

Item Ref	Item description	Qty	Unit	Rate	Amount
	<u>Summary</u>				
	General Site Costs & Demolitions				41,205.32
	Substructures				82,227.41
	Roof				24,577.71
	External Walls				32,620.45
	Upper floors				34,453.19
	Windows and Doors				31,214.55
	Internal Walls				59,654.87
	Wall, Floor & Ceiling Finishes				51,487.31
	Decorations				8,934.73
	Fittings and Equipment				90,562.12
	Mechanical Installations				54,625.34
	Electrical Installations				92,911.50
	Drainage & External Works				10,603.96
	<u>Provisional Sums</u>				
	Incoming service issues - gas supply/housing				1,500.00
	Damp injection / Timber Treatment				2,000.00
	Asbestos removal				500.00
	Planning fees - paid by client				NIL
	Building Regulation fees				750.00
	Structural design fees (Contractor)				1,500.00
	M & E Fees (Contractors)				1,000.00
	Project Management Fee				10,500.00
	CMDC Coordinator Fee				5,000.00
	Contingency				70,000.00
				Total (excluding VAT)	707,828.44
				VAT	£141,565.69
	Zero rated (DDA works)				-£10,000.00
	Energy reducing works (5%)				-£4,500.00
				Total (including VAT)	834,894.13

Item Ref	Item description	Qty	Unit	Rate	Amount
	<u>Contingency Risk</u>				
	Ground condition structural/stability issues				10,000.00
	Ground / piling obstructions				10,000.00
	Existing roof and fascia repairs				9,000.00
	Structural wall repairs				20,000.00
	Additional render repairs				2,000.00
	Additional window repairs				2,000.00
	Connection issues to existing drainage				2,000.00
	Heating design additions				7,500.00
	Electrical design additions				7,500.00
	Total (excluding VAT)				70,000.00

Item Ref	Item description	Qty	Unit	Rate	Amount
General items					
Temporary works					
A	Temporary propping during removal of upper floor	1	item	3,000.00	3,000.00
B					
C	Contractor welfare / storage / temporary supplies / Supervision / scaffolding / water & electric consumption	1	item	#####	31,300.00
Demolitions					
D	Remove window/door and dispose	17	nr	5.95	101.15
E	Demolish internal walls; dispose	140	m2	3.57	499.80
F	Remove ceilings;dispose	274	m2	3.32	908.31
G	Take up floor finishes; dispose	100	m2	1.87	187.00
H	Enlarge window opening for hatch/doorway	2	nr	311.10	622.20
I	Removed stage and steps; dispose	9	m2	39.95	359.55
J	Remove staircase	2	nr	261.80	523.60
K	Form opening in external wall; insert lintels; make good	5	nr	311.10	1,555.50
L	Remove balcony parapet	1	Item	445.40	445.40
M	Remove loose wall plaster; dispose	109	m2	2.47	268.69
N	Remove kitchen fittings	1	Item	176.80	176.80
O	Remove sanitary fittings	1	Item	176.80	176.80
P	Isolate and remove electrical installations	1	Item	481.10	481.10
Q	Isolate and remove mechanical installations	1	Item	481.10	481.10
R	Remove waistcoat panelling; dispose; make good	1	Item	118.32	118.32
Total					41,205.32

Item Ref	Item description	Qty	Unit	Rate	Amount
<u>Substructures</u>					
A	Excavate to reduce levels and trenches	18	m3	39.95	719.10
B	Compact ground	24	m2	5.78	138.72
C	Disposal of excavated material off site	37	m3	49.30	1,824.10
D	1200 gauge damp proof membrane	258	m2	2.30	592.11
E	C30 Concrete strip foundations and bed	6	m3	102.00	612.00
F	215 blockwork wall	6	m2	30.60	183.60
G	Type 1 sub-base backfill to excavations	18	m3	28.48	512.55
H	25mm sand layer	24	m2	2.85	68.34
I	120mm floor insulation	258	m2	12.50	3,223.71
J	25mm insulation to perimeter	89	m	1.49	132.39
K	80mm reinforced screed	258	m2	17.00	4,386.00
L	Take up existing floor boards; dispose	258	m2	3.74	964.92
M	Take up existing floor joists; dispose	258	m2	3.32	855.27
N	Remove structural floor beams	1	Item	884.00	884.00
O	Reduce height of brick piers; dispose	12	nr	55.68	668.10
P	Prepare existing wall shelf to receive beam ends	74	m	12.33	912.05
Q	Beam and block floor	234	m2	30.43	7,120.62
R	DPM separating membrane	234	m2	0.95	222.77
S	A98 mesh	234	m2	4.59	1,074.06
T	Radon sump and ducting	1	Item	212.50	212.50
U	Formed slab for lift pit; 500 thick; 2 layers mesh	4	m2	261.80	981.75
V	Cut back flooring for piling	24	nr	31.45	754.80
W	Piles	24	nr	765.00	18,360.00
X	Ground beams including reinforcement	63	m	181.90	11,459.70
c/fwd					56,863.16

