



Cost Model Report

Life Cycle Costs

New Office Development
Victoria Court, York

Y2015-66

3 June 2015

Costmodelling Limited

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Cost Model Notes

Cost model notes

The cost model has been prepared from the following information:

- Sketch 2066-001: Site Plan
- Sketch 2066-002: Floor Plans
- Sketch 2066-003: Sections and Elevations

The cost model excludes the following:

- Land or building acquisition costs
- Professional fees
- Value added tax

The cost model assumes the following:

- Site is reasonably level
- Ground conditions are reasonable
- Mains services are located locally and suitable for connection

The cost model includes a start on site date for the capital building works of 01 April 2016 and a construction period of 52 weeks. An allowance for increased construction costs is included in the cost model based on current forecasts that tender inflation will be at some 4.83% per year and construction inflation will be at some 3.66% per year for capital building works.

The cost model also includes building maintenance works costs (renewal and maintain costs). These are based on a maintenance period of 60 years commencing on 01 April 2017 after the construction completion and handover of the building. Calculations to determine future maintenance expenditure to a net present value (at the cost model's base date of 1 June 2015) use a discount rate of 3.5%. An allowance for the likely increase in maintenance tender costs is included in the cost model based on current forecasts that building maintenance works tender inflation will be at some 4.83% per year. The allowance for building maintenance construction cost inflation is accommodated in the discount rate used to determine net present value and is therefore not identified separately.

Cost summaries

Building life cycle costs

Ref	Element	Totals at NPV	Cost per m ² (+ per annum)
1	Constuct costs	1,841,632	1,976.00
2	Renewal costs	677,565	12.12
3	Maintain costs	85,265	1.52
4	Operation and occupancy costs	897,819	16.06
5	End of life costs	3,170	0.06
6	Total life cycle costs @ net present value	3,505,451	2,005.76
7	Total life cycle costs @ net present value: £3,505,451		
8	Life cycle/maintenance period (years): 60		
9	Gross internal floor area (m ²): 932		
10	Total life cycle cost per m ² (+ per annum): £2,005.76		
11	Cost model base date: 5 Jun 2015		

Capital building and building maintenance works - construct, renewal and maintain costs

Ref	Element	Construct	Renewal	Maintain	Total
1	Facilitating works	0	0	0	0
2	Substructure	43,773	8,328	0	52,101
2	Superstructure	445,901	303,085	56,050	805,036
4	Internal finishes	70,661	158,413	0	229,074
5	Fittings, furnishings and equipment	44,522	146,901	0	191,423
6	Services	482,623	1,038,916	177,564	1,699,103
7	Prefabricated buildings and building units	0	0	0	0
8	Work to existing buildings	0	0	0	0
9	External works	161,091	200,788	0	361,879
10	Facilitating and building works	1,248,571	1,856,431	233,614	3,338,616
11	Contractor's preliminaries	149,829	38,192	4,806	192,827
12	Facilitating and building works incl prelims	1,398,400	1,894,623	238,420	3,531,443
13	Contractor's overheads and profit	104,880	142,097	17,882	264,859
14	Building works estimate	1,503,280	2,036,720	256,302	3,796,302
15	Project/design team fees	0	0	0	0
16	Other development/project costs	0	0	0	0
17	Fees and other costs	0	0	0	0
18	Base cost estimate	1,503,280	2,036,720	256,302	3,796,302
19	Risk allowance estimate	236,287	165,681	20,849	422,817
20	Cost limit excluding inflation	1,739,567	2,202,401	442,832	4,384,800
21	Inflation	102,065	194,100	39,027	335,192
22	Cost limit	1,841,632	2,396,501	481,859	4,719,992
23	Adjustment to NPV @ 3.5% discount rate	0	-1,718,936	-345,622	-2,064,558
24	Cost limit at net present value	1,841,632	677,565	136,237	2,655,434
25	Cost limit per m² of GIFA (+ per annum)	£1,976.00	£12.12	£2.44	£1,990.56
26	Total cost limit @ NPV: £2,655,434				
26	Maintenance period (years): 60				
27	Gross internal floor area (m ²): 932				
28	Cost limit per m ² (+ per annum): £1,990.56				
29	Cost model base date: 5 Jun 2015				

Capital building works - construct costs**Group summary**

Ref	Element		Total
1	Facilitating works		0
2	Substructure		43,773
3	Superstructure		445,901
4	Internal finishes		70,661
5	Fittings, furnishings and equipment		44,522
6	Services		482,623
7	Prefabricated buildings and building units		0
8	Work to existing buildings		0
9	External works		161,091
10	Facilitating and building works		1,248,571
11	Contractor's preliminaries	12.00%	149,829
12	Facilitating and building works including preliminaries		1,398,400
13	Contractor's overheads and profit	7.50%	104,880
14	Building works estimate		1,503,280
15	Project/design team fees	0.00%	0
16	Other development/project costs	0.00%	0
17	Fees and other costs		0
18	Base cost estimate		1,503,280
19	Risk allowance estimate	15.72%	236,287
20	Cost limit excluding inflation		1,739,567
21	Inflation	5.87%	102,065
22	Cost limit		1,841,632
23	Gross internal floor area (m ²): 932		
24	Cost limit per m ² : £1,976.00		
25	Cost model base date: 5 Jun 2015		

Capital building works - construct costs**Full summary**

Ref	Element	Quantity	Unit	Rate	Total
	Facilitating works				
1	Toxic/hazardous material removal	0	m ²	0.00	0
2	Major demolition works	0	m ²	0.00	0
3	Temporary support to adjacent structures	0	m ²	0.00	0
4	Specialist groundworks	0	m ²	0.00	0
5	Temporary diversion works	0	m ²	0.00	0
6	Extraordinary site investigation works	0	m ²	0.00	0
7	Facilitating works				0
	Substructure				
8	Substructure	271	m ²	161.52	43,773
9	Substructure				43,773
	Superstructure				
10	Frame	1017	m ²	105.94	107,746
11	Upper floors	614	m ²	72.27	44,376
12	Roof	403	m ²	113.87	45,888
13	Stairs and ramps	7	nr	1,507.71	10,554
14	External walls	597	m ²	126.60	75,578
15	Windows and external doors	231	m ²	459.74	106,201
16	Internal walls and partitions	515	m ²	52.40	26,985
17	Internal doors	33	nr	865.85	28,573
18	Superstructure				445,901
	Internal finishes				
19	Wall finishes	1086	m ²	20.16	21,890
20	Floor finishes	779	m ²	38.50	29,994
21	Ceiling finishes	809	m ²	23.21	18,777
22	Internal finishes				70,661
	Fittings, furnishings and equipment				
23	Fittings, furnishings and equipment	932	m ²	47.77	44,522
24	Fittings, furnishings and equipment				44,522
	Services				
25	Sanitary installations	36	nr	240.22	8,648
26	Services equipment	0	nr	0.00	0
27	Disposal installations	36	nr	344.25	12,393
28	Water installations	57	nr	397.84	22,677
29	Heat source	196	kW	87.28	17,107
30	Space heating and air conditioning	854	m ²	181.42	154,930
31	Ventilation	75	m ²	34.43	2,582
32	Electrical installations	932	m ²	120.81	112,595
33	Fuel installations	932	m ²	1.32	1,230
34	Lift and conveyor installations	1	nr	55,469.00	55,469
35	Fire and lightning protection	932	m ²	3.52	3,281
36	Communication, security and control systems	932	m ²	83.32	77,654
37	Specialist installations	0	m ²	0.00	0
38	Builder's work in connection with services	932	m ²	15.08	14,057
39	Services				482,623

Capital building works - construct costs continued.....**Full summary**

Ref	Element	Quantity	Unit	Rate	Total
	Prefabricated buildings and building units				
1	Prefabricated buildings and building units	0	m ²	0.00	0
2	Prefabricated buildings and building units				0
	Work to existing buildings				
3	Minor demolition works and alteration works	0	m ²	0.00	0
4	Repairs to existing services	0	m ²	0.00	0
5	Damp-proof courses/fungus and beetle eradication	0	m ²	0.00	0
6	Facade retention	0	m ²	0.00	0
7	Cleaning existing surfaces	0	m ²	0.00	0
8	Renovation works	0	m ²	0.00	0
9	Work to existing buildings				0
	External works				
10	Site preparation works	1716	m ²	1.15	1,973
11	Roads, paths, pavings and surfacings	908	m ²	69.99	63,550
12	Soft landscaping, planting and irrigation systems	452	m ²	46.07	20,823
13	Fencing, railings and walls	1360	m ²	16.40	22,299
14	External fixtures	1360	m ²	1.66	2,253
15	External drainage	1360	m ²	17.61	23,945
16	External services	932	m ²	28.16	26,248
17	Minor building works and ancillary buildings	0	m ²	0.00	0
18	External works				161,091
19	Facilitating and building works				1,248,571
	Contractor's preliminaries				
20	Contractor's preliminaries: employer's requirements	1.20	%	1,248,571	14,983
21	Contractor's preliminaries: contractor's cost items	10.80	%	1,248,571	134,846
22	Contractor's preliminaries				149,829
23	Facilitating and building works including preliminaries				1,398,400
	Contractor's overheads and profit				
24	Contractor's overheads	5.00	%	1,398,400	69,920
25	Contractor's profit	2.50	%	1,398,400	34,960
26	Contractor's overheads and profit				104,880
27	Building works estimate				1,503,280

