



**Boys Walk - Respite and Residential Accomodation**

High Level Cost plan - Version 4

Date: 01/09/2022

Building GIFA	Area
Ground Floor	630.00
Upper Floors (0)	0.00
<b>GIFA</b>	<b>630.00</b>

Boys Walk - Respite and Residential Accomodation					
Cost Centre	Element	Elemental Quantity	Unit	Rate per M2	Elemental Total
<i>Robertson Construction Cost Plan</i>					
	<b>PROJECT / DESIGN TEAM FEES &amp; OTHER PROJECT COSTS</b>				
	<b>PROJECT &amp; DESIGN TEAM FEES</b>				
1.1	Design Team Fees (% x Prime Cost+Prelims)	1	Item	£ 399.42	251,634
1.2	surveys	1	Item	£ 73.64	46,393
1.3	Pre-con Prelims	1	Item	£ 73.64	46,393
<b>1</b>	<b>SUB TOTAL: PROJECT &amp; DESIGN TEAM FEES</b>				<b>344,419</b>
	<b>OTHER PROJECT COSTS</b>				
2.1	Planning Consent Fee	1	item	£ 14.73	9,279
<b>2</b>	<b>SUB TOTAL: OTHER PROJECT COSTS</b>				<b>9,279</b>
	<b>CONSTRUCTION COSTS</b>				
3.1	Construction costs as summary				2,418,821
<b>3</b>	<b>SUB TOTAL: CONSTRUCTION COSTS</b>				<b>2,418,821</b>
	<b>TOTAL PROJECT / DESIGN TEAM FEES &amp; OTHER PROJECT COSTS</b>				<b>2,772,518</b>



