



**STALYBRIDGE - CIVIC HALL ROOF REPLACEMENT WORKS
TAMESIDE MBC**

	Rev B issued 15.02.22		Rev D issued 01/12/22		Comments
	External - Cost Plan - Rev B		External - Cost Plan - Rev D		
	GIFA	m ²	GIFA	m ²	
	New Build		New Build		
	Major Refurbishment		Major Refurbishment		
	Minor Refurbishment		Minor Refurbishment		
	TOTAL		TOTAL		
	Construct Only		Construct Only		
	Total	£/m ²	Total	£/m ²	
	Contract Period		Contract Period		
			Inflation		
			13.25%		
Project 3 – Roof works to the Civic Hall					
Replacement roof					
Strip existing slate roof covering, redundant ply and counter battens and dispose of off site					
Supply and install new ply boarding, counter battens, breathable membrane 25 x 50mm battens and slate as specification included					
Supply and install new cladding/follow board to upstand box gutter					
Supply and install new code 4 and 5 soaker and flashing to gable ends					
Lead mop stick ridge to main ridge tree code 6/600mm	£324,405.93		£42,983.79	£367,389.72	
Mop stick hip lead box corners to 4 corners of the building					
Parapet wall lead capping					
Lead cornice to stone ledge to both external end of the building 800mm code 5					
Lead work to base of Clock Tower code 4 and 5 lead soaker, flashing and giron					
Design Development					
Roofing					
Supply and install new flashing to all eaves detail, providing sufficient cover to new roof build up – TBC	£16,414.45		£2,174.91	£18,589.36	
Supply and fix VCL and insulation and counter batten to the upstand of internal box gutter, detail TBC	£2,975.03		£984.19	£3,959.22	
Strip and dispose of existing UPVC gutter, supply and install new Black UPVC. Close guttering to internal slopes	£3,580.69		£475.77	£4,056.46	
Strip and dispose of existing timber fascia and install new timber fascia to match existing as closely as possible	£2,526.55		£387.77	£2,914.32	
Strip and dispose of existing timber soffit and install new timber soffit to match existing as closely as possible	£3,423.10		£453.56	£3,876.66	
Roof light replacement					
Remove and dispose of existing roof lights as shown on mark up and installation of new roof lights					
RL1 approx 160m ²					
RL2 & 3 approx 151 m ²	£155,172.41		£20,560.34	£175,732.75	
RL4 & 5 approx 70m ²					
RL6 approx 160m ²					
Rain Water Goods					
Cast iron guttering to two external slopes	£33,782.76		£4,476.22	£38,258.98	
Fall arrest and roof access system					
Roof access system to utility walkways along the central gutter					
Lift and over step units to Clock Tower end and Car Park end					
Access platform /ladder	£738,375.03		£11,584.69	£750,959.72	
Groundworks					
T78 Works	£8,500.00		£1,126.25	£9,626.25	
Stone Works					
Repointing of ties following removal of scaffold	£7,500.00		£993.75	£8,493.75	
Cleaning of pigeon guano	£1,231.03		£163.11	£1,394.14	
MEP Alterations					
RMD - Inclusive of upgraded lightning protection and access to tower and enhancement mechanical vent/plant due to insulation increase	£25,450.00		£3,372.13	£28,822.13	
PV Removal & Reinstatement	£11,304.60		£1,497.86	£12,802.46	
Net Build Construction Total	£835,051.58		£110,644.33	£945,695.91	
Subcontractor Preliminaries / attendances					
Scaffolding, nesting, hoists, meags					
Storage, welfare, generator, management	£255,800.00		£33,893.50	£289,693.50	
Waste and disposal of all materials					
Prelims - Staff					
Total for Subcontract Preliminaries	£255,800.00		£33,893.50	£289,693.50	
NET BUILD COST SUB TOTAL:	£1,090,851.58		£144,537.83	£1,235,389.41	
Fees & Surveys					
Architectural Fees	£50,715.00		£7,100.10	£57,815.10	
Planning Consultant to develop LBC submission	£13,972.50		£0.00	£13,972.50	
Structural fees (Review of repair works)	£15,875.00		£2,103.44	£17,978.44	
Principal Designer	£8,380.00		£1,097.10	£9,477.10	
Building Control	£7,762.50		£1,028.53	£8,791.03	
Building Condition survey update	£10,350.00		£0.00	£10,350.00	
Measured building survey	Excluded		Excluded	Excluded	
Asbestos Survey	Excluded		Excluded	Excluded	
Removal/cleaning of pigeon guano	£1,274.12		£0.00	£1,274.12	
Other Consultants and surveys	£5,575.00		£0.00	£5,575.00	
Planning Application Fee (allowance also included for discharge of conditions costs)	£3,314.00		£0.00	£3,314.00	
Listed Building Consent Fee	£0.00		£0.00	£0.00	
Group Element Total	£117,118.12		£11,329.17	£128,447.29	
NET BUILD COST INC FEES SUB TOTAL:	£1,207,969.70		£155,867.00	£1,363,836.70	
PRELIMINARIES & CONTINGENCIES					
PRE CONSTRUCTION PRELIM	£36,551.31		£4,843.04	£41,394.35	
CONSTRUCTION PRELIMINARIES	£12,407.18		£0.00	£12,407.18	
CONTINGENCIES 5% OF NET BUILD COST	£0.00		£0.00	£0.00	
INFLATION 2.5% OF NET BUILD COST	£0.00		£0.00	£0.00	
Group Element Total	£48,958.49	£37,976.30	£5,048.99	£54,007.49	Risk Added back in - Material availability
PRELIMINARIES & CONTINGENCIES SUB COST TOTAL:	£48,958.49		£5,048.99	£54,007.49	
CONSTRUCTION SUB-TOTAL:	£1,256,928.08		£160,905.99	£1,417,834.07	
OVERHEADS AND PROFIT @ 6.5%	£90,800.33		£11,758.76	£102,559.08	
COST TOTAL:	£1,487,728.41		£192,662.75	£1,680,391.16	
OPTIONAL WORKS- ALL VALUES BELOW ARE NET CONSTRUCTION COSTS AND WILL REQUIRE ALLOWANCES FOR PRELIMINARY COSTS INCLUDING SCAFFOLD HIRE ETC. AND OH&P ADDING TO THEM					
VCL 50mm insulation	£39,851.44		£6,376.23	£46,227.67	
Removal of ACM rope to skylights, Removal of ACM rope and window panels to skylights	£32,500.00		£5,200.00	£37,700.00	
Crash Deck access to complete Removal	£19,850.00		£3,176.00	£23,026.00	
Prelim Increase 4 weeks due to additional works Programme increase from 34-38 weeks	£21,680.00		£0.00	£21,680.00	
Total for optional extra	£113,881.44		£18,221.09	£132,102.47	
£1,601,609.85		£210,883.78		£1,812,493.63	
LEP Fee @ 2%	£32,032.20		£4,217.68	£36,249.87	
TOTAL Project Cost	£1,633,642.04		£215,101.45	£1,848,743.50	
EXCLUDED ITEMS					
The removal storage and replacement of the solar panels to be covered under separate CO					
Any remedial works to the brickwork and reboarding of coping to parapets					
Any works to the clock tower					
Any works to the Mansafe system					
There has been no contingency allowance included for items such as any timber repairs that may be necessary					