

PROJECT: GOOSEACRE REDEVELOPMENT, RADLEY

CLIENT: RADLEY PARISH COUNCIL

ARCHITECT: PENDERY ARCHITECTURE & HERITAGE LTD

INITIAL COST PLAN

1 SPORTS PAVILION

1.0 DEMOLITION & ALTERATION	£	38,000		
2.0 SUBSTRUCTURES	£	29,000		
3.0 ROOF	£	33,000		
4.0 EXTERNAL WALLS	£	67,000		
5.0 WINDOWS & EXTERNAL DOORS	£	88,000		
6.0 INTERNAL WALLS & DOORS	£	25,000		
7.0 FINISHES & DECORATION	£	104,000		
8.0 FITTINGS	£	26,000		
9.0 SERVICES	£	68,000		
	<i>Sub-total</i>	£ 478,000	£	478,000

2 VILLAGE HALL

10.0 DEMOLITION & ALTERATION	£	41,000		
11.0 SUBSTRUCTURES	£	7,000		
12.0 ROOF	£	67,000		
13.0 EXTERNAL WALLS	£	67,000		
14.0 WINDOWS & EXTERNAL DOORS	£	78,000		
15.0 INTERNAL WALLS & DOORS	£	24,000		
16.0 FINISHES & DECORATION	£	85,000		
17.0 FITTINGS	£	16,000		
18.0 SERVICES	£	75,000		
	<i>Sub-total</i>	£ 460,000	£	460,000

3 EXTERNAL WORKS

19.0 PAVING, FOOTPATHS & FENCING	£	44,000		
20.0 DRAINAGE ALTERATIONS	£	15,000		
21.0 CAP PARK IMPROVEMENTS & CYCLE PARKING	£	96,000		
22.0 PLAY AREA UPGRADE	£	70,000		
	<i>Sub-total</i>	£ 225,000	£	225,000

£ 1,163,000

4 PROJECT CONTINGENCY 3% say £ 37,000

COST LIMIT (Excluding fees & VAT) £ 1,200,000

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INITIAL COST PLAN

NOTES:

- 1 Estimate based on drawings 2118 210 P2 Sports Pavilion GF Plan as Proposed, 2118 211 P1 Sports Pavilion Elevations as Proposed, 2118 310 P2 Village Hall GF Plan as Proposed, 2118 311 P1 Village Hall Elevations as Proposed, 2118 111 P3 Site Plan as Proposed and 2022-03-22 Outline Specification
- 2 No structural design
- 3 No M&E design at this stage. Needs rationalisation
- 4 VAT not shown as RPC will claim back
- 5 Excludes fees
- 6 No specific allowance for asbestos removal
- 7 Barn door allowance & window allowance on Sports Pavilion needs quotation
- 8 Windows on Village Hall needs quotation
- 9 Play equipment budget set using quotes from another scheme
- 10 Car park works all allowed within sports pavilion costs
- 11 No allowance for planting or soft landscaping
- 12 No allowance for tender price inflation. Price base 1Q22.

Prepared by Andrew Bird MAPM, MRICS
29 March 2022

SPORTS PAVILION

Item	Description	Quantity	Unit	Rate	TOTAL
1.00 DEMOLITION & ALTERATION					
1.01	Cut back hedge/trees to allow access to the rear of the sports hall	1	Item	£	1,000
1.02	Strip out kitchen	1	Item	£	200
1.03	Strip out sanitaryware complete comprising WCs, basins, urinals and shower	1	Item	£	1,000
1.04	Strip out all plumbing and heating installations complete	1	Item	£	1,700
1.05	Strip out electrics and lighting	1	Item	£	1,700
1.06	Strip out benches and hanging rails	1	Item	£	300
1.07	Hack off wall tiles	1	Item	£	100
1.08	Hack up quarry tile flooring	1	Item	£	1,300
1.09	Remove vinyl floor coverings	1	Item	£	500
1.10	Take down ceilings	1	Item	£	1,200
1.11	Remove internal walls	1	Item	£	600
1.12	Hack off render from external walls	1	Item	£	1,500
1.13	Take out single door and frame; block up opening	1	Item	£	200
1.14	Form opening through external wall for proposed double doors and screen into function room	1	Item	£	1,800
1.15	Remove door & window; enlarge opening for blank opening into enlarged function form	1	Item	£	2,500
1.16	Remove window; take down external wall to suit new layout for lobby area	1	Item	£	2,000
1.17	Form opening through existing external wall for new internal door openings; 2nr	1	Item	£	500
1.18	Take out single door and frame; block up opening	1	Item	£	200