Capital building works - construct costs continued.....**Full summary**

Ref	Element	Quantity	Unit	Rate	Total
	Project/design team fees				
1	Consultants' fees	0.00	%	1,503,280	0
2	Main contractor's pre-construction fees	0.00	%	1,503,280	0
3	Main contractor's design fees	0.00	%	1,503,280	0
4	Project/design team fees				0
	Other development/project costs				
5	Other development/project costs	0.00	%	1,503,280	0
6	Other development/project costs				0
7	Base cost estimate				1,503,280
	Risks				
8	Design development risks	4.34	%	1,503,280	65,186
9	Construction risks	6.83	%	1,503,280	102,654
10	Employer change risks	1.14	%	1,503,280	17,112
11	Employer other risks	3.41	%	1,503,280	51,335
12	Risk allowance estimate				236,287
13	Cost limit excluding inflation				1,739,567
	Inflation				
14	Tender inflation	3.97	%	1,739,567	69,058
15	Construction inflation	1.82	%	1,808,625	33,007
16	Inflation				102,065
17	Cost limit				1,841,632

Building maintenance works - renewal and maintain costs**Group summary**

Ref	Element		Total
	Renewal		
1	Facilitating works		0
2	Substructure		8,328
3	Superstructure		303,085
4	Internal finishes		158,413
5	Fittings, furnishings and equipment		146,901
6	Services		1,038,916
7	Prefabricated buildings and building units		0
8	Work to existing buildings		0
9	External works		200,788
10	Renewal		1,856,431
	Maintain		
11	Facilitating works		0
12	Substructure		0
13	Superstructure		56,050
14	Internal finishes		0
15	Fittings, furnishings and equipment		0
16	Services		177,564
17	Prefabricated buildings and building units		0
18	Work to existing buildings		0
19	External works		0
20	Maintain		233,614
21	Renewal + maintain		2,090,045
22	Contractor's preliminaries	2.06%	42,998
23	Renewal + maintain including preliminaries		2,133,043
24	Contractor's overheads and profit	7.50%	159,978
25	Renewal + maintain estimate		2,293,021
26	Consultants' and specialists' fees	0.00%	0
27	Employer definable costs	0.00%	0
28	Fees + employer definable costs		0
29	Base cost estimate		2,293,021
30	Risk allowance estimate	8.13%	186,530
31	Cost limit excluding inflation		2,479,551
32	Inflation	8.81%	218,525
33	Cost limit		2,698,076
34	Adjustment to NPV @ 3.5% discount rate		-1,935,246
35	Cost limit at net present value		762,830

Building maintenance works - renewal and maintain costs**Full summary**

Ref	Element	Quantity	Unit	Rate	Total
	Renewal				
	Facilitating works				
1	Toxic/hazardous material removal	0	m ²	0.00	0
2	Major demolition works	0	m ²	0.00	0
3	Temporary support to adjacent structures	0	m ²	0.00	0
4	Specialist groundworks	0	m ²	0.00	0
5	Temporary diversion works	0	m ²	0.00	0
6	Extraordinary site investigation works	0	m ²	0.00	0
7	Facilitating works				0
	Substructure				
8	Substructure	271	m ²	30.73	8,328
9	Substructure				8,328
	Superstructure				
10	Frame	1017	m ²	50.24	51,090
11	Upper floors	614	m ²	0.00	0
12	Roof	403	m ²	125.85	50,719
13	Stairs and ramps	7	nr	0.00	0
14	External walls	597	m ²	0.00	0
15	Windows and external doors	231	m ²	531.37	122,747
16	Internal walls and partitions	515	m ²	63.65	32,781
17	Internal doors	33	nr	1,386.30	45,748
18	Superstructure				303,085
	Internal finishes				
19	Wall finishes	1086	m ²	45.19	49,071
20	Floor finishes	779	m ²	85.40	66,530
21	Ceiling finishes	809	m ²	52.92	42,812
22	Internal finishes				158,413
	Fittings, furnishings and equipment				
23	Fittings, furnishings and equipment	932	m ²	157.62	146,901
24	Fittings, furnishings and equipment				146,901

Building maintenance works - renewal and maintain costs continued.....**Full summary**

Ref	Element	Quantity	Unit	Rate	Total
	Services				
1	Sanitary installations	36	nr	547.56	19,712
2	Services equipment	0	nr	0.00	0
3	Disposal installations	36	nr	736.61	26,518
4	Water installations	57	nr	851.26	48,522
5	Heat source	196	kW	280.09	54,897
6	Space heating and air conditioning	854	m ²	388.18	331,504
7	Ventilation	75	m ²	73.68	5,526
8	Electrical installations	932	m ²	258.50	240,922
9	Fuel installations	932	m ²	0.00	0
10	Lift and conveyor installations	1	nr	117,798.00	117,798
11	Fire and lightning protection	932	m ²	7.52	7,008
12	Communication, security and control systems	932	m ²	178.26	166,138
13	Specialist installations	0	m ²	0.00	0
14	Builder's work in connection with services	932	m ²	21.86	20,371
15	Services				1,038,916
	Prefabricated buildings and building units				
16	Prefabricated buildings and building units	0	m ²	0.00	0
17	Prefabricated buildings and building units				0
	Work to existing buildings				
18	Minor demolition works and alteration works	0	m ²	0.00	0
19	Repairs to existing services	0	m ²	0.00	0
20	Damp-proof courses/fungus and beetle eradication	0	m ²	0.00	0
21	Facade retention	0	m ²	0.00	0
22	Cleaning existing surfaces	0	m ²	0.00	0
23	Renovation works	0	m ²	0.00	0
24	Work to existing buildings				0
	External works				
25	Site preparation works	1716	m ²	0.00	0
26	Roads, paths, pavings and surfacings	908	m ²	159.52	144,840
27	Soft landscaping, planting and irrigation systems	452	m ²	0.00	0
28	Fencing, railings and walls	1360	m ²	37.36	50,812
29	External fixtures	1360	m ²	3.78	5,136
30	External drainage	1360	m ²	0.00	0
31	External services	932	m ²	0.00	0
32	Minor building works and ancillary buildings	0	m ²	0.00	0
33	External works				200,788
34	Renewal				1,856,431

Building maintenance works - renewal and maintain costs continued.....**Full summary**

Ref	Element	Quantity	Unit	Rate	Total
	Maintain				
	Facilitating works				
1	Toxic/hazardous material removal	0	m ²	0.00	0
2	Major demolition works	0	m ²	0.00	0
3	Temporary support to adjacent structures	0	m ²	0.00	0
4	Specialist groundworks	0	m ²	0.00	0
5	Temporary diversion works	0	m ²	0.00	0
6	Extraordinary site investigation works	0	m ²	0.00	0
7	Facilitating works				0
	Substructure				
8	Substructure	271	m ²	0.00	0
9	Substructure				8,328
	Superstructure				
10	Frame	1017	m ²	0.00	0
11	Upper floors	614	m ²	0.00	0
12	Roof	403	m ²	139.08	56,050
13	Stairs and ramps	7	nr	0.00	0
14	External walls	597	m ²	0.00	0
15	Windows and external doors	231	m ²	0.00	0
16	Internal walls and partitions	515	m ²	0.00	0
17	Internal doors	33	nr	0.00	0
18	Superstructure				303,085
	Internal finishes				
19	Wall finishes	1086	m ²	0.00	0
20	Floor finishes	779	m ²	0.00	0
21	Ceiling finishes	809	m ²	0.00	0
22	Internal finishes				158,413
	Fittings, furnishings and equipment				
23	Fittings, furnishings and equipment	932	m ²	0.00	0
24	Fittings, furnishings and equipment				146,901

Building maintenance works - renewal and maintain costs continued.....**Full summary**