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<b>GIFA</b>	<b>630.00</b>

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**High Level Cost Plan**

Boys Walk - Respite and Residential Accomodation					
Element	Elemental Quantity	Unit	Rate per M2	Elemental Total	Comments
<b>CONSTRUCTION COST</b>					
<b>FACILITATING WORKS &amp; BUILDING WORKS (PRIME COST)</b>					
<b>0 Facilitating Works</b>					
0.1 Toxic, Hazardous & Contaminated Material Treatment	630	item	£ -	£ -	Excluded
0.2 Demolition Works	630	item	£ -	£ -	Removal of existing foundations excluded, ground assumed to be clear of foundations from previous structure
0.3 Temporary Support To Adjacent Structures	630	item	£ -	£ -	
0.4 Specialist Groundworks	630	Item	£ -	£ -	Excluded
0.5 Temporary Diversion Works	630	item	£ -	£ -	Excluded
0.6 Extraordinary Site Investigation Works	630	item	£ -	£ -	
<b>0 Elemental Total - Facilitating Works</b>				<b>£ -</b>	
<b>1 Substructure</b>					
1.1 Foundations	630	m2	£ 155.25	£ 97,807.50	
1.2 Floor Slab	630	m2	£ 126.50	£ 79,695.00	
<b>1 Elemental Total - Substructure</b>				<b>£ 177,502.50</b>	
<b>2 Superstructure</b>					
2.1 Frame	630	m2	£ 11.50	£ 7,245.00	Windposts only no steel frame
2.2 Upper Floors	630	m2	£ -	£ -	
2.3 Roof	630	m2	£ 316.25	£ 199,237.50	Used GP surgery rates
2.4 Stairs & Ramps	630	m3	£ -	£ -	
2.5 External Walls	630	m2	£ 431.25	£ 271,687.50	Used Hawthorn brick and block rates (£600/1000 brick)
2.6 Windows and External Doors	630	m2	£ 212.75	£ 134,032.50	Used GP surgery rates. Hawthorn £380K/4000 = £95/m2 +some for closing cavities /lintels etc. therefore say £125? Used GP surgery rates although plasterboard ceilings may be required?
2.7 Internal Walls and Partitions	630	m2	£ 201.25	£ 126,787.50	
2.8 Internal Doors	630	m2	£ 69.00	£ 43,470.00	Used GP surgery rates
<b>2 Elemental Total - Superstructure</b>				<b>£ 782,460.00</b>	
<b>3 Internal Finishes</b>					
3.1 Wall Finishes	630	m2	£ 31.63	£ 19,923.75	Used GP surgery rates - assume painted
3.2 Floor Finishes	630	m2	£ 60.38	£ 38,036.25	Used GP surgery rates - assume carpet but hard wearing
3.3 Ceiling Finishes	630	m2	£ 42.80	£ 26,966.14	Used GP surgery rates although may only need painting see note above
3.4 Decoration	630	m2	£ 34.50	£ 21,735.00	Used GP surgery rates
<b>3 Element Total - Finishes</b>				<b>£ 106,661.14</b>	
<b>4 Fittings, Furnishings &amp; Equipment</b>					
4.1 Fittings & Furnishings	630	m2	£ 91.27	£ 57,500.00	Prov sum allowance based on assumptions from within the SOA
4.2 Equipment	630	m2	£ -	£ -	
<b>4 Element Total - Fittings, Furnishings &amp; Equipment</b>				<b>£ 57,500.00</b>	
<b>5 Services</b>					
5.1 Sanitary Appliances	630	m2	£ 40.25	£ 25,357.50	Used Hawthorn rates
5.2 Services Equipment	630	m2	£ 345.00	£ 217,350.00	Assume simple "home" style MEP installation i.e. heating, water, lighting, power, data, fire alarms required and not aircon etc.
5.3 Disposal Installations	630	m2	£ -	£ -	
5.4 Water Installations	630	m2	£ -	£ -	
5.5 Heat Source	630	m2	£ -	£ -	
5.6 Space Heating & Air Conditioning	630	m2	£ -	£ -	
5.7 Ventilation	630	m2	£ -	£ -	
5.8 Electrical Installations	630	m2	£ -	£ -	
5.9 Fuel Installations	630	m2	£ -	£ -	
5.10 Lift & Conveyor Installations	630	nr	£ -	£ -	
5.11 Fire and Lighting Protection	630	m2	£ -	£ -	
5.12 Communications, Security & Control Installations	630	m2	£ -	£ -	
5.13 Special Installations	630	m3	£ -	£ -	Excluded
5.14 Builders Work In Connection With Services	3	%	£ 8,373.41	£ 25,120.23	
<b>5 Element Total - Services</b>				<b>£ 267,827.73</b>	
<b>6 Prefabricated Buildings &amp; Building Units</b>					
6.1 Prefabricated Buildings	630	m2	£ -	£ -	
6.2 Building Units	630	m2	£ -	£ -	
<b>6 Element Total - Prefabricated Buildings &amp; Building Units</b>				<b>£ -</b>	
<b>7 Work To Existing Buildings</b>					
7.1 Minor Demolition & Alteration Works	2524	m2	£ 8.63	£ 21,765.19	Tree clearance
7.2 Repairs To Existing Services	630	m2	£ -	£ -	
7.3 Damp Proof Courses / Fungus & Beetle Eradication	630	m2	£ -	£ -	
7.4 Façade Retention	630	m2	£ -	£ -	
7.5 Cleaning Existing Surfaces	630	m2	£ -	£ -	
7.6 Renovation Works	630	m2	£ -	£ -	
<b>7 Element Total - Works To Existing Buildings</b>				<b>£ 21,765.19</b>	
<b>8 External Works</b>					
8.1 Site Preparation Works	630	m2	£ 40.25	£ 25,357.50	Used GP surgery rates
8.2 Roads, Paths, Pavings & Surfacing	2524	m2	£ 115.00	£ 290,202.50	Used GP surgery rates
8.3 Soft Landscapes, Planting & Irrigation Systems	630	m2	£ 17.25	£ 10,867.50	Limited to making good where abuts hard landscaping
8.4 Fencing, Railings & Walls	630	m	£ -	£ -	Excluded
8.5 External Fixtures	630	0	£ -	£ -	
8.6 External Drainage	630	m2	£ 115.00	£ 72,450.00	
8.7 External Services	630	item	£ 28.75	£ 18,112.50	
8.8 Minor Building Works & Ancillary Buildings	630	m2	£ -	£ -	
<b>8 Element Total - External Works</b>				<b>£ 416,990.00</b>	
<b>SUB-TOTAL: FACILITATING WORKS &amp; BUILDING WORKS (PRIME COST)</b>				<b>£ 1,830,706.56</b>	

