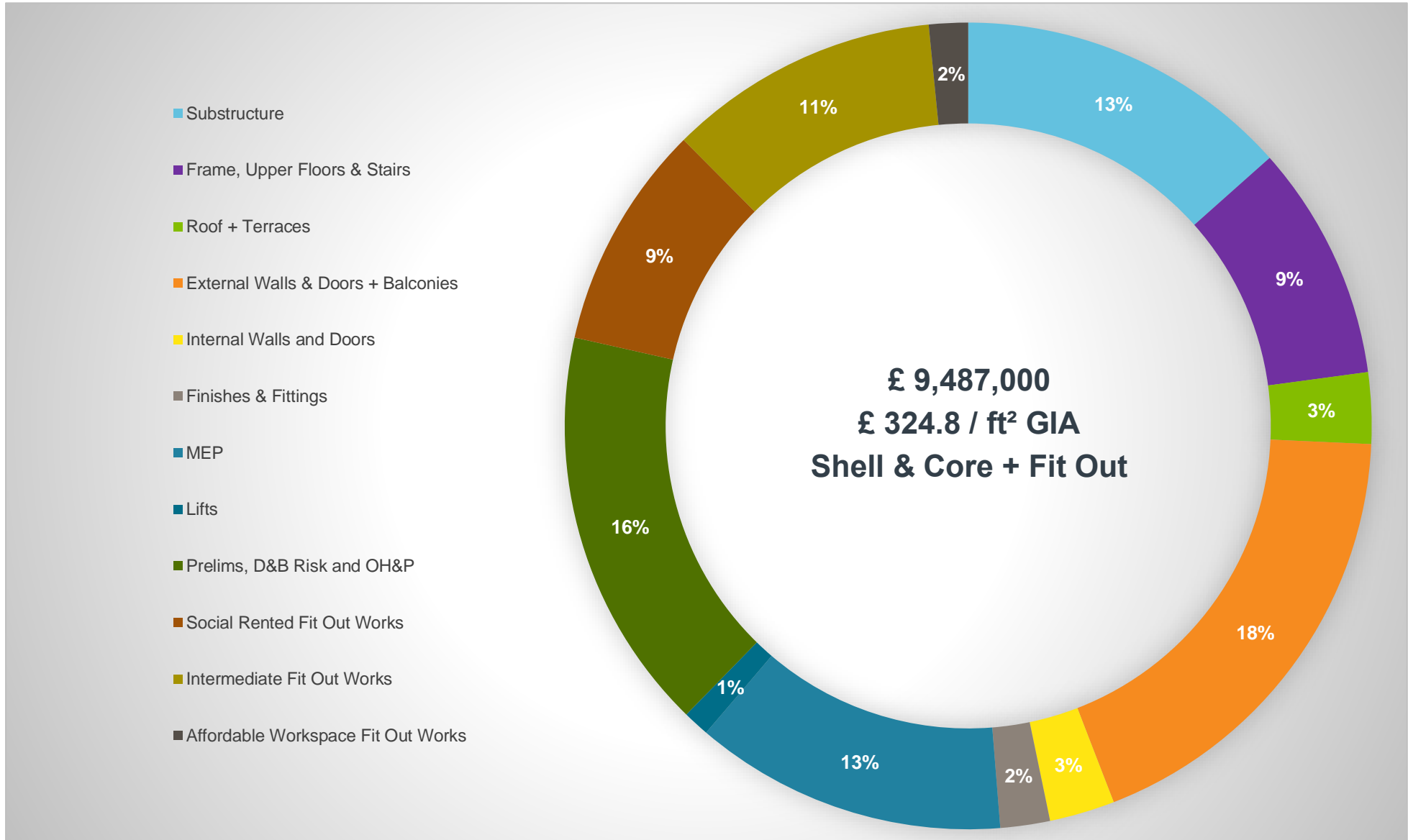


1.4 Elemental Reconciliation vs Cost Report No.07

Elemental Summary	Stage 2 Cost Plan November 2020		Cost Report Nr 07 October 2020		Variance		Comments
	£ Total	£/ft²	£ Total	£/ft²	£ Total	£/ft²	
GIA ft²	29,212		29,074		138		
NIA ft²	21,563		21,476		87		
N:G	73.8%		73.9%		(0.1%)		
Demolition of existing ground slab & existing foundations	23,000	0.8	23,000	0.8			
Substructure	1,271,000	43.5	1,307,000	45.0	(36,000)	(1.45)	Re-measure based off final structural; stage 2 design information and review with Elliott Wood.
Frame, Upper Floors & Stairs	893,000	30.6	936,000	32.2	(43,000)	(1.62)	Re-measure based off final structural; stage 2 design information and review with Elliott Wood.
Roof + Terraces	270,000	9.2	276,000	9.5	(6,000)	(0.25)	Re-measure based off final stage 2 design information and refinement of rates.
External Walls & Doors + Balconies	1,742,000	59.6	1,781,000	61.3	(39,000)	(1.63)	Re-measure based off final stage 2 design information and refinement of rates.
Internal Walls and Doors	248,000	8.5	264,000	9.1	(16,000)	(0.59)	Re-measure based off final stage 2 design information.
Finishes & Fittings	188,000	6.4	202,000	6.9	(14,000)	(0.51)	Re-measure based off final stage 2 design information i.e. adjustment to number of cycle racks.
MEP	1,185,000	40.6	1,202,000	41.3	(17,000)	(0.78)	Addition of MVHR units to circulation and budget transfer of substation to utilities
Lifts	100,000	3.4	100,000	3.4	-	(0.02)	
Prelims, D&B Risk and OH&P	1,534,000	52.5	1,579,000	54.3	(45,000)	(1.80)	Due to adjustments above in measured works.
Total - Shell & Core	7,454,000	255.2	7,670,000	263.8	(216,000)	(8.64)	
Social Rented Fit Out Works	854,000	29.2	829,000	28.5	25,000	0.72	Due to stage 2 area refinements.
Intermediate Fit Out Works	1,031,000	35.3	1,004,000	34.5	27,000	0.76	Due to stage 2 area refinements.
Affordable Workspace Fit Out Works	148,000	5.1	157,000	5.4	(9,000)	(0.33)	Due to stage 2 area refinements.
Total - Shell & Core + Fit Out	9,487,000	324.8	9,660,000	332.3	(173,000)	(7.50)	
Strip out & Demolition	302,000	10.3	302,000	10.4	-	(0.05)	

Elemental Summary	Stage 2 Cost Plan November 2020		Cost Report Nr 07 October 2020		Variance		Comments
	£ Total	£/ft ²	£ Total	£/ft ²	£ Total	£/ft ²	
Allowance for Removal of Contamination below slab.	50,000	1.7	100,000	3.4	(50,000)	(1.73)	Works partially brought in demolition works.
Provisional sum for to cover the termination of existing services.	10,000	0.3	10,000	0.3	-	(0.00)	
Utilities	205,000	7.0	145,000	5.0	60,000	2.03	Budget transfer for substation from services to utilities.
External Works	110,000	3.8	110,000	3.8	-	(0.02)	
Allowance for NHBC warranties	58,000	2.0	58,000	2.0	-	(0.01)	
Allowance for non-recoverable VAT	46,000	1.6	46,000	1.6	-	(0.01)	
Total Project Cost	10,268,000	351.5	10,431,000	358.8	(163,000)	(7.28)	
Construction Contingency	508,000	17.4	516,000	17.7	(8,000)	(0.36)	Due to the above adjustments
Inflation to start on site (Excluded)	-	-	-	-	-	-	
Total outturn cost	10,776,000	368.9	10,947,000	376.5	(171,000)	(7.64)	

2. Elemental Cost Summary



3. Shell & Core Cost Summary Shell & Core Cost Summary

Elemental Summary		Totals, £	GIA, £/ft ²	NIA, £/ft ²
Main Contract Works				
Demolition	Demolition	23,000	0.8	1.1
Substructure	Substructure	1,271,000	43.5	58.9
Superstructure	Frame and Upper Floors	808,000	27.7	37.5
	Roof	270,000	19.2	12.5
	Stairs	85,000	2.9	3.9
	External Walls & Doors + Balconies	1,742,000	59.6	80.8
	Internal Walls & Partitions	248,000	8.5	11.5
	Internal Doors	Included	-	-
Internal Finishes, FF&E	Wall Finishes	57,000	2.0	2.6
	Floor Finishes	38,000	1.3	1.8
	Ceiling Finishes	32,000	1.1	1.5
	Fittings Furnishings & Equipment	61,000	2.1	2.8
Services	Sanitaryware	7,700	0.3	0.4
	Disposal Installations	61,690	2.1	2.9
	Water Installations	134,700	4.6	6.2
	Heat source	149,110	5.1	6.9
	Space Heating & Air Treatment	149,140	5.1	6.9
	Ventilation systems	138,240	4.7	6.4
	Electrical Installations	194,810	6.7	9.0

Elemental Summary		Totals, £	GIA, £/ft²	NIA, £/ft²
	Gas Installation	-	-	-
	Protective Installations	77,450	2.7	3.6
	Communications Installation	133,650	4.6	6.2
	Special Installations	103,300	3.5	4.8
	Lifts	100,000	3.4	4.6
	BWIC	35,210	1.2	1.6
Sub Total		5,920,000	202.7	274.5
	Main Contractor D&B Risk	173,000	5.9	8.0
	Main Contractor Preliminaries	1,006,000	34.4	46.7
	Main Contractor OH&P	355,000	12.2	16.5
Total Shell & Core		7,454,000	255.2	345.7

4. Fit Out Cost Summary

Elemental Summary	Totals, £	GIA, £/ft²	NIA, £/ft²
Social Rented Fit Out Works	854,000	29.2	39.6
Intermediate Fit Out Works	1,031,000	35.3	47.8
Affordable Workspace Fit Out Works	148,000	5.1	6.9
Total	2,033,000	69.6	94.3

5. Basis, Assumptions and Exclusions

5.1 Basis & Assumptions – Generally

The following assumptions have been made in preparing this estimate:

Costs have been prepared on a current day fixed price Design & Build basis, at Q4 2020 base date and provide a 'current day fixed price' (i.e. the costs as if construction were to start from the base date including inflation during the build period). Inflation to start on site has been excluded from the cost plan as the start on site date is currently unknown.

1. On costs have been included as follows:

Main Contractor Preliminaries	17%	Circa £16,000 / week
Main Contractor Risk	2.5%	To be fixed
Main Contractor OH&P	5%	To be fixed.
Construction Contingency	5%	
Client led Design Change	Excluded	Held directly by Derwent.