Ref	Element	Quantity	Unit	Rate	Total
	Services				
1	Sanitary installations	36	nr	0.00	0
2	Services equipment	0	nr	0.00	0
3	Disposal installations	36	nr	0.00	0
4	Water installations	57	nr	0.00	0
5	Heat source	196	kW	203.43	39,872
6	Space heating and air conditioning	854	m ²	0.00	0
7	Ventilation	75	m ²	0.00	0
8	Electrical installations	932	m ²	0.00	0
9	Fuel installations	932	m ²	0.00	0
10	Lift and conveyor installations	1	nr	41,296.00	41,296
11	Fire and lightning protection	932	m ²	0.00	0
12	Communication, security and control systems	932	m ²	103.43	96,396
13	Specialist installations	0	m ²	0.00	0
14	Builder's work in connection with services	932	m ²	0.00	0
15	Services				1,038,916
	Prefabricated buildings and building units				
16	Prefabricated buildings and building units	0	m ²	0.00	0
17	Prefabricated buildings and building units				0
	Work to existing buildings				
18	Minor demolition works and alteration works	0	m ²	0.00	0
19	Repairs to existing services	0	m ²	0.00	0
20	Damp-proof courses/fungus and beetle eradication	0	m ²	0.00	0
21	Facade retention	0	m ²	0.00	0
22	Cleaning existing surfaces	0	m ²	0.00	0
23	Renovation works	0	m ²	0.00	0
24	Work to existing buildings				0
	External works				
25	Site preparation works	1716	m ²	0.00	0
26	Roads, paths, pavings and surfacings	908	m ²	0.00	0
27	Soft landscaping, planting and irrigation systems	452	m ²	0.00	0
28	Fencing, railings and walls	1360	m ²	0.00	0
29	External fixtures	1360	m ²	0.00	0
30	External drainage	1360	m ²	0.00	0
31	External services	932	m ²	0.00	0
32	Minor building works and ancillary buildings	0	m ²	0.00	0
33	External works				200,788
34	Maintain				233,614

Building maintenance works - renewal and maintain costs continued.....**Full summary**

Ref	Element	Quantity	Unit	Rate	Total
1	Renewal + maintain				2,090,045
	Contractor's preliminaries				
2	Contractor's preliminaries: employer's requirements	0.60	%	716,623	4,300
3	Contractor's preliminaries: contractor's cost items	5.40	%	716,623	38,698
4	Contractor's preliminaries				42,998
5	Renewal + maintain including preliminaries				2,133,043
6	Contractor's overheads and profit	7.50%	%	2,133,043	159,978
7	Renewal + maintain estimate				2,293,021
	Fees/employer's definable costs				
8	Consultants' and specialists' fees	0.00	%	816,593	0
9	Maintenance contractor's pre-contract costs	0.00	%	816,593	0
10	Maintenance contractor's design fees	0.00	%	816,593	0
11	Employer-definable maintenance-related costs	0.00	%	816,593	0
12	Fees/employer's definable costs				0
13	Base cost estimate				2,293,021
	Risks				
14	Design and installation risks	1.42	%	2,293,021	32,556
15	Maintenance risks	4.48	%	2,293,021	102,658
16	Employer change risks	0.75	%	2,293,021	17,108
17	Employer other risks	1.49	%	2,293,021	34,208
18	Risk allowance estimate				186,530
19	Cost limit excluding inflation				2,479,551
20	Inflation	8.81	%	2,479,551	218,525
21	Cost limit				2,698,076
22	Adjustment to NPV @ 3.5% discount rate				-1,935,246
23	Cost limit at net present value				762,830

Building operation and occupancy costs

Ref	Element	Totals	Cost per m ² per annum
1	Total operation and occupancy costs	2,160,000	2,317.60
2	Adjustment to net present value @ 3.5% discount rate	-1,262,182	-1,354.27
3	Total operation and occupancy costs @ net present value	897,818	963.32
4	Total operation and occupancy costs @ net present value: £897,818		
5	Life cycle/maintenance period (years): 60		
6	Gross internal floor area (m ²): 932		
7	Total operation and occupancy costs per m ² : £963.32		
8	Cost model base date: 5 Jun 2015		

Building end of life costs

Ref	Element	Totals	Cost per m ²
1	End of life costs	25,000	26.82
2	Discount factor @ 3.5%	0.1268	-
3	Total end of life costs @ net present value	3,170	3.40
4	Total end of life costs @ net present value: £3,170		
5	Life cycle/maintenance period (years): 60		
6	Gross internal floor area (m ²): 932		
7	Total end of life costs per m ² : £3.40		
8	Cost model base date: 5 Jun 2015		

Construct Cost Plans

Substructure**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Strip foundations				
1	In-situ concrete 25N/mm2 foundation, 275mm thick Class B engineering brick cavity wall, damp proof course, including excavation and filling works 600mm wide x 1000mm deep	91	m	96.95	8,822
2	In-situ concrete 25N/mm2 foundation 250mm thick, 100mm thick concrete blockwork wall, damp proof course, including excavation and filling works 450mm wide x 1000mm deep	14	m	45.73	640
3	In-situ concrete 25N/mm2 foundation 250mm thick, 140mm thick concrete blockwork wall, damp proof course, including excavation and filling works 450mm wide x 1000mm deep	10	m	48.52	485
	Isolated pad foundations				
4	In-situ concrete 25N/mm2 pad foundations, reinforced 50kg/m3, including excavation and filling works (rates per pad) 1500mm x 1500mm x 600mm, 1500mm deep pit	18	nr	427.12	7,688
	Ground floors				
5	In-situ concrete 20N/mm2 ground slab, damp roof membrane, 150mm blinded granular material bed, including excavation works 200mm thick concrete slab	271	m ²	68.10	18,455
6	extra for 1 layer of A393 fabric reinforcement	271	m ²	5.87	1,591
7	Designed joints in concrete, Grace Servicised Kork-pak waterproof bonded cork joint filler board or other equal 10mm thick, depth 150mm - 300mm, horizontal	81	m	7.76	629
8	Sealants, Grace Servicised Paraseal polysulphide compound or other equal, priming with Grace Servicised Primer P 10mm x 25mm, horizontal	81	m	5.34	433
Carried forward					38,743

Substructure continued.....**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Board or slab insulation			B/f	38,743
	Kingspan Thermafloor TF70 (thermal conductivity 0.022 W/m2K) rigid urethane floor insulation for solid concrete and suspended ground floors				
1	50mm thick	271	m ²	11.80	3,198
	Concrete lift pits				
	Excavate and disposal, reinforced concrete floor and walls, bitumen tanking as necessary				
2	1.65m x 1.81m x 1.60m deep pit - 8 person lift / 630kg	1	nr	1,832.36	1,832
Total					43,773

Frame**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Steel frame, fabricated steelwork erected on site with bolted connections, primed				
	Structural steel members				
1	universal beams and columns, grade S275	45.76	t	1,547.83	70,829
2	hollow section square or rectangular	3.05	t	1,832.36	5,589
	Surface treatments to steelwork				
	To surfaces of structural steel members				
3	touch up primer and one coat of two pack epoxy zinc phosphate primer	49	t	75.65	3,707
	Fire protection to steelwork				
	Intumescent fire protection coating/decoration to exposed steelwork, on site application, spray applied				
4	60 minute protection per tonne	49	t	305.01	14,945
	Cold formed galvanized steel, Kingspan Multibeam or other equal				
	Cold rolled purlins to roof at 1.50m centres, bolt-on cleats at 6.00m centres, tubular ties at 12.00m centres				
5	205mm x 65mm x 1.60mm gauge purlins, fixed to steelwork	403	m ²	29.89	12,046
	Foundation bolt boxes				
	Expanded metal, Expamet Building Products Ltd or other equal				
6	75mm diameter x 300mm long	72	nr	1.34	96
	Foundation bolts and nuts				
	Black hexagon				
7	20mm diameter x 180mm long	72	nr	2.17	156
	Grouting with cementitious grout				
	Under stanchion bases				
8	25mm thick	18	nr	21.00	378
Total					107,746

Upper floors**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Composite steel and concrete upper floors				
	Re-entrant steel deck 0.9mm thick				
1	150mm thick reinforced concrete	614	m ²	59.22	36,361
	Reinforcement				
2	extra for 1 layer of A252 fabric reinforcement	614	m ²	4.29	2,634
	Edge formwork, plywood, basic finish				
3	height not exceeding 250mm	184	m	11.19	2,059
	Designed joints in concrete, Grace Serviced Kork-pak waterproof bonded cork joint filler board or other equal				
4	10mm thick, depth not exceeding 150mm, horizontal	184	m	4.87	896
	Sealants, Grace Serviced Paraseal polysulphide compound or other equal, priming with Grace Serviced Primer P				
5	10mm x 25mm, horizontal	184	m	5.34	983
	Surface treatments				
6	power floating	614	m ²	2.35	1,443
Total					44,376

