

Gosforth Parish Council
Gosforth Public Hall
Renovation and Extension Works

Order of Cost Estimate (Revision C)

Drawings: 5907/P03 5907/P04 5907/P07A

Gross Internal Floor Area (GIFA):	m2
Basement	35
Ground floor	409
First floor	121
Total GIFA	<div>565</div> m2

Order of Cost Estimate

Elements:

1. Preliminaries

Site set-up, supervision and overheads

2. The Works

(a) Alterations

	Quantity	Unit	Rate/unit	£ Preliminaries Separate	£ Preliminaries Separate	£ Preliminaries Apportioned	£ Preliminaries Apportioned	Comments
				£ 60,709.59	£ 60,709.59			anticipated 24 weeks project duration
Remove steps to previous main entrance	1	Item	£ 150.00	£ 150.00		£ 172.50		
Remove steps to library entrance	1	Item	£ 100.00	£ 100.00		£ 115.00		
Remove steps to hall side entrance	1	Item	£ 200.00	£ 200.00		£ 230.00		
Carefully demolish existing rear DDA WC extension	1	Item	£ 1,100.00	£ 1,100.00		£ 1,265.00		
Make good existing areas disturbed	1	Item	£ 150.00	£ 150.00		£ 172.50		
Carefully demolish existing hall side entrance extension	1	Item	£ 1,100.00	£ 1,100.00		£ 1,265.00		
Make good existing areas disturbed	1	Item	£ 150.00	£ 150.00		£ 172.50		
Carefully demolish existing 400 thick external wall	6	m2	£ 20.00	£ 120.00		£ 138.00		End of existing WC block
Make good existing areas disturbed	1	Item	£ 150.00	£ 150.00		£ 172.50		
Demolish 100 thick internal wing walls	19	m2	£ 10.00	£ 190.00		£ 218.50		to entrances
Make good existing areas disturbed	16	m	£ 20.00	£ 320.00		£ 368.00		
Block up single door opening in 100 thick internal wall	1	No	£ 380.00	£ 380.00		£ 437.00		Store
Block up double door opening in 400 thick external walls	1	No	£ 1,850.00	£ 1,850.00		£ 2,127.50		GF hall
Form new double door opening in 400 thick external wall	1	No	£ 1,800.00	£ 1,800.00		£ 2,070.00		GF hall rear ramp
Form new 3500 x 2400 opening in 400 thick external wall	1	No	£ 2,400.00	£ 2,400.00		£ 2,760.00		New extension
Form new 7100 x 2400 opening in 400 thick external wall	1	No	£ 4,150.00	£ 4,150.00		£ 4,772.50		New extension
Remove windows	4	No	£ 25.00	£ 100.00		£ 115.00		
Remove velux / build up and extend roof structure and coverings	1	No	£ 1,000.00	£ 1,000.00		£ 1,150.00		Above flexible use room
Remove external single door set	2	No	£ 10.00	£ 20.00		£ 23.00		
Remove external double door set	1	No	£ 15.00	£ 15.00		£ 17.25		
Remove internal single doorset	4	No	£ 10.00	£ 40.00		£ 46.00		
Remove internal double doorset	1	No	£ 15.00	£ 15.00		£ 17.25		
Remove stairs - single flight	1	No	£ 50.00	£ 50.00		£ 57.50		
Remove stairs - two flight with quarter space landing	1	No	£ 75.00	£ 75.00		£ 86.25		
Remove handrails and balustrades	8	m	£ 5.00	£ 40.00		£ 46.00		
Remove ramp and handrail	1	Item	£ 120.00	£ 120.00		£ 138.00		In hall
Remove floor finishes throughout	345	m2	£ 3.00	£ 1,035.00		£ 1,190.25		
Remove lightwell and board over	1	No	£ 275.00	£ 275.00		£ 316.25		In flexible use room
Remove sanitary installations / wastes	13	No	£ 10.00	£ 130.00		£ 149.50		
Remove pipe boxing	15	No	£ 3.00	£ 45.00		£ 51.75		