SPORTS PAVILION

Item	Description	Quantity	Unit	Rate	TOTAL
1.19	Form opening through external wall to suit layout around officials changing area	1	Item	£	1,000
1.20	Take out single door and frame; block up opening; 2nr	1	Item	£	500
1.21	Form opening through external wall for proposed double doors into store	1	Item	£	700
1.22	Remove serving hatch from kitchen; block up opening	1	Item	£	700
1.23	Block up opening into corridor; 2nr	1	Item	£	600
1.24	Form opening through internal wall for proposed single door into kitchen	1	Item	£	200
1.25	Remove internal door & frame; block up opening; 4nr	1	Item	£	1,000
1.26	Form opening for double doors into proposed football equipment store	1	Item	£	300
1.27	Remove sheet steel roof covering, set aside for reuse; remove membrane under to expose existing structure	1	Item	£	3,200
1.28	Remove roof covering over the rear storage area	1	Item	£	700
1.29	Remove gutters & down pipes and fascia detailing	1	Item	£	300
1.30	Remove soffit of overhanging roof	1	Item	£	200
1.31	Break out the concrete walkway under the covered area	1	Item	£	1,800
1.32	Remove columns that are supporting the overhanging roof structure	1	Item	£	300
1.33	Sundry removals internally & externally	1	Item	£	1,000
1.34	Preliminaries	12%		£	3,696
1.35	Price & Design Development	10%		£	3,080
				Sub Total	£ 37,576

SPORTS PAVILION

Item	Description	Quantity	Unit	Rate	TOTAL
	<i>Rounding</i>				£ 424
				summary	£ 38,000
2.00 SUBSTRUCTURES					
2.01	Excavate to reduce levels over areas of extension	42	m3	£ 15	£ 630
2.02	Disposal off site	79	m3	£ 60	£ 4,740
2.03	Excavate trench for foundation	37	m3	£ 20	£ 740
2.04	Concrete to foundations	37	m3	£ 190	£ 7,030
2.05	Hardcore under slab	11	m3	£ 50	£ 550
2.06	Insulation	72	m ²	£ 40	£ 2,880
2.07	Concrete slab	11	m3	£ 220	£ 2,420
2.08	Fabric reinforcement	143	m ²	£ 15	£ 2,145
2.09	Allowance for possible work to the existing foundations of the hall; underpinning or support?	1	Item		£ 2,000
2.10	140mm blockwork skin to dpc	10	m ²	£ 90	£ 900
2.11	Preliminaries	12%			£ 2,884
2.12	Price & Design Development	10%			£ 2,404
				Sub Total	£ 29,323
	<i>Rounding</i>				£ (323)
				To summary	£ 29,000
3.00 ROOF					
3.01	Allowance for works to the existing roof structure to adapt to the extension	1	Item		£ 750
3.02	Timber trusses to extension; 10m span at 450mm centres	10	nr	£ 250	£ 2,500