Roof**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Pitched roof coverings (measured surface area)				
1	Steel PVF2 coated galvanized trapezoidal profile cladding, for roof pitches greater than 1 degrees standing seam joints composite insulated roofing system, 90mm overall panel thickness	465	m ²	60.24	28,012
	Flashings				
2	Steel PVF2 coated galvanized eaves flashings for cladding panels 200mm girth	102	m	2.87	293
3	Steel PVF2 coated galvanized ridge flashings for cladding panels 620mm girth	22	m	17.21	379
4	Steel PVF2 coated galvanized hip and valley flashings for cladding panels 620mm girth	56	m	17.21	964
	Roof drainage				
5	Gutters, including angles, ends and outlets 125mm Ogee polyester powder coated aluminium gutter	102	m	60.44	6,165
6	Rainwater downpipes pipes, fixed to backgrounds, including offsets and shoes 75mm diameter polyester powder coated aluminium	58	m	17.83	1,034
	Roof access safety systems				
7	Mansafe clip-in wire system wires, pedestals and accessories, fixed to roof	124	m	72.91	9,041
Total					45,888

Stairs and ramps**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Reinforced concrete construction				
	Staircase, terrazzo finish, stainless steel balustrades and handrails, plastered and decorated soffit				
1	3.00m rise, dogleg	1	nr	9,605.65	9,606
2	plus or minus for each 300mm variation in storey height	0.33	nr	956.01	315
	Metal construction				
	Steel access/fire ladder				
3	3.00m high	1	nr	632.79	633
Total					10,554

External walls**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Insulated cavity walls in facing bricks (GBP 350/1000) and concrete blockwork (7.0N/mm2)				
	103mm thick facing bricks, 75mm wide insulated cavity, 140mm thick blockwork				
1	318mm wide	597	m ²	73.71	44,005
	Extra over external walls for trimming openings for windows				
	Including galvanised steel lintels, damp proof courses, weepholes, Thermabate cavity closers				
2	various sizes in 150-75-140mm wide cavity wall	225	m ²	82.47	18,556
	Extra over external walls for trimming openings for external doors				
	Including galvanised steel lintels, damp proof courses, weepholes, Thermabate cavity closers				
3	1000mm x 2100mm in 103-75-140mm wide cavity wall	1	nr	85.71	86
4	1800mm x 2100mm in 103-75-140mm wide cavity wall	1	nr	156.91	157
	Expansion joints in brickwork and blockwork				
	Cleaning and priming both faces, filling with pre-formed closed cell joint filler and pointing one side with polysulphide sealant, 12mm deep				
5	12mm wide, not exceeding 215mm deep	118	m	7.62	899
	Damp proof courses				
	Hyload, pitch polymer, 100mm laps, bedding in cement lime mortar (1:1:6), no allowance made for laps				
6	width exceeding 225mm, forming cavity gutters, horizontal	40	m ²	10.34	414
	Weepholes				
	Plastics perpend units				
7	for 102.5mm tick walls	90	m	0.47	42
Carried forward					64,159

External walls continued.....**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Reconstructed stonework sills			B/f	64,159
	Sills, splayed top edge, stooled ends				
1	150mm x 140mm	150	m	52.13	7,820
	Sundries allowance				
	Allowance for sundries on all the above items				
2	sundries	5	%	71,979.00	3,599
Total					75,578

Windows and external doors**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Windows				
1	Aluminium purpose made double glazed windows including ironmongery various sizes over 1.50m ²	225	m ²	447.84	100,764
	Window boards				
2	MDF window boards including decoration 25mm x 225mm	89	m	12.88	1,146
	External doors				
3	Standard steel powdered coated finish security external doors and frames including ironmongery single leaf door, opening size 1000mm x 2100mm	1	nr	1,627.50	1,628
4	Aluminium double glazed purpose made external doors and frames including ironmongery double leaf door, opening size 1800mm x 2100mm	1	nr	2,663.18	2,663
Total					106,201

Internal walls and partitions**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Brick/block masonry partitions				
	Aerated/lightweight block walls				
1	100mm thick	231	m ²	25.27	5,837
2	140mm thick	113	m ²	34.14	3,858
3	315mm thick cavity walls (100mm/75mm/140mm)	84	m ²	61.00	5,124
	Dense aggregate block walls				
4	140mm thick	42	m ²	32.33	1,358
	Extra over internal walls for forming openings for internal doors				
	Including precast concrete lintels				
5	1000mm x 2100mm in 100mm wide wall	27	nr	18.58	502
6	1500mm x 2100mm in 100mm wide wall	3	nr	25.73	77
7	1000mm x 2100mm in 140mm wide wall	3	nr	25.69	77
8	1350mm x 2100mm in 140mm wide wall	3	nr	32.59	98
9	1500mm x 2100mm in 140mm wide wall	3	nr	35.57	107
	Damp proof courses				
	Hyload, pitch polymer, 100mm laps, bedding in cement lime mortar (1:1:6), no allowance made for laps				
10	width not exceeding 225mm, horizontal	30	m ²	11.95	358
	Framed panel cubicles				
	Changing and WC cubicles, high pressure laminate faced MDF proprietary system				
11	medium quality WC cubicle partition sets, stainless steel framing, real wood veneer face chipboard dividing panels and doors, ironmongery, small range (up to 6 cubicles), standard cubicle set, (rate per cubicle)	9	nr	755.71	6,801
	IPS duct panel systems, melamine finish chipboard, softwood timber subframe				
12	2.70m high IPS back panelling system, to accommodate wash hand basins or urinals, access hatch, frame support	25	m ²	111.53	2,788
Total					26,985

Internal doors**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Fire doors				
	Standard fire doors, cellular core, softwood lining, softwood architrave, decorating				
1	single leaf, Oak veneered, 30min fire resistance	21	nr	425.65	8,939
2	single leaf, Oak veneered, 60min fire resistance	9	nr	678.32	6,105
3	double leaf, Oak veneered, 60min fire resistance	3	nr	1,263.30	3,790
4	extra for vision panels, clear fire rated glass, 30min fire resistance	12	nr	49.89	599
5	extra for vision panels, clear fire rated glass, 60min fire resistance	12	nr	103.87	1,246
	Ironmongery sets				
	Stainless steel ironmongery, hinges, euro locks, lever handle sets/push plates/pull handles, kick plates, signage, door closures				
6	office door, non locking, fire rated	15	nr	223.07	3,346
7	office/store, lockable, fire rated	18	nr	252.66	4,548
Total					28,573

Wall finishes**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	In situ wall finishes				
1	Plasterboard, plaster and render two coats of lightweight plaster	902	m ²	13.15	11,861
	Rigid tile/panel/board finishes				
2	Ceramic wall tiles, including backing medium to high quality	184	m ²	38.92	7,161
	Decoration				
3	Emulsion on plaster surfaces one mist and two coats emulsion paint	902	m ²	3.18	2,868
Total					21,890

Floor finishes**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	In situ screed and floor finishes, laid level, over 300mm wide				
	Cement and sand (1:3) screeds, steel trowelled				
1	50mm thick	779	m ²	12.56	9,784
	Sheet/board flooring				
	Rigid tile/slab finishes (includes skirtings, excludes screeds)				
2	anti-slip glazed ceramic tiles	46	m ²	42.34	1,948
	Flexible tiling, welded sheet or butt joint tiles, adhesive fixing				
3	vinyl safety flooring, 2.00-2.50mm thick	127	m ²	40.75	5,175
	Carpet tiles, 500mm x 500mm, fixing with adhesive				
4	2.50mm thick, low level loop	604	m ²	14.43	8,716
	Entrance matting and matwell				
5	Nuway Tuftiguard barrier matting with stainless steel frame	2	m ²	350.54	701
	Skirtings				
	Softwood				
6	MDF skirting, gloss paint finish	214	m	12.80	2,739
	Sit-on PVC skirtings				
7	100mm high	161	m	5.78	931
Total					29,994

Ceiling finishes**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Suspended and integrated ceilings				
1	Armstrong suspended ceiling, large rooms, over 250m2 mineral fibre, medium quality, Corline, exposed grid	809	m ²	23.21	18,777
Total					18,777

Fittings, furnishings and equipment**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	General fittings and furnishings				
	Reception desk, window blinds, shelving, kitchen units, mirrors, WC fittings, notice boards, signs, etc.				
1	general allowance	932	m ²	47.77	44,522
Total					44,522

