

Quantity Surveying +

Building Surveying +

Project Management +

Development Management +

Construction Law +

**New Community Centre
Dornoch & District Community
Association
Meadows Park, Dornoch**

Stage C - Outline Design

1 December 2014

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Statement of Cost

The Stage C Cost Estimate for the Main Building is :			
Building Works	£	1,857,093	4th Qtr 2014
Project / Design Team Fees	£	-	excluded
Risk Allowance	£	185,709	refer risk register
Inflation Allowances	£	-	tender and construction
Total Cost	£	2,042,802	ex VAT

Schedule of Gross Floor Areas :			Stage C Cost Plan
<u>Floor</u>			
	Main Building	Ground Floor	808 m2
		First Floor	65 m2
	Ancillary Store	Ground Floor	151 m2
Total			1024 m2

Basis of Cost

The Feasibility Cost for the CVR is estimated to be :

The estimate has been prepared in accordance with the RICS New Rules of Measurement, 1st Edition and the following information and criteria :

- Drawings prepared by Angus Design Associates Ltd received by Doig+Smith from 22 October 2014 : see Drawing Register attached.
- Outline specification still to be fully developed.
- Selective competitive tendering.
- Service connections can be made close at hand and with ease.
- Current price levels, ie 4th Quarter 2014.
- No ground contamination or hazardous materials exist (refer to Risk Register).
- Existing infrastructure services have sufficient capacity to handle the increased requirements.

Observations on Cost

Observations on the estimate prepared are :

• Main building Costs based on a Gross Internal Floor Area of	873m2	£1,826/m2	£	1,593,670	Costs incl. Prelims & Contingency
• Store building Costs based on a Gross Internal Floor Area of	151m2	£784/m2	£	118,316	Costs incl. Prelims & Contingency
• External Works / Drainage / External Services costs amount to			£	330,816	Costs incl. Prelims & Contingency
• Total Overall Cost amount to			£	2,042,802	Costs incl. Prelims & Contingency

Programme

The Estimate has been prepared on the following Programme information :

Cost Date :	17 November 2014
Anticipated site start date :	tbc
Anticipated construction period :	tbc
Anticipated Practical Completion date :	tbc
Anticipated Making Good Defects date :	tbc

Inflation Allowance

The inflation allowance using the BCIS indices and the above programme is summarised as :

Tender inflation (from cost date to start on site)	tbc
Construction inflation (from start on site to mid point of construction)	tbc

Exclusions

The estimated cost excludes the following items which should be taken into consideration for the project as a whole :

- Loose furniture and equipment (unless listed in 4.1 General fittings, furnishings and equipment).
- IT structured cabling
- Computer hardware and software
- Catering equipment
- AV and presentation equipment and associated supports, etc
- Gymnasium Equipment
- Gaming equipment
- FM / Temporary access equipment
- Works of Art
- Works to existing Football pitch and run-off areas
- Off site paths
- Inflation beyond 4th Quarter 2014
- Significant site servicing / infrastructure problems
- Significant contamination problems
- Professional fees including CDM Co-Ordinator
- Clerk of Works site supervision
- Legal costs
- Site acquisition costs
- Design Reserve
- Value Added Tax
- All furniture and equipment

for and on behalf of
DOIG+SMITH

Appendix

Elemental Cost Plan

Elemental Cost Plan

Comments and Statistics

Cost Centre	Element	Cost of Element	Cost of Group	Cost per m2 gifa	Element unit qty	Element unit rate
	BUILDING WORKS					
	1 Substructure					
1.1	Foundations	19,750		19.29	808	24.44
1.2	Basement excavation	-		-	808	-
1.3	Basement retaining walls	-		-	808	-
1.4	Ground floor construction	74,498		72.75	808	92.20
	Group Element Total 5.08% of total		94,248	92.04		
	2 Superstructure					
2.1	Frame	122,400		119.53	1,024	119.53
2.2	Upper floors	8,450		8.25	65	130.00
2.3	Roof	157,150		153.47	860	182.73
2.4	Stairs and ramps	5,925		5.79	2	2,962.50
2.5	External walls	202,423		197.68	223	907.73
2.6	Windows and external doors	60,725		59.30	85	714.41
2.7	Internal walls and partitions	79,200		77.34	497	159.36
2.8	Internal doors	48,850		47.71	41	1,202.61
	Group Element Total 36.89% of total		685,123	669.07		
	3 Internal Finishes					
3.1	Wall finishes	43,960		42.93	1,563	28.13
3.2	Floor finishes	39,750		38.82	830	47.89
3.3	Ceiling finishes	49,835		48.67	782	63.73
	Group Element Total 7.19% of total		133,545	130.42		
	Carried forward		912,916	891.52		

Building Works	£	1,857,093.00	ex Risk
Building Works	£	2,042,802.30	incl Risk
GIFA		1,024	m2
Cost per m2	£	1,994.92	per m2

Elemental Cost Plan (cont'd)

Comments and Statistics (cont'd)

Cost Centre	Element	Cost of Element	Total cost of Element	Cost per m2 GIFA	Element unit qty	Element unit rate
	Brought forward		912,916	891.52		
	4 Fittings and Furnishings					
4.1	General fittings, furnishings, equipment	250		0.24	1,024	0.24
4.2	Special fittings, furnishings, equipment	-		-	1,024	-
4.3	Internal plantings	-		-	1,024	-
4.4	Bird and vermin control	-		-	1,024	-
	Group Element Total 0.01% of total		250	0.24		
	5 Services					
5.1	Sanitary appliances	35,275		34.45	42	839.88
5.2	Services equipment	-		-	1,024	-
5.3	Disposal installations	6,500		6.35	1,024	6.35
5.4	Water installations	12,004		11.72	1,024	11.72
5.5	Heat source	95,000		92.77	1,024	92.77
5.6	Space heating and A/C	19,000		18.55	1,024	18.55
5.7	Ventilation systems	22,000		21.48	1,024	21.48
5.8	Electrical installations	59,000		57.62	1,024	57.62
5.9	Gas and other fuel installations	-		-	1,024	-
5.10	Lift and conveyor installations	-		-	3	-
5.11	Fire and lightning protection	8,500		8.30	1,024	8.30
5.12	Communication, security and control	24,000		23.44	1,024	23.44
5.13	Special installations	2,000		1.95	1,024	1.95
5.14	BWICS	8,498		8.30	1,024	8.30
5.15	Testing and commissioning	5,700		5.57	1,024	5.57
	Group Element Total 16.02% of total		297,477	290.51		
	Carried forward		1,210,643	1,182.27		

Services Percentage of Total	
Services	19% % of net
Services	16% % of gross

Elemental Cost Plan (cont'd)

Comments and Statistics (cont'd)

