

Modular Extension & Proposed Refurbishment Works	Quantity	Unit	Rate	Estimated Cost Total	Comments
New Modular 2No. Bay Extension & Internal Adaptations					
Modular Extension					
New modular 'Pod' extension approximately (2No. 6.0m x 3.0m).	36	Sqm	£1,600	£57,600.00	Based on modular provided at Manchester Road Academy by Wintech in 2019.
Structural alterations and sectional removal of existing walling and installation of folding partition screen.	1	Item	£8,500	£8,500.00	
Extra Over excavation associated with removal grass banking and provision of footpath to perimeter of new modular building.	1	Item	£10,000	£10,000.00	
Toilet Refurbishment					
Strip Out Works and Demolition	10.6	Sqm	£25	£265.00	10% Allowance for wastage.
Vinyl Floor Covering	11.3	Sqm	£50	£565.00	
DDA Compliant Ceramic WC Pan & Cistern	1	Item	£450	£450.00	
Doc M Pack Bathroom Grab Rails	1	Item	£200	£200.00	
DDA Compliant Ceramic Basin & Mixer Tap	1	Item	£450	£450.00	
DDA Compliant Shower	1	Item	£1,500	£1,500.00	
Wall Finishes	30.5	Sqm	£60	£1,830.00	
New Door Frame, Door, Ironmongery & Architraves	1	Item	£900	£900.00	10% Allowance for wastage.
Suspended Ceiling & Lighting	11.3	Sqm	£55	£621.50	
Kitchen Area Refurbishment					
Strip Out Works and Demolition	6.7	Sqm	£25	£167.50	10% Allowance for wastage.
Vinyl Floor Covering	7.4	Sqm	£50	£370.00	
Kitchen Base & Wall Units	11	Item	£350	£3,850.00	
Kitchen Worktop	4.7	Lm	£75	£352.50	
Kitchen Sink & Taps	1	Item	£450	£450.00	
Small Power Adaptations	6.7	Sqm	£30	£201.00	
Suspended Ceiling & Lighting	7.4	Sqm	£55	£407.00	
Wall Finishes	18.8	Sqm	£25	£470.00	10% Allowance for wastage.
Joinery Items (Skirting Boards)	2	Lm	£40	£80.00	
New Sensory Room & Office					
Strip Out Works and Demolition	14	Sqm	£25	£350.00	10% Allowance for wastage.
Stud Partition Walls	1	Item	£3,500	£3,500.00	
Carpet Floor Coverings	15.3	Sqm	£50	£765.00	
Suspended Ceilings & Lighting	15.3	Sqm	£55	£841.50	
Small Power Adaptations	14	Sqm	£30	£420.00	
New Door Frames, Doors, Ironmongery & Architraves	2	Item	£900	£1,800.00	
Joinery Items (Skirting Boards)	39	Lm	£40	£1,560.00	
Wall Finishes	49	Sqm	£25	£1,225.00	10% Allowance for wastage.
Existing Classroom Refurbishment					
Strip Out Works and Demolition	59.6	Sqm	£25	£1,490.00	
Carpet Floor Coverings	65.6	Sqm	£50	£3,280.00	
Suspended Ceilings & Lighting	65.6	Sqm	£55	£3,608.00	
Small Power Adaptations	59.6	Sqm	£30	£1,788.00	
New Door Frames, Doors, Ironmongery & Architraves	2	Item	£900	£1,800.00	
Joinery Items (Skirting Boards)	30	Lm	£40	£1,200.00	
Wall Finishes	74	Sqm	£25	£1,850.00	
Sub Total				£114,707.00	
Provisional Sums					
Alterations to Intruder Alarm	1.0	Sum	£750	£750.00	
Alterations to Fire Alarm	1.0	Sum	£750	£750.00	
Alterations to Data/ Electrics / Water / Heating	1.0	Sum	£2,500	£2,500.00	
Alterations to Drainage Systems	1.0	Sum	£2,500	£2,500.00	
Making Good Service Penetrations	1.0	Sum	£2,500	£2,500.00	
Sub Total				£9,000.00	
Preliminaries	6.00%			£7,422.42	
Provisional Sums	2.50%			£3,092.68	
Contingencies	4.00%			£4,948.28	
Anticipated Total Build Cost				£139,170.38	

<u>ADD</u>				
Professional Fees	1	Sum	9.75%	£11,183.93
Planning Fees	1	Sum	£925	£234.00
Buiding Control Fees	1	Sum	£1,295	£925.00

Anticipated Project Cost £151,513.31

<u>Exclusions</u>
Conditions from Planning and Building Control
Professional Surveys
Unforeseen Asbestos Removal / Encapsulation
Upgrade of Existing Utility Capacities
VAT