Sanitary installations**Construct**

Ref	Item	Quantity	Unit	Rate	Total
Sanitary appliances and fittings					
1	Single drainer stainless steel sinks with waste outlet, overflow, plug and chain and mixer tap bowl and a half	3	nr	291.36	874
2	White glazed fireclay sinks with waste outlet, plug and chain and brackets and basin taps 460mm x 380mm x 210mm	3	nr	249.69	749
3	White vitreous china wash basins with waste outlet, plug and chain, concealed brackets and basin taps 400mm	15	nr	137.20	2,058
4	Low level white vitreous china WC suites with pan, cistern and fittings, plastics seat and lid and drain connector back to wall WC with concealed cistern	12	nr	224.28	2,691
5	Single white vitreous china urinal bowl and exposed 4.5 litre automatic white vitreous china cistern and fittings, with stainless steel flush pipe and waste outlet 400mm	3	nr	247.12	741
Sanitary ancillaries					
6	Pressalit Ltd or equal grab rails 450mm long ref RT101000	9	nr	56.40	508
7	600mm long ref RT102000,	6	nr	63.71	382
8	Pressalit Ltd or equal hinged grab rails 600mm long with spring counter balance ref RF016000	3	nr	214.91	645
Total					8,648

Disposal installations**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Foul drainage above ground to sanitary, kitchen or services appliances				
	Waste, soil and vent pipe installations per appliance				
1	PVC-u and PVC-mu pipes and fittings	36	nr	344.25	12,393
Total					12,393

Water installations**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Hot and cold water installations, mains supply, storage, hot and cold water distribution				
	Typical rates per outlet point				
1	cold water - more complex installation	36	nr	378.20	13,615
2	hot water - more complex installation	21	nr	431.53	9,062
Total					22,677

Heat source

Construct

Ref	Item	Quantity	Unit	Rate	Total
	Boilers				
	Typical rates per kW				
1	gas fired boilers including gas train, controls, flue, plantroom pipework, valves and insulation, pumps and pressurization unit	196	kW	87.28	17,107
Total					17,107

Space heating and air conditioning**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Typical space heating and air conditioning installations per system type				
	LPHW heating installation, including gas installations				
1	building up to 3,000m2	260	m ²	83.01	21,583
	Full air conditioning installations				
2	4 pipe fan coil for building up to 3,000m2	594	m ²	224.49	133,347
Total					154,930

Ventilation**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Typical ventilation installations per system type				
	Ventilation systems (excluding smoke extract)				
1	building up to 3,000m2	75	m ²	34.43	2,582
Total					2,582

Electrical installations**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Typical electrical installations per system type				
	LV distribution				
1	building up to 3,000m2	932	m ²	27.40	25,537
	Lighting installations (including lighting controls and luminaires)				
2	building up to 3,000m2	932	m ²	67.98	63,357
	Small power				
3	building up to 3,000m2	932	m ²	5.99	5,583
	Electrical installations for mechanical plant				
4	building up to 3,000m2	932	m ²	14.49	13,505
	Earthing installations				
5	building up to 3,000m2	932	m ²	4.95	4,613
Total					112,595

Fuel installations**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Gas mains service to plantroom				
	Gross internal floor area				
1	office/hotel	932	m ²	1.32	1,230
Total					1,230

Lift and conveyor installations**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Passenger Lifts, car height of 2.2m, standard car finish, brushed stainless steel 2 panel centre opening doors to BSEN 81 Part 1 & 2, machine room less				
	Electrically operated AC drive serving 2 levels with directional collective controls and a speed of 1.0m/s				
1	8 person	1	nr	50,911.15	50,911
	Add to the above for each additional level				
2	8 person	1	nr	4,557.76	4,558
Total					55,469

Fire and lightning protection**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Typical fire and lightning protection installations per system type				
1	Lightning protection building up to 3,000m2	932	m ²	3.52	3,281
Total					3,281

Communication, security and control systems**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Typical fire alarm, public address system and security installations per system type				
	Fire alarm installation				
1	building up to 3,000m2	932	m ²	20.48	19,087
	Voice and data installation				
2	building up to 3,000m2	932	m ²	16.98	15,825
	Disabled /refuge alarms				
3	building up to 3,000m2	932	m ²	2.78	2,591
	Intruder detection and alarm installation				
4	building up to 3,000m2	932	m ²	7.00	6,524
	BMS installation for full air conditioning				
5	building up to 3,000m2	932	m ²	36.08	33,627
Total					77,654

Builder's work in connection with services

Construct

Ref	Item	Quantity	Unit	Rate	Total
1	<p>Builder's work in connection with services</p> <p>Allowance for builder's work items in connecton with services</p> <p>all-inclusive percentage</p>	3.00	%	468,566.00	14,057
Total					14,057

Site preparation works**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Site clearance				
	Clearing site vegetation				
1	bushes, scrub, undergrowth, hedges and trees and tree stumps not exceeding 500mm girth	1716	m ²	0.32	549
	Excavating topsoil for preservation, to spoil heap less than 50m from excavations				
2	average 150mm deep	1716	m ²	0.83	1,424
Total					1,973

Roads, paths, pavings and surfacings**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Paved areas including edgings and kerbs				
	Tarmacadam paving				
1	two layers, limestone or igneous chipping finish paving on sub-base, including excavation and type 1 sub-base	719	m ²	76.02	54,658
	Slab paving				
2	precast concrete paving slabs on sub-base, including excavation	149	m ²	44.16	6,580
	Brick/block/setts paving				
3	precast concrete block paviors to footways including excavation, sub-base	40	m ²	57.81	2,312
Total					63,550

Soft landscaping, planting and irrigation systems**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Preparatory excavation and sub-bases				
	Surface treatment				
1	spread and lightly consolidate top soil from spoil heap 150mm thick, by machine	452	m ²	1.91	863
	Seeded and planted areas				
	Planted areas (per m2 of planted area)				
2	shrubbed planting m2	452	m ²	44.16	19,960
Total					20,823

Fencing, railings and walls**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Fencing and walls				
	Post and rail fencing				
1	galvanized steel post and rail fencing 2.00m high	158	m	141.13	22,299
Total					22,299

External fixtures**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Street furniture				
	Benches, bolted to ground				
1	benches, hardwood and precast concrete	2	nr	935.53	1,871
	Galvanized steel cycle stand				
2	fixing in position	10	nr	38.24	382
Total					2,253

External services**Construct**

Ref	Item	Quantity	Unit	Rate	Total
	Water mains supply				
	Connections to statutory undertaker's mains				
1	water supply connection charges	932	m ²	2.55	2,377
2	sewerage connection charges	932	m ²	2.39	2,227
	Water mains in trenches including excavation and backfilling				
3	not exceeding 75mm diameter mains pipeline	50	m	47.34	2,367
	Electricity mains supply				
	Connections to statutory undertaker's mains				
4	connection charges	932	m ²	6.51	6,067
	Electricity mains in ducts in trenches including excavation and backfilling				
5	2-core 25mm diameter cable in 100mm diameter clayware duct	50	m	30.05	1,502
	Gas mains supply				
	Connections to statutory undertaker's mains				
6	connection charges	932	m ²	1.63	1,519
	Gas mains in trenches including excavation and backfilling				
7	not exceeding 150mm diameter mains pipeline	50	m	50.98	2,549
	Telecommunication mains supply				
	Connections to statutory undertaker's mains				
8	connection charges	932	m ²	0.66	615
	Telecommunications ducts in trenches including excavation and backfilling				
9	100mm diameter PVC-u duct	50	m	24.12	1,206
	Site/street lighting systems				
	Bollard lighting including cabling				
10	26 watt	4	nr	969.74	3,879
	Carried forward				24,308

External services continued.....**Construct**

Ref	Item	Quantity	Unit	Rate	Total
				B/f	24,308
1	Wall mounted outdoor flood lighting including cabling 500 watt	10	nr	193.95	1,940
Total					26,248

Contractor's preliminaries: employer's requirements

Construct

Ref	Item	Quantity	Unit	Rate	Total
1	<p>Contractors preliminaries: employers requirements</p> <p>Allowance for employers requirements</p> <p>default all-inclusive percentage</p>	1.20	%	1,248,571.00	14,983
Total					14,983