Cost Centre	Element	Cost of Element	Total cost of Element	Cost per m2 GIFA	Element unit qty	Element unit rate
	Brought forward		1,210,643	1,182.27		
	6 Complete Buildings and Building Units					
6.1	Prefabricated buildings	-			-	-
	Group Element Total 0.00% of total		-	-		
	7 Work to existing buildings					
7.1	Minor demolition works and alterations	5,000			-	-
7.2	Repairs to existing services	-			-	-
7.3	Dpc s / fungus and beetle eradication	-			-	-
7.4	Facade retention	-			-	-
7.5	Cleaning existing surfaces	-			-	-
7.6	Renovation works	-			-	-
	Group Element Total 0.27% of total		5,000	4.88		
	8 External Works					
8.1	Site preparation works	28,375		27.71	1	28,375.00
8.2	Roads, paths and pavings	115,750		113.04	1	115,750.00
8.3	Planting	26,565		25.94	1	26,565.00
8.4	Fencing, railings and walls	2,500		2.44	1	2,500.00
8.5	Site / street furniture and equipment	5,500		5.37	1	5,500.00
8.6	External drainage	50,530		49.35	1	50,530.00
8.7	External services	24,100		23.54	1	24,100.00
8.8	Minor building works / ancillary buildings	90,600		88.48	1	90,600.00
	Group Element Total 18.52% of total		343,920	335.86		
	Carried forward		1,559,563	1,523.01		

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Elemental Cost Plan (cont'd)

Comments and Statistics (cont'd)

Cost Centre	Element	Cost of Element	Total cost of Element	Cost per m2 GIFA	Element unit qty	Element unit rate
	Brought forward		1,559,563	1,523.01		
	9 Facilitating works					
9.1	Toxic / hazardous material removal	-		-	-	-
9.2	Major demolition works	-		-	-	-
9.3	Specialist groundworks	-		-	-	-
9.4	Temporary diversion works	-		-	-	-
9.5	Extraordinary site investigation works	4,700		4.59	-	-
	Group Element Total 0.25% of total		4,700	4.59		
	SUB-TOTAL : BUILDING WORKS		£ 1,564,263	1,527.60		
	10 Main Contractor's Preliminaries					
10.1	Employer's requirements 12.00%	1,564,263	187,711.56	183.31		
10.2	Main Contractor's cost items					
	SUB-TOTAL : BUILDING WORKS (including main contractor's preliminaries)		£ 1,751,975	1,710.91		
	11 Main Contractor's Overheads and Profit					
11.1	Main Contractor's Overheads 2.00%	1,751,975	35,039.49	34.22		
11.2	Main Contractor's Profit 4.00%	1,751,975	70,078.98	68.44		
	TOTAL : BUILDING WORKS ESTIMATE		£ 1,857,093	1,813.57		

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Elemental Cost Plan (cont'd)

Comments and Statistics (cont'd)

Cost Centre	Element	Cost of Element	Total cost of Element	Cost per m2 GIFA	Element unit qty	Element unit rate
	PROJECT / DESIGN TEAM FEES AND OTHER DEVELOPMENT / PROJECT COSTS					
12	Project / Design Team Fees					
12.1	Consultants' Fees	excluded		-		
12.2	Main Contractor's pre-construction fees	excluded		-		
12.3	Main Contractor's design fees	excluded		-		
13	Other Development / Project costs	-				
	TOTAL : FEES AND OTHER COSTS		£ -	-		
	BASE COST ESTIMATE (Building Works, Fees and Other Costs)		£ 1,857,093	1,813.57		
	CONTINGENCY / RISK ALLOWANCE					
14	Contingency / Risks					
14.1	Design development risks	92,855		90.68	-	-
14.2	Construction risks	92,855		90.68	-	-
14.3	Employer change risks	excluded		-	-	-
14.4	Employer other risks	excluded		-	-	-
	TOTAL : RISK ALLOWANCE ESTIMATE		185,709	181.36		
	COST LIMIT (Excluding Inflation) (Building Works, Fees, Other Costs and Risk)		£ 2,042,802	1,994.92		

<p>Fees Excluded from this Report</p>

Elemental Cost Plan (cont'd)

Comments and Statistics (cont'd)

Cost Centre	Element	Cost of Element	Total cost of Element	Cost per m2 GIFA	Element unit qty	Element unit rate
	INFLATION ALLOWANCE					
15	Inflation					
15.1	Tender inflation	excluded				
15.2	Construction inflation	excluded				
	TOTAL : INFLATION ALLOWANCE		£ -	-		
	COST LIMIT (excluding VAT) (Building Works, Fees, Other Costs, Risk and Inflation)		£ 2,042,802	1,994.92		
	VAT ASSESSMENT					
16	VAT Assessment		Excluded			
	Note : Base date of cost plan is : _____					

It is recommended that specialist advice be sought on VAT matters to ensure correct rates are applied

Appendix

Detailed Costing

1 Substructure	808 m2	116.64	£ 94,247.60
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Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
1.1 Foundations					<div style="border: 1px solid black; padding: 5px;"> <p>Substructure Abnormals :</p> <p>Contamination Risk Register</p> <p>Vibro compaction Excluded</p> <p>Piling n/a</p> </div> <p>Note: Raft foundation / slab to be considered a seperate option.</p>
Excavate trenches; disposal, prepare bottoms to receive concrete foundations	150 m	75.00	11,250.00		
extra over for; wide deep strip foundations	150 m	50.00	7,500.00		
Allowance for					
dealing with soft spots	1 item	500.00	500.00		
rock	1 item	500.00	500.00		
				19,750.00	Foundations Total
1.2 Basement Excavation					
N/A					
				-	Basement Excavation Total
			carried forward	19,750.00	

Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
	brought forward			19,750.00	
1.3 Basement Retaining Walls					
N/A					
				-	Basement Retaining Walls Total
1.4 Ground Floor Construction					
Excavate to reduce level; disposal, prepare surfaces to receive granular fill; 400 thick granular material, blinding; 150 thick concrete, 1 layer A252 mesh reinforcement; powerfloat finish	808 m2	65.00	52,520.00		
extra over for; rigid insulation	808 m2	22.20	17,937.60		
extra over for; perimeter joints / expansion joints	808 m2	5.00	4,040.00		
				74,497.60	Ground Floor Construction Total
	1 : Substructure (to summary)			£ 94,247.60	

2.1 Frame	1,024 m2	119.53	£ 122,400.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Steel Frame					
Steel frame	1,024 m2	100.00	102,400.00		
extra over for; steel hollow section columns	1 item	10,000.00	10,000.00		
extra over for; Glulam beams	1 item	10,000.00	10,000.00		
				122,400.00	Steel Frame Total
2 Space Frame / Deck					
				-	Space Frame / Deck Total
		carried forward		122,400.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
		brought forward		122,400.00	
3 Concrete Casings to Steel Frame					
				-	Concrete Casings Total
4 Concrete Frame					
				-	Concrete Frame Total
5 Timber Frame					
6 Specialist Frame					
	2.1 : Frame (to summary)			£ 122,400.00	

