



INDICATIVE COST ESTIMATE

for the construction of Community Pavilion for Walton Community Council

**Browns Wood
Elgar Grove
Milton Keynes
Buckinghamshire**

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Our reference: 7099913

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Ref	Group Element/Element		Total Cost of Element £
	SUMMARY		
1.0	Construction of Phase 1		833,023.50
2.0	Construction of Car Park		121,776.00
3.0	Construction of Phase 2		150,730.05
	Sub-Total: Facilitating and Building Works		1,105,529.55
4.0	Main Contractor's preliminaries	18%	198,995.32
5.0	Main Contractor's overheads and profit	5%	65,226.24
	TOTAL: FACILITATING AND BUILDING WORKS		1,369,751.11
6.0	Project/design team fees	0%	excl
7.0	Other development/project costs	0%	excl
8.0	Risk (contingency)	5%	68,487.56
9.0	Inflation allowance	0%	excl
COST LIMIT (excluding VAT^(see note 2))			£1,438,238.67
	Gross Internal Floor Area = 649m ²		
	NOTES		
1	Base date of cost plan: 19 August 2017 (3Q2017)		
2	Value Added Tax (VAT) in relation to buildings is a complex area. Therefore it is recommended that VAT be excluded from order of cost estimates. It is recommended that specialist advice is sought on VAT matters to ensure that the correct rates are applied to the various aspects of a building project.		

Design Information	
1.0	Information Used
	This Cost Plan has been prepared from the following design information and will need to be verified based upon further design development, market testing etc.
2.0	Drawings
	pHp Architects 4297 A100 P2 Proposed site plan 4297 A200 P6 Proposed building plan
3.0	Floor areas
	Building gross internal floor areas:- Phase 1; 540m2 Phase 2; 109m2

Inclusions, Exclusions and Assumptions to Cost Plan	
1.0	Inclusions
1.1	Overheads and profit
1.2	Utility connections (gas, water, electricity) allowance
2.0	Exclusions
	The following are excluded, and where applicable need to be covered by other budgets. The list is intended only as a guide and is therefore not exhaustive:
2.1	Site acquisition and associated costs, including land, legal fees, agents commissions etc
2.2	VAT
2.3	Surveys and investigations
2.4	Statutory fee expenditure
2.5	BREEAM accreditation
2.6	Third party claims or payments
2.7	Banking charges on capital lending
2.8	Marketing (media and publications)
2.9	Any works outside the boundary as defined on drawings
2.10	Archaeological works
2.11	Section 106, 278, 38 etc fees and bonds
2.12	Diversion of existing services and drainage other than those stated
2.13	Loose fittings and furnishings
2.14	Project/design team fees
2.15	Other development/project costs
2.16	Removal of contaminated ground
2.17	Abnormal foundations
2.18	Potential future expansion
2.19	Any work to the pitches, the outdoor gym area, pump track, muga, children's play area etc
2.20	PV panels
2.21	Inflation allowance beyond 3Q2017
3.0	Assumptions
3.1	Assumed the works will be carried out in a single phase
3.2	Assumed the Contract Sum will be via a single stage traditional procurement route
3.3	Works to be procured under a JCT 2016 Form of Contract
3.4	Works measured in accordance with the design information listed within the Design Information section of this document
3.5	Location factor
3.6	The car park will be unlit

COST PLAN BUILD UP

Cost Centre	Group Element/Element	Qty	Units	Rate	Values
1.0	Construction of Community Pavilion - Phase 1				
1.1	Demolitions & Alterations				0.00
	N/A				0.00
1.2	Substructure				72,130.00
	Clear site generally	600	m2	0.50	300.00
	Excavate to remove topsoil average 250mm thick and remove from site	147	m3	30.00	4,410.00
	Excavate to reduce levels and remove from site	147	m3	30.00	4,410.00
	Excavate and lay concrete trench fill foundation	147	m	125.00	18,375.00
	Sub floor internal cavity wall 450mm high of two skins of blockwork up to dpc level	39	m	45.00	1,755.00
	Sub floor external cavity wall of two skins of blockwork up to dpc level with facings externally 225 high	108	m	70.00	7,560.00
	Excavate and lay 1200 x 1200 x 600mm concrete pads to receive steel columns	32	nr	260.00	8,320.00
	Ground floor slab 150mm concrete, A193 mesh, 1200 gauge dpm, 150mm sand blinded granular material	540	m2	50.00	27,000.00
1.3	Frame				60,000.00
	Steel frame to support roof - assumed 50kg/m2	30	tonne	1,900.00	57,000.00
	On site painting exposed steelwork	1	item	3,000.00	3,000.00
1.4	Upper floors				0.00
	N/A				0.00
1.5	Roof				94,970.00
	Roof construction, insulation, plywood decking, Sarnafil covering with decor strips	650	m2	95.00	61,750.00
	Eaves, wall plate and straps, fascia and soffit	63	m	50.00	3,150.00
	Verge, fascia and soffit	64	m	40.00	2,560.00
	Mono ridge	32	m	30.00	960.00
	Abutment to wall, horizontal with cavity tray and lead cover flashing	30	m	50.00	1,500.00
	Abutment to wall, stepped with cavity tray and lead stepped flashing	16	m	50.00	800.00
	Main entrance canopy 5500 x 2500mm including framing, decking, fascia, rainwater goods and rendered soffit	1	nr	5,500.00	5,500.00
	External canopy/colonnade 13500 x 2500mm including framing, decking, fascia, rainwater goods and rendered soffit	1	nr	13,500.00	13,500.00
	Gutter	63	m	50.00	3,150.00
	Rainwater pipes	60	m	35.00	2,100.00
1.6	Stairs				0.00
	N/A				0.00