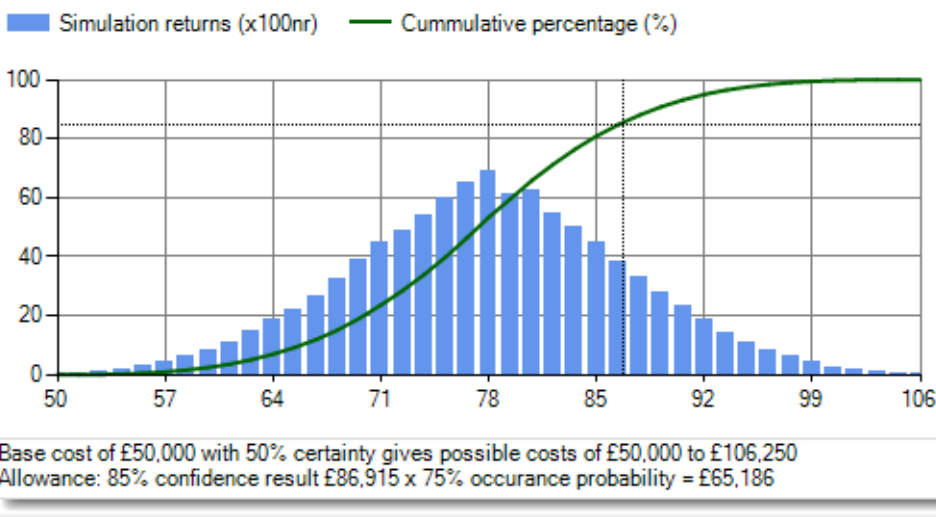
Contractor's preliminaries: contractor's cost items

Construct

Ref	Item	Quantity	Unit	Rate	Total
	Contractors preliminaries: contractors cost items				
	Allowance for main contractors cost items				
1	default all-inclusive percentage	10.80	%	1,248,571.00	134,846
Total					134,846

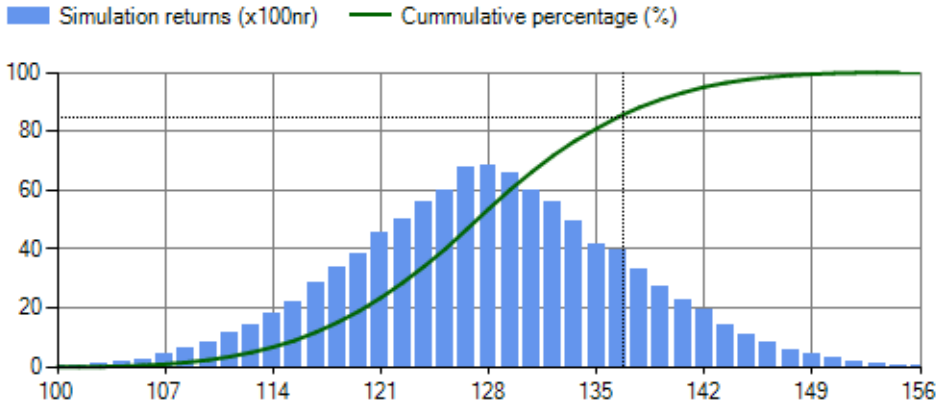
Design development risks

Construct

Ref	Item	Total
<p>Design development risks</p>		
<p>Composite risk items</p>		
<p>1</p>	<p>changes to the project design and estimating data during the design development phase</p> 	<p>65,186</p>
<p>Total</p>		<p>65,186</p>

Construction risks

Construct

Ref	Item	Total
Construction risks		
Composite risk items		
1	<p>changes to the project design, construction works and cost allowances due to the discovery of unanticipated items during the construction phase</p>  <p>Base cost of £100,000 with 75% certainty gives possible costs of £100,000 to £156,250 Allowance: 85% confidence result £136,872 x 75% occurrence probability = £102,654</p>	102,654
Total		102,654

Employer change risks

Construct

Ref	Item	Total
<p>Employer change risks</p>		
<p>Composite risk items</p>		
<p>1</p>	<p>changes in scope of works or project brief during design, pre-construction and construction stages and Employer driven changes/variations introduced during the construction phase</p> <div data-bbox="279 560 1220 1064" style="border: 1px solid #ccc; padding: 10px; margin: 10px 0;"> <p>Simulation returns (x100nr) Cumulative percentage (%)</p> <p>Base cost of £25,000 with 75% certainty gives possible costs of £25,000 to £39,063 Allowance: 85% confidence result £34,224 x 50% occurrence probability = £17,112</p> </div>	<p>17,112</p>
<p>Total</p>		<p>17,112</p>

Employer other risks

Construct

Ref	Item	Total
	<p>Employer other risks</p> <p>Composite risk items</p> <p>1 changes in statutory requirements, legislation, inflation and taxation, and allowance for additional costs due to design team deficiencies, contractual claims, force majeure and any other Employer-liable risks not allowed for elsewhere</p> <div data-bbox="279 593 1220 1086"> <p>Simulation returns (x100nr) Cumulative percentage (%)</p> <p>Base cost of £75,000 with 75% certainty gives possible costs of £75,000 to £117,188 Allowance: 85% confidence result £102,670 x 50% occurrence probability = £51,335</p> </div>	<p>51,335</p>
Total		51,335

Renewal and Maintain Cost Plans

Substructure**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
1	<p>Movement joint sealant to floor slab - remove existing and replace with new</p> <p>Sealants, Grace Serviced Paraseal polysulphide compound or other equal, priming with Grace Serviced Primer P</p> <p>10mm x 25mm, horizontal</p>	81	m	17.13	Every 10 yrs	8,328
Total						8,328

Frame**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
1	<p>Fire protection to steelwork - remove existing and replace with new</p> <p>Intumescent fire protection coating/decoration to exposed steelwork, on site application, spray applied</p> <p>60 minute protection per tonne</p>	49	t	347.55	Every 20 yrs	51,090
Total						51,090

Roof**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Pitched roof coverings (measured surface area) - remove existing and replace with new					
	Steel PVF2 coated galvanized trapezoidal profile cladding, for roof pitches greater than 1 degrees					
1	standing seam joints composite insulated roofing system, 90mm overall panel thickness	465	m ²	68.64	Every 40 yrs	31,918
	Flashings - remove existing and replace with new					
	Steel PVF2 coated galvanized eaves flashings for cladding panels					
2	200mm girth	102	m	3.27	Every 40 yrs	334
	Steel PVF2 coated galvanized ridge flashings for cladding panels					
3	620mm girth	22	m	19.60	Every 40 yrs	431
	Steel PVF2 coated galvanized hip and valley flashings for cladding panels					
4	620mm girth	56	m	19.60	Every 40 yrs	1,098
	Roof drainage - remove existing and replace with new					
	Gutters, including angles, ends and outlets					
5	125mm half round polyester powder coated aluminium gutter	102	m	53.60	Every 40 yrs	5,467
	Rainwater downpipes pipes, fixed to backgrounds, including offsets and shoes					
6	75mm diameter polyester powder coated aluminium	58	m	20.32	Every 40 yrs	1,179
Carried forward						40,427

Roof continued.....**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Roof access safety systems - remove existing and replace with new				B/f	40,427
1	Mansafe clip-in wire system wires, pedestals and accessories, fixed to roof	124	m	83.00	Every 40 yrs	10,292
Total						50,719

Windows and external doors**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Windows - remove existing and replace with new					
1	Aluminium purpose made double glazed windows including ironmongery various sizes over 1.50m ²	225	m ²	510.28	Every 40 yrs	114,813
	Window boards - remove existing and replace with new					
2	MDF window boards including decoration 25mm x 225mm	89	m	14.69	Every 40 yrs	1,307
	External doors - remove existing and replace with new					
3	Standard steel powdered coated finish security external doors and frames including ironmongery single leaf door, opening size 1000mm x 2100mm	1	nr	1,854.45	Every 40 yrs	1,854
4	Aluminium double glazed purpose made external doors and frames including ironmongery double leaf door, opening size 1800mm x 2100mm	1	nr	3,034.57	Every 40 yrs	3,035
	Redecoration to timber and steel surfaces					
5	Prepare and apply one undercoat and one finishing coat of gloss oil paint to general surfaces isolated surfaces not exceeding 300mm girth	89	m	1.78	Every 5 yrs	1,738
Total						122,747

Internal walls and partitions**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Framed panel cubicles - remove existing and replace with new					
	Changing and WC cubicles, high pressure laminate faced MDF proprietary system					
1	medium quality WC cubicle partition sets, stainless steel framing, real wood veneer face chipboard dividing panels and doors, ironmongery, small range (up to 6 cubicles), standard cubicle set, (rate per cubicle)	9	nr	861.09	Every 15 yrs	23,250
	IPS duct panel systems, melamine finish chipboard, softwood timber subframe					
2	2.70m high IPS back panelling system, to accommodate wash hand basins or urinals, access hatch, frame support	25	m ²	127.09	Every 15 yrs	9,531
Total						32,781