Item Ref	Item description	Qty	Unit	Rate	Amount
				b/fwd	56,863.16
A	Holding down bolt assemblies	18	nr	65.45	1,178.10
B	Columns to basement	34	m	106.25	3,570.00
C	Steel beams to underside of GF	64	m	106.25	6,800.00
D	Intumescent coating to beans	92	m	17.00	1,564.00
E	Dewatering during underpinning and basement construction	1	Item	425.00	425.00
F	Underpinning to existing structure	7	m	850.00	5,950.00
G	Excavate for basement	19	m3	45.90	872.10
H	Formwork to walls	35	m2	19.98	699.13
I	Concrete to walls	6	m3	99.45	596.70
J	Tanking	10	m2	17.00	170.00
K	Reinforcement	1	t	1,700.00	1,700.00
L	Concrete to base slab	6	m3	99.45	596.70
M	Reinforcement mesh; A393	44	m2	7.40	325.38
N	Extra for steps formwork & concrete	1	Item	792.20	792.20
O	Aerofil filler and sealant joint	12	m	10.41	124.95
				Total	82,227.41

Item Ref	Item description	Qty	Unit	Rate	Amount
	Roof				
A	Remove verge fascia, extend roof tiles over verge and verge /soffit	17	m	72.46	1,231.86
B	Remove and replace guttering - main building	32	m	42.03	1,345.04
C	Remove and replace downpipes - main building	43	m	30.09	1,293.87
D	Remove and replace fascia and soffits - main building (10%)	6	m	51.00	306.00
E	Redecorate fascia & soffit - all buildings	62	m	18.06	1,119.88
F	Replace lead box gutter	20	m	69.36	1,387.20
G	Timber adjustments to roof structure for forming office	1	Item	1,700.00	1,700.00
H	Check and repair roofing	1	Item	850.00	850.00
I	Velux rooflights	2	nr	516.80	1,033.60
J	300mm roof insulation	178	m2	9.95	1,770.21
K	75mm solid insulation between rafters; 25mm below rafters to side hall roof	88	m2	11.90	1,047.20
M	Strip roof	70	m2	5.67	396.95
N	Remove roof structure	65	m2	7.35	477.70
O	New flat roof structure and decking	65	m2	42.50	2,762.50
P	Single ply roof finish; edges and abutments	65	m2	72.25	4,696.25
Q	Build up rear external wall	10	m2	119.00	1,190.00
R	Steel beams to roof	14	m	140.68	1,969.45
				Total	24,577.71

Item Ref	Item description	Qty	Unit	Rate	Amount
<u>External Walls</u>					
A	215mm blockwork skins	6	m2	34.85	209.10
B	Forming cavity 100mm thick	3	m2	2.98	8.93
C	Kooltherm K8 insulation; 50 thick	3	m2	8.08	24.23
D	Form recess for gas meter housing	1	Item	268.60	268.60
E	Cut drip in stone cills	24	nr	17.00	408.00
F	Repairs to structural cracking	1	Item	1,700.00	1,700.00
<u>Option 1</u>					
G	Hack off render; apply eml and waterproof re-render	453	m2	45.90	20,792.70
H	Reveals	72	m	20.40	1,468.80
I	Redecorate all elevations; Keim Soldalit	628	m2	12.33	7,740.10
<u>Option 2</u>					
	Hack off render; apply insulation and self colour render	453	m2	-	
	Reveals	72	m	-	
	Redecorate front elevations; Keim Soldalit	175	m2	-	
Total					32,620.45