Carried Forward

£ 17,270.00	£ 60,709.59	£ 19,860.50	£ -
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Brought Forward				£	17,270.00	£	60,709.59	£	19,860.50	£	-		
Pad foundation for steel column	1	No	£	150.00	£	150.00		£	172.50			Support at extension	
Strip foundation for wall to landing and access steps	5	m	£	115.00	£	575.00		£	661.25			Previous main entrance	
Strip foundation for wall to landing and access steps	4	m	£	115.00	£	460.00		£	529.00			Library entrance	
Strip foundation for rear ramp	9	m	£	115.00	£	1,035.00		£	1,190.25				
Insitu concrete landing	4	m2	£	180.00	£	720.00		£	828.00			Previous main entrance	
Steps	2	m	£	110.00	£	220.00		£	253.00				
Insitu concrete landing	5	m2	£	180.00	£	900.00		£	1,035.00			Library entrance	
Steps	2	m	£	110.00	£	220.00		£	253.00				
Insitu concrete ramp	9	m2	£	200.00	£	1,800.00		£	2,070.00				
Wall to entrance landing	3	m2	£	150.00	£	450.00		£	517.50			Previous main entrance	
Extra for coping	5	m	£	55.00	£	275.00		£	316.25				
Wall to entrance landing	2	m2	£	150.00	£	300.00		£	345.00			Library entrance	
Extra for coping	4	m	£	55.00	£	220.00		£	253.00				
Wall to ramp	5	m	£	150.00	£	750.00		£	862.50				
Extra for coping	9	m	£	55.00	£	495.00		£	569.25				
100 thick internal masonry walls	36	m2	£	55.00	£	1,980.00		£	2,277.00				
Extra for wall starters	22	m	£	20.00	£	440.00		£	506.00				
Extra for forming opening for single door	3	m2	£	150.00	£	450.00		£	517.50				
Structural steel column support	3	m	£	200.00	£	600.00		£	690.00			Support at extension	
Structural steel beams	5	m	£	180.00	£	900.00		£	1,035.00			Support for extended floor	
Pad stones	2	No	£	55.00	£	110.00		£	126.50				
New suspended timber first floor	4	m2	£	75.00	£	300.00		£	345.00				
L - shaped timber stair unit and quarter space landing	1	No	£	2,200.00	£	2,200.00		£	2,530.00				
Timber stair balustrade	3	m	£	120.00	£	360.00		£	414.00				
Timber stair handrail	3	m	£	45.00	£	135.00		£	155.25				
Balustrade and handrail to external landing	5	m	£	210.00	£	1,050.00		£	1,207.50			Previous main entrance	
Balustrade and handrail to external landing	4	m	£	210.00	£	840.00		£	966.00			Library entrance	
Balustrade and handrail to external ramp	9	m	£	210.00	£	1,890.00		£	2,173.50			Ramp	
External single doorsets	1	No	£	950.00	£	950.00		£	1,092.50			Library entrance	
External double doorsets	1	No	£	1,600.00	£	1,600.00		£	1,840.00			Ramp	
Internal single doorsets	5	No	£	440.00	£	2,200.00		£	2,530.00				
Internal double doorsets	1	No	£	720.00	£	720.00		£	828.00				
Plaster to internal walls	72	m2	£	20.00	£	1,440.00		£	1,656.00				
Extra for angle beads	7	m	£	10.00	£	70.00		£	80.50				
Plasterboard and skim to ceilings	4	m2	£	30.00	£	120.00		£	138.00			below new floor infill	
Plasterboard and skim to column and beam surrounds	3	m	£	120.00	£	360.00		£	414.00			Support at extension	
Latex self-levelling screed	345	m2	£	6.50	£	2,242.50		£	2,578.88				
Vinyl floor	345	m2	£	38.00	£	13,110.00		£	15,076.50			Excluding stage and main hall	
Vinyl skirting	50	m	£	15.00	£	750.00		£	862.50			Existing WC area only	
Internal decoration	564	m2	£	15.00	£	8,460.00		£	9,729.00				
Sand down, prepare and seal existing hall floor	185	m2	£	20.00	£	3,700.00		£	4,255.00				
WC's wastes and connections	4	No	£	620.00	£	2,480.00		£	2,852.00				
WHB's, wastes and connections	6	No	£	760.00	£	4,560.00		£	5,244.00				
Urinal - 3 person, wastes and connections	1	No	£	1,040.00	£	1,040.00		£	1,196.00				
Urinal dividers	2	No	£	135.00	£	270.00		£	310.50				
Built in cupboards	1	Item	£	850.00	£	850.00		£	977.50			Store behind stage	
Small kitchenette to the flexible use area	1	Item	£	4,400.00	£	4,400.00		£	5,060.00				
Retractable lighting rig for stage	1	Item	£	1,500.00	£	1,500.00		£	1,725.00				
Rise and fall TV screen / supports connections (in lieu of retractable screen for stage)	1	Item	£	1,650.00	£	1,650.00		£	1,897.50				
Fire signage	1	Item	£	150.00	£	150.00		£	172.50				
Building signage	1	Item	£	200.00	£	200.00		£	230.00				
Mechanical services	1	Item	£	66,740.00	£	66,740.00		£	76,751.00			PSA - proportion	
Electrical services	1	Item	£	109,000.00	£	109,000.00		£	125,350.00			PSA - proportion	
PV array	48	m2	£	280.00	£	13,440.00		£	15,456.00				
Main contractors overheads and profit mark-up @ 1%	1	Item	£	1,891.80	£	1,891.80		£	2,175.57				
BWIC M&E installations @ 1.5% of M&E work	1	Item	£	2,866.08	£	2,866.08	£	283,855.38	£	3,295.99	£	326,433.68	Generally - within structures
Carried Forward					£	-	£	344,564.97	£	-	£	326,433.68	