Internal doors**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Fire doors - remove existing and replace with new					
	Standard fire doors, cellular core, softwood lining, softwood architrave, decorating					
1	single leaf, Oak veneered, 30min fire resistance	21	nr	485.02	Every 30 yrs	10,185
2	single leaf, Oak veneered, 60min fire resistance	9	nr	772.90	Every 30 yrs	6,956
3	double leaf, Oak veneered, 60min fire resistance	3	nr	1,439.47	Every 30 yrs	4,318
4	extra for vision panels, clear fire rated glass, 30min fire resistance	12	nr	49.89	Every 30 yrs	599
5	extra for vision panels, clear fire rated glass, 60min fire resistance	12	nr	103.87	Every 30 yrs	1,246
	Ironmongery sets					
	Stainless steel ironmongery, hinges, euro locks, lever handle sets/push plates/pull handles, kick plates, signage, door closures					
6	office door, non locking, fire rated	15	nr	231.08	Every 30 yrs	3,466
7	office/store, lockable, fire rated	18	nr	261.72	Every 30 yrs	4,711
	Redecoration to timber and steel surfaces					
	Prepare and apply one undercoat and one finishing coat of gloss oil paint to general surfaces					
8	single doors and frames both sides, 1000mm x 2100mm	30	nr	38.23	Every 5 yrs	12,617
9	double doors and frames both sides, 1500mm x 2100mm	3	nr	49.85	Every 5 yrs	1,650
Total						45,748

Wall finishes**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Rigid tile/panel/board finishes - remove existing and replace with new					
1	Ceramic wall tiles, including backing medium to high quality	184	m ²	44.36	Every 20 yrs	16,324
	Decoration					
2	Emulsion on plaster surfaces one mist and two coats emulsion paint	902	m ²	3.30	Every 5 yrs	32,747
Total						49,071

Floor finishes**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Sheet/board flooring - remove existing and replace with new					
	Rigid tile/slab finishes (includes skirtings, excludes screeds)					
1	anti-slip glazed ceramic tiles	46	m ²	48.24	Every 25 yrs	2,219
	Flexible tiling, welded sheet or butt joint tiles, adhesive fixing					
2	vinyl safety flooring, 2.00-2.50mm thick	127	m ²	46.44	Every 15 yrs	17,694
	Carpet tiles, 500mm x 500mm, fixing with adhesive					
3	2.50mm thick, low level loop	604	m ²	16.43	Every 15 yrs	29,772
	Entrance matting and matwell					
4	Nuway Tuftiguard barrier matting with stainless steel frame	2	m ²	399.42	Every 10 yrs	3,995
	Skirtings - remove existing and replace with new					
	Softwood					
5	MDF skirting, gloss paint finish	214	m	14.59	Every 20 yrs	6,244
	Sit-on PVC skirtings					
6	100mm high	161	m	6.58	Every 15 yrs	3,177
	Redecoration to timber surfaces					
	Prepare and apply one undercoat and one finishing coat of gloss oil paint or two coats lacquer to general surfaces					
7	isolated surfaces not exceeding 300mm girth	214	m	1.78	Every 5 yrs	3,429
Total						66,530

Ceiling finishes**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
1	<p>Suspended and integrated ceilings - remove existing and replace with new</p> <p>Armstrong suspended ceiling, large rooms, over 250m2</p> <p>mineral fibre, medium quality, Corline, exposed grid</p>	809	m ²	26.46	Every 30 yrs	42,812
Total						42,812

Fittings, furnishings and equipment**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
1	<p>General fittings and furnishings - remove existing and replace with new</p> <p>Reception desk, window blinds, shelving, kitchen units, mirrors, WC fittings, notice boards, signs, etc.</p> <p>general allowance</p>	932	m ²	52.54	Every 20 yrs	146,901
Total						146,901

Sanitary installations**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Sanitary appliances and fittings - remove existing and replace with new					
	Single drainer stainless steel sinks with waste outlet, overflow, plug and chain and mixer tap					
1	bowl and a half	3	nr	331.98	Every 30 yrs	1,992
	White glazed fireclay sinks with waste outlet, plug and chain and brackets and basin taps					
2	460mm x 380mm x 210mm	3	nr	284.53	Every 30 yrs	1,708
	White vitreous china wash basins with waste outlet, plug and chain, concealed brackets and basin taps					
3	400mm	15	nr	156.33	Every 30 yrs	4,690
	Low level white vitreous china WC suites with pan, cistern and fittings, plastics seat and lid and drain connector					
4	back to wall WC with concealed cistern	12	nr	255.55	Every 30 yrs	6,134
	Single white vitreous china urinal bowl and exposed 4.5 litre automatic white vitreous china cistern and fittings, with stainless steel flush pipe and waste outlet					
5	400mm	3	nr	281.57	Every 30 yrs	1,690
	Sanitary ancillaries - remove existing and replace with new					
	Pressalit Ltd or equal grab rails					
6	450mm long ref RT101000	9	nr	64.28	Every 30 yrs	1,158
7	600mm long ref RT102000,	6	nr	72.58	Every 30 yrs	870
	Pressalit Ltd or equal hinged grab rails					
8	600mm long with spring counter balance ref RF016000	3	nr	244.88	Every 30 yrs	1,470
Total						19,712

Disposal installations**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Foul drainage above ground to sanitary, kitchen or services appliances - remove existing and replace with new					
	Waste, soil and vent pipe installations per appliance					
1	PVC-u and PVC-mu pipes and fittings	36	nr	368.30	Every 30 yrs	26,518
Total						26,518

Water installations**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Hot and cold water installations, mains supply, storage, hot and cold water distribution - remove existing and replace with new					
	Typical rates per outlet point					
1	cold water - more complex installation	36	nr	404.60	Every 30 yrs	29,132
2	hot water - more complex installation	21	nr	461.67	Every 30 yrs	19,390
Total						48,522

Heat source

Renewal

Ref	Item	Quantity	Unit	Rate	Period	Total
	Boilers - remove existing and replace with new					
	Typical rates per kW					
1	gas fired boilers including gas train, controls, flue, plantroom pipework, valves and insulation, pumps and pressurization unit	196	kW	93.36	Every 15 yrs	54,897
Total						54,897

Space heating and air conditioning

Renewal

Ref	Item	Quantity	Unit	Rate	Period	Total
	Typical space heating and air conditioning installations per system type - remove existing and replace with new					
	LPHW heating installation					
1	building up to 3,000m2	260	m ²	88.81	Every 30 yrs	46,182
	Full air conditioning installations					
2	4 pipe fan coil for building up to 3,000m2	594	m ²	240.17	Every 30 yrs	285,322
Total						331,504

Ventilation**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
1	<p>Typical ventilation installations per system type - remove existing and replace with new</p> <p>Ventilation systems (excluding smoke extract)</p> <p>building up to 3,000m2</p>	75	m ²	36.84	Every 30 yrs	5,526
Total						5,526

Electrical installations**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Typical electrical installations per system type - remove existing and replace with new					
	LV distribution					
1	building up to 3,000m2	932	m ²	29.31	Every 30 yrs	54,634
	Lighting installations (including lighting controls and luminaires)					
2	building up to 3,000m2	932	m ²	72.72	Every 30 yrs	135,550
	Small power					
3	building up to 3,000m2	932	m ²	6.41	Every 30 yrs	11,948
	Electrical installations for mechanical plant					
4	building up to 3,000m2	932	m ²	15.52	Every 30 yrs	28,930
	Earthing installations					
5	building up to 3,000m2	932	m ²	5.29	Every 30 yrs	9,860
Total						240,922

Lift and conveyor installations

Renewal

Ref	Item	Quantity	Unit	Rate	Period	Total
	<p>Passenger Lifts, car height of 2.2m, standard car finish, brushed stainless steel 2 panel centre opening doors to BSEN 81 Part 1 & 2, machine room less - remove existing and replace with new</p> <p>Electrically operated AC drive serving 2 levels with directional collective controls and a speed of 1.0m/s</p>					
1	8 person	1	nr	54,466.47	Every 30 yrs	108,932
	Add to the above for each additional level					
2	8 person	1	nr	4,432.77	Every 30 yrs	8,866
Total						117,798

Fire and lightning protection**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Typical fire and lightning protection installations per system type - remove existing and replace with new					
1	Lightning protection building up to 3,000m2	932	m ²	3.76	Every 30 yrs	7,008
Total						7,008

Communication, security and control systems**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Typical fire alarm, public address system and security installations per system type - remove existing and replace with new					
	Fire alarm installation					
1	building up to 3,000m2	932	m ²	21.91	Every 30 yrs	40,840
	Voice and data installation					
2	building up to 3,000m2	932	m ²	18.17	Every 30 yrs	33,868
	Disabled /refuge alarms					
3	building up to 3,000m2	932	m ²	2.96	Every 30 yrs	5,518
	Intruder detection and alarm installation					
4	building up to 3,000m2	932	m ²	7.49	Every 30 yrs	13,962
	BMS installation for full air conditioning					
5	building up to 3,000m2	932	m ²	38.60	Every 30 yrs	71,950
Total						166,138