Item Ref	Item description	Qty	Unit	Rate	Amount
Upper Floors					
A	Remove upper floor structure and tiered boarding; dispose	125	m2	17.00	2,125.00
B	Remove ceiling joist structure; insert propping	75	m2	12.41	930.75
C	Prepare existing wall shelf to receive beam ends	76	m	12.33	936.70
D	Beam and block floor	178	m2	30.43	5,416.54
E	DPM separating membrane	178	m2	0.95	169.46
F	A98 mesh	178	m2	4.59	817.02
G	80mm reinforced screed	178	m2	17.00	3,026.00
H	Form baptistery and steps	1	Item	1,190.00	1,190.00
I	Support structure to baptistery - see steelwork	1	item	-	-
J	Waterproof lining	14	m2	127.50	1,785.00
K	Form stage	26	m2	63.75	1,657.50
L	Steps up to stage	2	nr	161.50	323.00
M	Cover to baptistery	4	m2	85.00	340.00
N	Steel support beams	1	Item	3,201.10	3,201.10
O	225 x 50 C24 timber joists	225	m	8.84	1,989.00
P	Timber joists bearers	52	m	12.84	667.42
Q	25mm chipboard decking	75	m2	17.34	1,300.50
R	Hangers, clips & nails	1	Item	127.50	127.50
S	PPC steel staircase with concrete infill to lobby	1	Item	2,861.10	2,861.10
T	Balustrading with glass infill	1	Item	1,785.00	1,785.00
U	Timber staircase to fire exit	1	Item	1,883.60	1,883.60
V	Balustrading/handrail	1	Item	1,700.00	1,700.00
W	Steps to FF office	1	Item	221.00	221.00
Total					34,453.19

Item Ref	Item description	Qty	Unit	Rate	Amount
<u>Windows & Doors</u>					
A	PPC aluminium single door; frame; ironmongery	1	nr	918.85	918.85
B	PPC aluminium door and half; FE door; frame; ironmongery	2	nr	1,343.85	2,687.70
C	PPC aluminium glazed screen; 2615 x 2657; automatic slider door; frame; ironmongery; disabled push buttons/remote	1	nr	5,283.60	5,283.60
D	Overhaul existing window	18	nr	136.00	2,448.00
E	Reglaze windows W10 & W11	2	nr	369.75	739.50
F	New internal door, lining, architraves and ironmongery	13	nr	270.30	3,513.90
G	New internal door with vision panel, lining, architraves and ironmongery	10	nr	334.05	3,340.50
H	New internal double door, lining, architraves and ironmongery	4	nr	456.45	1,825.80
I	New internal double door with vision panel, lining, architraves and ironmongery	1	nr	498.95	498.95
J	Remove window boards and replace	40	m	22.31	892.50
K	UPVC window; 1200 x 2000;	3	nr	601.80	1,805.40
L	UPVC window; 1200 x 2500; arched insulated panel	5	nr	729.30	3,646.50
M	New timber external door, frame and ironmongery	2	nr	690.20	1,380.40
N	Serving hatch (H01); frame; ironmongery	1	nr	888.25	888.25
O	Serving hatch (H02); frame; ironmongery	1	nr	888.25	888.25
P	Shelves to kitchen hatch	2	nr	51.00	102.00
Q	Security bars to window	1	nr	192.95	192.95
R	Boxing to electrical cupboard	1	nr	161.50	161.50
Total					31,214.55

Item Ref	Item description	Qty	Unit	Rate	Amount
<u>Internal Walls</u>					
A	100mm concrete blockwork skins	18	m2	20.32	365.67
B	Stud partition; 2 layers plasterboard b/s; 25mm insulation	124	m	85.00	10,540.00
C	100mm concrete blockwork skins infilling openings	10	m2	39.95	399.50
D	Half hour fire resisting glazed vision panel; 1100 x 1100	2	nr	463.25	926.50
E	Folding / Sliding Partitions; 2208 x 2700; RW 52dB; including supports	1	nr	4,157.35	4,157.35
F	Folding / Sliding Partitions; 3067 x 2700; RW 52dB; including supports	1	nr	4,803.35	4,803.35
G	Folding / Sliding Partitions; 5000 x 2700; RW 52dB; including supports	1	nr	6,511.85	6,511.85
H	Columns to Ground floor	65	m	106.25	6,885.00
I	Steel beams to underside of FF	149	m	106.25	15,831.25
J	Fixings/bracing to existing external walls	1	Item	1,853.00	1,853.00
K	Helifix cementie to bowed wall	28	nr	85.00	2,380.00
L	Padstones built in	17	nr	44.20	751.40
M	WC cubicles; 5nr	1	Item	4,250.00	4,250.00
Total					59,654.87