Brought Forward				£ -	£ 344,564.97	£ -	£ 326,433.68
(b) Extension							
Strip foundations for external walls to dpc	28	m	£ 130.00	£ 3,640.00		£ 4,186.00	
Extra for saw cutting / making good and extending tarmacadam areas	28	m	£ 85.00	£ 2,380.00		£ 2,737.00	
Strip foundations for internal honeycomb sleeper walls	20	m	£ 110.00	£ 2,200.00		£ 2,530.00	
Strip foundation for internal ramp wall	5	m	£ 110.00	£ 550.00		£ 632.50	
Suspended beam and block floor	59	m2	£ 55.00	£ 3,245.00		£ 3,731.75	
Concrete ramp - internally	5	m2	£ 200.00	£ 1,000.00		£ 1,150.00	
Concrete steps and dwarf wall - internally adjacent to ramp	1	Item	£ 600.00	£ 600.00		£ 690.00	
Concrete step	2	m	£ 110.00	£ 220.00		£ 253.00	
External insulated cavity walls to wall plate	67	m2	£ 140.00	£ 9,380.00		£ 10,787.00	
Extra for breaking into and maintaining cavity	6	m	£ 45.00	£ 270.00		£ 310.50	
Extra for wall starters	10	m	£ 20.00	£ 200.00		£ 230.00	
Extra for forming window opening	1	No	£ 400.00	£ 400.00		£ 460.00	
Extra for forming single door opening	1	No	£ 300.00	£ 300.00		£ 345.00	
Extra for forming double door opening	1	No	£ 350.00	£ 350.00		£ 402.50	
Wall plate	28	m	£ 15.00	£ 420.00		£ 483.00	
Cavity closer	28	m	£ 8.00	£ 224.00		£ 257.60	
Cutting into and inserting horizontal remedial cavity tray	15	m	£ 85.00	£ 1,275.00		£ 1,466.25	
100 thick internal masonry walls	48	m2	£ 55.00	£ 2,640.00		£ 3,036.00	
Extra for forming single door opening	3	No	£ 120.00	£ 360.00		£ 414.00	
Extra for forming double door opening	1	No	£ 150.00	£ 150.00		£ 172.50	
Timber flat roof structure	59	m2	£ 140.00	£ 8,260.00		£ 9,499.00	
Extra for connection to existing flat roof	3	m	£ 40.00	£ 120.00		£ 138.00	
Single ply roof membrane	59	m2	£ 85.00	£ 5,015.00		£ 5,767.25	
Extra for edges and upstands	28	m	£ 45.00	£ 1,260.00		£ 1,449.00	
Hold down straps	14	No	£ 15.00	£ 210.00		£ 241.50	
Hardwood window	1	No	£ 850.00	£ 850.00		£ 977.50	
Extra for insect screen to kitchen	1	No	£ 150.00	£ 150.00		£ 172.50	
External double door	1	No	£ 1,600.00	£ 1,600.00		£ 1,840.00	
Glazed screen to external double door	2	m2	£ 360.00	£ 720.00		£ 828.00	
Extra for auto door-opener	1	No	£ 2,000.00	£ 2,000.00		£ 2,300.00	
Internal single doorsets	3	No	£ 440.00	£ 1,320.00		£ 1,518.00	
Internal double doorsets	1	No	£ 720.00	£ 720.00		£ 828.00	
Kitchen servery fire shutter with fusible link	1	No	£ 2,000.00	£ 2,000.00		£ 2,300.00	
Plaster to internal walls	163	m2	£ 20.00	£ 3,260.00		£ 3,749.00	
Extra for narrow widths and reveals	20	m	£ 20.00	£ 400.00		£ 460.00	
Angle beads	7	m	£ 10.00	£ 70.00		£ 80.50	
Plasterboard and skim to ceilings	59	m2	£ 30.00	£ 1,770.00		£ 2,035.50	
Extra for timber joists and noggins to ceiling	59	m2	£ 5.00	£ 295.00		£ 339.25	
Render to external walls	67	m2	£ 38.00	£ 2,546.00		£ 2,927.90	
Extra for forming plinth band	28	m	£ 30.00	£ 840.00		£ 966.00	
Insulated plasterboard to internal face of external walls	67	m2	£ 50.00	£ 3,350.00		£ 3,852.50	
Screed to beam and block floor	59	m2	£ 24.00	£ 1,416.00		£ 1,628.40	
Latex self-levelling screed	59	m2	£ 6.50	£ 383.50		£ 441.03	
Vinyl floor	59	m2	£ 38.00	£ 2,242.00		£ 2,578.30	
Vinyl skirting	68	m	£ 15.00	£ 1,020.00		£ 1,173.00	
Internal decoration	59	m2	£ 15.00	£ 885.00		£ 1,017.75	
External decoration - Keim paint to roughcast	67	m2	£ 20.00	£ 1,340.00		£ 1,541.00	
Tapered roof insulation to flat roof	59	m2	£ 25.00	£ 1,475.00		£ 1,696.25	
Softwood skirting	10	m	£ 12.00	£ 120.00		£ 138.00	
Softwood window board	2	m	£ 35.00	£ 70.00		£ 80.50	
Softwood capping to internal ramp wall	5	m	£ 40.00	£ 200.00		£ 230.00	
Pipe boxing	7	m	£ 40.00	£ 280.00		£ 322.00	
Kitchen counter / lining to servery entrance	2	m	£ 55.00	£ 110.00		£ 126.50	
Timber fascia and eaves soffit detail	28	m	£ 65.00	£ 1,820.00		£ 2,093.00	
Carried Forward				£ 77,921.50	£ 344,564.97	£ 89,609.73	£ 326,433.68