Cost Centre	Group Element/Element	Qty	Units	Rate	Values
1.7	External walls				82,500.00
	Cavity walls - facing brick and block, insulated cavity (£500/1000)	500	m2	165.00	82,500.00
1.8	External windows and doors				69,000.00
	Double glazed windows (£325/m2) say 10% of wall area	55	m2	325.00	17,875.00
	Clerestory roof glazing	47	m2	325.00	15,275.00
	Painted MDF window board	50	m	25.00	1,250.00
	Single external door	1	nr	1,200.00	1,200.00
	Double external door	6	nr	2,400.00	14,400.00
	Security shutters to windows	55	m2	250.00	13,750.00
	Security shutters to doors	7	nr	750.00	5,250.00
1.9	Internal walls and partitions				23,400.00
	100/140mm blockwork walls	350	m2	36.00	12,600.00
	Cavity walls of 2nr skins of blockwork	150	m2	72.00	10,800.00
1.10	Internal doors				16,650.00
	Single doors, frames, ironmongery, decorations	11	nr	750.00	8,250.00
	Double doors, frames, ironmongery, decorations	7	nr	1,200.00	8,400.00
1.11	Wall finishes				36,045.00
	Finish generally - plaster and emulsion paint				
	inner face of external wall	500	m2	20.00	10,000.00
	internal walls	1,000	m2	20.00	20,000.00
	Whiterock to kitchen	63	m2	55.00	3,465.00
	Finishes to showers - ceramic	36	m2	55.00	1,980.00
	Splashbacks	10	m2	60.00	600.00
1.12	Floor finishes				48,438.00
	Floor screed throughout	540	m2	18.00	9,720.00
	Insulation	540	m2	12.00	6,480.00
	Main hall - sprung timber floor	163	m2	90.00	14,670.00
	Badminton and 5-A-Side court markings	1	item	500.00	500.00
	Plant room - floor paint	14	m2	10.00	140.00
	External store - floor paint	24	m2	10.00	240.00
	Stores - vinyl	48	m2	30.00	1,440.00
	Circulation - good quality carpet	99	m2	30.00	2,970.00
	Kitchen - vinyl	28	m2	36.00	1,008.00
	Servery bar - vinyl	17	m2	36.00	612.00
	Cafe - Karndean	30	m2	60.00	1,800.00
	Meeting room - good quality carpet	45	m2	30.00	1,350.00
	Office - good quality carpet	33	m2	30.00	990.00
	Toilets/showers - vinyl	38	m2	36.00	1,368.00
	Entrance - barrier matting	1	item	150.00	150.00
	Skirting	1	item	5,000.00	5,000.00
1.13	Ceiling finishes				21,600.00
	MF/ tiled suspended ceiling throughout	540	m2	35.00	18,900.00
	Emulsion paint	540	m2	5.00	2,700.00
1.14	Fittings and fixtures				71,295.00
	W.C cubicles	4	nr	500.00	2,000.00
	Vanity units	2	nr	800.00	1,600.00