2. Main Contractor's preliminaries include management and support staff as well as organisational costs including site accommodation, welfare, rubbish removal, plant, craneage etc.
3. Blackburn have advised a programme length of 62 weeks construction + 4 weeks snagging which has been to aid calculate to total preliminaries cost.
4. No allowance has been made for out of hours working.
5. Costs associated with external works are included in the overall project costs. Allowances for utilities and service connections as included within the cost plan.
6. Costs for Category B Fit Out Works to the affordable workspace are excluded from this Cost Plan.
7. For residential fitout specification please see Appendix D.
8. The costs are based on a GBP:EUR exchange rate of 1.00 GBP:1.12 EUR as of Q4 2020. This should therefore be treated as a risk item and included within the overall project risk register.
9. The Cost Plan is based on a split between Social & Intermediate units from G-L05 as well as Affordable workspace to the basement + G. For basis & assumptions of all area measurements, see Section 6.2 of this Cost Plan.
10. Monitoring of Third Party Assets have been excluded from the Cost Plan as these are held directly by Derwent London.
11. Consultant, Designer Fees and Commissioning Agent are excluded from the Cost Plan, included main contractor OHP on novated design fees as these are held directly by Derwent London.

12. The Demolitions works are currently being undertaken via a separate contract to the Main Works by JF Hunt. This is due for completion on 2nd February 2021.
13. Air source heat pumps for LTHW and domestic hot water.
14. Heat interface units and MVHR to apartments.
15. Heating to residential via LTHW radiators.
16. LV incoming power supply.
17. Sprinkler installation off cold water.
18. Dry riser provided without cabinets.
19. Colt smoke extract ventilation and stairwell makeup AOV.
20. Kitchen extract ducts through the façade.
21. Fire alarms.
22. Fire telephone/disabled refuge call outstation to basement only.
23. CCTV to basement and entrances.
24. Access control to entrances, GF lobby doors and stair cores.
25. Door entry system.
26. TV installation.
27. Telephone and fibre cabling to apartments.
28. Traditional approach for bathrooms and service cupboards for residential (no PODS or prefabrication).
29. Heating radiator to main entrance corridor only.
30. PV installation, 82m².
31. Assumed electric incoming utility will be carried out by iDNO/ICP.
32. Brexit: It is assumed that the implications of Brexit will be known and included by the date the project is procured.

5.2 Information Used

The Cost Plan has been based on the final design release of the Tottenham Mews Stage 2 design information dated November 2020 as detailed in Appendix A.

Design Information was received and reviewed from the following Consultants:

- Architect: Piercy & Co
- Services Engineer: NDY
- Structural Engineer: Elliottwood
- Programme: Blackburn & Co

The Stage 2 cost plan is based on the design information received between the 4th of November and the 16th of November 2020.

5.3 Primary Design Metrics



GIA Total Building:	29,212 ft ²
NIA Social Rented Area:	9,385 ft ²
NIA Intermediate Rented Area:	9,277 ft ²
NIA Affordable Workspace	2,908 ft ²
Efficiency (Total):	73.8%
Efficiency (Typical Floor):	81.7%
Wall : Floor ratio:	0.87
Floors:	7 (Basement + G – L05)
Storey height:	3.05m (Typical)
Structural solution:	In-situ concrete frame
Atrium:	N/A
Loading:	Via Tottenham Mews
Terrace Areas:	2 terraces off units on L05.
Façade Specification:	Facing brickwork with SFS backing. £635/m ² (blended rate with brickwork + glazing + L05 rainscreen).
Car Parking:	None
Cycle Parking & Changing:	Cycle storage in basement
Plant space:	Basement, L05 & Roof
A/C solution:	LTHW radiators

5.4 Exclusions

The following are excluded but are known to have a cost impact and therefore, if required, need to be covered by other budgets. This list is intended only as a guide and cannot be relied upon to be exhaustive.

1. Professional / legal fees; planning / building control fees; statutory fees; site surveys; environmental audits; wind studies; third party fees / costs; party wall awards; novated design fees; other fees unless explicitly stated within the Cost Plan.
2. Site acquisition fees / costs, sale or letting fees / costs, compensation payments costs, air rights, rights to light (or any third party compensation settlements), over sailing licences, sale or letting fees / costs and other developer costs.
3. Interest charges, Client finance costs, funding costs and Client insurances.
4. Charges / taxes such as; Value Added Tax (VAT), CIL, Section 106 and / or Section 278 agreement etc.
5. Developer's risk allowance / overall project contingency.
6. Changes in legislative / regulatory requirements / statutory levies.
7. Any enhancements which may be necessary to facades or services installations to meet future revisions of the Building Regulations; BREEAM, Part L etc.
8. Capital Allowances or other incentives / grants.
9. Costs associated with any offsite or onsite marketing suites.
10. Major diversion and / or reinforcement costs of services, within or outside the site boundary outside of those currently allowed for with the Cost Plan.
11. Road closures & diversions.
12. Any additional costs or risks associated with an alternative procurement strategy or accelerated programme of procurement.
13. Currency fluctuations, specifically in relation to the procurement and payment of products in Euros.
14. Effects of working condition restrictions, such as Section 61 or Environmental Management Plans.
15. Out of hours working.
16. Project insurances (the preliminaries section includes allowances for Main Contractor's Third Party and Works insurance only).
17. Abnormal ground conditions such as archaeological discoveries, unexploded ordinance (UXO) or contaminated ground conditions included removal, disposal and remediation above the Cost Plan allowance.
18. Soft landings for contractors and the Client.
19. Any tenant on costs associated with the affordable workspace for letting purposes (e.g. fire corridors, additional lobbies etc.)

20. Sustainable construction strategies over and above current legislation. Additional BREEAM requirements over and above Outstanding. Any costs relating to the Carbon Abatement Tax.
21. Additional surveys to the Building. Derwent London confirmed they have a separate allowance for this.
22. Monitoring any Third Party Assets and any necessary protection or works to the assets.
23. Commissioning Management provision. Derwent London confirmed they have a separate allowance for this.
24. Maintenance and operational costs.
25. BMU deemed not required.
26. Inflation to start on site as currently unknown.
27. Any piling required to the raft slab.
28. Standby generator.
29. Overdoor heater to entrance.
30. Rainwater / grey water recovery installations.
31. Solar thermal hot water.
32. Gas condensing boiler, gas installation.
33. Chillers .
34. Underfloor heating.
35. Cooling to residential units.
36. Impact of Covid-19 on programme and preliminaries. Assumed not required as pandemic expected to have subsided by the time the works are procured.

6. Key Construction Risks

Item	Description	Potential Cost Impact		Mitigation / Comments
1	Potential contamination below existing slab condition (currently unknown).	£	TBC	Allowance of £50,000 included.

The above list is not exhaustive and requirements development with the Project Team.

6.1 Area Schedule

6.2 Notes to be read in conjunction with Area Schedule

1. All areas have been broadly measured in accordance with the RICS Code of Measuring Practice, 6th Edition September 2007 (unless otherwise stated) and not in accordance with the RICS IPMS.
2. Definitions:-
 - NIA - Is the useable area within a building measured to the internal face of the perimeter walls at each floor level.
 - GIA - Is the area of the building measured to the internal face of the perimeter walls at each floor level.
 - GEA - Is the area of the building measured to the external face of the perimeter walls at each floor level.
3. Net Internal Areas do not necessarily equate to Net Saleable/Net Lettable Areas and the allocation of areas (see schedule) is based upon our assumptions, as above, regarding use and further amendments. The accuracy of these areas will also be affected by the scale and the size of the drawings as currently available.
4. The measurements contained within this document should not be relied upon for any other purpose than this exercise.
5. All areas have been measured from the following Piercy and Co drawings.

6.3 Stage 2 Area Schedule

Floor	Use	Affordable Workspace	Social - Residential	Intermediate - Residential	Total NIA	Total GIA	Net to Gross
B1	Plant/Workspace	2,104			2,104	4,309	48.8%
Ground	Residential/Workspace	804	1,747		2,551	4,185	61.0%
1	Residential		3,815		3,815	4,585	83.2%
2	Residential		3,820		3,820	4,585	83.3%
3	Residential			3,748	3,748	4,585	81.7%
4	Residential			3,543	3,543	4,342	81.6%
5	Residential			1,983	1,983	2,622	75.6%
Roof	Plant/Serviceing						
Total		2,908	9,382	9,274	21,565	29,212	73.8%

Notes:

- All areas in ft².
- Area schedule as per Piercy & Co. Information.
- Stage 2 net to gross = 73.8%

Appendix A - Information Used

Owner	Description	Date Received
Piercy & Co.	Architectural Stage 2 design release including GA's, Elevations and area schedule.	12 th November 2020
Elliott Wood	Structural Stage 2 design release including plans, sections and elevations.	16 th November 2020
NDY	MEP Stage 2 design release	4 th November 2020
NDY	Fire Strategy Report Stage 2	5 th November 2020

Appendix B – Detailed Cost Plan Build Up

Project: Tottenham Mews
 Estimate: Tottenham Mews - Stage 2 Cost Plan
 Revision: Stage 2

PROJECT SUMMARY



No.	Description	Quantity	Unit	Rate	Amount	Notes
1	Tottenham Mews - Stage 2 Cost Plan					
2	Demolition of existing ground slab & existing foundations	29,212	ft ²	1	23,000	
3	Substructure - Basement	29,212	ft ²	33	975,000	
4	Substructure - Foundations	29,212	ft ²	10	296,000	
5	Superstructure	29,212	ft ²	108	3,153,000	
6	Finishes	29,212	ft ²	4	127,000	
7	Fittings, Furnishings & Equipment	29,212	ft ²	2	61,000	
8	Services	29,212	ft ²	41	1,185,000	
9	Lifts	29,212	ft ²	3	100,000	
10	Measured Works Sub Total	29,212	ft²	203	5,920,000	
11	Main Contractor Preliminaries @ £16,000 per week (17%) x 62 weeks + 4 weeks snagging	29,212	ft ²	34	1,006,000	
12	Main Contractor Risk Allowance (2.5%)	29,212	ft ²	6	173,000	
13	Main Contractor OH&P (5%)	29,212	ft ²	12	355,000	
14	Total - Shell & Core	29,212	ft²	255	7,454,000	
15	Social Rented Fit-Out @ £90/ft ²	29,212	ft ²	29	854,000	
16	Intermediate Fit-Out @ £110/ft ²	29,212	ft ²	35	1,031,000	
17	Affordable Workspace @ £50/ft ²	29,212	ft ²	5	148,000	
18	Total - Shell & Core + Fit Out	29,212	ft²	325	9,487,000	
19	Asbestos Removal & Demolition	29,212	ft ²	10	302,000	