Item Ref	Item description	Qty	Unit	Rate	Amount
<u>Wall Finishes</u>					
A	Dub out walls	147	m2	6.97	1,024.59
B	13mm two coat plaster to new block and existing walls	225	m2	11.82	2,658.38
C	Corner protectors	12	nr	11.69	140.25
D	Plain white wall tiling to all walls in toilets	150	m2	46.75	7,012.50
E	Acrovyn hydroclad to kitchen area	18	m2	63.75	1,147.50
F	Insulated lining to external walls of main hall	260	m2	23.04	5,989.10
G	Insulated reveals	32	m	18.87	603.84
H	Plasterboard casing to soil stacks	8	m	32.22	257.72
<u>Floor Finishes</u>					
I	Vinyl coved / painted softwood skirting	398	m	9.35	3,721.30
J	Heavy duty carpet	285	m2	24.23	6,904.13
K	Extra for risers	67	m	5.74	384.41
L	Vinyl sheeting	167	m2	22.95	3,832.65
M	Slip resistant heavy duty vinyl	58	m2	25.50	1,479.00
N	Anti dust sealer to concrete steps	2	m2	5.10	10.20
O	Matwell	3	m2	170.00	510.00
P	Nosings	67	nr	13.39	896.96
<u>Ceiling Finishes</u>					
Q	Ceiling structure and decking to first floor	32	m2	32.73	1,047.20
R	New plasterboard ceilings	148	m2	18.70	2,767.60
S	Suspended ceiling	227	m2	25.50	5,788.50
T	Window bulkheads	13	nr	46.75	607.75
U	Fire cladding to steel beams and columns	132	m	32.22	4,252.38
V	Access hatch to main hall ceiling	1	nr	196.35	196.35
W	Access ladders	2	nr	127.50	255.00
Total					51,487.31

Item Ref	Item description	Qty	Unit	Rate	Amount
<u>Decorations</u>					
A	Emulsion walls; one mist coat and two full coats	#####	m2	4.25	4,840.75
B	Emulsion ceilings; one mist coat and two full coats	161	m2	4.68	753.48
C	One undercoat and two coats stain; door linings and architraves; n.e 300 girth (28nr)	140	m	7.65	1,071.00
D	Prepare and apply fire retardant finish to existing ceiling	178	m2	12.75	2,269.50
Total					8,934.73

Item Ref	Item description	Qty	Unit	Rate	Amount
	<u>Fittings</u>				
A	Urinals	3	nr	425.00	1,275.00
B	Tea point	1	nr	425.00	425.00
C	Kitchen sink with stainless steel base stand	2	nr	637.50	1,275.00
D	Kitchen whb	1	nr	127.50	127.50
E	WHB's	8	nr	127.50	1,020.00
F	WC's	9	nr	170.00	1,530.00
G	Doc M Pack	2	nr	841.50	1,683.00
H	Kitchen equipment inc utensils	1	Item	19,520.22	19,520.22
I	Extract systems	1	Item	4,585.90	4,585.90
J	Coffee machine, soup kettle and cake displays	1	Item	6,050.00	6,050.00
K	Tip up seating to raised areas in hall; 11 seats	2	nr	1,275.00	2,550.00
L	Seats	176	nr	76.50	13,464.00
M	Sound & Light desk	1	nr	8,500.00	8,500.00
N	Display monitors	10	nr	255.00	2,550.00
O	External painted signage - illuminated to front and side	1	Item	850.00	850.00
P	Internal signage	1	Item	425.00	425.00
Q	Stage gantry (PROVISIONAL)	1	Item	2,500.00	2,500.00
R	Power and control lighting to stage gantry (PROVISIONAL)	1	Item	10,000.00	10,000.00
S	PA system - speakers	1	Item	637.50	637.50
T	Sky TV dish and decoder linked to control desk	1	Item	212.50	212.50
U	Power operated screen and projector on main hall-REQD?	1	Item	-	-
V	Tables	18	nr	255.00	4,590.00
W	Café / Lower hall chairs	93	nr	51.00	4,743.00
X	Sofas	3	nr	425.00	1,275.00
Y	Phone handsets	4	nr	34.00	136.00
Z	Toilet accessories	1	Item	637.50	637.50
				Total	90,562.12