2.2 Upper Floors	65 m2	130.00	£ 8,450.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Concrete Floors					
Structural steel supports	65 m2	50.00	3,250.00		included in 2.1 Frame
Permanent steel formwork	65 m2	30.00	1,950.00		
Reinforced concrete floor; two layers mesh reinforcement; powerfloat finish; edge formwork	65 m2	50.00	3,250.00		
				8,450.00	Concrete Floors Total
2 Precast / Composite Decking Systems					
				-	Precast / Composite Decking Total
		carried forward		8,450.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
		brought forward		8,450.00	
3 Timber Floors					
				-	Timber Floors Total
4 Structural Screeds					
				-	Structural Screeds Total
5 Balconies					
				-	Balconies
6 Drainage to Balconies					
				-	Drainage to Balconies
		2.2 : Upper Floors (to summary)		£ 8,450.00	

2.3 Roof	860 m2	182.73	£ 157,150.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Roof Structure					
Primary members					Included in 2.1 Frame
Secondary support members; timber shot-fired to steel frame; roof cassettes	860 m2	35.00	30,100.00		
				30,100.00	Roof Structure Total
2 Roof Coverings					
TATA Steel Colourcoat Urban standing seam roofing, Anthracite RAL7016; breather membrane, foam insulation, vapour control layer	860 m2	75.00	64,500.00		
Aluminium facias	225 m	55.00	12,375.00		
Aluminium verges	- m		included		
Aluminium soffit; 2200 wide	- m	150.00	-		Refer 2.5 External Walls
				76,875.00	Roof Coverings Total
carried forward				106,975.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
		brought forward		106,975.00	
3 Glazed Roof					
				-	Glazed Roof Total
4 Roof Drainage					
Aluminium gutters, 150mm, powder coated finish	225 m	75.00	16,875.00		
Downpipes	40 m	55.00	2,200.00		
Connections to drainage; access points	10 nr	55.00	550.00		
				19,625.00	Roof Drainage Total
5 Rooflights, Skylights and Openings					
Velux rooflights					
1200 x 2400	8 nr	350.00	2,800.00		
extra over for actuators; opening controls	8 nr	250.00	2,000.00		
				4,800.00	Rooflights, Skylights and Openings
6 Roof Features					
Mansafe system; allowance	1 sum	5,000.00	5,000.00		
Roof Access ladders, etc.; allowance	1 sum	1,000.00	1,000.00		
Entrance Canopy / Extended Roof	50 m2	135.00	6,750.00		
External wall area above lower floor	50 m2	260.00	13,000.00		
				25,750.00	Roof Features
	2.3 : Roof (to summary)			£ 157,150.00	

2.4 Stairs and Ramps	2 flts	2,962.50	£ 5,925.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Stair / Ramp Structures					<div style="border: 1px solid black; padding: 5px;"> Note : Flights are measured between floors. </div>
Concrete stairs including support walls; comprising 2nr flights and 1nr half landing; dog-legged stair to Plant Room	1 nr	5,000.00	5,000.00		
				5,000.00	Stair / Ramp Structures Total
2 Stair / Ramp Finishes					
Non-slip treatment					
treads	13 nr	25.00	325.00		
landings	2 nr	50.00	100.00		
				425.00	Stair / Ramp Finishes Total
carried forward				5,425.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
		brought forward		5,425.00	
3 Stair / Ramp Balustrades and Handrails					
Handrail to Plant Room stair	1 nr	500.00	500.00		
				500.00	Balustrades and Handrails Total
4 Ladders / Chutes / Slides					
				-	Ladders etc Total
				£ 5,925.00	
	2.4 : Stairs and Ramps				
	(to summary)				

2.5 External Walls	223 m2	907.73	£ 202,423.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 External Walls above ground floor level					
External cavity wall; comprising stone external leaf, cavity, timber framed internal leaf; insulation; vapour barrier; building paper, plasterboard, etc					
over 300 wide	223 m2	405.00	90,315.00		
extra over for; expansion joints, etc.	223 m2	10.00	2,230.00		
extra over for; interfacin with render, etc.	150 m	25.00	3,750.00		
As above; external leaf metal cladding					
over 300 wide	154 m2	325.00	50,050.00		Wall area above roof in item 2.3
As above; render system; white					
over 300 wide	188 m2	31.00	5,828.00		100 thick dencse block outer leaf; 13mm two coat render
				152,173.00	External Walls above gf level Total
			carried forward	152,173.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
		brought forward		152,173.00	
2 External Walls below ground floor level					
Facing brick cavity wall; cavity fill; dpc	150 m	110.00	16,500.00		
				16,500.00	External Walls below gf level Total
3 Solar / Rainscreen Cladding					
				-	Solar / Rainscreen Total
4 External Soffits					
Aluminium soffit; 2,200 wide	225 m	150.00	33,750.00		
				33,750.00	External Soffits Total
5 Subsidiary Walls, Balustrades, Handrails, Railings and Proprietary Balconies					
				-	Subsidiary Walls, etc.
6 Facade Access / Cleaning Systems					
				-	Facade Access / Cleaning Systems
	2.5 : External Walls (to summary)			£ 202,423.00	

2.6 Windows and External Doors	85 m2	714.41	£ 60,725.00	
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 External Windows					
Aluminium framed windows, powder coated finish; double glazed; sills					
4,500 x 2,200 high, 1nr areas	10 m2	450.00	4,500.00		
2,000 x 2,300 high, 2nr area	10 m2	450.00	4,500.00		
1,400 x 2,200 high, 3nr areas	9 m2	450.00	4,050.00		
3,000 x 950 high	3 nr	1,425.00	4,275.00		
2,450 x 650 high	3 nr	800.00	2,400.00		
1,650 x 1,000 high	2 nr	800.00	1,600.00		
1,650 x 1,000 high; opening lights	2 nr	850.00	1,700.00		
1,000 x 2,300 high	2 nr	1,150.00	2,300.00		
1,100 x 1,000 high	20 nr	500.00	10,000.00		
1,100 x 1,000 high; opening lights	5 nr	550.00	2,750.00		
carried forward				-	


Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
	brought forward			-	
1,100 x 700 high	6 nr	500.00	3,000.00		
1,100 x 700 high; opening lights	3 nr	550.00	1,650.00		
				42,725.00	External Windows Total
2 External Doors					
Glazed doors; ironmongery					
double door sets	1 nr	3,500.00	3,500.00		
single door sets	5 nr	2,000.00	10,000.00		
Glazed doors, 2nr glazed side screens; ironmongery					
double door sets	1 nr	4,500.00	4,500.00		
				18,000.00	External Doors Total
2.6 : Windows and External Doors				£ 60,725.00	
(to summary)					