Project: Tottenham Mews
 Estimate: Tottenham Mews - Stage 2 Cost Plan
 Revision: Stage 2

PROJECT SUMMARY



No.	Description	Quantity	Unit	Rate	Amount	Notes
20	Allowance for Removal of Contamination below slab	29,212	ft ²	2	50,000	
21	Provisional sum for to cover fees and charges in relation to the termination of existing services. Works to be carried out by statutory authority.	29,212	ft ²	0	10,000	
22	External Works	29,212	ft ²	4	110,000	
23	Allowance for Utilities	29,212	ft ²	7	205,000	Assuming electric utility by iDNO/ICP
24	Construction Contingency @ 5%	29,212	ft ²	17	508,000	
25	Design Reserve @ 2.5%	29,212	ft ²	0	Excluded	
26	Allowance for NHBC warranties	29,212	ft ²	2	58,000	
27	Allowance for non-recoverable VAT	29,212	ft ²	2	46,000	Non recoverable VAT for fit out items including white goods, wardrobes, carpet etc.
28	TOTAL OUTTURN COST (Q4 2020)	29,212	ft²	369	10,776,000	
29	Inflation to Start on Site (Unknown)	29,212	ft ²	0	Excluded	
30	TOTAL OUTTURN COST	29,212	ft²	369	10,776,000	
	TOTAL				10,776,000	

Project: Tottenham Mews
Estimate: Tottenham Mews - Stage 2 Cost Plan
Revision: Stage 2

SUMMARY



No.	Description	Quantity	Unit	Rate	Amount	Notes
3	Substructure - Basement					
3.1	Basement Substructure	29,212	ft ²	32.00	946,000	
3.2	Basement Superstructure	29,212	ft ²	1.00	29,000	
	Total				975,000	

Project: Tottenham Mews
 Estimate: Tottenham Mews - Stage 2 Cost Plan
 Revision: Stage 2

Substructure - Basement



No.	Description	Quantity	Unit	Rate	Amount	Notes
3.1	Basement Substructure					
A	<u>Site Preparation</u>					
B	Site Clearance generally & setting out	1	item	15,000	15,000	
C	Dewatering	1	item		Included	
D	<u>Basement excavation</u>					
E	Excavation	1,892	m ³	15.00	28,000	
F	Disposal	1,892	m ³	45.00	85,000	
G	Extra for disposal of contaminated excavated material - Allow 5%	95	m ³	110.00	10,000	
H	Allowance for propping and lateral support generally	1	item	65,000	65,000	
I	<u>Raft Slab</u>					
J	Included in foundations				Included in foundations	
K	<u>200mm thick RC liner wall to perimeter of basement @ 200kg/m3</u>	104				
L	Allowance for concrete	66	m ³	185.00	12,000	
M	Allowance for reinforcement @ 175kg/m3	12	t	1,050	12,000	
N	Allowance for formwork (Plain Finish)	655	m ²	55.00	36,000	
O	Allowance for waterproofing additive	66	m ²	70.00	5,000	
P	Waterproof membrane	328	m ²	43.00	14,000	
Q	<u>Allowance for capping beam</u>					
R	Allowance for concrete	125	m ³	185.00	23,000	
S	Allowance for reinforcement @ 175kg/m3	22	t	1,050	23,000	
T	Allowance for formwork (Plain Finish)	250	m ²	55.00	14,000	

Project: Tottenham Mews
 Estimate: Tottenham Mews - Stage 2 Cost Plan
 Revision: Stage 2

Substructure - Basement



No.	Description	Quantity	Unit	Rate	Amount	Notes
U	Allowance for waterproofing additive	125	m ²	70.00	8,000	
V	<u>Contiguous pile wall</u>					
W	Allowance for 450mm dia contiguous pile wall	43	m	3,140	135,000	
X	<u>Underpinning</u>					
Y	Allowance for underpinning to Middlesex House	90	m ²	650.00	58,000	
Z	<u>Basement Waterproofing</u>					
AA	Egg crate drainage layer, attached to secant wall	328	m ²	50.00	16,000	
AB	Delta MS20 cavity drain membrane to floor of ground bearing slabs	401	m ²	50.00	20,000	
AC	Allowance for forming drainage channel	104	m	100.00	10,000	
AD	<u>Suspended slab construction (L00)</u>					
AE	Allowance for insitu reinforced concrete ground slab (250mm thick flat slab), reinforcement @ 200kg/m ³ , formwork					
AF	Allowance for blinding	479	m ²	15.00	7,000	
AG	Allowance for concrete	120	m ³	185.00	22,000	
AH	Allowance for reinforcement @ 200kg/m ³	24	t	1,050	25,000	
AI	Allowance for formwork (Plain Finish)	27	m ²	65.00	2,000	
AJ	Allowance for waterproof layer	479	m ²	43.00	20,000	
AK	Surface finish	479	m ²	2.00	1,000	
AL	Extra over for sundries (2.5%)	2.5	%	76,000	2,000	
AM	Allowance for waterproofing additive	120	m ²	70.00	8,000	
AN	Allowance for forming openings	1	item	10,000	10,000	
AO	Allowance for Lift Pit	1	item	5,000	5,000	

Project: Tottenham Mews
 Estimate: Tottenham Mews - Stage 2 Cost Plan
 Revision: Stage 2

Substructure - Basement



No.	Description	Quantity	Unit	Rate	Amount	Notes
AP	<u>Misc Items</u>					
AQ	Allowance for tying in	104	m	150.00	16,000	
AR	Lightning protection	1	item	5,000	5,000	
AS	Allowance for below slab drainage	401	m ²	65.00	26,000	
AT	Allowance for cleaning down retaining wall	328	m ²	10.00	3,000	
AU	Allowance for tower crane base	1	item	10,000	10,000	
AV	<u>Smoke Vents</u>					
AW	Additional excavation and disposal to form smoke vents	12	m ³	65.00	1,000	
AX	Allowance for RC structure to form smoke vent; including concrete, reinforcement and formwork	1	item	7,500	7,500	
AY	Detailing into secant pile wall	13	m	350.00	5,000	
AZ	Allowance for breakable smoke vent cover at street level	15	m ²	650.00	10,000	
BA	Allowance for skylight to basement soffit	6	m ²	750.00	5,000	
BB	Allowance for forming UKPN trench	1	item	2,600	2,600	
BC	<u>Works to existing wall to west facing Middlesex house</u>					
BD	Allowance for demolition and removal of existing wall to west facing Middlesex house not captured in demolition works or slab removal.	193	m ²	100.00	19,000	
BE	Allowance for subcontractor prelims	18	%	801,100	144,000	
	Total				946,000	

Project: Tottenham Mews
Estimate: Tottenham Mews - Stage 2 Cost Plan
Revision: Stage 2

Substructure - Basement
Basement Substructure



No.	Description	Quantity	Unit	Rate	Amount	Notes
W	Allowance for 450mm dia contiguous pile wall	42	m	3,200		
	Allowance for contig wall				135,000	
	Total				135,000	

Project: Tottenham Mews
Estimate: Tottenham Mews - Stage 2 Cost Plan
Revision: Stage 2

Substructure - Basement
Basement Substructure



No.	Description	Quantity	Unit	Rate	Amount	Notes
AX	Allowance for RC structure to form smoke vent; including concrete, reinforcement and formwork					
	Concrete	8	m3	170	1,000	
	Reinforcement @ 200kg/m3	2	t	1,050	3,000	
	Formwork	59	m ²	55	3,000	
	Sundries	8	%	7,000	500	
	Total				7,500	

Project: Tottenham Mews
 Estimate: Tottenham Mews - Stage 2 Cost Plan
 Revision: Stage 2

Substructure - Basement
 Basement Substructure



No.	Description	Quantity	Unit	Rate	Amount	Notes
BB	Allowance for forming UKPN trench					
	Allowance for concrete	2	m ³	190	410	
	Allowance for reinforcement	1	t	1,050	910	
	allowance for formwork	17	m ²	55	940	
	Allowance for detailing & sundries	15	%	2,260	340	
	Total				2,600	

Project: Tottenham Mews
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Substructure - Basement



No.	Description	Quantity	Unit	Rate	Amount	Notes
3.2	Basement Superstructure					
A	<u>Core Walls</u>					
B	Allowance for concrete	18	m ³	185.00	3,000	
C	Reinforcement (200kg/m3)	4	t	1,050	4,000	
D	Allowance for formwork	90	m ²	65.00	6,000	
E	<u>Columns</u>					
F	Allowance for concrete	10	m ³	185.00	2,000	
G	Allowance for reinforcement @ 200kg/m3	2	t	1,050	2,000	
H	Allowance for formwork (Plain Finish)	114	m ²	65.00	7,000	
I	Extra over for sundries (5%)	5	%	11,000	1,000	
J	<u>Ground Floor</u>					
K	Included in detail tab - Substructure				Included	
L	<u>Stairs</u>					
M	New PCC stairs including finishes, handrails and balustrades	2	nr		Included	
N	Allowance for subcontractor prelims	18	%	25,000	4,000	
	Total				29,000	

Project: Tottenham Mews
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SUMMARY



No.	Description	Quantity	Unit	Rate	Amount	Notes
4	Substructure - Foundations					
4.1	Transport plant to site and set up 1 nr. visit	1	Item	10,000	10,000	
4.2	Clear away plant on completion	1	Item	5,000	5,000	
4.3	Ramp to basement	1	Item	7,000	7,000	
4.4	<u>Raft Slab - 800mm thick</u>					
4.5	Allowance for blinding	477	m ²	15.00	7,000	
4.6	Allowance for concrete	382	m ³	185.00	71,000	
4.7	Allowance for reinforcement @ 175kg/m ³	67	t	1,050	70,000	
4.8	Allowance for formwork (plain finish)	86	m ²	65.00	6,000	
4.9	Extra over for sundries	5	%	154,000	8,000	
4.10	Allowance for waterproofing additive	382	m ³	70.00	27,000	
4.11	Allowance for insulation	477	m ²	45.00	21,000	
4.12	Allowance for below slab drainage				Included	
4.13	Allowance for ground stabalisation	477	m ²	40.00	19,000	
4.14	Allowance for subcontractor prelims	18	%	251,000	45,000	
	Total				296,000	

Project: Tottenham Mews
Estimate: Tottenham Mews - Stage 2 Cost Plan
Revision: Stage 2

