

Wigton Town Council
Proposed New Changeroom Facilities at Barton Laws, Wigton

Budget Costs (Revision E)

					Prelims separate		Prelims spread		90% mid-tender						
Preliminaries					£	58,523.65		£	-		£	19,202.51			
Enabling works					£	18,236.00		£	21,336.12						
Sub total					£	76,759.65		£	21,336.12		£	19,202.51			
Structure							207 m2	1,242.94	£	257,288.58	1,454.24	£	301,027.68	£	270,924.91
Totals					£	334,048.23		£	322,363.80		£	290,127.42			
External works							327 m2	98.19	£	32,108.13	114.89	£	37,569.03	£	33,812.13
Adjust for flood resilience works (+375mm)															
Structural perimeter walls							28 m2	£ 110.00	3,080.00						
Structural internal walls (none required localized thickenings only)							0 m2	£ 54.00	-						
Consolidated imported sub-floor fill							93 m3	£ 55.00	5,115.00						
External render (self coloured)							28 m2	£ 38.00	1,064.00						
Additional lengths of access ramps and steps (accessibility)							1 Item	£ 10,600.00	10,600.00						
Second length of access ramp (say)							1 Item	£ 9,500.00	9,500.00	£	29,359.00	£	34,350.03	£	30,915.03
Incoming services							Sum		£	7,250.00	£	8,482.50	£	7,634.25	
Sub totals					£	402,765.36		£	402,765.36		£	362,488.82			
Unmeasured sundries @ 2.5%					£	10,069.13		£	10,069.13		£	9,062.22			
Sub totals					£	412,834.49		£	412,834.49		£	371,551.04			
General contingencies @ 10%					£	41,283.45		£	41,283.45		£	37,155.10			
Sub totals					£	454,117.94		£	454,117.94		£	408,706.15			
Asbestos					£	4,950.00		£	4,950.00		£	4,950.00			
Construction costs					£	459,067.94		£	459,067.94		£	413,656.15			
Professional fees															
Architect							8.00%		£	36,725.44	£	36,725.44	£	33,092.49	
Structural engineer							sum		£	2,500.00	£	2,500.00	£	2,500.00	
M&E Engineer							sum	say	£	5,500.00	£	5,500.00	£	5,500.00	
QS							0.00%	included	£	-	£	-	£	-	
Principal designer (CDM)							0.00%	included	£	-	£	-	£	-	
Local authority fees															
Planning (full planning permission obtained)									£	-	£	-	£	-	
Building Regulations (say)									£	3,000.00	£	3,000.00	£	3,000.00	
Fees already charged (not to consider)									£	-	£	-	£	-	
Total development Costs (excluding VAT)					£	506,793.38		£	506,793.38		£	457,748.64			

Comments:

GIFA = Gross Internal Floor Area

£/m2 GIFA: Cost exclude demolition, external works, drainage and contingencies (with preliminaries apportioned on the basis of cost)

Costs based on current tender prices (1st quarter 2019)

Building Cost Information Service (BCIS) currently forecast that tender prices will rise at a rate of 0.60% to 2.3% per quarter until 4th quarter 2022.

Costs assume an anticipated 12% overheads and profit mark-up by contractors (this is considered a robust allowance which might prove to be less when competitively tendered)

BWIC = Builders Work in Connection (namely cutting or forming holes and chases and making good and fire stopping associated with M&E service installations)

Existing statutory authority transformer / mains housing adjacent to the road to remain and not to be demolished

Asbestos survey to main changerooms has been undertaken (and associated asbestos removal costs included above as an enabling project prior to works commencement)

Asbestos survey to public toilet block (to be demolished) will be carried out in the near future

Exclusions:

Treatment of contaminated ground and/or contaminated spoil removal

Asbestos removal costs associated with the public toilet block

Loose fittings, furniture and equipment

IT equipment and fittings

White goods such as fridges, freezers, washers and dryers (commercial grade or otherwise)

Commercial kitchen fittings and equipment and extract system

Heated servery counter, bain marie, etc.

Carpets

Plantings (trees, shrubs, plants, mulching and the like) excepting as noted above

Path to perimeter of building - no windows that need access for cleaning, etc.

Upgrade / extension works to existing hardcore parking areas (except where noted above)

Drainage and attenuation (compensatory flood storage capacity) to carpark

Petrol / oil interceptors to carpark

Foul water treatment plant

Connections to drains and services within existing adopted roads

Photovoltaic panels

Privacy panels in communal shower areas

Upgrade / improvement works to existing road junction

Underfloor heating

Road signage to carpark areas

External lighting to carpark areas

Security alarm

Fire fighting equipment to comply with Regulatory Reform (Fire Safety) Order 2005

Phasing of works

Professional fees

Additional specialist survey fees

Local authority fees and charges and survey fees

Legal fees and charges

VAT