	<b>Abnormal Costs - Not Covered in Element 0 Facilitating Works</b>				£	-	
	AC.1 Ground Stabilisation	630	m2	£	-	£	-
	Utility Enhancement	1	Item	£	25,000.00	£	25,000.00
				£	-	£	-
<b>AC</b>	<b>Element Total - Abnormal Costs</b>					£	25,000.00
	<b>SUB-TOTAL: FACILITATING WORKS &amp; BUILDING WORKS &amp; ABNORMAL COST</b>					£	1,855,706.56
	<b>MAIN CONTRACTOR'S PRELIMINARIES</b>						
	Main Contractor's Preliminaries %			£	0.13	£	241,241.85
<b>9</b>	<b>Main Contractor's Preliminaries Total</b> (% x Prime Cost)					£	241,241.85
	<b>SUB-TOTAL: FACILITATING WORKS &amp; BUILDING WORKS + PRELIMINARIES</b> (Prime Cost + Prelims)					£	2,096,948.41
	<b>MAIN CONTRACTOR'S OVERHEADS &amp; PROFITS</b>						
	Overheads & Profits %			£	0.07	£	136,301.65
<b>10</b>	<b>Overheads &amp; Profits Total</b> (% x Prime+Prelims)					£	136,301.65
	<b>TOTAL: BUILDING WORKS ESTIMATE</b> (Prime Cost + Prelims + OH&P)					£	2,233,250.06
	<b>RISK</b>						
	Construction Risk (% x Building Works Estimate)			£	0.05	£	92,785.33
<b>11</b>	<b>TOTAL: RISK ALLOWANCE</b>					£	92,785.33
	<b>TOTAL PROJECT COST EXCLUDING INFLATION</b> (Base Cost Estimate + Risk)					£	2,326,035.38

Excluded

	<b>INFLATION</b>						
	Inflation %			£	0.05	£	92,785.33
<b>12</b>	<b>Total Inflation Allowance</b> (%xTotal New Project Cost)					£	92,785.33
	<b>TOTAL PROJECT COST INCLUDING INFLATION</b>					£	2,418,820.71



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Building GIFA	Area
Ground Floor	630.00
Upper Floors (0)	0.00
<b>GIFA</b>	<b>630.00</b>

	Space	Number	Area M2	Total Area M2
General	Utility washer / dryer/ sink	1	10.00	10.00
General	Reception area	1	20.00	20.00
General	Staff office kitchen for 3	2	25.00	50.00
General	Staff / Visitor toilets	1	15.00	15.00
General	Storage / Cleaners store	3	2.00	6.00
Residential	Child bedroom	7	14.00	98.00
Residential	Child bathroom / wet room	4	10.00	40.00
Residential	Kitchen / diner	1	15.00	15.00
Residential	Kitchen / diner	1	20.00	20.00
Residential	Lounge/ social space	1	25.00	25.00
Residential	Staff bedroom ensuite	2	12.00	24.00
Residential	Child bedroom	2	35.00	70.00
Residential	Adapted bathroom	1	12.00	12.00
Residential	Lounge/ social space	2	30.00	60.00
Therapy	Sensory room	2	12.00	24.00
Other	Meeting / multipurpose room	1	15.00	15.00
	<b>Sub total</b>			<b>504.00</b>
	Circulation and partitions say 25%			126.00
	<b>Total GIFA</b>			<b>630.00</b>
Exteral	Accessible garden area			
Exteral	Staff and visitor parking			
Exteral	Minibus Garage/ Store			