SPORTS PAVILION

Item	Description	Quantity	Unit	Rate	TOTAL
3.03	Allowance for bracing timbers	1	Item		£ 200
3.04	Wall plate	18	m	£ 15	£ 270
3.05	Allowance for carpenters metalwork	1	Item		£ 800
3.06	Allowance for adapting roof structure to take rooflight	1	Item		£ 900
3.07	Breather membrane to roof	262	m ²	£ 5	£ 1,310
3.08	Profiled metal sheeting to roof with tile effect profile	262	m ²	£ 60	£ 15,720
3.09	Fixing ridge & verge flashings	23	m	£ 10	£ 230
3.10	Reuse retained steel sheets to recover the rear storage area	46	m ²	£ 15	£ 690
3.11	Cast aluminium gutters	45	m	£ 60	£ 2,700
3.12	Cast aluminium downpipes	11	m	£ 75	£ 825
3.13	Preliminaries	12%			£ 3,227
3.14	Price & Design Development	10%			£ 2,690
				Sub Total	£ 32,812
					£ 188
				To summary	£ 33,000
4.00	EXTERNAL WALLS				
4.01	140mm blockwork	104	m ²	£ 90	£ 9,360
4.02	Softwood battens	147	m ²	£ 50	£ 7,350
4.03	100mm Rockwool insulation; supply £35	147	m ²	£ 60	£ 8,820
4.04	Softwood counter battens	147	m ²	£ 30	£ 4,410
4.05	50mm Rockwool insulation; supply £20	147	m ²	£ 35	£ 5,145

SPORTS PAVILION

Item	Description	Quantity	Unit	Rate	TOTAL
4.06	Vapour barrier	147	m ²	£ 8	£ 1,176
4.07	25x50mm counter battens	147	m ²	£ 15	£ 2,205
4.08	British Larch feather edge cladding; supply £250/m ²	147	m ²	£ 70	£ 10,290
4.09	Akzo Sikkens black staining to timber cladding	147	m ²	£ 40	£ 5,880
4.10	Preliminaries	12%			£ 6,556
4.11	Price & Design Development	10%			£ 5,464
				Sub Total	£ 66,656
					£ 344
				To summary	£ 67,000
5.00 WINDOWS & EXTERNAL DOORS					
5.01	Allowance for powder coated aluminium glazed doors	1	Item		£ 35,000
5.02	Allowance for Larch lining to door openings	37	m	£ 30	£ 1,110
5.03	Allowance for Barn doors covering external doors; will require to be bespoke constructed to suite each opening; manufactured in Larch to match cladding	1	Item		£ 22,000
5.04	Additional cost for posts to support barn doors, assume will require a Larch post both sides bolted/strapped to the blockwork wall; may require an additional softwood packer	1	Item		£ 6,000
5.05	Allowance for ironmongery to barn doors; T hinges, latches, locks, hold open devices	1	Item		£ 4,000
5.06	Akzo Sikkens black staining to barn doors	29	m ²	£ 40	£ 1,160
5.07	Allowance for rooflight over kitchen; fixed	1	Item		£ 2,500
5.08	Preliminaries	12%			£ 8,612

SPORTS PAVILION

Item	Description	Quantity	Unit	Rate	TOTAL
5.09	Price & Design Development	10%			£ 7,177
				Sub Total	£ 87,559
	<i>Rounding</i>				£ 441
				To summary	£ 88,000
6.00	INTERNAL WALLS & DOORS				
6.01	100mm blockwork walls	104	m ²	£ 50	£ 5,200
6.02	Blockwork above partitions in roof void to provide fire break between function room/kitchen & changing/clubroom	24	m ²	£ 50	£ 1,200
6.03	Timber stud partitions to internal furniture store:				
a	Studs	12	m ²	£ 40	£ 480
b	Insulation	12	m ²	£ 20	£ 240
c	Wire mesh and plywood screwed and glued to external store sides	12	m ²	£ 70	£ 840
d	Insulated plasterboard internally	12	m ²	£ 60	£ 720
6.04	Cubicle partitions to toilets to function room	1	Item		£ 1,800
6.05	Curtain screen to create partitions to accessible changing	1	Item		£ 500
6.06	Cubicle partitioning to create privacy screen into changing rooms	1	Item		£ 700
6.07	Softwood door lining to internal doors; architraves both sides; primed for final painting; single door	13	nr	£ 150	£ 1,950
6.08	Softwood door lining to internal doors; architraves both sides; primed for final painting; double door	2	nr	£ 250	£ 500
6.09	Plywood faced solid core door leaf for painting	13	nr	£ 150	£ 1,950
6.10	Pair of plywood faced solid core door leaf for painting	2	nr	£ 300	£ 600