2.7 Internal Walls and Partitions	497 m2	159.36	£ 79,200.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Walls and Partitions					
Blockwork or plasterboard partitions					
over 300 wide	460 m2	65.00	29,900.00		
extra over for; deflection-head detail	1 sum	2,500.00	2,500.00		
extra over for; fire-rating	1 sum	2,500.00	2,500.00		
				34,900.00	Walls and Partitions Total
			carried forward	34,900.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
	brought forward			34,900.00	
2 Balustrades and Handrails					
				-	Balustrades and Handrails Total
3 Moveable Room Dividers					
Acoustic folding partition					
12,000 x 1,800 high, Main Hall	22	m2 650.00	14,300.00		
extra over for; acoustic barrier above folding screen	20	m2 100.00	2,000.00		
extra over for; structural support	12	m 250.00	3,000.00		
12,000 x 1,800 high, Meeting Room 02	15	m2 650.00	9,750.00		
extra over for; acoustic barrier above folding screen	10	m2 100.00	1,000.00		
extra over for; structural support	7	m 250.00	1,750.00		
				31,800.00	Moveable Room Dividers
4 Cubicles					
Laminate cubicles	10	nr 800.00	8,000.00		
Laminate panelling behind wc suites; IPS system	9	nr 500.00	4,500.00		
				12,500.00	Cubicles Total
2.7 : Internal Walls and Partitions (to summary)				£ 79,200.00	

2.8 Internal Doors	41 m2	1,202.61	£ 48,850.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Internal Doors					
Glazed doors, glazed side screens; draught lobby; ironmongery, complete					
double door sets	2 nr	4,000.00	8,000.00		
Oak veneered flush doors; hardwood door frames, stops; ironmongery, complete					
double door sets	9 nr	1,800.00	16,200.00		
extra over for fire-rating	8 nr	250.00	2,000.00		
single door sets	21 nr	950.00	19,950.00		
extra over for fire-rating	18 nr	150.00	2,700.00		
carried forward				48,850.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
		brought forward		48,850.00	
				48,850.00	Internal Doors Total
				£ 48,850.00	
		2.8 : Internal Doors (to summary)			

3.1 Wall Finishes	1,563 m2	28.13	£ 43,960.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Finishes to Walls					
Plaster skim coat, 3mm, 3 coats emulsion over 300 wide	460 m2	20.00	9,200.00		partitions
Plaster skim coat, 3mm, 3 coats emulsion over 300 wide	733 m2	20.00	14,660.00		external wall linings
Whitroc over 300 wide; Kitchen	40 m2	65.00	2,600.00		
Tiling over 300 wide, Wet Areas	320 m2	50.00	16,000.00		
carried forward				42,460.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
	brought forward			42,460.00	
Mirrored walls over 300 wide	10 m2	150.00	1,500.00		
				1,500.00	Finishes to Walls Total
	3.1 : Wall Finishes (to summary)			£ 43,960.00	

3.2 Floor Finishes	830 m2	47.89	£ 39,750.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Finishes to Floors					<div style="border: 1px solid black; padding: 5px;"> Exclusions Rugs </div>
Entrance matting					
vestibule 1 & 2	17 m2	200.00	3,400.00		
Floor tiles, adhesive to screeded base					
circulation 01, 02 and 03	128 m2	60.00	7,680.00		
Floor tiles, adhesive to screeded base					
Toilets & Wet areas	100 m2	60.00	6,000.00		
Carpet tiles					
Reception, Main Hall, Meeting Rooms and Activity Room	320 m2	30.00	9,600.00		
Floor finish					
Gymnasium	71 m2	40.00	2,840.00		
carried forward				29,520.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
	brought forward			29,520.00	
Timber flooring					
Foyer	75 m2	85.00	6,375.00		
Vinyl, non-slip					
Kitchen	26 m2	60.00	1,560.00		
Vinyl					
Stores 01, 02, 04, 05 and 06	35 m2	35.00	1,225.00		
Baby Change	5 m2	35.00	175.00		
Electrical & Cleaner's cupboard	5 m2	35.00	175.00		
Floor paint					
Plant Room	48 m2	15.00	720.00		
				39,750.00	Finishes to Floors Total
2 Raised Access Floors					
				-	Raised Access Floors Total
	3.2 : Floor Finishes (to summary)			£ 39,750.00	

3.3 Ceiling Finishes	782 m2	63.73	£ 49,835.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Finishes to Ceilings					
Plasterboard ceilings					
over 300 wide	782 m2	45.00	35,190.00		
extra over access panels	5 nr	65.00	325.00		
extra over lightwells	8 nr	500.00	4,000.00		
Prepare, 3 coats emulsion					
over 300 wide	782 m2	10.00	7,820.00		
Plasterboard bulkhead					
generally	1 item	2,500.00	2,500.00		
				49,835.00	Finishes to Ceilings Total
2 False Ceilings					
				-	False Ceilings Total
			carried forward	49,835.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
<p>3 Demountable Suspended Ceilings</p>		brought forward		49,835.00	
				-	Suspended Ceilings Total
		<p>3.3 : Ceiling Finishes (to summary)</p>		<p>£ 49,835.00</p>	

4 Fittings, Furnishings and Equipment	1,024 m2	0.24	£ 250.00	
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Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
4.1 General fittings, furnishings and equipment					
Changing Rooms					All furniture and equipment excluded as per email 21/11/14
bench	2 nr	excluded	excluded		
lockers	18 nr	excluded	excluded		
Accessible toilet / changing					
seat	1 nr	excluded	excluded		
Cleaner's Store					
shelving	1 nr	excluded	excluded		
Baby Changing					
baby change unit	1 nr	250.00	250.00		
Meeting Rooms					
chairs	176 nr	excluded	excluded		
bleacher seating	80 nr	excluded	excluded		
Activity Room					
base units, wall units & worktop	1 nr	excluded	excluded		
carried forward				250.00	

Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
	brought forward			250.00	
4.1 General fittings, furnishings and equipment (contd)					
Reception					
desk	1 nr	excluded	excluded		
behind desk storage	1 nr	excluded	excluded		
chairs	2 nr	excluded	excluded		
Foyer					
tables, 4nr chairs	9 sets	excluded	excluded		
sofas	2 nr	excluded	excluded		
coffee tables	1 nr	excluded	excluded		
Circulation					
notice / pinboards, etc.	1 nr	excluded	excluded		
coat hooks / book shelves, etc	1 nr	excluded	excluded		
				250.00	General fittings Total
4.2 Special fittings, furnishings and equipment					
Gymnasium					
equipment	1 item	excluded	excluded		
				-	Special fittings Total
4.3 Internal Planting					
				-	Internal Planting Total
4.4 Bird and Vermin Control					
				-	Bird and Vermin Control Total
	4 : Fittings, Furnishings and Equipment			£ 250.00	
	(to summary)				

5.1 Sanitary Appliances	42 nr	839.88	£ 35,275.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Sanitary Appliances					
WC suites, incl. cistern; waste connector; isolation valve	12 nr	500.00	6,000.00		
Urinals, including cistern, spreader pipes, waste modesty division panels	4 nr	350.00	1,400.00		
	2 nr	125.00	250.00		
Whb, including taps, trap and waste	13 nr	400.00	5,200.00		
Sinks, including taps, trap and waste					
Cleaner's	1 nr	500.00	500.00		
Kitchen, double bowl and drainer	1 nr	500.00	500.00		
Activity Room, single bowl and drainer	1 nr	400.00	400.00		
Accessible WC; Doc M pack, including rails, etc. complete	1 nr	1,500.00	1,500.00		
Shower, including tray, hose and rose	9 nr	1,250.00	11,250.00		
				27,000.00	Sanitary Appliances Total
2 Pods					
				-	Pods Total
			carried forward	27,000.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
	brought forward			27,000.00	
3 Sanitary Fittings (bathroom, toilet and shower fittings)					
Accessories					
toilet roll holders	13 nr	75.00	975.00		
soap dispensers	14 nr	75.00	1,050.00		
towel dispensers	10 nr	75.00	750.00		
Vanity unit; mirror above					
Ladies Toilet, 3,250 long	1 nr	3,000.00	3,000.00		
Gents Toilet, 2,750 long	1 nr	2,500.00	2,500.00		
				8,275.00	Sanitary Fittings Total
	5.1 : Sanitary Appliances (to summary)			£ 35,275.00	