Cost Centre	Group Element/Element	Qty	Units	Rate	Values
	Back panelling to range of 2nr wc cubicles	2	nr	1,000.00	2,000.00
	Mirrors	7	nr	60.00	420.00
	Soap dispensers	5	nr	25.00	125.00
	Towel dispensers	3	nr	50.00	150.00
	Statutory signage	1	item	1,000.00	1,000.00
	Kitchen and servery bar fit out	1	item	50,000.00	50,000.00
	Kitchen servery with roller shutter grille	1	item	12,000.00	12,000.00
	Notice boards and corporate signage	1	item	2,000.00	2,000.00
	Badminton court nets; excluded				0.00
1.15	Sanitary appliances				9,350.00
	Wcs	4	nr	325.00	1,300.00
	Wash basins	4	nr	275.00	1,100.00
	Doc M packs	1	nr	1,500.00	1,500.00
	Cleaner's sink	1	nr	450.00	450.00
	Showers	1	nr	1,000.00	1,000.00
	Disabled shower	1	nr	1,500.00	1,500.00
	Above ground drainage	1	item	2,500.00	2,500.00
1.16	Electrical installations				75,610.00
	Mains panel, sub mains cabling and distribution boards	1	item	5,000.00	5,000.00
	Primary LED/standard lighting	540	m2	50.00	27,000.00
	Emergency lighting	540	m2	10.00	5,400.00
	Lighting distribution and luminaires	540	m2	19.00	10,260.00
	Power	540	m2	30.00	16,200.00
	Lightning protection	1	item	1,750.00	1,750.00
	Intruder alarm	1	item	2,500.00	2,500.00
	CCTV excluded				0.00
	Data, telephone etc excluded				0.00
	Audio visual excluded				0.00
	Hearing loop	1	Item	2,000.00	2,000.00
	External lighting	1	item	3,000.00	3,000.00
	Fire alarm	1	item	2,500.00	2,500.00
1.17	Mechanical installations				81,000.00
	Hot and cold water points:-				
	Cold water	16	nr		
	Hot water	11	nr		
	Heating:-				
	Boilers, pumps and water treatment	540	m2		
	Radiators/underfloor heating	540	m2		
	Ventilation:-			150.00	81,000.00
	Main hall	163	m2		
	Kitchen	28	m2		
	Café	30	m2		
	Meeting room	45	m2		
	Toilets and showers	43	m2		
1.18	Lift installations				0.00
	N/A				0.00

Cost Centre	Group Element/Element	Qty	Units	Rate	Values
1.19	BWIC with services				7,830.50
	Builder's work in connection with electrical works	1	Item	4,050.00	4,050.00
	Builder's work in connection with mechanical works	1	Item	3,780.50	3,780.50
1.20	External works				41,705.00
	Paving adjacent to building	1	item	5,000.00	5,000.00
	Strengthen bridge	1	item	5,000.00	5,000.00
	Cycle hoops	7	nr	65.00	455.00
	Excavate, remove and seed shallow bund.				
	Excavate bund	500	m3	6.00	3,000.00
	Remove from site	500	m3	30.00	15,000.00
	Level, cultivate and sow grass seed, surface area say 500m2	500	m2	5.50	2,750.00
	Soft landscaping around building	1	item	3,000.00	3,000.00
	Trenching and ducting for services	1	item	7,500.00	7,500.00
1.21	Drainage				13,500.00
	Underground drainage to building	540	m2	25.00	13,500.00
1.22	External services				8,000.00
	New incoming gas supply	1	item	3,000.00	3,000.00
	New incoming water supply	1	item	2,000.00	2,000.00
	New incoming 3 phase electric supply and meter	1	item	3,000.00	3,000.00

Cost Centre	Group Element/Element	Qty	Units	Rate	Values
2.0	Car park				
2.1	New secure car park; 46nr spaces				121,776.00
	Clear site generally.	2,500	m2	0.50	1,250.00
	Break up and alterations to pavings, remove and relocate play equipment etc. Provisional	1	item	5,000.00	5,000.00
	Excavate topsoil average 250mm thick and remove from site.	625	m3	30.00	18,750.00
	Compact ground.	1,060	m2	1.50	1,590.00
	200mm Granular material type 1.	212	m3	53.00	11,236.00
	Compact filling and blind.	1,060	m2	2.00	2,120.00
	Kerb.	179	m	25.00	4,475.00
	Car parking bays - macadam paving.	635	m2	35.00	22,225.00
	Car parking circulation roadway - macadam.	425	m2	45.00	19,125.00
	Demarcation lines to car parking.	345	m	3.00	1,035.00
	Disabled car parking symbols.	3	nr	80.00	240.00
	Parent/child car parking symbols.	2	nr	80.00	160.00
	Drainage.	1,060	m2	22.00	23,320.00
	Bollards.	1	item	1,000.00	1,000.00
	Barrier.	1	nr	2,000.00	2,000.00
	Fencing.	165	m	50.00	8,250.00