Item Ref	Item description	Qty	Unit	Rate	Amount
<u>Mechanical</u>					
A	Lift	1	nr	32,610.34	32,610.34
B	New boiler / heating system (PROVISIONAL)	1	Item	5,950.00	5,950.00
C	New radiators & heaters (PROVISIONAL)	38	nr	212.50	8,075.00
D	Hot & cold to supplies to sanitaryware, kitchen and baptistery	1	Item	3,400.00	3,400.00
E	Wastes from fittings	32	nr	55.25	1,768.00
F	Gas Supplies to cooker and boiler	1	Item	425.00	425.00
G	Soil stack with AAV	2	nr	136.00	272.00
H	Mechanical ventilation unit to lower Hall	1	Item	2,125.00	2,125.00
RWH - excluded					
Total					54,625.34

Item Ref	Item description	Qty	Unit	Rate	Amount
Electrical					
A	Lights and emergency fittings - C Evans Electrical	1	nr	25,300.00	25,300.00
B	New distribution boards		nr	inc	
C	Light switches		nr	inc	
D	CCTV system; 10nr cameras; monitors and recording	1	nr	5,500.00	5,500.00
E	Security alarm system	1	nr	2,750.00	2,750.00
F	Fire alarmsystem/Smoke/Heat detection system	1	nr	6,050.00	6,050.00
G	Disabled alarms		nr	inc	
H	Double power sockets		nr	inc	
I	Fused spur for fittings		nr	inc	
J	BT outlet point		nr	inc	
K	Test certificate		nr	inc	
L	External light and PIR (assumed)	6	nr	126.50	759.00
M	3 phase supply to lift and PA/lighting system	2	nr	495.00	990.00
N	Extract fan and ducting; external louvre to toilets	7	nr	192.50	1,347.50
O	Wifi router and repeaters	1	Item	550.00	550.00
P	Emergency exit signs	10	nr	231.00	2,310.00
Q	Door bell/Voice entry system; 1nr call point, 3 receiver points	1	nr	1,100.00	1,100.00
R	Hand dryers and fused spur	5	nr	286.00	1,430.00
S	Lighting rig to main hall; motorised lowering installation		Excl		
T	Hearing induction loops	1	Item	825.00	825.00
U	AV / IT installations - allow	1	nr	2,200.00	2,200.00
V	Photovoltaic panels (30KW on both sides of main roof)	1	Item	41,800.00	41,800.00
Total					92,911.50

Item Ref	Item description	Qty	Unit	Rate	Amount
<u>Drainage</u>					
A	Excavate trenches for pipes n.e. 200; 1m deep	3	m	13.77	41.31
B	110mm dia pvc pipework	3	m	9.27	27.80
C	Concrete surrounds	3	m	13.09	39.27
D	Break through foundation and wall	1	nr	180.20	180.20
E	Joint to existing manhole	1	nr	155.55	155.55
F	Vertical pipework	2	m	8.12	16.24
G	Underslung drainage	22	m	17.34	381.48
H	Rest bend with rodding access	4	nr	30.09	120.36
I	CCTV survey and repairs to existing drainage	1	Item	595.00	595.00
<u>Externals</u>					
J	Repair/replace railings; repaint	11	m	84.69	931.60
K	Repair / redecorate entrance gates	1	nr	357.00	357.00
L	Repointing stone/brickwork walls	1	Item	317.90	317.90
M	Redecorate copings and piers	1	Item	83.30	83.30
N	Rebuild external staircase	1	Item	975.80	975.80
O	Resurface yard; scrape back, geotextile, gravel	70	m2	18.74	1,311.98
P	Raise manhole cover and frame	2	nr	46.75	93.50
Q	Pathway to Davies Street	20	m	15.30	306.00
R	Hack off and re-render rear of boundary wall	12	m2	32.30	387.60
S	New gate and screen to courtyard with panic hardware	1	Item	477.70	477.70
T	Panic hardware to existing gate	1	Item	76.50	76.50
U	Patch repair render	20	m2	29.75	595.00
V	Two coats masonry paint to courtyard	33	m2	9.99	329.59
W	Clean down brickwork	15	m2	8.50	127.50
X	New paving to front forecourt	25	m2	39.03	975.80
Y	External tables to rear yard	1	Item	850.00	850.00
Z	Cycle racks to forecourt	4	nr	212.50	850.00
Total					10,603.96