SUMMARY



No.	Description	Quantity	Unit	Rate	Amount	Notes
5	Superstructure					
5.1	Frame	29,212	ft ²	9.00	271,000	
5.2	Upper Floors	29,212	ft ²	18.00	537,000	
5.3	Roof	29,212	ft ²	9.00	270,000	
5.4	Stairs	29,212	ft ²	3.00	85,000	
5.5	External Walls and doors	29,212	ft ²	53.00	1,549,000	
5.6	Balconies	29,212	ft ²	7.00	193,000	
5.7	Internal Walls & Partitions	29,212	ft ²	8.00	248,000	
5.8	Internal Doors	29,212	ft ²	0.00	Included	
	Total				3,153,000	

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Superstructure



No.	Description	Quantity	Unit	Rate	Amount	Notes
5.1	Frame					
A	Frame					
B	Allowance for core walls; 200mm thick RC walls	535	m ²			
C	Allowance for Concrete	107	m ³	185.00	20,000	
D	Allowance for reinforcement @ 200kg/m ³	21	t	1,050	22,000	
E	Allowance for Formwork	535	m ²	65.00	35,000	
F	Sundries	5	%	77,000	4,000	
G	Reinforced concrete columns - varying sizes L00 - L04					
H	Allowance for Concrete	58	m ³	185.00	11,000	
I	Allowance for reinforcement @ 200kg/m ³	12	t	1,050	12,000	
J	Allowance for Formwork	717	m ²	65.00	47,000	
K	Sundries	5	%	70,000	4,000	
L	Allowance for Shear Walls	166				
M	Allowance for Concrete	33	m ³	185.00	6,000	
N	Allowance for reinforcement @ 200kg/m ³	7	t	1,050	7,000	
O	Allowance for Formwork	346	m ²	65.00	22,000	
P	Sundries	5	%	35,000	2,000	
Q						
R	Allowance for RC Downstand Beam	100				
S	Allowance for Concrete	8	m ³	185.00	1,000	
T	Allowance for reinforcement @ 250kg/m ³	2	t	1,050	2,000	
U	Allowance for Formwork	149	m ²	65.00	10,000	
V	Sundries	5	%	13,000	1,000	
W	E/O for downstand beam risk	1	item	10,000	10,000	

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Superstructure



No.	Description	Quantity	Unit	Rate	Amount	Notes
X	Allowance for subcontractor preliminaries to insitu works	15	%	216,000	32,000	
Y	<u>Steel</u>					
Z	Allowance for columns L05 to roof	3	t	2,100	6,000	
AA	Allowance for connections	1	t	2,100	1,000	
AB	Intumescent pain to above - 60 minutes	73	m ²	40.00	3,000	
AC	E/O for decorative finish to intumescent	73	m ²	20.00	1,000	
AD	Allowance for subcontractor prelims to steelwork	15	%	11,000	2,000	
AE	Allowance for plinth to plant area	38	m ²	250.00	10,000	
	Total				271,000	

Project: Tottenham Mews
 Estimate: Tottenham Mews - Stage 2 Cost Plan
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Superstructure



No.	Description	Quantity	Unit	Rate	Amount	Notes
5.2	Upper Floors					
A	<u>Allowance for upper floors slabs L01-L04; 200mm thick</u>	1,730				
B	Allowance for Concrete	346	m ³	185.00	64,000	
C	Allowance for reinforcement @ 200kg/m ³	69	t	1,050	73,000	
D	Allowance for Formwork	1,835	m ²	65.00	119,000	
E	Allowance for edge protection	527	m ²	75.00	40,000	
F	Allowance for surface finish	1,730	m ²	38.0	65,000	
G	Sundries	2.5	%	361,000	9,000	
H	<u>Allowance for upper floors slab L05; 250mm thick</u>	288				
I	Allowance for Concrete	72	m ³	185.00	13,000	
J	Allowance for reinforcement @ 200kg/m ³	15	t	1,050	15,000	
K	Allowance for Formwork	396	m ²	65.00	26,000	
L	Allowance for edge protection	88	m ²	75.00	7,000	
M	Allowance for surface finish	288	m ²	38.0	11,000	
N	Sundries	2.5	%	72,000	2,000	
O	Allowance for subcontractor preliminaries to insitu works	15	%	444,000	66,000	
P	New riser gratings/infills; partial GRP / partial riser safe	28	m ²	600.00	17,000	
Q	Allowance for sundries, forming openings etc.	1	item	10,000	10,000	
	Total				537,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
5.3	Roof					
A	<u>Deck</u>					
B	Structural timber roof - Allowance for 12mm ply screw fixed & waterproofing	237	m ²	75.00	18,000	
C	Allowance for roof joists - 200x50mm	237	m ²	45.00	11,000	
D	Allowance for fire protection	237	m ²	65.00	15,000	
E	Allowance for edge protection	95	m	75.00	7,000	
F	Allowance for surface finish	237	m ²	5.00	1,000	
G	Sundries	2.5	%	52,000	2,000	
H	<u>Beams</u>	237				
I	Allowance for beams to roof	5	t	2,100	10,000	
J	Allowance for connections	1	t	2,100	2,000	
K	Intumescent pain to above - 60 minutes	147	m ²	40.00	6,000	
L	E/O for decorative finish to intumescent	147	m ²	20.00	3,000	
M	<u>Slabs above core:</u>					
N	<u>Slab to core roof - 200mm thick RC Slab</u>	8				
O	Allowance for Concrete	2	m ³	185.00	300	
P	Allowance for reinforcement @ 200kg/m ³	0.3	t	1,050	400	
Q	Allowance for Formwork	11	m ²	55.00	600	
R	Allowance for edge protection	11	m	75.00	900	
S	Allowance for waterproofing and insulation	8	m ²	40.00	300	
T	Sundries	5	%	2,500	100	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
U	<u>Slab to core roof - 225mm thick RC Slab</u>	17				
V	Allowance for Concrete	4	m ³	185.00	700	
W	Allowance for reinforcement @ 200kg/m ³	1	t	1,050	800	
X	Allowance for Formwork	21	m ²	55.00	1,200	
Y	Allowance for edge protection	17	m	75.00	1,300	
Z	Allowance for waterproofing and insulation	17	m ²	40.00	700	
AA	Sundries	5	%	4,700	200	
AB	Allowance for subcontractor preliminaries to insitu works	15	%	7,500	2,000	
AC	<u>Allowance for roof slab to L05: 200mm thick</u>	173				
AD	Allowance for Concrete	43	m ³	185.00	8,000	
AE	Allowance for reinforcement @ 200kg/m ³	9	t	1,050	9,000	
AF	Allowance for Formwork	210	m ²	65.00	14,000	
AG	Allowance for edge protection	130	m ²	75.00	10,000	
AH	Allowance for surface finish	173	m ²	5.00	1,000	
AI	Sundries	5	%	42,000	2,000	
AJ	Allowance for subcontractor preliminaries to insitu works	15	%	44,000	7,000	
AK	<u>Additional items</u>					
AL	Perimeter up stand	132	m	100.00	13,000	
AM	Allowance for steelwork to PV's - strengthening	1	item	20,000	20,000	
AN	Allowance for skylight	1	nr	5,000	5,000	
AO	Allowance for man safe system to L05	1	item	10,000	10,000	
AP	Allowance for stair hatch	1	item	5,000	5,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
AQ	Allowance for roof access light	1	item	5,000	5,000	
AR	Allowance for collapsible handrail to roof	88	m	300.00	26,000	
AS	Allowance for Blue Roof including finish above	301	m ²	165.00	50,000	Includes roof finish
	Total				270,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
5.4	Stairs					
A	New PCC stairs including finishes, nosings, treads, handrails & balustrades	7	floors	10,000	70,000	
B	Step overs, cat Ladders and access to plant	1	item	5,000	5,000	
C	Allowance for staircase from B1 to L00 in Affordable workspace	1	item	10,000	10,000	
	Total				85,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
5.5	External Walls and doors					
A	External Walls	2,011				
B	Allowance for solid façade; assumed facing brickwork with SFS backing. Ground to L04	1,006	m ²	600.00	604,000	
C	Allowance for glazing; assumed double glazed standard height units	337	m ²	650.00	219,000	
D	Allowance for metal rainscreen cladding. L05	254	m ²	650.00	165,000	
E	E/O Fire rated glazing - 60 mins	60	m ²	1,000	60,000	
F	Allowance for brick detailing to reveals around windows	780	m	100.00	78,000	
G	Party wall allowance	416	m ²	250.00	104,000	
H	Allowance for Acoustic Louvers / Block wall with acoustic enhancement.	47	m ²	1,000	47,000	
I	E/O allowance for timber facade elements to Ground	164	m ²	150.00	25,000	
J	Allowance for feature brickwork wall to Bedford passage	27	m ²	250.00	7,000	
K	Louvres	1	item	7,500	7,500	
L	Allowance for Vents	46	nr	150.00	7,000	
M	Allowance for scaffolding	1,597	m ²	50.00	80,000	
N	Allowance for testing	1,597	m ²	25.00	40,000	
O	Mock-ups	1	item	25,000	25,000	
P	Allowance for abseiling points	1	item	7,500	7,500	
Q	Allowance for feature soffit to Bedford passage. E.g. reflective finish	40	m ²	500.00	20,000	
R	Allowance for enhancement to ground floor units. E.g. recessed planters with balustrade circa 750mm	16	m	750.00	12,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
S	External Doors					
T	Allowance for single doors	2	nr	5,000	10,000	
U	Allowance for double doors	3	nr	7,000	21,000	
V	Allowance for single doors to plant	2	nr	3,000	6,000	
W	Allowance for double doors to plant	1	nr	4,000	4,000	
	Total				1,549,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
5.6	Balconies					
A	Allowance for Juliette balconies to residential units;					
B	Double Juliette doors	8	nr	5,000	40,000	
C	Single Juliette door	12	nr	2,500	30,000	
D	Structural detail beneath Juliette balcony	20	nr	750.00	15,000	
E	Allowance for protrusion of Juliette balcony deck circa 330mm; not accessible to habitants.	14	m ²	1,250	18,000	
F	Balustrades	52	m	800.00	42,000	
G	Terraces					
H	Allowance for doors to terraces on L05	2	nr	1,500	3,000	
I	Allowance for L05 terrace finishes	24	m ²	350.00	8,000	
J	Balustrade to terraces on L05	20	m	800.00	16,000	
K	E/O - MEP - Drainage & Lighting allowances to Juliette balconies and terraces	20	nr	500.00	10,000	
L	Allowance for thermal breaks to Juliette balconies & terraces	45	m	250.00	11,000	
	Total				193,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
5.7	Internal Walls & Partitions					
A	Allowance for blockwork to basement & ground level	480	m ²	150.00	72,000	
B	Allowance for internal partitions	826	m ²	120.00	99,000	
C	Allowance for internal doors to units	23	nr	900.00	21,000	
D	Allowance for internal doors to cores	7	nr	2,000	14,000	
E	Allowance for internal doors	12	nr	1,200	14,000	
F	Allowance for doors to ground floor units	2	nr	3,000	6,000	
G	Allowance for riser doors throughout	7	nr	1,200	8,000	
H	Internal walls forming WCs	41	m ²	140.00	6,000	
I	Allowance for IPS system to rear of cubicle	15	m ²	250.00	4,000	
J	Internal doors to B1 WC's	5	nr	800.00	4,000	
	Total				248,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
6	Finishes					
6.1	Wall Finishes	29,212	ft ²	2.00	57,000	
6.2	Floor Finishes	29,212	ft ²	1.00	38,000	
6.3	Ceiling Finishes	29,212	ft ²	1.00	32,000	
	Total				127,000	