Brought Forward

Kitchen base and wall units and worktops - commercial
Doc M accessible WC facility, wastes and connections
Hand wash basin to kitchen, wastes and connections
Stainless steel sink, wastes and connections
Baby change table
Shelving to store
Cast aluminium gutters
Cast aluminium downpipes
Handrail to ramp
Fire signage
Building signage
Mechanical services
Electrical services
Electrical vehicle charging point
Emergency generator hook-up point + changeover switch
Main contractors overheads and profit mark-up @ 1%
BWIC M&E installations @ 1.5% of M&E work

(c) External works and drainage

Demolish boundary wall to car park entrance and make good
Extra for making good and extending tarmacadam areas
Road kerbs
Car-park road marking
Extra for mobilisation of road marking to site
Extra for DDA parking bay and adjacent checker grid no parking area
Cycle hoop stands
Surface water drainage runs - 100 diameter
Extra for neat saw cut and making good tarmac disturbed
Extra for concrete bed and surround to drains beneath or adjacent to structures
DDA level access threshold drain
Inspection chambers
Grease trap
Extra for connection to existing sewer
Rainwater gullies

Sub totals

Add: Unmeasured sundries @ 2.5%

Sub totals

Add: Main contractor head-office overheads and profit @ 12%

Sub totals

Add: Specific allowance for remoteness of site @ 0%

Sub totals

Add: General contingency @ 10%

Sub total (3rd quarter 2021)

Update to 3rd quarter 2023 385/339 x 100 = 13.57%

Sub total (3rd quarter 2023)