Cost Centre	Group Element/Element	Qty	Units	Rate	Values
3.0	Phase 2 - Changing room extension				
3.1	Substructure				14,890.00
	Clear site generally	120	m2	0.50	60.00
	Excavate to remove topsoil average 250mm thick and remove from site	30	m3	30.00	900.00
	Excavate to reduce levels and remove from site	30	m3	30.00	900.00
	Excavate and lay concrete trench fill foundation	30	m	125.00	3,750.00
	Sub floor internal cavity wall 450mm high of two skins of blockwork up to dpc level	14	m	45.00	630.00
	Sub floor external cavity wall of two skins of blockwork up to dpc level with facings externally	16	m	70.00	1,120.00
	Excavate and lay 1200 x 1200 x 600mm concrete pads to receive steel columns	8	nr	260.00	2,080.00
	Ground floor slab 150mm concrete, A193 mesh, 1200 gauge dpm, 150mm sand blinded granular material	109	m2	50.00	5,450.00
3.2	Frame				11,400.00
	Steel frame to support roof - assumed 50kg/m2	6	tonne	1,900.00	11,400.00
3.3	Roof				15,610.00
	Roof construction, insulation, plywood decking, Sarnafil covering with decor strips	128	m2	95.00	12,160.00
	Eaves, wall plate and straps, fascia and soffit	16	m	50.00	800.00
	Verge, fascia and soffit	15	m	40.00	600.00
	Mono ridge	8	m	30.00	240.00
	Abutment to wall, stepped with cavity tray and lead stepped flashing	16	m	50.00	800.00
	Gutter	16	m	50.00	800.00
	Rainwater pipes	6	m	35.00	210.00
3.4	External walls				8,250.00
	Cavity walls - facing brick and block, insulated cavity. (£500/1000)	50	m2	165.00	8,250.00
3.5	External windows and doors				10,175.00
	Double glazed windows (£325/m2) say 10% of wall area	5	m2	325.00	1,625.00
	Clerestory roof glazing	12	m2	325.00	3,900.00
	Painted MDF window board	10	m	25.00	250.00
	Double external door	1	nr	2,400.00	2,400.00
	Security shutters to windows	5	m2	250.00	1,250.00
	Security shutters to doors	1	nr	750.00	750.00
3.6	Internal walls and partitions				5,580.00
	100/140mm blockwork walls	155	m2	36.00	5,580.00
3.7	Internal doors				4,500.00
	Single doors, frames, ironmongery, decorations	6	nr	750.00	4,500.00

Cost Centre	Group Element/Element	Qty	Units	Rate	Values
3.8	Wall finishes				5,605.00
	Finish generally - plaster and emulsion paint inner face of external wall	129	m2	20.00	2,580.00
	Finishes to showers - ceramic	55	m2	55.00	3,025.00
3.9	Floor finishes				7,440.00
	Floor screed throughout	109	m2	18.00	1,962.00
	Insulation	109	m2	12.00	1,308.00
	Vinyl throughout	109	m2	30.00	3,270.00
	Skirting	100	m	9.00	900.00
3.10	Ceiling finishes				4,360.00
	MF/ tiled suspended ceiling throughout	109	m2	35.00	3,815.00
	Emulsion paint	109	m2	5.00	545.00
3.11	Fittings and fixtures				6,860.00
	W.C cubicles	4	nr	500.00	2,000.00
	Vanity units	2	nr	800.00	1,600.00
	Back panelling to range of 2nr wc cubicles	2	nr	1,000.00	2,000.00
	Mirrors	6	nr	60.00	360.00
	Soap dispensers	4	nr	25.00	100.00
	Towel dispensers	2	nr	50.00	100.00
	Statutory signage	1	item	200.00	200.00
	Notice boards and corporate signage	1	item	500.00	500.00
3.12	Sanitary appliances				15,100.00
	Wcs	4	nr	300.00	1,200.00
	Wash basins	4	nr	250.00	1,000.00
	Doc M shower packs	1	nr	2,500.00	2,500.00
	Cleaner's sink	1	nr	400.00	400.00
	Showers	8	nr	1,000.00	8,000.00
	Above ground drainage	1	item	2,000.00	2,000.00
3.13	Electrical installations				15,131.00
	Sub mains cabling and distribution board	1	item	1,000.00	1,000.00
	Primary LED/standard lighting	109	m2	50.00	5,450.00
	Emergency lighting	109	m2	10.00	1,090.00
	Lighting distribution and luminaires	109	m2	19.00	2,071.00
	Power	109	m2	30.00	3,270.00
	Lightning protection	1	item	750.00	750.00
	Intruder alarm	1	item	500.00	500.00
	Fire alarm	1	item	1,000.00	1,000.00
3.14	Mechanical installations				16,350.00
	Hot and cold water points:-				
	Cold water	20	nr		
	Hot water	7	nr		
	Heating:-				
	Boilers, pumps and water treatment	109	m2	150.00	16,350.00
	Radiators/underfloor heating	109	m2		
	Ventilation	109	m2		
3.15	BWIC with services				1,574.05
	Builder's work in connection with electrical works	1	Item	817.50	817.50

Cost Centre	Group Element/Element	Qty	Units	Rate	Values
	Builder's work in connection with mechanical works	1	Item	756.55	756.55
3.16	External works				3,000.00
	General make good around extension.	1	item	3,000.00	3,000.00
3.17	Drainage				4,905.00
	Underground drainage to building	109	m2	45.00	4,905.00