



Cost Plan
for
35 Worthing Road, East Preston
for
I.C.I.S

Prepared by
Peter Scragg

Version
v2

Date
9th August 2012

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PROJECT COST SUMMARY

CONSTRUCTION COSTS

- 0 Demolitions & Alterations,
- 1 Substructures
- 2A Frame
- 2B Upper Floors
- 2C Roof
- 2D Stairs
- 2E External Walls
- 2F Windows & External Doors
- 2G Internal Walls & Partitions
- 2H Internal Doors
- 3A Wall Finishes
- 3B Floor Finishes
- 3C Ceiling Finishes
- 4 Fittings & Furnishings
- 5A Sanitary Appliances
- 5C Disposal Installations
- 5E Mechanical Installations
- 5H Electrical Installations
- 5J Lift and Conveyor Installations
- 5K Protective Installations
- 5N Builders Work in Connection
- 6A Site Works
- 6B Drainage
- 6C Mains Services
- 6D Minor Building Works

7A Main Contractors Preliminaries 15.00%

CONTINGENCIES

8A Design Development / Pricing Risks 5%

TOTAL CURRENT CONSTRUCTION COST

INFLATION 0.00% 0 Years

TOTAL FORECAST CONSTRUCTION COST (EXCL VAT and PROFESSIONAL FEES)

GIFA:	150 m ²
Total Cost	£/m ² (GIFA)
£ 11,000.00	£ 73.19
-	-
-	-
£ 1,000.00	£ 6.65
£ 1,000.00	£ 6.65
-	-
-	-
£ 14,000.00	£ 93.15
£ 7,000.00	£ 46.57
£ 7,000.00	£ 46.57
£ 11,000.00	£ 73.19
£ 7,000.00	£ 46.57
£ 3,000.00	£ 19.96
£ 11,000.00	£ 73.19
£ 1,000.00	£ 6.65
-	-
£ 12,000.00	£ 79.84
£ 8,000.00	£ 53.23
-	-
-	-
£ 1,000.00	£ 6.65
£ 11,000.00	£ 73.19
£ 7,000.00	£ 46.57
£ 11,000.00	£ 73.19
-	-
£ 124,000.00	£ 825.02
£ 18,600.00	£ 123.75
£ 142,600.00	£ 948.77
-	-
£ 7,400.00	£ 49.23
£ 150,000.00	£ 998.00
-	-
£ 150,000.00	£ 998.00

Cost Plan
36 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
9th August 2012

0 DEMOLITIONS & ALTERATIONS

Item	Description	Qty	Unit	Rate	Total	Comments
	<u>Remove and make good</u>					
	Partitions and doors	276	m2	£10.00	£2,760.00	
	Fittings	1	Item	£750.00	£750.00	
	Wall finishings - repair plaster	222	m2	£5.00	£1,110.00	
	Floor finishings - lift floorboards	150	m2	£5.00	£751.50	
	Ceiling finishings - remove completely	150	m2	£3.00	£450.90	
	Mechanical Installation	150	m2	£5.00	£751.50	
	Electrical Installation	150	m2	£5.00	£751.50	
	 <u>New Openings - have assumed all new walls so no alterations</u>					
	 <u>Asbestos</u>					
	Assume none	1	Prov Sum	£0.00	£0.00	
	<u>Drt/Wet Rot</u>					
	Assume none	1	Prov Sum	£0.00	£0.00	
	<u>Chemical DPC</u>					
	Assume none	1	Prov Sum	£0.00	£0.00	
	 <u>Block up/alter existing openings</u>					
	Window - increase opening size	7	Nr	£300.00	£2,100.00	
	Main party wall	1	Nr	£1,000.00	£1,000.00	
				Sub-total	£10,425.40	
				Say	£11,000.00	
				Carried to Project Summary	£11,000.00	

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
9th August 2012

1 SUBSTRUCTURE

Item	Description	Qty	Unit	Rate	Total	Comments
	None envisaged					
				Sub-total	£0.00	
				Say	£0.00	
				Carried to Project Summary	£0.00	

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
9th August 2012

2A FRAME

Item	Description	Qty	Unit	Rate	Total	Comments
	<u>Repairs</u> None envisaged					
				Sub-total	£0.00	
				Say	£0.00	
				Carried to Project Summary	£0.00	

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
9th August 2012

2B UPPER FLOORS

Item	Description	Qty	Unit	Rate	Total	Comments
	No upper floors					
	Loft access/boarding ?	1	item	£500.00	£500.00	
				Sub-total	£500.00	
				Say	£1,000.00	
				Carried to Project Summary	£1,000.00	

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
8th August 2012

2C ROOF

Item	Description	Qty	Unit	Rate	Total	Comments
	<u>Pitched Roof Construction - EXISTING</u>					
	Assume no repairs required	0	m2	£0.00	£0.00	
	Eaves - ditto	0	m	£0.00	£0.00	
	Ridge - ditto	0	m	£0.00	£0.00	
	Valleys - ditto	0	m	£0.00	£0.00	
	Verges - ditto	0	m	£0.00	£0.00	
	Abutments - ditto	0	m	£0.00	£0.00	
	<u>Sundries</u>					
	Porches - existing - repair	1	Nr	500.00	£500.00	
				Sub-total	£500.00	
				Say	£1,000.00	
	Carried to Project Summary				£1,000.00	

2D STAIRS

Item	Description	Qty	Unit	Rate	Total	Comments
	No stairs					
				Sub-total	£0.00	
				Say	£0.00	
				Carried to Project Summary	£0.00	