5.2 Services Equipment	1,024 m2	0.00	£	-
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Services Equipment					
Kichen equipment; allowance	1 sum	exlcuded	excluded		<div data-bbox="1697 387 2063 555" style="border: 1px solid black; height: 100px; width: 100%;"></div> <p>All furniture and equipment excluded as per email 21/11/14</p>
				-	Services Equipment Total
5.2 : Services Equipment (to summary)				£	-

5.3 Disposal Installations	1,024 m2	6.35	£ 6,500.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Foul Drainage above Ground					<div style="border: 1px solid black; padding: 5px;"> Cost per appliance : 154.7619048 </div>
WC suites, including cistern; waste connector; isolation valve	12 nr	150.00	1,800.00		
Urinals, including cistern, spreader pipes, waste	4 nr	150.00	600.00		
Whb, including taps, trap and waste	13 nr	150.00	1,950.00		
Sinks, including taps, trap and waste	3 nr	150.00	450.00		
Accessible WC; Doc M pack, including rails, etc. complete	1 nr	350.00	350.00		
Shower, including tray, hose and rose	9 nr	150.00	1,350.00		
				6,500.00	Foul Drainage Total
2 Laboratory and Industrial Liquid Waste Drainage					
				-	Laboratory and Industrial Waste
		carried forward		6,500.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
3 Refuse Disposal		brought forward		6,500.00	
				-	Refuse Disposal Total
	5.3 : Disposal Installations (to summary)			£ 6,500.00	

5.4 Water Installations	m2	#DIV/0!	£ 12,004.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Mains Water Supply					<div style="border: 1px solid black; padding: 5px;"> Cost per appliance : 285.8095238 </div>
Main supply into building with isolating stopcock	1 sum	500.00	500.00		
				500.00	Mains Water Supply Total
2 Cold Water Distribution					
Water Installation (includes hot & cold water installation)					
sanitary appliances	42 nr	128.00	5,376.00		
kitchen appliances	1 nr	128.00	128.00		
				5,504.00	Cold Water Distribution Total
		carried forward		6,004.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
	brought forward			6,004.00	
3 Hot Water Distribution					
Calorifier and hot water distribution	1 sum	600.00	600.00		
sanitary appliances	26 nr	200.00	5,200.00		
kitchen appliances	1 nr	200.00	200.00		
				6,000.00	Hot Water Distribution Total
4 Local Hot Water Distribution					
				-	Local Hot Water Total
5 Steam and Condensate Distribution					
	5.4 : Water Installations (to summary)			£ 12,004.00	

5.5 Heat Source	m2	#DIV/0!	£ 95,000.00	
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Heat Source					
Biomass					
including H&V controls	1 sum	95,000.00	95,000.00		
				95,000.00	Heat Source Total
	5.5 : Heat Source (to summary)			£ 95,000.00	

5.6 Space Heating and Air Conditioning	1,024 m2	18.55	£ 19,000.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Central Heating					
Underfloor Heating Installation; including screed	1,024 m2	18.55	19,000.00		
				19,000.00	Central Heating Total
2 Local Heating					
				-	Local Heating Total
carried forward				19,000.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
		brought forward		19,000.00	
3 Central Cooling					
				-	Central Cooling Total
4 Local Cooling					
				-	Local Cooling Total
5 Central Heating and Cooling					
6 Local Heating and Cooling					
7 Central Air Conditioning					
8 Local Air Conditioning					
		5.6 : Space Heating and A/C (to summary)		£ 19,000.00	

5.7 Ventilation Systems	m2	#DIV/0!	£ 22,000.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Central Ventilation					<div style="border: 1px solid black; height: 100px; width: 100%;"></div>
				-	Central Ventilation Total
2 Local and Special Ventilation					
Mechanical Ventilation Installation	1 sum	22,000.00	22,000.00		
				22,000.00	Local and Special Ventilation Total
carried forward				22,000.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
3 Smoke Extract / Control		brought forward		22,000.00	
				-	Smoke Extract / Control Total
				£ 22,000.00	

5.8 Electrical Installations	m2	#DIV/0!	£ 59,000.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Electrical Mains and Sub-Mains Distribution					
Switchgear & LV distribution	1 sum	12,000.00	12,000.00		
				12,000.00	Mains and Sub-Mains Total
2 Power Installations					
Small Power	1 sum	8,000.00	8,000.00		
				8,000.00	Power Total
carried forward				20,000.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
		brought forward		20,000.00	
3 Lighting Installations					
Lighting/Emergency Lighting	1 sum	27,000.00	27,000.00		
				27,000.00	Lighting Total
4 Specialist Lighting Installations					
Specialist Lighting; allowance	1 sum	-	-		
				-	Specialist Lighting Total
5 Local Electricity Generation Systems					
Solar photovoltaic installation	1 sum	12,000.00	12,000.00		
				12,000.00	Local Electricity Generation Systems
6 Transfromation Devices					
7 Earthing and Bonding Systems					
	5.8 : Electrical Installations (to summary)			£ 59,000.00	

5.9 Gas and Other Fuel Installations	m2	#DIV/0!	£	-	
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Gas Distribution					<div style="border: 1px solid black; width: 150px; height: 100px; margin: 0 auto;"></div>
				-	Gas Total
2 Fuel Storage and Piped Distribution Systems					
				-	Fuel Storage Total
			5.9 : Gas and Other Fuel Installations (to summary)	£	-

5.10 Lift and Conveyor Installations	3 stps	0.00	£	-	
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Lifts					<div style="border: 1px solid black; padding: 5px; width: fit-content;"> Number shown is number of floors served (or stops) </div>
				-	Lifts Total
2 Enclosed Hoists					
				-	Enclosed Hoists Total
carried forward				-	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
		brought forward		-	
3 Escalators				-	Escalators Total
4 Moving Pavements				-	Moving Pavements Total
5 Powered Stairlifts				-	Powered Stairlifts
6 Conveyors				-	Conveyors
7 Dock Levellers and Scissor Lifts				-	Dock Levellers and Scissor Lifts
8 Cranes and Enclosed Hoists				-	Cranes and Enclosed Hoists
9 Car Lifts, Stacking Systems, Turntables and the like				-	Car Lifts, Stacking Systems, etc.
10 Document Handling Systems				-	Document Handling Systems
11 Other Lift and Conveyor Installations				-	
5.8 : Lift and Conveyor Installations (to summary)				£ -	

