



EXECUTIVE SUMMARY AND INFLATION

	Group Element	Total Cost £	£/m²	£/ft²
1	Substructure	61,550	615.50	57.18
2	Superstructure	266,340	2663.40	247.44
3	Internal Finishes	17,840	178.40	16.57
4	Fittings and Furnishings	89,830	898.30	83.45
5	MEP Installation	2,267,470	22674.70	2106.55
6	Complete Buildings and Building Units	23,380	233.80	21.72
7	Work to Existing Buildings	21,140	211.40	19.64
8	External Works	54,060	540.60	50.22
9	Facilitating Works	5,070	50.70	4.71
10	Main Contractor's Preliminaries	431,100	4311.00	400.51
TOTAL: BUILDING WORKS ESTIMATE (A)		3,237,780	32,378	3,008
12	Project/Design Team Fees	712,420	7124.20	661.86
13	Other Development/Project Costs	118,510	1185.10	110.10
TOTAL: PROJECT/DESIGN TEAM FEES COSTS ESTIMATE (B)		4,068,710	40,687	3,780
14	Risks	1,098,560	10985.60	1020.60
BASE COST ESTIMATE INCLUDING RISK(C) [C = A + B]		5,167,270	51,673	4,801
15	Inflation	40,000	400.00	37.16
COST LIMIT INCLUDING INFLATION (D) [D = A + B + C]		5,207,270	52,073	4,838
17	VAT on Building works	20.00%	1,041,454	
18	Client Group 3 Items			
COST LIMIT INCLUDING VAT & OTHER CLIENT COST AT - 10 APR 17		6,248,724	52,073	4,838

Notes:

The calculation of building cost and tender price inflation is based on a notional programme and inflation rates as follows:

Programme details

Construction start date	10 Dec 2016
Construction period	5 mths
Completion Date	10 Apr 2017

Inflation details

Base date	10 Aug 2016
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2016	2.70 % per annum
2017	2.70 % per annum per annum

It is not possible to predict with any certainty the effects of inflation and other market factors on building prices. We have used here what we consider to be sensible allowances to make at this time. They should be kept under review in light of actual inflation within the construction industry.

ELEMENTAL BUILD UP (COST AT BASE DATE - 10 AUG 2016)

L Ref	Element	Qty	Unit	Rate	Sub Total	Group Total
1	SUBSTRUCTURE					
1.1	Foundation					14,180
	Standard foundations					
	Trenches excavation and concrete	1	m	266.83	270	
	Pits not exceeding 2.0m and concrete	1	nr	403.74	400	
	Extra for disposal of contaminated material	1	m ³	60.62	60	
	Cavity wall up to dpc level	1	m	187.14	190	
	Brick wall up to dpc level to match existing	1	m ²	123.25	120	
	Internal walls up to dpc level	1	m	42.25	40	
	Keep excavations free from water	1	item	150.00	150	
	Extra over excavating soft spot, disposal, filling with insitu concrete	1	m ³	102.13	100	
	Piled foundations					
	Piling matt	100	m ²	28.32	2,830	
	Piling plant	1	item	7000.00	7,000	
	Moving piling rig to pile position	1	item	300.00	300	
	Piling 400 diameter complete	1	nr	650.00	650	
	Disposal of excavated material arising from piling	1	m ³	41.92	40	
	Cutting off tops of concrete piles	1	nr	30.63	30	
	Pile tests	1	nr	19.38	20	
	Pile caps 1000 X 1000	1	nr	495.44	500	
	Concrete in ground beams 500 wide	1	m	110.31	110	
	FM WK to side of ground beams both sides	1	m	79.94	80	
	Claymaster to side of fdn one side	1	m	66.09	70	
	Keep excavations free from water	1	item	150.00	150	
	Extra over excavating soft spot, disposal, filling with insitu concrete	1	m ³	102.13	100	
	Underpinning					
	Underpinning: depth not exceeding 2.00 m	1	m	967.57	970	
1.2	Basement Excavation					110
	Basement excavation					
	Basement excavation 2.0m deep	1	m ³	25.27	30	
	Extra for disposal of contaminated material	1	m ³	60.62	60	
	Earthwork support	1	m ²	19.91	20	
1.3	Basement Retaining Walls					21,360
	Basement retaining walls					
	Concrete 200 wide	1	m	107.47	110	

Projects Projects Denmark Hill, London, SE5 9RS Cost Plan No. 1 A	BYP 45 Neath Gnd. Morden, SM4 6JN	
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ELEMENTAL BUILD UP (COST AT BASE DATE - 10 AUG 2016)						
L Ref	Element	Qty	Unit	Rate	Sub Total	Group Total
	Reinforced insitu concrete	1	m ³	157.31	160	
	Form work to walls both sides	1	m ²	79.94	80	
	Reinforcement generally	1	t	1312.50	1,310	
	Embedded basement retaining walls					
	Piling matt	100	m ²	28.32	2,830	
	Moving piling rig to pile position	1	item	7000.00	7,000	
	Guide walls	1	m	750.00	750	
	Contiguous bored pile walls	1	m	2500.00	2,500	
	Steel sheet piling	1	m ²	176.00	180	
	Cutting off surplus lengths	1	m	60.00	60	
	Pile tests	1	m	19.38	20	
	Diaphragm walls	1	m ²	331.25	330	
	Ground anchors	1	nr	305.00	310	
	Trimming and cleaning faces of piled	1	m ²	38.00	40	
	Temporary works	1	item	5000.00	5,000	
	Capping beams	1	m	151.17	150	
	Basement retaining wall	1	m ²	151.98	150	
	Reinforcement generally	0	t	1312.50	200	
	Concrete applied by spray or gun	1	m ²	183.23	180	
1.4	<u>Ground Floor Construction</u>					25,900
	Ground floor slab/bed					
	Temporary access road and reinstate	1	m ²	91.32	90	
	Top soil for preservation 150mm	1	m ²	14.20	10	
	To reduce levels av 300 deep	1	m ³	57.11	60	
	Composite concrete floor	100	m ²	126.18	12,620	
	Extra over breaking out concrete	1	m ²	36.01	40	
	Beam and block floor, 150 thick	100	m ²	49.50	4,950	
	Ventilating ducts	1	nr	15.70	20	
	Waterproof damp proof member	1	m ²	9.92	10	
	Extra over forming of lift pits	1	m ²	427.97	430	
	Extra over forming of swimming pool tanks	1	m ²	152.97	150	
	R.I.W. liquid asphaltic composition	1	m ²	17.77	20	
	Tanking and damp proofing; 300mu	1	m ²	32.63	30	
	Retaining walls	1	m	299.48	300	
	Designed joints	1	m	11.94	10	
	Reinforcement generally	1	t	1312.50	1,310	
	Reinforced insitu concrete	1	m ³	281.88	280	