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
9th August 2012

2E EXTERNAL WALLS

Item	Description	Qty	Unit	Rate	Total	Comments
	<u>External wall construction - Assume no repairs required</u>					
	<u>Existing facades</u> No work required	182	m2	£0.00	£0.00	
	<u>Railings/Balustrades - none required</u>	0	m	£0.00	£0.00	
				Sub-total	£0.00	
				Say	£0.00	
				Carried to Project Summary	£0.00	

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
9th August 2012

2F WINDOWS & EXTERNAL DOORS

[illegible]

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
9th August 2012

2G INTERNAL WALLS & PARTITIONS

[illegible]

2H INTERNAL DOORS

[illegible]

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
9th August 2012

3A WALL FINISHES

Item	Description	Qty	Unit	Rate	Total	Comments
	<u>Plaster</u> New walls - skim coat	450	m2	£9.00	£4,050.00	
	<u>Dry Lining</u> None required					
	<u>Emulsion paint</u> New walls Existing walls	410 222	m2 m2	£3.00 £5.00	£1,230.00 £1,110.00	
	<u>Ceramic wall tiling</u> New walls - 20m2 per unit	40	m2	£45.00	£1,800.00	
	<u>Features</u> Coving - new small standard profile	204	m	£15.00	£3,060.00	
					£11,250.00	
				Say	£11,000.00	
				Carried to Project Summary	£11,000.00	

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
9th August 2012

3B FLOOR FINISHES

Item	Description	Qty	Unit	Rate	Total	Comments
	<u>Insulation</u> assume no upgrading required to ground floor					
	<u>Carpet</u> to floors	130	m2	£20.00	£2,606.00	
	<u>Vinyl flooring</u> Kitchens and bathrooms	20	m2	£50.00	£1,000.00	
	<u>Skirtings</u> Timber ogee or vinyl	204	m	£15.00	£3,060.00	
					£6,666.00	
				Say	£7,000.00	
				Carried to Project Summary	£7,000.00	

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
9th August 2012

3C CEILING FINISHES

Item	Description	Qty	Unit	Rate	Total	Comments
	Replace all ceilings including new insulation	150	m2	£20.00	£3,006.00	
					3,006.00	
				Say	3,000.00	
				Carried to Project Summary	3,000.00	

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
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4.00 FITTINGS

[illegible]

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
9th August 2012

5A SANITARY APPLIANCES

Item	Description	Qty	Unit	Rate	Total	Comments
	WC suite	4	Nr	£350.00	£1,400.00	
	Basins	4	Nr	£250.00	£1,000.00	
	Baths	2	Nr	£750.00	£1,500.00	
	Showers	2	Nr	£1,250.00	£2,500.00	
					5,000.00	
					5,000.00	
				Carried to Project Summary	5,000.00	

Cost Plan
35 Worthing Road, East Preston
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Version
Date

v2
9th August 2012

5C DISPOSAL INSTALLATIONS

Item	Description	Qty	Unit	Rate	Total	Comments
	Waste plumbing to sanitary fittings Rainwater goods Assume no repairs required	12	Nr	£75.00	£900.00	
					£0.00	
					£0.00	
				Carried to Project Summary	£0.00	

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
9th August 2012

5E MECHANICAL INSTALLATIONS

[illegible]

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
8th August 2012

5J LIFT AND CONVEYOR INSTALLATIONS

Item	Description	Qty	Unit	Rate	Total	Comments
	None required					
					0.00	
					0.00	
					0.00	

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
9th August 2012

5K PROTECTIVE INSTALLATIONS

[illegible]

Cost Plan
35 Worthing Road, East Preston
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v2
9th August 2012

6A SITE WORKS

Item	Description	Qty	Unit	Rate	Total	Comments
	Site access/ Junction	0	m2		£0.00	
	Access roads	0	m2		£0.00	
	Car parking	70	m2	60.00	£4,200.00	
	Patios	10	m2	25.00	£250.00	
	<u>Soft landscaping -grass turf</u>	150	m2	10.00	£1,500.00	
	Planting - to front elevation mainly	1	Item	1000.00	£1,000.00	
	<u>Fences</u>					
	1800 high close boarded	20	m	60.00	£1,200.00	
	Gates	2	Nr	300.00	£600.00	
	<u>Boundary walls</u>					
	Make good generally	50	m	30.00	£1,500.00	
	<u>External lighting</u>					
	Complete	1	Item	500.00	£500.00	
					£10,750.00	
					£11,000.00	
				Carried to Project Summary	£11,000.00	

Cost Plan
36 Worthing Road, East Preston
I.C.I.S

Version
Date

v2
9th August 2012

6B DRAINAGE

[illegible]

Cost Plan
35 Worthing Road, East Preston
I.C.I.S

Version
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v2
9th August 2012

6C MAINS SERVICES

Item	Description	Qty	Unit	Rate	Total	Comments
	<u>MAINS CONNECTIONS</u>					
	Gas	2	item	2000.00	£4,000.00	
	Water	2	item	1000.00	£2,000.00	
	Electricity	2	item	1500.00	£3,000.00	
	Telephone none	2	item	0.00	£0.00	
	<u>BUILDERS WORK IN CONNECTION</u>					
	Gas	2	item	500.00	£1,000.00	
	Water none	2	item	0.00	£0.00	
	Electricity	2	item	500.00	£1,000.00	
	Telephone none	2	item	0.00	£0.00	
					11,000.00	
					11,000.00	
				Carried to Project Summary	11,000.00	