5.11 Fire and lightning Protection	m2	#DIV/0!	£ 8,500.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Fire Fighting Systems					
Fire Alarms	1 sum	6,000.00	6,000.00		
				6,000.00	Fire Fighting Total
2 Lightning Protection					
Lightning protection	1 sum	2,500.00	2,500.00		
				2,500.00	Lightning Protection Total
5.11 : Fire and Lightning Protection (to summary)				£ 8,500.00	

5.12 Communication, Security and Control Systems	m2	#DIV/0!	£ 24,000.00	
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Communication Systems					
Data / Comms installations	1 sum	9,000.00	9,000.00		
				9,000.00	Communication Systems Total
2 Security Systems					
Security Alarms	1 sum	4,500.00	4,500.00		
CCTV installations	1 sum	8,000.00	8,000.00		
Independent Gymnasium access	1 sum	2,500.00	2,500.00		
				15,000.00	Security Systems Total
carried forward				24,000.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
<p>3 Central Control / Building Management Systems</p> <p>Included in Mechanical Installation</p>	<p>brought forward</p> <p>1 sum</p>	<p>included</p>	<p>included</p>	<p>24,000.00</p>	
				-	Control / BMS Total
			5.12 : Communications; Security; Controls (to summary)	£ 24,000.00	

5.13 Specialist Installations	m2	#DIV/0!	£ 2,000.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Specialist Piped Supply Systems					<div style="border: 1px solid black; height: 100px; width: 100%;"></div>
				-	Specialist Total
2 Radio and Television Studios					
TV installation	1 sum	2,000.00	2,000.00		
AV installation	1 sum	excluded	excluded		
				2,000.00	Radio and TV Studios Total
carried forward				2,000.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
		brought forward		2,000.00	
3 Specialist Refrigeration Systems					
				-	Specialist Refrigeration Systems
4 Water Features					
				-	Water Features Total
5 Other Specialist Installations					
				-	Other Specialist Installations
	5.13 : Specialist Installations (to summary)			£ 2,000.00	

5.14 Builder's Work in connection with Services	m2	#DIV/0!	£ 8,498.37
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments																																													
1 General Builder's Work																																																		
Forming holes, chases, supports, etc	1.50%	283,279.00	4,249.19		<div style="border: 1px solid black; width: 100%; height: 100%;"></div> <p>Calculation :</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>sanitary</td><td style="text-align: right;">£</td><td style="text-align: right;">35,275.00</td></tr> <tr><td>services equip</td><td style="text-align: right;">£</td><td style="text-align: right;">-</td></tr> <tr><td>disposal</td><td style="text-align: right;">£</td><td style="text-align: right;">6,500.00</td></tr> <tr><td>water</td><td style="text-align: right;">£</td><td style="text-align: right;">12,004.00</td></tr> <tr><td>heat source</td><td style="text-align: right;">£</td><td style="text-align: right;">95,000.00</td></tr> <tr><td>space heating</td><td style="text-align: right;">£</td><td style="text-align: right;">19,000.00</td></tr> <tr><td>ventilation</td><td style="text-align: right;">£</td><td style="text-align: right;">22,000.00</td></tr> <tr><td>electrical</td><td style="text-align: right;">£</td><td style="text-align: right;">59,000.00</td></tr> <tr><td>gas</td><td style="text-align: right;">£</td><td style="text-align: right;">-</td></tr> <tr><td>lifts</td><td style="text-align: right;">£</td><td style="text-align: right;">-</td></tr> <tr><td>fire fighting</td><td style="text-align: right;">£</td><td style="text-align: right;">8,500.00</td></tr> <tr><td>comms</td><td style="text-align: right;">£</td><td style="text-align: right;">24,000.00</td></tr> <tr><td>specialist</td><td style="text-align: right;">£</td><td style="text-align: right;">2,000.00</td></tr> <tr><td></td><td style="text-align: right;">£</td><td style="text-align: right; border-top: 1px solid black;">283,279.00</td></tr> <tr><td>3% allowance</td><td style="text-align: right;">£</td><td style="text-align: right; border-top: 1px solid black;">8,498.37</td></tr> </table>	sanitary	£	35,275.00	services equip	£	-	disposal	£	6,500.00	water	£	12,004.00	heat source	£	95,000.00	space heating	£	19,000.00	ventilation	£	22,000.00	electrical	£	59,000.00	gas	£	-	lifts	£	-	fire fighting	£	8,500.00	comms	£	24,000.00	specialist	£	2,000.00		£	283,279.00	3% allowance	£	8,498.37
sanitary	£	35,275.00																																																
services equip	£	-																																																
disposal	£	6,500.00																																																
water	£	12,004.00																																																
heat source	£	95,000.00																																																
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specialist	£	2,000.00																																																
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3% allowance	£	8,498.37																																																
Firestopping	1.50%	283,279.00	4,249.19																																															
				8,498.37	BWICS Total																																													
				£ 8,498.37																																														
	5.14 : Builder's Work (to summary)			£ 8,498.37																																														

5.15 Testing and Commissioning	m2	#DIV/0!	£ 5,700.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments																																													
1 Testing and Commissioning of Services																																																		
Testing and Commissioning																																																		
generally	2.00%	283,279.00	5,700.00																																															
					<div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p>Calculation :</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>sanitary</td><td style="text-align: right;">£</td><td style="text-align: right;">35,275.00</td></tr> <tr><td>services equip</td><td style="text-align: right;">£</td><td style="text-align: right;">-</td></tr> <tr><td>disposal</td><td style="text-align: right;">£</td><td style="text-align: right;">6,500.00</td></tr> <tr><td>water</td><td style="text-align: right;">£</td><td style="text-align: right;">12,004.00</td></tr> <tr><td>heat source</td><td style="text-align: right;">£</td><td style="text-align: right;">95,000.00</td></tr> <tr><td>space heating</td><td style="text-align: right;">£</td><td style="text-align: right;">19,000.00</td></tr> <tr><td>ventilation</td><td style="text-align: right;">£</td><td style="text-align: right;">22,000.00</td></tr> <tr><td>electrical</td><td style="text-align: right;">£</td><td style="text-align: right;">59,000.00</td></tr> <tr><td>gas</td><td style="text-align: right;">£</td><td style="text-align: right;">-</td></tr> <tr><td>lifts</td><td style="text-align: right;">£</td><td style="text-align: right;">-</td></tr> <tr><td>fire fighting</td><td style="text-align: right;">£</td><td style="text-align: right;">8,500.00</td></tr> <tr><td>comms</td><td style="text-align: right;">£</td><td style="text-align: right;">24,000.00</td></tr> <tr><td>specialist</td><td style="text-align: right;">£</td><td style="text-align: right;">2,000.00</td></tr> <tr><td></td><td style="text-align: right;">£</td><td style="text-align: right;">283,279.00</td></tr> <tr><td>2% allowance</td><td style="text-align: right;">£</td><td style="text-align: right;">5,665.58</td></tr> </table>	sanitary	£	35,275.00	services equip	£	-	disposal	£	6,500.00	water	£	12,004.00	heat source	£	95,000.00	space heating	£	19,000.00	ventilation	£	22,000.00	electrical	£	59,000.00	gas	£	-	lifts	£	-	fire fighting	£	8,500.00	comms	£	24,000.00	specialist	£	2,000.00		£	283,279.00	2% allowance	£	5,665.58
sanitary	£	35,275.00																																																
services equip	£	-																																																
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heat source	£	95,000.00																																																
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2% allowance	£	5,665.58																																																
				5,700.00	Testing and Commissioning Total																																													
				£ 5,700.00																																														
	5.15 : Testing and Commissioning																																																	
	(to summary)																																																	