Update to 3rd quarter 2024 393/385 x 100 = 2.08%

Carried Forward

				£	77,921.50	£	344,564.97	£	89,609.73	£	326,433.68	
1	Item	£	8,000.00	£	8,000.00			£	9,200.00			
1	No	£	1,400.00	£	1,400.00			£	1,610.00			
1	No	£	700.00	£	700.00			£	805.00			
1	No	£	630.00	£	630.00			£	724.50			
1	Item	£	450.00	£	450.00			£	517.50			
1	Item	£	750.00	£	750.00			£	862.50			
28	m	£	65.00	£	1,820.00			£	2,093.00			
8	m	£	90.00	£	720.00			£	828.00			
8	m	£	45.00	£	360.00			£	414.00			
1	Item	£	50.00	£	50.00			£	57.50			
1	Item	£	200.00	£	200.00			£	230.00			
1	Item	£	6,500.00	£	6,500.00			£	7,475.00			PSA - extra over condition report
1	Item	£	8,800.00	£	8,800.00			£	10,120.00			PSA - extra over condition report
1	No	£	1,000.00	£	1,000.00			£	1,150.00			
1	No	£	1,900.00	£	1,900.00			£	2,185.00			
1	Item	£	182.00	£	182.00			£	209.30			
1	Item	£	275.73	£	275.73	£	111,659.23	£	317.09	£	128,408.11	Generally - within structures
14	m2	£	20.00	£	280.00			£	322.00			
28	m	£	65.00	£	1,820.00			£	2,093.00			
3	m	£	40.00	£	120.00			£	138.00			
53	m	£	5.00	£	265.00			£	304.75			
1	No	£	500.00	£	500.00			£	575.00			
1	Item	£	350.00	£	350.00			£	402.50			
5	No	£	115.00	£	575.00			£	661.25			
17	m	£	65.00	£	1,105.00			£	1,270.75			
17	m	£	65.00	£	1,105.00			£	1,270.75			
17	m	£	38.00	£	646.00			£	742.90			
3	m	£	110.00	£	330.00			£	379.50			
2	No	£	350.00	£	700.00			£	805.00			
1	No	£	800.00	£	800.00			£	920.00			
1	No	£	170.00	£	170.00			£	195.50			
3	No	£	150.00	£	450.00	£	9,216.00	£	517.50	£	10,598.40	
						£	465,440.20		£	465,440.20		
						£	11,636.00		£	11,636.00		Elements not formally scheduled above
						£	477,076.20		£	477,076.20		
						£	57,249.14		£	57,249.14		
						£	534,325.35		£	534,325.35		
						£	-		£	-		Access restrictions / narrow roads, etc
						£	534,325.35		£	534,325.35		
						£	53,432.53		£	53,432.53		To cover unforeseen works
						£	587,757.88		£	587,757.88		Date of cost data
						£	79,758.74		£	79,758.74		
						£	667,516.63		£	667,516.63		Current date
						£	13,884.35		£	13,884.35		Mid point of the construction period
						£	681,400.97		£	681,400.97		

Brought Forward	£	681,400.97		£	681,400.97	
Update: COVID 19 / Brexit effect (material supply and cost increase predictions) @ (say) 0%	£	-		£	-	N/A
Budget Order of Construction Cost	£	681,400.97		£	681,400.97	
Local authority fees						
Planning (Nil VAT)	£	462.00		£	462.00	
Building regulations (plan and inspection)	£	6,000.00		£	6,000.00	
Construction Risk Estimate						
Treatment of contaminated ground and/or contaminated spoil removal	£	-		£	-	Not anticipated
Targetted asbestos survey of the existing structures	£	800.00		£	800.00	Is this required or does one exist?
Asbestos removal costs associated with the existing structures following survey)	£	-		£	-	Unknown
Decant of existing fittings, furniture and fixings	£	-		£	-	Client
Loose fixtures and fittings, furniture, furnishings and equipment (except where stated)	£	-		£	-	Client
White goods such as fridges, cookers, freezers, dish washers washing machines and the like	£	-		£	-	Client
Security shutters	£	-		£	-	N/A
Fabric wall finishes, wallpaper, lampshades, murals and artwork	£	-		£	-	N/A
Fire fighting equipment to comply with Regulatory Reform (Fire Safety) Order 2005	£	-		£	-	Client
Professional fees						
Design team 13%	£	88,582.13		£	88,582.13	
Other survey fees Included	£	-		£	-	Not anticipated
Legal fees and charges	£	-		£	-	Not anticipated
Budget Development cost (excluding VAT)	£	777,245.10		£	777,245.10	

Exclusions:

VAT (where applicable)

Comments:

GIFA (Gross Internal Floor Area)
GIFA is the total of all enclosed spaces fulfilling the functional requirements of the building, measured to the internal structural face of the enclosing walls
GIFA excludes spaces fulfilling the functional requirements of the building , which are not covered , private balconies, verandahs and the like.
£/m2 GIFA: Cost exclude demolition, external works, drainage and contingencies (with preliminaries apportioned on the basis of cost)
Building Cost Information Service (BCIS) currently forecast that tender prices will rise at between 0.2% and 1.5% per quarter until 4th quarter 2026
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)
Design team includes Architect, Structural Engineer, Services Engineer, Principal Designer (CDM) and Principal Designer (BSA), Quantity Surveyor and other specialists