Builder's work in connection with services

Renewal

Ref	Item	Quantity	Unit	Rate	Period	Total
1	<p>Builder's work in connection with services</p> <p>Allowance for builder's work items in connecton with services</p> <p>all-inclusive percentage</p>	2	%	1,018,545.00		20,371
Total						20,371

Roads, paths, pavings and surfacings**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Paved areas including edgings and kerbs - remove existing and replace with new					
	Tarmacadam paving					
1	two layers, limestone or igneous chipping finish paving on sub-base, including excavation and type 1 sub-base	719	m ²	86.63	Every 30 yrs	124,574
	Slab paving					
2	precast concrete paving slabs on sub-base, including excavation	149	m ²	50.32	Every 30 yrs	14,996
	Brick/block/setts paving					
3	precast concrete block paviors to footways including excavation, sub-base	40	m ²	65.88	Every 30 yrs	5,270
Total						144,840

Fencing, railings and walls**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Fencing and walls - remove existing and replace with new					
	Post and rail fencing					
1	galvanized steel post and rail fencing 2.00m high	158	m	160.80	Every 30 yrs	50,812
Total						50,812

External fixtures**Renewal**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Street furniture - remove existing and replace with new					
	Benches, bolted to ground					
1	benches, hardwood and precast concrete	2	nr	1,065.99	Every 30 yrs	4,264
	Galvanized steel cycle stand					
2	fixing in position	10	nr	43.57	Every 30 yrs	872
Total						5,136

Roof

Maintain

Ref	Item	Quantity	Unit	Rate	Period	Total
	Planned actions					
	Planned preventive maintenance on rainwater gutters					
1	clearing out gutters once a year of silt, vegetation and debris	1	item	950.00	Every year	56,050
Total						56,050

Heat source

Maintain

Ref	Item	Quantity	Unit	Rate	Period	Total
	Planned actions					
	Planned preventive maintenance on heat source types					
1	servicing the boiler once a year	1	item	712.50	Every year	39,872
Total						39,872

Lift and conveyor installations**Maintain**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Planned actions					
	Planned preventive maintenance on applicable lifts and enclosed hoists					
1	servicing the passanger lift once a year	1	item	712.50	Every year	41,296
Total						41,296

Communication, security and control systems**Maintain**

Ref	Item	Quantity	Unit	Rate	Period	Total
	Planned actions					
	Planned preventive maintenance on applicable communication systems					
1	servicing the fire alarm installation once a year	1	item	950.00	Every year	55,100
	Planned preventive maintenance on applicable security systems					
2	servicing the intruder alarm installation once a year	1	item	712.50	Every year	41,296
Total						96,396

Contractor's preliminaries: employer's requirements

Renewal and maintain

Ref	Item	Quantity	Unit	Rate	Total
	Contractors preliminaries: employers requirements				
	Allowance for employers requirements				
1	default all-inclusive percentage	0.60	%	716,623.00	4,300
Total					4,300

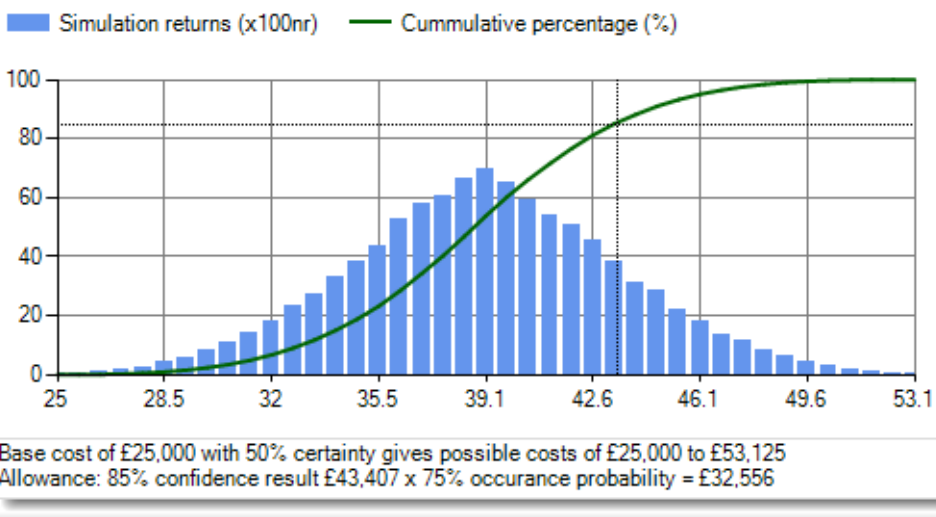
Contractor's preliminaries: contractor's cost items

Renewal and maintain

Ref	Item	Quantity	Unit	Rate	Total
1	<p>Contractors preliminaries: contractors cost items</p> <p>Allowance for maintenance contractors cost items</p> <p>default all-inclusive percentage</p>	5.40	%	716,623.00	38,698
Total					38,698

Design and installation risks

Renewal and maintain

Ref	Item	Total
<p>Design and installation risks</p>		
<p>Composite risk items</p>		
<p>1</p>	<p>changes to the project design and estimating data during the design development phase</p> 	<p>32,556</p>
<p>Total</p>		<p>32,556</p>

Maintenance risks

Renewal and maintain

Ref	Item	Total
	<p>Maintenance risks</p> <p>Composite risk items</p> <p>1 changes to the project design, construction works and cost allowances due to the discovery of unanticipated items during the construction phase</p> <div data-bbox="279 566 1220 1052"> <p>Base cost of £100,000 with 75% certainty gives possible costs of £100,000 to £156,250 Allowance: 85% confidence result £136,877 x 75% occurrence probability = £102,658</p> </div>	<p>102,658</p>
Total		102,658

Employer change risks

Renewal and maintain

Ref	Item	Total
	<p>Employer change risks</p> <p>Composite risk items</p> <p>1 changes in scope of works or project brief during design, pre-construction and construction stages and Employer driven changes/variations introduced during the construction phase</p> <div data-bbox="279 560 1220 1064"> <p>Simulation returns (x100nr) Cumulative percentage (%)</p> <p>Base cost of £25,000 with 75% certainty gives possible costs of £25,000 to £39,063 Allowance: 85% confidence result £34,216 x 50% occurrence probability = £17,108</p> </div>	<p>17,108</p>
Total		17,108

Employer other risks

Renewal and maintain

Ref	Item	Total
	<p>Employer other risks</p> <p>Composite risk items</p> <p>1 changes in statutory requirements, legislation, inflation and taxation, and allowance for additional costs due to design team deficiencies, contractual claims, force majeure and any other Employer-liable risks not allowed for elsewhere</p> <div data-bbox="279 593 1220 1086"> <p>■ Simulation returns (x100nr) — Cumulative percentage (%)</p> <p>Base cost of £50,000 with 75% certainty gives possible costs of £50,000 to £78,125 Allowance: 85% confidence result £68,417 x 50% occurrence probability = £34,208</p> </div>	<p>34,208</p>
Total		34,208

Operation and Occupancy Cost Plan

Operation and occupancy costs

Ref	Item	Quantity	Unit	Rate	Total
	Operation costs				
	Utilities (electricity, gas, telecommunications and water)				
1	cost per annum	1	year	36,000.00	36,000
Total					36,000

End of Life Cost Plan

End of life costs

Ref	Item	Quantity	Unit	Rate	Total
1	<p>End of life costs</p> <p>Disposal/dilapidations inspections preparing the building for sale</p>		item		25,000
Total					25,000

Base Data

Base Data

1	Gross internal floor area:	932m ²
2	Footprint area:	271m ²
3	Site area:	1716m ²
4	Average storey height:	3.1m
5	Vertical envelope factor:	0.888
6	Main contractor's overheads:	5%
7	Main contractor's profit:	2.5%
8	Location index:	95
9	Cost model base date:	5 Jun 2015
10	Construction start date:	1 Apr 2016
11	Construction period:	52 weeks
12	Maintenance start date:	2 Apr 2017
13	Maintenance period:	60 years
14	Currency:	£
15	Works complexity:	Normal
16	Alteration works:	0%
17	Site access/set up factor:	0%
18	Project desirability factor:	0%
19	Library:	CostAdviser LCC Cost Planning Library
20	Indices base date:	2Q/2015
21	Current tender index (Base year 2000 - 100):	145
22	Forecasted construction tender price inflation per annum:	4.83%
23	Forecasted construction cost inflation per annum:	3.66%
24	Any overall adjustment to construction costs:	0%
25	Maintenance contractor's overheads and profit:	7.5%
26	Forecasted maintenance tender price inflation per annum:	4.83%
27	Discount rate:	3.5%
28	Any overall adjustment to maintenance costs:	0%