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Finishes



No.	Description	Quantity	Unit	Rate	Amount	Notes
6.1	Wall Finishes					
A	Allowance for wall finishes to intermediate apartments - blended rate					Included in fit out
B	Allowance for wall finishes to social apartments - blended rate					Included in fit out
C	Wall finishes to affordable workspace					Included in fit out
D	Wall finishes to circulation areas	1,091	m ²	8.00	9,000	
E	Allowance for enhanced finishes to entrance	134	m ²	50.00	7,000	
F	Allowance for lining and paint to stair core	313	m ²	40.00	13,000	
G	Allowance for finishes to columns - assume lining and paint	763	m ²	20.00	15,000	
H	Allowance for skirting to all areas	497	m	15.00	7,000	
I	Allowance for B1 WC wall finish. Assume dryline and paint	128	m ²	50.00	6,000	
	Total				57,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
6.2	Floor Finishes					
A	Allowance for floor finishes to intermediate apartments - blended rate					Included in fit out
B	Allowance for floor finishes to social apartments - blended rate					Included in fit out
C	Floor finishes to affordable workspace					Included in fit out
D	Floor finishes to circulation areas	154	m ²	25.00	4,000	
E	Floor finishes to plant areas	189	m ²	15.00	3,000	
F	Allowance for screed to habitable areas	2,003	m ²	12.00	24,000	
G	Allowance for sand and cement screed to entrance, vapour control layer, 10mm polyurethane foam perimeter expansion strip, various thickness high performance insulation to entrance	28	m ²	35.00	1,000	
H	Allowance for entrance matting, fitted in to recess and flush	28	m ²	75.00	2,000	
I	Allowance for floor sealant to stair cores	85	m ²	30.00	3,000	
J	Allowance for floor finish to B1 WC's	5	m ²	250.00	1,000	
	Total				38,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
6.3	Ceiling Finishes					
A	Allowance for finishes to intermediate apartments - blended rate				Included in fit out	
B	Allowance for finishes to social apartments - blended rate				Included in fit out	
C	Finishes to affordable workspace	271	m ²	20.00	5,000	
D	Finishes to circulation areas and plant space	349	m ²	20.00	7,000	
E	Allowance for ceiling finishes to entrance	28	m ²	40.00	1,000	
F	Allowance for demountable suspended ceiling, including paint finish	377	m ²	50.00	19,000	
	Total				32,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
7	Fittings, Furnishings & Equipment					
7.1	Signage	1	item	5,000	5,000	
7.2	Allowance for post boxes	23	nr	150.00	3,000	
7.3	Allowance for cycle racks	50	nr	300.00	15,000	
7.4	Allowance for ground floor reception enhancement e.g. reception desk, sign boards and the like	1	item	10,000	10,000	
7.5	Allowance for BOH/cleaner's store	1	item	3,000	3,000	
7.6	Allowance for general fittings to basement	413	m ²	25.00	10,000	
7.7	FF&E to WC's / Shower facilities in B1 workspace	4	nr	2,530	10,000	
7.8	Allowance for shower FFE to WC workspace	1	nr	4,600	5,000	
	Total				61,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
8	Services					
8.1	5A Sanitary ware	29,212	ft ²	0.26	7,700	
8.2	5B Disposal Installations	29,212	ft ²	2.11	61,690	
8.3	5C Water Installations	29,212	ft ²	4.61	134,700	
8.4	5D Heat Source	29,212	ft ²	5.10	149,110	
8.5	5E Space Heating and Air Treatment	29,212	ft ²	5.11	149,140	
8.6	5F Ventilation	29,212	ft ²	4.73	138,240	
8.7	5G Electrical Installations	29,212	ft ²	6.67	194,810	
8.8	5H Gas Installations	29,212	ft ²	0.00	0	
8.9	5I Lift Installations	29,212	ft ²			Included separately
8.10	5J Protective Installations	29,212	ft ²	2.65	77,450	
8.11	5K Communications	29,212	ft ²	4.58	133,650	
8.12	5L Specialist Installations	29,212	ft ²	3.54	103,300	
8.13	5M Builders Work In Connection	29,212	ft ²	1.21	35,210	
8.14	Extra over costs:					
8.15	ASHP Uplift					Included
8.16	Rain water recovery (for small development)					Omitted
8.17	PV (based on 82m ²)					Included
8.18	Upgrade to solar (extra of PV)					Omitted
8.19	EMS (energy monitoring, part of MBS)					Included
8.20	Grey Water					Excluded
8.21	<u>Additional Items</u>					
8.22	Colt extract system including shaft fans, fire rated ductwork and access control to GF doors in lieu of Colt extract system and AOV					Included

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No.	Description	Quantity	Unit	Rate	Amount	Notes
8.23	<u>B1 WC's</u>					
8.24	Allowance for services to B1 WC's				Included	
8.25	Allowance for sanitaryware to B1 WC's				Included	
8.26	Sprinklers to B1 in basement				Included	
8.27	Allowance for ventilation to main corridors via MVHR units including ductwork				Included	
	Total				1,185,000	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
8.1	5A Sanitary ware					
A	Allowance for sanitary to basement	1	item	6,300	6,300	
B	Cleaners sink in basement	1	nr	500.00	500	
C	Cleaners sink on GF to above				Excluded	
D	Offload and installation	1	nr	100.00	100	
E	Sub-contractor prelims			12%	800	
	Total				7,700	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
8.2	5B Disposal Installations					
A	<u>Rainwater</u>					
B	Rainwater disposal	1	item	8,200	8,200	
C	Rainwater disposal to balconies				Excluded	
D	Acoustic/ Thermal insulation	1	item	2,700	2,700	
E	Rainwater recovery				Excluded	
F	Allowance for crossover					
G	<u>Foul Disposal</u>					
H	Foul disposal to sanitary	1	item	31,200	31,200	
I	Foul disposal to amenity space				Excluded	
J	Acoustic/ Thermal insulation	1	item	5,500	5,500	
K	Allowance for vent pipe	1	item	2,700	2,700	
L	Allowance for crossover	1	item	2,700	2,700	
M	Capped drainage connection to office	1	item	1,000	1,000	
N	<u>Grey water</u>					
O	Grey water recovery				Excluded	
P	<u>Condensate</u>					
Q	Condensate installation				Excluded	
R	<u>Sump Pump</u>					
S	Sump pump to cold water plant				Excluded	
T	Sump pump to sprinkler plant				Excluded	
U	Sump pump to wet riser plant				Excluded	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
V	Sump pump to fire fighting lifts				Excluded	
W	Testing and commissioning			2%	1,080	
X	Sub-contractor prelims			12%	6,610	
	Total				61,690	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
8.3	5C Water Installations					
A	<u>Cold Water</u>					
B	Incoming water main complete with meter	1	item	8,000	8,000	
C	Sectional Cold Water Tank - 20 000 litres	1	nr	16,000	16,000	
D	Cold Water Treatment - electromagnetic water conditioner	1	item	7,000	7,000	
E	Cold Water Treatment - UV water disinfectant unit	1	item	12,000	12,000	
F	Cold Water Booster Set- 10l/s @30m head	1	item	19,000	19,000	
G	Cold Water Pipework - within plantroom	1	item	8,000	8,000	
H	Cold Water Pipework - from plantroom to riser core	1	item	2,000	2,000	
I	Cold Water Pipework - riser	1	item	2,900	2,900	
J	Cold Water Pipework - tap off	6	floors	1,000	6,000	
K	Cold Water Pipework - to HIU within apartments incl meter	23	apartments	800.00	18,400	
L	Cold Water Insulation				Excluded	
M	Landlords cold water services	1	item	9,100	9,100	
N	Capped cold water connection to office	1	item	1,000	1,000	
O	<u>CAT5</u>					
P	Cat 5 Water; to bin stores	1	nr	3,000	3,000	
Q	Cat 5 Water; to roof	1	nr	3,000	3,000	
R	<u>Hot Water</u>					
S	Hot water services to landlords	1	item	500.00	500	
T	<u>Leak Detection</u>					
U	Leak Detection to bottom of riser				Excluded	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
V	<u>Energy Meters</u>					
W	Allowance for energy meters	1	item	2,000	2,000	
X	<u>Trace Heating</u>					
Y	Trace Heating				Excluded	
Z	Testing and commissioning		item	2%	2,400	
AA	Sub-contractor prelims		item	12%	14,400	
	Total				134,700	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
8.4	5D Heat Source					
A	<u>Equipment</u>					
B	Air Source Heat Pumps (42kW)	4	nr	29,000	116,000	
C	Buffer Vessell (1000 litre)	1	nr	4,500	4,500	
D	In line pump	4	nr	2,500	10,000	
E	Testing and commissioning		item	2%	2,610	
F	Sub-contractor prelims		item	12%	16,000	
	Total				149,110	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
8.5	5E Space Heating and Air Treatment					
A	<u>Low Temperature Hot Water</u>					
B	Pressurisation Unit	1	nr	3,500	3,500	
C	Vacuum Degasser	1	nr	2,500	2,500	
D	Dirt Separator	1	nr	1,250	1,250	
E	Automatic Chemical Dosing Unit	1	nr	2,500	2,500	
F	LTHW Pump Set- 3/s @30m head	1	item	10,000	10,000	
G	LTHW Pipework - within plantroom	1	item	15,000	15,000	
H	LTHW Pipework - from plantroom to riser core	1	item	5,000	5,000	
I	LTHW Pipework - riser	1	item	4,600	4,600	
J	LTHW Pipework - tap off	6	floors	1,200	7,200	
K	LTHW Pipework - to apartments	6	floors	4,800	28,800	
L	LTHW Pipework - to HIU within apartments excl meter	23	apartments	400.00	9,200	
M	LTHW insulation to external area on L05 and within risers and main services corridors	1	item	10,000	10,000	
N	Overdoor Heater to entrance				Omitted	
O	Underfloor Heating to reception				Excluded	
P	Heating to main entrance corridor only	1	item	1,000	1,000	
Q	Heating to stairwell				Excluded	
R	<u>Chilled Water</u>					
S	Chilled Water Installation				Excluded	
T	MVHR to corridors including ductwork	1	item	30,000	30,000	
U	<u>Trace Heating</u>					