7.0 Work to Existing Buildings	m2	#DIV/0!	£ 5,000.00	
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Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
7.1 Minor demolition works and alteration works					
Remove existing pavilion	1 itm	5,000.00	5,000.00		
				5,000.00	Minor demolition works and alteration works
7.2 Repairs to existing services					
7.3 Damp-proof courses / fungus and beetle eradication					
7.4 Facade retention					
7.5 Cleaning existing surfaces					
7.6 Renovation works					
	7.0 : Works to Existing Buildings (to summary)			£ 5,000.00	

8.0 External Works	8,350 m2	17.26	£ 144,125.00	
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Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
8.1 Site Preparation Works					
Remove existing trees, shrubs, etc. allowance	1 item	1,000.00	1,000.00		
Strip topsoil and store in spoil heaps average 300 thick	8,350 m2	2.50	20,875.00		
extra over; breaking up and removing roads., etc.	500 m2	10.00	5,000.00		
Isolating, stripping out and uplifting existing drainage	1 item	500.00	500.00		
external services	1 item	1,000.00	1,000.00		
				28,375.00	Site Preparation Total
carried forward				28,375.00	

Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
		brought forward		28,375.00	
8.2 Roads, Paths and Pavings					
Tarmacadam areas; 40 HRA,160 DBM, 400 type 1					
new roads, etc	1,070 m2	55.00	58,850.00		includes pc bull-nosed kerbs
new road interface with existing road	175 m2	65.00	11,375.00		
Parking; 100 thick red chips, Terram, 350 type 1					
car spaces	535 m2	35.00	18,725.00		includes pc flush kerbs, etc.
Slabbed areas					
paving / paths / hardstandings, etc.	670 m2	40.00	26,800.00		includes pc heel kerbs, etc.
Grasscrete					
overflow car park	445 m2	excluded	excluded		
emergency services reinforced grass to pitch; allowance	100 m2	excluded	excluded		
level / hardstanding area	288 m2	excluded	excluded		
Site drainage					
generally			incl. in 8.6		refer to section 8.6
				115,750.00	Roads, Paths and Pavings Total
			carried forward	144,125.00	

Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
		brought forward		144,125.00	
8.3 Planting					
Grassed areas					
level topsoil, cultivate, fertilizer, seeding	4,173 m2	3.50	14,605.50		
12 months maintenance	4,173 m2	1.50	6,259.50		
Soft Landscaping					
level topsoil, cultivate, fertilizer, low maintenance planting	380 m2	10.00	3,800.00		
12 months maintenance	380 m2	5.00	1,900.00		
				26,565.00	Planting Total
8.4 Fencing, Railings and Walls					
Walls					
generally	1 item	2,500.00	2,500.00		
				2,500.00	Fencing, Railings and Walls Total
	8.1-5 : External Works (to summary)			£ 173,190.00	

Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
		brought forward		173,190.00	
8.5 Site / Street Furniture and Equipment					
Play area					
rubberised matting / soft surfacing	175 m2	excluded	excluded		
equipment	1 item	excluded	excluded		
Bin Store					
allowance	1 item	5,000.00	5,000.00		
Football pitch					
equipment	1 item	excluded	excluded		
Cycle facilities					
cycle shelter	1 item	excluded	excluded		
cycle stands; allowance	1 item	500.00	500.00		
				5,500.00	Site Furniture Total
8.1-5 : External Works (to summary)				£ 178,690.00	

8.6 External Drainage	- m2			£ 50,530.00	
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Surface Water and Foul Water Drainage					
Surface Water					
excavating trenches, oversized pipes & fittings, backfilling	274 m	60.00	16,440.00		<div style="border: 1px solid black; width: 150px; height: 40px; margin-bottom: 5px;"></div> drawing 2558/Str/01 drawing 2558/Str/03
extra over; type 1 fill	274 m	15.00	4,110.00		
soakaway; approx. 5.00 x 5.00 x 1.00	1 item	5,000.00	5,000.00		
road gullies	12 nr	225.00	2,700.00		
manholes	2 nr	1,000.00	2,000.00		
rodding eyes	2 nr	150.00	300.00		
rwp connection	6 nr	150.00	900.00		
				31,450.00	Surface Water
carried forward				31,450.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
		brought forward		31,450.00	
Foul Water					
excavating trenches, oversized pipes & fittings, backfilling	88 m	60.00	5,280.00		drawing 2558/Str/03
extra over; type 1 fill	15 m	15.00	225.00		
extra over; road repairs	15 m	125.00	1,875.00		
manholes, F1 to F5	5 nr	1,000.00	5,000.00		
manholes, sewer connection	1 item	2,500.00	2,500.00		
floor gullies	6 nr	150.00	900.00		
allowance for traffic management / road plates	1 item	2,500.00	2,500.00		
				49,730.00	Surface Water / Foul Total
2 Ancillary Drainage Systems					
				-	Ancillary Drainage Total
3 External Laboratory and Industrial Liquid Waste Drainage					
				-	Industrial Waste Total
4 Land Drainage					
				-	Land Drainage Total
		carried forward		49,730.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
	brought forward			49,730.00	
5 Testing and Commissioning of External Drainage Installation					
CCTV survey of new drainage installations	1 item	300.00	300.00		
Testing of foul and surface water	1 item	500.00	500.00		
				800.00	Testing and Commissioning Total
	8.6 : External Drainage (to summary)			£ 50,530.00	