Assumed FF&E requirements		
White goods and worktop	£ 2,500.00	£ 2,500.00
Sofa and desk?	£ 2,000.00	£ 2,000.00
Small kitchen	£ 3,400.00	£ 6,800.00
Sanitary ware inc cost plan		£ -
Racking	£ 600.00	£ 1,800.00
Bed wardrobe unit	£ 1,000.00	£ 7,000.00
Sanitary ware inc cost plan		£ -
Small kitchen and table and chairs	£ 4,400.00	£ 4,400.00
Sofas and TV unit?	£ 3,500.00	£ 3,500.00
Bed wardrobe unit	£ 1,000.00	£ 1,000.00
Bed wardrobe unit	£ 1,000.00	£ 2,000.00
Sanitary ware inc cost plan		£ -
Small kitchen and table and chairs	£ 5,400.00	£ 5,400.00
Sofas and TV unit?	£ 5,000.00	£ 10,000.00
Bed wardrobe unit	£ 1,000.00	£ 2,000.00
Allowance	£ 2,500.00	£ 2,500.00
		<b>£ 50,900.00</b>



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Ground Floor	630.00
Upper Floors (0)	0.00
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## Boys Walk - Respite and Residential Accomodation

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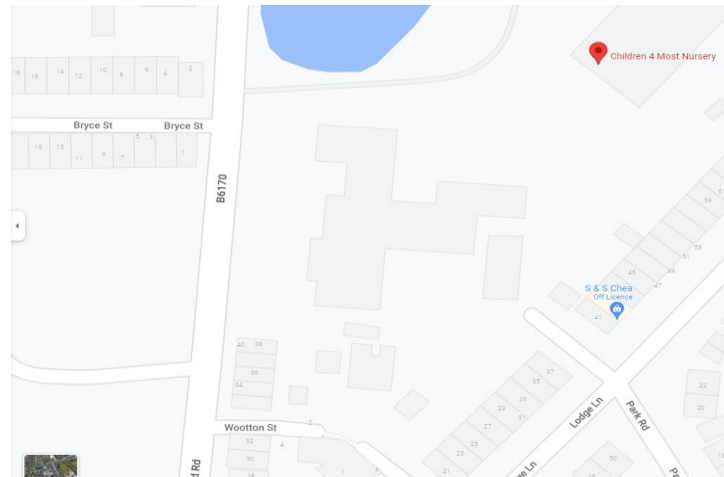
Date: 01/09/2022

Suggested site

Site area 5047m2 (ET email 24.07.22)



Previous use



### Assumptions

Access to the site can be formed from the existing entrance of the B6170

Site is level and there are no specific ground conditions to deal with

Simple construction solution assumed i.e. single storey "house" type construction, MEP installations and finishes

Simple foundation and substructure works solution

Assumed that previous use infrastructure is still available and can be connected on to i.e. incoming services and outgoing drainage runs

No new perimeter fencing is required for the site

Assumed that only half the site will be used for carparking and access etc. and that the other half will be left as is

Assumed that a simple MEP solution will be sufficient i.e. no air con required just simple "home" style power, data, heating and kitchens etc required

Sprinklers etc. excluded

Caostplan allows for a suspended ceiling

Carpet and vinyl asumed throughout for the floor finish

Assumed limited tiling to splashbacks and showers only within bathrooms/ensuits

Soft landscaping limited to making good where abuts hard landscaping

The cost plan and indicative programme are based upon the following construction method, simple pad/strip foundations, brick and block construction with glazed windows and traditioanl tiled roof on timber roof trusses

5% inflation allowance has been included

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 Date: 01/09/2022  
 Location: Flowery Field

Building GIFA	Area
Ground Floor	630.00
Upper Floors (0)	0.00
<b>GIFA</b>	<b>630.00</b>