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No.	Description	Quantity	Unit	Rate	Amount	Notes
V	Trace Heating				Excluded	
W	Testing and commissioning		item	2%	2,611	
X	Sub-contractor prelims		item	12%	15,979	
	Total				149,140	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
8.6	5F Ventilation					
A	<u>General Ventilation</u>					
B	Ventilation to concierge via MVHR				Excluded	
C	Allowance for ventilation to stores				Excluded	
D	Allowance for summer time ventilation to corridors				Excluded	
E	Allowance for ventilation to lift shafts				Excluded	
F	Plant Room and bike store Ventilation	1	item	25,000	25,000	
G	Ventilation to landlord WC's	1	item	3,000	3,000	
H	<u>Smoke Extract</u>					
I	Stairwell make up AOV	1	item	3,500	3,500	
J	Colt extract including shaft fans (Colt Qnt 15/10/2020)	1	item	64,800	64,800	
K	Allow for OHP	5	%	64,800	3,240	
L	Adjustment to Colt system to cover 5 floors only	1	item	-15,000	-15,000	
M	Fire rated ductwork riser, 750mm x 1100mm	1	item	21,000	21,000	
N	Fire rated ductwork at GF, 300mm x 1000mm	1	item	14,000	14,000	
O	Smoke extract grille to GF lobbies	2	nr	750.00	1,500	
P	Car park smoke extract				Excluded	
Q	Testing and commissioning		item	2%	2,400	
R	Sub-contractor prelims		item	12%	14,800	
	Total				138,240	

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No.	Description	Quantity	Unit	Rate	Amount	Notes
8.7	5G Electrical Installations					
A	<u>LV</u>					
B	Incoming LV	1	item	10,000	10,000	
C	Landlord LV	1	item	30,000	30,000	
D	Power to mechanical installations	1	item	13,000	13,000	
E	Isolator to office	1	item	1,500	1,500	
F	<u>Ryefield</u>					
G	Ryefield Installation	23	apartments	1,000	23,000	
H	<u>Life Safety</u>					
I	Life Safety Installation; Life safety switchboard					Excluded
J	Life Safety Installation; ATS to BCWS pump	1	nr	6,500	6,500	
K	Life Safety Installation; ATS to basement smoke extract fan	1	nr	6,500	6,500	
L	Life Safety Installation; ATS to corridor smoke extract fan					Excluded
M	Life Safety Installation; ATS to fire fighting lift	1	nr	8,000	8,000	
N	Life Safety Installation; ATS to fire fighting lift sump pump					Excluded
O	Life Safety Installation; ATS to wet riser					Excluded
P	<u>Generator Installation</u>					
Q	Generator set					Excluded
R	Standby diesel generating silencer; supply and installation					Excluded
S	Bulk Oil Storage; supply and installation					Excluded
T	<u>Small Power</u>					

Project: Tottenham Mews
 Estimate: Tottenham Mews - Stage 2 Cost Plan
 Revision: Stage 2

Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
U	Small Power Installation; to basement	1	item	5,100	5,100	
V	Small Power Installation; to corridors	6	floors	200.00	1,200	
W	Small Power Installation; to roof	1	item	600.00	600	
X	Power to MVHR's	6	nr	300.00	1,800	
Y	<u>Lighting</u>					
Z	Lighting Installation; to basement	1	item	6,100	6,100	
AA	Lighting Installation; to concierge	1	item	2,000	2,000	
AB	Lighting Installation; to stair cores	6	floors	800.00	4,800	
AC	Lighting Installation; to circulation areas	6	floors	1,500	9,000	
AD	Lighting Installation; to roof	1	item	2,000	2,000	
AE	Lighting Installation; to office					See Office fit-out
AF	Lighting Installation; Aircraft warning lights					Excluded
AG	Lighting Installation; Emergency lighting	1	item	8,200	8,200	
AH	<u>Lighting Extra Over</u>					
AI	Lighting Installation; External lighting					N/A
AJ	Lighting Installation; Façade lighting	1	item	10,000	10,000	
AK	<u>Containment Vertical Distribution</u>					
AL	Containment	6	floors	800.00	4,800	
AM	<u>Containment Horizontal Distribution</u>					
AN	Containment	1	item	13,700	13,700	
AO	<u>Earthing and Bonding</u>					

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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
AP	General earthing and bonding	1	item	2,700	2,700	
AQ	Testing and commissioning		item	2%	3,410	
AR	Sub-contractor prelims		item	12%	20,900	
	Total				194,810	

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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
8.8	5H Gas Installations					
A	<u>Gas Installation</u>					
B	Gas Installation; Connection				Excluded	
C	Gas Installation; Pipework 65mm				Excluded	
D	Gas Installation; Gas meter				Excluded	
E	Gas Installation; Gas booster				Excluded	
F	Gas Installation; Leak detection				Excluded	
G	Testing and commissioning		item	2%	0	
H	Sub-contractor prelims		item	12%	0	
	Total				0.00	

Project: Tottenham Mews
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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
8.10	5J Protective Installations					
A	<u>Sprinkler Installation - Residential</u>					
B	Sprinkler Installation; valve arrangement off domestic cold water for sprinkler system	6	floors	1,250	7,500	
C	Sprinkler Installation; on floor distribution	6	floors	1,500	9,000	
D	Sprinkler to basement	1	item	8,500	8,500	
E	Sprinkler pump to office	1	item	20,000	20,000	
F	<u>Dry Riser Installation</u>					
G	Dry Riser Installation; Infill Breeching Inlet and Horizontal Distribution	1	item	5,000	5,000	
H	Dry Riser Installation; Staircore riser distribution and landing valves	7	floors	1,750	12,250	
I	<u>Wet Riser Installation</u>				N/A	
J	<u>Test Drain Installation</u>					
K	Test Drain Installation; Connection to underground drainage				Excluded	
L	Test Drain Installation; Staircore riser distribution and landing valves				Excluded	
M	<u>Lightning Protection</u>					
N	Lightning and surge protection	2,732	m ²	2.00	5,500	
O	Testing and commissioning		item	2%	1,400	
P	Sub-contractor prelims		item	12%	8,300	
	Total				77,450	

Project: **Tottenham Mews**
 Estimate: **Tottenham Mews - Stage 2 Cost Plan**
 Revision: **Stage 2**

Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
8.11	5K Communications					
A	<u>Fire Alarm Installation</u>					
B	Fire Alarm Installation; Fire alarm panel	1	item	4,000	4,000	
C	Fire Alarm Installation; Fire alarm repeater panel				Excluded	
D	Fire Alarm Installation; Fire alarm redcare line	1	item	1,200	1,200	
E	Fire Alarm Installation; Sprinkler flow switch interface	6	floors	250.00	1,500	
F	Fire Alarm Installation; Monitored isolation valve interface to apartments	23	apartments	250.00	Excluded	
G	Fire Alarm Installation; Landlord interface	1	item	5,500	5,500	
H	Fire Alarm Installation; Devices within basement S&C	1	item	2,600	2,600	
I	Fire Alarm Installation; Devices on floor	6	floors	1,500	9,000	
J	Fire Alarm Installation; minimum coverage to office	1	item	2,300	2,300	
K	Fire Alarm Installation; Acoustic modelling					
L	Extra over for Vesda to top of lift shaft	1	item	3,000	3,000	
M	<u>Fire Telephone</u>					
N	Fire Telephone / Disabled Refuge Call Outstation (Basement Only)	1	floors	2,500	2,500	
O	<u>TV Installation</u>					
P	TV Installation; Satellite Dishes	1	nr	5,000	5,000	
Q	TV Installation; Aerial	1	nr	1,500	1,500	
R	TV Installation; IRS Cabling (CAT 6) to apartments	23	apartments	500.00	11,500	
S	<u>Door Entry Installation</u>					
T	Door Entry Installation; Outstation	1	nr	2,250	2,250	

Project: Tottenham Mews
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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
U	Door Entry Installation; CAT 6 cabling to apartments	23	apartments	300.00	6,900	
V	<u>Fibre Installation</u>					
W	Fibre Installations; cabling to apartments (Hyperoptic and BT)	23	apartments	500.00	11,500	
X	<u>Telephone Installation</u>					
Y	Telephone Installations; cabling to apartments BT	23	apartments	300.00	6,900	
Z	<u>Access Control Installation</u>					
AA	Access Control Installation; Maglock to building entrance	3	nr	2,250	6,750	
AB	Access Control Installation; Maglock to cores from basement	1	nr	2,250	2,250	
AC	Access Control Installation; Maglock to stair cores				Excluded	
AD	Access control to GF lobby doors	2	nr	2,250	4,500	
AE	<u>CCTV Installation</u>					
AF	CCTV Installation; Basement	3	nr	2,500	7,500	
AG	CCTV Installation; Building entrance (internal)	1	nr	2,500	2,500	
AH	CCTV Installation; Building entrance (external)	1	nr	2,500	2,500	
AI	CCTV Installation; Building Façade				Excluded	
AJ	CCTV Installation; Circulation areas				Excluded	
AK	<u>Containment Vertical Distribution</u>					
AL	Containment	6	floors	500.00	3,000	
AM	<u>Containment Horizontal Distribution</u>					

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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
AN	Containment; Communications	1	item	8,200	8,200	
AO	<u>Other</u>					
AP	Data outlets to landlord areas	1	item	2,700	2,700	
AQ	Allow for mobile phone signal boosters				Excluded	
AR	Intruder alarm				Excluded	
AS	Testing and commissioning		item	2%	2,300	
AT	Sub-contractor prelims		item	12%	14,300	
	Total				133,650	

Project: Tottenham Mews
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Services