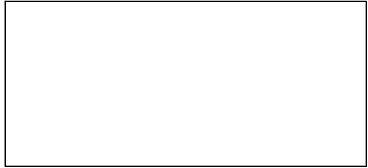
8.7 External Services	m2	£ 18,500.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Water Mains Supply					
Mains water connection	1 sum	4,000.00	4,000.00		<div style="border: 1px solid black; width: 150px; height: 100px; margin: auto;"></div>
Excavating trench; earthwork support, disposal; pea gravel, backfilling; identification tape	50 m	35.00	1,750.00		
allowance for traffic management / road plates	1 item	2,500.00	2,500.00		
				8,250.00	Water Mains Supply Total
2 Electricity Mains Supply					
Mains electrical connection	1 sum	8,000.00	8,000.00		
Excavating trench; earthwork support, disposal; pea gravel, backfilling; identification tape	50 m	45.00	2,250.00		
allowance for traffic management / road plates	1 item	incl. above	incl. above		
				10,250.00	Electricity Mains Supply Total
carried forward				18,500.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
		brought forward		18,500.00	
3 External Transformation Devices					
				-	Transformation Devices Total
4 Electricity Distribution to External Plant and Equipment					
				-	Electricity Distribution Total
		carried forward		18,500.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
5 Gas Mains Supply		brought forward		18,500.00	
6 Telecommunications and other Communication Systems Connections				-	Gas Mains Supply Total
Telephone connection	1 sum	1,000.00	1,000.00		
Excavating trench; earthwork support, disposal; pea gravel, backfilling; identification tape	m	45.00	-		
				1,000.00	Telecommunications Total
7 External Fuel Storage and Piped Distribution Systems					
8 External Security Systems					
9 Site / Street Lighting Systems					
Site Lighting					
external lighting provided to car park, building perimeter and approach paths			4,000.00		
				4,000.00	Site / Street Lighting Systems
10 Irrigation Systems					
11 Local / District Heating Installations					
12 BWIC with External Services					
	2.50%	23,500.00	600.00		
				600.00	BWIC with External Services
13 Testing & Commissioning of External Services and Installations					
8.7 : External Services (to summary)				£ 24,100.00	

8.8 Minor Building Works and Ancillary Buildings	m2	#DIV/0!	£ 90,600.00
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Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
1 Minor Building Works					
2 Ancillary Buildings and Structures				-	Minor Building Works Total
Highland Games Store	83 m2	600.00	49,800.00		
Plant Room	28 m2	600.00	16,800.00		
Community Store	40 m2	600.00	24,000.00		
				90,600.00	Ancillary Buildings Total
carried forward				90,600.00	

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
3 Underpinning to External Site Boundary Walls		brought forward		90,600.00	
				-	Underpinning Total
				£ 90,600.00	
	8.8 : Minor Building Works (to summary)				

9 Facilitating Works	m2	#DIV/0!	£	-	
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Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
9.1 Toxic / hazardous material removal					
				-	Toxic / hazardous material removal
9.2 Major demolition works					
				-	Major demolition works
9.3 Specialist groundworks					
				-	Specialist groundworks
9.4 Temporary diversion works					
				-	Temporary diversion works
	9.0 : Facilitating Works (to summary)			£	-

Item	Quantity	Unit Rate (£)	Sub-Element (£)	Element (£)	Comments
		brought forward		-	
9.5 Extraordinary site investigation works					
Specialist Surveys					
Asbestos Survey	1 sum	250.00	250.00		
Site Investigation Report	1 sum	2,400.00	2,400.00		
Topographical & Geo Study	1 sum	800.00	800.00		
Drainage CCTV Survey	1 sum	1,250.00	1,250.00		
				4,700.00	Extraordinary Site Investigation
3 Underpinning to External Site Boundary Walls					
				-	Underpinning Total
				£ 4,700.00	
		9.0 : Facilitating Works (to summary)			

10 Main Contractor's Preliminaries	1,024 m2	183.31	£ 187,711.56	
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Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
10.1 Employer's Requirements					<div style="border: 1px solid black; width: 150px; height: 100px; margin: auto;"></div>
1 Site accommodation	item	<div style="font-size: 2em;">}</div>		included	
2 Site records	item				
3 Completion and post-completion requirements	item				
				-	Employer's Requirements Total
carried forward				-	

11 Main Contractor's Overheads and Profit	1,024 m2	102.65	£ 105,118.47
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Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
11.1 Main Contractor's Overheads					
1 Head office set-up and administration (proportioned to the contract)	2.00%	1,751,974.53	35,039.49		
				35,039.49	Main Contractor's Overheads
11.2 Main Contractor's Profit					
1 Net profit	4.00%	1,751,974.53	70,078.98		
				70,078.98	Main Contractor's Profit
11 : Main Contractor's Overheads & Profit (to summary)				£ 105,118.47	

12 Project / Design Team Fees	m2	#DIV/0!	£	-
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Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
12.1 Consultants' fees	1 item	excluded	excluded	excluded	
12.2 Main contractor's pre-construction fees	1 item	excluded	excluded	excluded	
12.3 Main contractor's design fees	1 item	excluded	excluded	excluded	refer to elemental cost sections for Contractor Design Fee allocation
12 : Project / Design Team Fees (to summary)				£	-

13 Other Development / Project Costs	m2	#DIV/0!	£	-	
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Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
1 Land acquisition costs	1 item	excluded	excluded	excluded	Included elsewhere
2 Employer finance costs	1 item	excluded	excluded	excluded	Included elsewhere
3 Fees eg Planning Fees, Building Control, etc	1 item	excluded	excluded	excluded	Included elsewhere
4 Charges					
5 Planning contributions	1 item	excluded	excluded	excluded	Included elsewhere
6 Insurances	1 item	excluded	excluded	excluded	Included elsewhere
7 Archaeological works	1 item	excluded	excluded	excluded	Included elsewhere
8 Decanting and relocation costs	1 item	n/a	n/a	n/a	
9 Fittings, furnishings and equipment	1 item	excluded	excluded	excluded	Refer to section 4
10 Tenant's costs / contributions					
11 Marketing costs					
12 Other Employer costs					
	13 : Other Development / Project Costs (to summary)			£	-

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14 Risks	m2	#DIV/0!	£ 185,709.30
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Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
14.1 Design Development Risks	5 %	£ 1,857,093	92,854.65		Also refer to Risk Register
				92,854.65	Design Development Risks
14.2 Construction Risks	5 %	£ 1,857,093	92,854.65		Also refer to Risk Register
				92,854.65	Construction Risks
14.3 Employer Change Risks	item		excluded		Also refer to Risk Register
				excluded	Employer Change Risks
14.4 Employer Other Risks	item		excluded		Also refer to Risk Register
				excluded	Employer Other Risks
14 : Risks (to summary)				£ 185,709.30	

15 Inflation	m2	#DIV/0!	£	-
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Item	Quantity	Unit Rate (£)	Element (£)	Group Element (£)	Comments
1 Tender Inflation	- %	2,042,802.30	excluded		
				-	Tender Inflation
1 Construction Inflation	- %	2,042,802.30	excluded		
				-	Construction Inflation
	15 : Inflation (to summary)			£	-

Appendix

Drawing Register

Project : **New Community Centre**
 Building : **Meadows Park, Dornoch**
 Reference : **ihjah/mc/14-009**

Drawing Register

Date : **17 November 2014**
 Doc : ihjah\mc/14-009\costing\Stage C.xls

Costing

Drawing No.	Description	Scale	Date Received	Drawing Revisions (Dates Received)												
				A	B	C	D	E	F	G	H	I	J			
AL(0) 001	Location & Block Plan	1:1250 / 1:500	22/10/14													
AL(0) 003	Proposed Block Plan	1:500					22/10/14	27/11/14								
AL(0) 004	Proposed Site Plan	1:200								22/10/14		22/10/14	27/11/14			
AL(0) 005	Proposed Floor Plan	1:100														
AL(0) 006	Proposed Elevations	1:100	22/10/14	14/11/14	27/11/14											
AL(0) 011	Storage Building	1:100						22/10/14								

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