No.	Description	Quantity	Unit	Rate	Amount	Notes
8.12	5L Specialist Installations					
A	<u>BMS</u>					
B	Building management system	1	item	33,900	33,900	
C	<u>Apartment Meter Reading</u>					
D	Apartment Meter Reading; to HIU	23	apartments	500.00	11,500	
E	<u>Renewable Energy</u>					
F	PV (based on 82m2)	1	item	37,000	39,000	
G	<u>Other</u>					
H	Commissioning management				Excluded	
I	EMS (energy monitoring, part of MBS)	1	item	6,000	6,000	
J	Remote monitoring landlord LV supplies				Excluded	
K	Testing and commissioning		item	2%	1,800	
L	Sub-contractor prelims		item	12%	11,100	
	Total				103,300	

Project: Tottenham Mews
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SUMMARY



No.	Description	Quantity	Unit	Rate	Amount	Notes
9	Lifts					
9.1	New passenger lift - Basement to Level 05	1	item	100,000	100,000	
	Total				100,000	

Project: Tottenham Mews
Estimate: Tottenham Mews - Stage 2 Cost Plan
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SUMMARY



No.	Description	Quantity	Unit	Rate	Amount	Notes
15	Social Rented Fit-Out @ £90/ft ²					
15.1	Social Fit-Out	9,382	ft ²	90.00	844,000	
15.2	Extra over for AFDD devices to consumer unit	1	item	10,000	10,000	
	Total				854,000	

Project: Tottenham Mews
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SUMMARY



No.	Description	Quantity	Unit	Rate	Amount	Notes
16	Intermediate Fit-Out @ £110/ft ²					
16.1	Intermediate Fit-Out	9,274	ft ²	110.00	1,021,000	
16.2	Extra over for AFDD devices to consumer unit	1	item	10,000	10,000	
	Total				1,031,000	

Project: Tottenham Mews
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Revision: Stage 2

SUMMARY



No.	Description	Quantity	Unit	Rate	Amount	Notes
17	Affordable Workspace @ £50/ft ²					
17.1	Affordable Workspace	2,908	ft2	50.00	145,000	
17.2	Extra over for AFDD devices to consumer unit	1	item	3,000	3,000	
	Total				148,000	

Project: Tottenham Mews
 Estimate: Tottenham Mews - Stage 2 Cost Plan
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SUMMARY



No.	Description	Quantity	Unit	Rate	Amount	Notes
22	External Works					
22.1	<u>External works</u>					
22.2	<u>Site preparation</u>					
22.3	Allowance for site preparation	1	item	1,500	2,000	
22.4	Existing surface removal	85	m ²	35.00	3,000	
22.5	Allowance for partial lane closure	1	item	3,500	4,000	
22.6	<u>Finishes, paving etc.</u>					
22.7	Allowance for hard landscaping	85	m ²	400.00	34,000	
22.8	Allowance for kerbs	48	m	70.00	3,000	
22.9	<u>Street Furniture</u>					
22.10	General allowance for seating	1	item	5,000	5,000	
22.11	Allowance for litter bins	1	item	2,500	2,000	
22.12	Allowance for bike stands	1	item	2,500	2,000	
22.13	<u>Planting</u>					
22.14	General allowance for planting	1	item	7,000	7,000	
22.15	<u>Services</u>					
22.16	Allowance for lighting	85	m ²	50.00	4,000	
22.17	Allowance for drainage	85	m ²	25.00	2,000	
22.18	Allowance for CCTV	1	nr	7,000	7,000	
22.19	BWIC	5	%	13,000	1,000	

Project: Tottenham Mews
 Estimate: Tottenham Mews - Stage 2 Cost Plan
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SUMMARY



No.	Description	Quantity	Unit	Rate	Amount	Notes
22.21	Allowance for signage	1	item	5,000	5,000	
22.22	Allowance for line marking	1	item	4,000	4,000	
22.23	Sub contractor prelims	20	%	85,000	17,000	
22.24	Sub Total	85	m²	1,199	102,000	
22.25	Risk	2.5	%	102,000	3,000	
22.26	OH&P	5.0	%	105,000	5,000	
22.27	Total	85	m²	1,293	110,000	
					110,000	

Project: Tottenham Mews
Estimate: Tottenham Mews - Stage 2 Cost Plan
Revision: Stage 2

SUMMARY



No.	Description	Quantity	Unit	Rate	Amount	Notes
23	Allowance for Utilities					
23.1	Water	1	item	25,000	25,000	
23.2	Communications	1	item	25,000	25,000	
23.3	Combined Sewer and Surface Water	1	item	50,000	50,000	
23.4	Electric (assume by iDNO/ICP)	1	item	100,000	100,000	
23.5	Decommission gas	1	item	5,000	5,000	
	Total				205,000	

Project: Tottenham Mews
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SUMMARY



No.	Description	Quantity	Unit	Rate	Amount	Notes
26	Allowance for NHBC warranties					
26.1	Fee per unit	23	nr	2,500	58,000	
	Total				58,000	

Project: Tottenham Mews
Estimate: Tottenham Mews - Stage 2 Cost Plan
Revision: Stage 2

SUMMARY



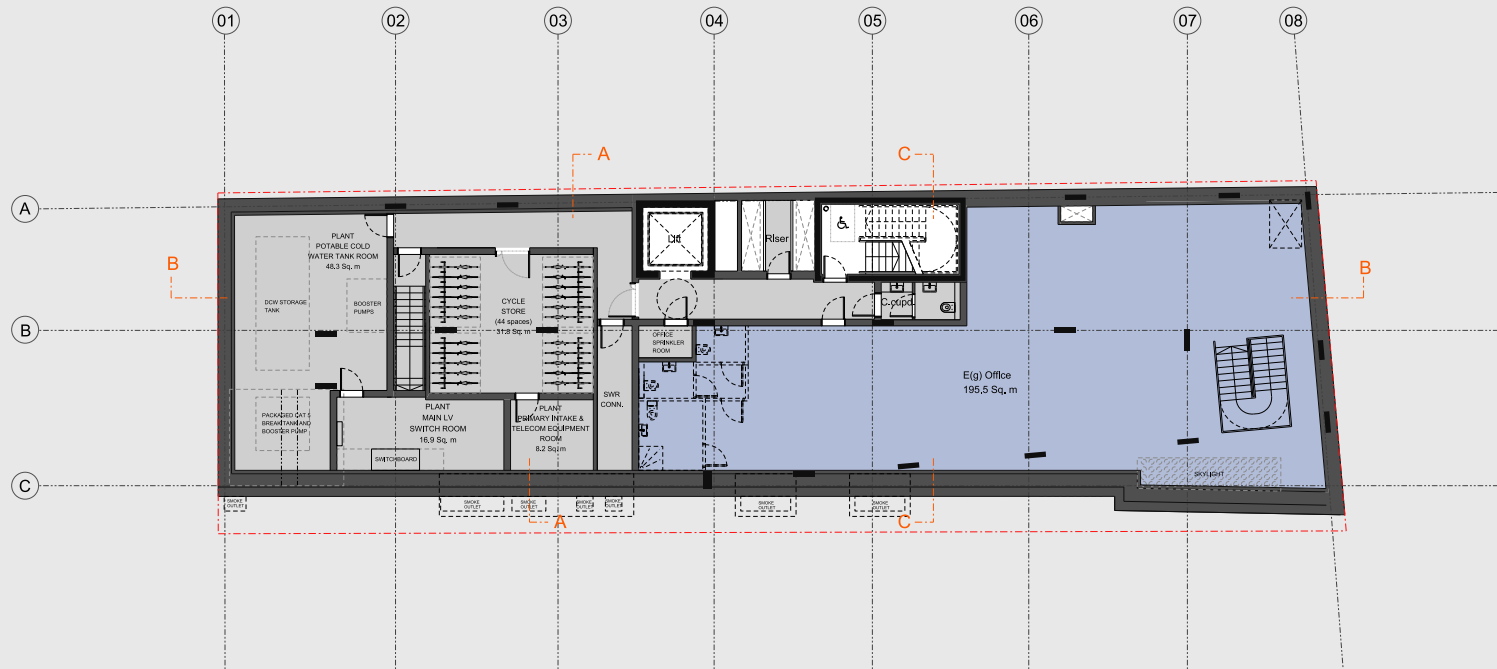
No.	Description	Quantity	Unit	Rate	Amount	Notes
27	Allowance for non-recoverable VAT					
27.1	Allowance per unit	23	nr	2,000	46,000	
	Total				46,000	

Appendix C – General Arrangements

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Rev	Date	Description



Project
 14 - 19 Tottenham Mews
Client
 Derwent London
Date
 10/11/20
Scale
 1:100 @ A1

Lower Ground Floor Plan

Drawn	Checked	Approved
KC	VP	ML

Drawing Status
 Planning

Project	Discipline	Level	Series	Dwg No	Rev.
13565	A	001	03	099	-

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Client
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Scale
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Ground Floor Plan

Drawn	Checked	Approved
KC	VP	ML

Drawing Status
 Planning

Project	Discipline	Level	Series	Dwg No	Rev.
13665	A	L00	03	100	-

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First Floor Plan

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Approved ML

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 Planning

Project	Discipline	Level	Series	Dwg No	Rev.
13665	A	L01	03	101	-

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Project	
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Date	Scale
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Second Floor Plan

Drawn	Checked	Approved			
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Drawing Status					
Planning					
Project	Discipline	Level	Series	Dwg No	Rev.
13665	A	L02	03	102	-

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Project: 14 - 19 Tottenham Mews
 Client: Derwent London
 Date: 10/11/20
 Scale: 1:100 @A1
 22/10/20

Third Floor Plan

Drawn	Checked	Approved
KC	VP	ML

Drawing Status: Planning

Project	Discipline	Level	Series	Dwg No	Rev.
13665	A	L03	03	103	-

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Project	
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Derwent London	
Date	Scale
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Fourth Floor Plan

Drawn	Checked	Approved
KC	VP	ML

Drawing Status					
Planning					
Project	Discipline	Level	Series	Dwg No	Rev.
13665	A	L04	03	104	-

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Rev	Date	Description



Project
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Client
 Derwent London
Date 10/11/20 **Scale** 1:100@A1

Fifth Floor Plan

Drawn KC **Checked** VP **Approved** ML

Drawing Status
 Planning

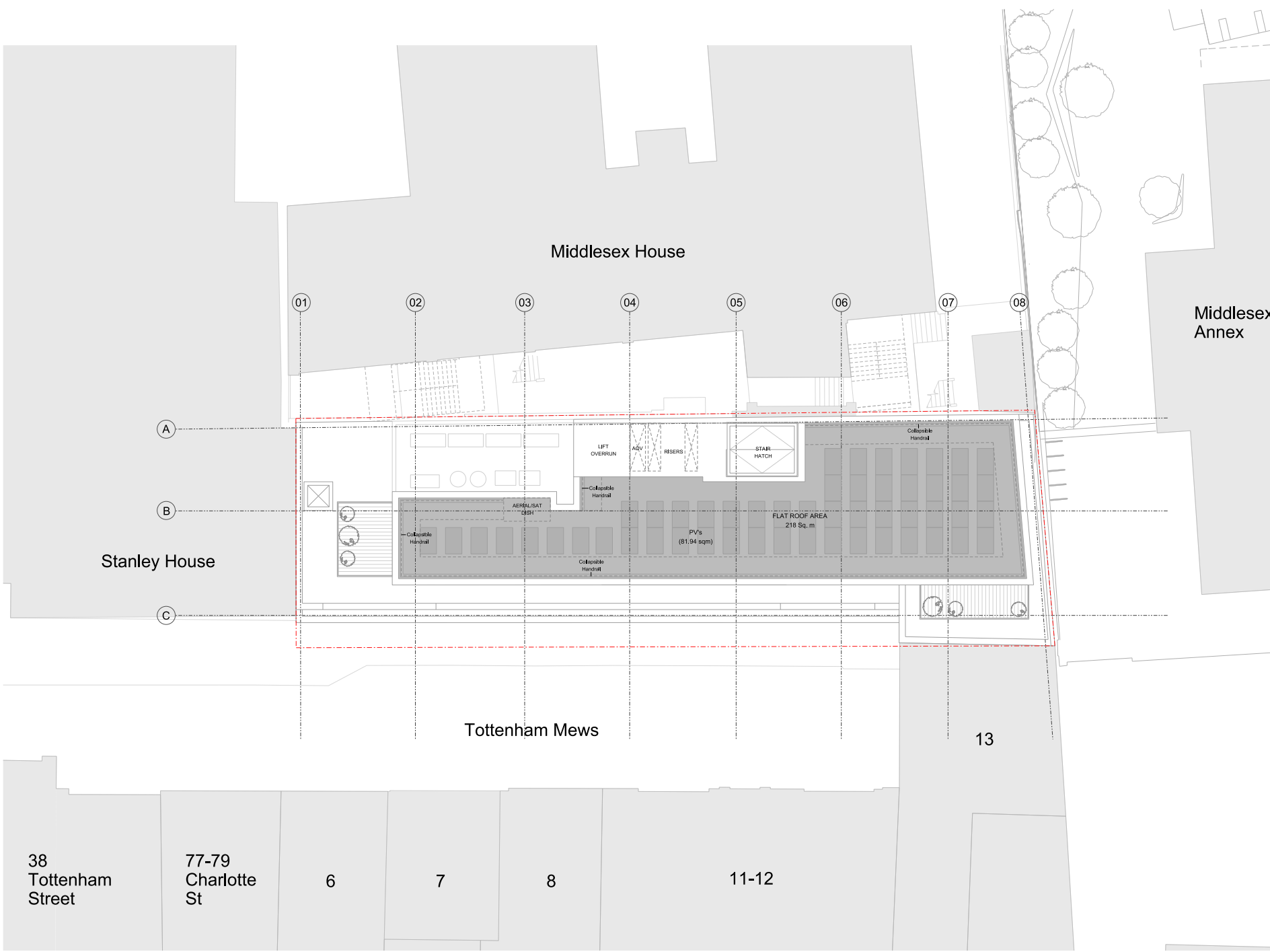
Project	Discipline	Level	Series	Dwg No	Rev.
13665	A	L05	03	105	-

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Rev	Date	Description



Project	
14 - 19 Tottenham Mews	
Client	
Derwent London	
Date	Scale
10/11/20	1:100 @A1

Roof Level Plan

Drawn	Checked	Approved
KC	VP	ML

Drawing Status
 Planning

Project	Discipline	Level	Series	Dwg No	Rev.
13665	A	RF	03	106	-



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Appendix D – Residential fitout specification

Residential fitout specification

Specification benchmark for Tottenham Mews for Intermediate and social housing

Description	Intermediate	Social
Walls	Plasterboard partitions with additional support to bathrooms and kitchens. Tape & Joint with paint finish.	Plasterboard partitions with additional support to bathrooms and kitchens. Tape & Joint with paint finish.
Doors	Flush painted single core doors including proprietary ironmongery	Flush painted single core doors including proprietary ironmongery
Wall Finishes	Tiling to Bathrooms; white gloss bevelled "Metro/underground" wall tiles - say 40% coverage. Paint generally to all other areas. Timber skirtings	Tiling to Bathrooms; white gloss bevelled "Metro/underground" wall tiles - say 40% coverage. Paint generally to all other areas. Timber skirtings
Floor Finishes	Laminated timber flooring to living areas and bedrooms and tiling to bathrooms. All on screed / Timber sub floor.	2 mm "Forbo Novilon" vinyl flooring to living areas and bedrooms and tiling to bathrooms. All on screed sub floor.
Kitchens	"Ergonom" branded kitchens with medium quality white goods by Bosch. Cabinetry generally finished in high gloss paint / lacquer. Worktops and splashbacks in recon stone. Say £9,000 for a 2-bed apartment.	Non-branded kitchens and white goods. Cabinetry generally finished in low gloss paint / lacquer. Say £8,000 for a 2-bed apartment.
Fittings	Vanity units supported on black metal framing; Built in wardrobes to master and secondary bedrooms (no drawer packs). Say £2,200/bedroom	Limited fixtures & fittings, some storage
Sanitary ware	Medium quality	Standard / Medium quality
Services	Heated towel rails, whole house ventilation. Low energy down lighters typically. Entry system, local controls. No comfort cooling or AV equipment.	Wall hung radiators, Low energy lighters typically; Entry system, local controls. No comfort cooling

About AECOM

AECOM is built to deliver a better world. We design, build, finance and operate infrastructure assets for governments, businesses and organizations in more than 150 countries. As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges. From high-performance buildings and infrastructure, to resilient communities and environments, to stable and secure nations, our work is transformative, differentiated and vital. A *Fortune 500* firm, AECOM had revenue of approximately \$18.2 billion during fiscal year 2020. See how we deliver what others can only imagine at aecom.com and [@AECOM](https://www.instagram.com/aecom).

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APPENDIX SIX – Viability appraisal summary

Network Building, Tottenham Mews
Tottenham Court Road
Updated areas Nov 2020

Development Appraisal
Licensed Copy
25 November 2020

APPRAISAL SUMMARY**LICENSED COPY**

Network Building, Tottenham Mews
 Tottenham Court Road
 Updated areas Nov 2020

Appraisal Summary for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Social rent affordable	10	9,382	180.00	168,876	1,688,760
Intermediate affordable	<u>13</u>	<u>9,274</u>	326.00	232,563	<u>3,023,324</u>
Totals	23	18,656			4,712,084

Rental Area Summary

	Units	ft ²	Rent Rate ft ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
B1 Offices	1	132,319	83.71	11,076,610	11,076,610	11,076,610
A1/A3 Retail (zA)	1	3,422	200.00	684,400	684,400	684,400
Aff workspace GF	1	804	30.00	24,120	24,120	24,120
Aff workspace LGF	<u>1</u>	<u>2,104</u>	15.00	31,560	<u>31,560</u>	<u>31,560</u>
Totals	4	138,649			11,816,690	11,816,690

Investment Valuation**B1 Offices**

Market Rent	11,076,610	YP @	4.0000%	25.0000	
(2yrs 6mths Rent Free)		PV 2yrs 6mths @	4.0000%	0.9066	251,051,907

A1/A3 Retail (zA)

Market Rent	684,400	YP @	4.5000%	22.2222	
(9mths Rent Free)		PV 9mths @	4.5000%	0.9675	14,715,000

Aff workspace GF

Current Rent	24,120	YP @	5.7500%	17.3913	419,478
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Aff workspace LGF

APPRAISAL SUMMARY**LICENSED COPY**

**Network Building, Tottenham Mews
Tottenham Court Road
Updated areas Nov 2020**

Current Rent	31,560	YP @	5.7500%	17.3913	548,870
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Total Investment Valuation					266,735,255
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GROSS DEVELOPMENT VALUE					271,447,339
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Purchaser's Costs				(18,137,997)	
Effective Purchaser's Costs Rate		6.80%			(18,137,997)

NET DEVELOPMENT VALUE					253,309,342
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NET REALISATION					253,309,342
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OUTLAY**ACQUISITION COSTS**

Fixed Price	92,300,000				
Fixed Price	507,000				
Total Acquisition				92,807,000	92,807,000
Stamp Duty				4,619,350	
Effective Stamp Duty Rate		4.98%			
Agent Fee		1.00%		928,070	
Legal Fee		0.50%		464,035	
					6,011,455

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Construction cost	191,554	365.97	70,103,000
Construction cost	<u>29,212</u>	351.50	<u>10,268,000</u>
Totals	220,766 ft²		80,371,000
Contingency		5.00%	4,018,550

APPRAISAL SUMMARY**LICENSED COPY**

Network Building, Tottenham Mews
Tottenham Court Road
Updated areas Nov 2020

MCIL			1,873,618	
LBC CIL			1,423,543	
S106			750,000	88,436,711
Other Construction				
Third party payments			3,000,000	3,000,000
PROFESSIONAL FEES				
Professional Fees		12.00%	9,644,520	9,644,520
MARKETING & LETTING				
Commercial Marketing	138,649 ft ²	2.50	346,623	
Letting Agent Fee		10.00%	1,181,669	
Letting Legal Fee		5.00%	590,835	2,119,126
DISPOSAL FEES				
Commercial Sales Agent Fee		1.00%	2,480,484	
Resi Sales Agent Fee		1.00%	47,779	
Commercial Sales Legal Fee		0.50%	1,240,242	
Resi sales legal fee		0.50%	23,560	3,792,066
FINANCE				
Debit Rate 6.500%, Credit Rate 1.000% (Nominal)				
Total Finance Cost				35,049,055
TOTAL COSTS				240,859,933
PROFIT				12,449,409
Performance Measures				
Profit on Cost%		5.17%		

APPRAISAL SUMMARY**LICENSED COPY****Network Building, Tottenham Mews****Tottenham Court Road****Updated areas Nov 2020**

Profit on GDV%	4.59%
Profit on NDV%	4.91%
Development Yield% (on Rent)	4.91%
Equivalent Yield% (Nominal)	4.03%
Equivalent Yield% (True)	4.14%
IRR% (without Interest)	8.53%
Rent Cover	1 yr 1 mth
Profit Erosion (finance rate 6.500)	9 mths