SPORTS PAVILION

Item	Description	Quantity	Unit	Rate	TOTAL
6.11	Allowance for ironmongery per leaf	15	nr	£ 250	£ 3,750
6.12	Preliminaries	12%			£ 2,452
6.13	Price & Design Development	10%			£ 2,043
				Sub Total	£ 24,925
	<i>Rounding</i>				£ 75
				To summary	£ 25,000
7.00 FINISHES & DECORATION					
	Wall finishes				
7.01	Plaster to new and existing walls	628	m ²	£ 40	£ 25,120
7.02	Wall tiling to splashbacks to basin & kitchens; supply £30/m ²	11	m ²	£ 60	£ 660
7.03	Wall tiling to shower; supply £30/m ²	7	m ²	£ 60	£ 420
	Floor Finishes				
7.04	Screed to areas of new slab	72	m ²	£ 60	£ 4,320
7.05	Make good/levelling screed to retained floor areas	124	m ²	£ 25	£ 3,100
7.06	Insulation to existing slab of furniture store; separating membrane, screed	11	m ²	£ 78	£ 858
7.07	Vinyl sheet flooring	122	m ²	£ 55	£ 6,710
7.08	Non slip vinyl sheet flooring	84	m ²	£ 65	£ 5,460
7.09	Timber skirtings	256	m	£ 15	£ 3,840
	Ceiling finishes				
7.10	Additional insulation in roof space	205	m ²	£ 20	£ 4,100
7.11	Moisture resistant plasterboard & skim coat plaster	205	m ²	£ 65	£ 13,325

SPORTS PAVILION

Item	Description	Quantity	Unit	Rate	TOTAL
7.12	Insulated plasterboard to ceiling of furniture store	11	m ²	£ 70	£ 770
	Decoration				
7.13	Make good render to north wall, redecorate	45	m ²	£ 40	£ 1,800
7.14	Emulsion paint to walls & ceilings	856	m ²	£ 12	£ 10,272
7.15	Painting doors	15	nr	£ 150	£ 2,250
7.16	Painting skirtings	256	m	£ 10	£ 2,560
7.17	Preliminaries	12%			£ 10,268
7.18	Price & Design Development	10%			£ 8,557
				Sub Total	£ 104,389
					£ (389)
	<i>Rounding</i>			To summary	£ 104,000
8.00	FITTINGS				
8.01	Allowance for fitting out kitchen off function room; Howdens standard of units & worktops	1	Item		£ 10,000
8.02	Allowance for kitchenette to club room; Howdens standard of units & worktops	1	Item		£ 2,000
8.03	Allowance for fridge to each kitchen space	1	Item		£ 700
8.04	Allowance for electric oven & hob to main kitchen	1	Item		£ 900
8.05	Allowance for changing room benching;	1	Item		£ 5,000
8.06	Allowance for lockers	1	Item		£ 600
8.07	Allowance for refitting shelving etc to external store following alterations	1	Item		£ 400
8.08	Allowance for shelving to stores	1	Item		£ 1,500

SPORTS PAVILION

Item	Description	Quantity	Unit	Rate	TOTAL
8.09	Preliminaries	12%			£ 2,532
8.10	Price & Design Development	10%			£ 2,110
				Sub Total	£ 25,742
					£ 258
	<i>Rounding</i>			To summary	£ 26,000
9.00	SERVICES				
	Sanitary Fittings				
9.01	Supply of sanitary fittings	1	Item		£ 6,500
9.02	Installation of sanitaryware	1	Item		£ 2,500
	Plumbing & Heating Installations				
	<i>Provisional allowances for guidance, needs further design input.</i>				
9.03	Cold water supplies to all basins, WC, urinal & sinks; Internal wastes to all sanitaryware	1	Item		£ 5,000
9.04	Point of use hot water boilers to basins & sinks; changing side	1	Item		£ 4,000
9.05	Gas fired boiler; instantaneous so no hot water storage	1	Item		£ 5,000
9.06	Heating via radiators	1	Item		£ 6,000
9.07	Reroute main gas supply	1	Item		£ 2,000
	Electrical Installations				
9.08	Allowance for Electrical installations	1	Item		£ 12,000
9.09	Additional check metering	1	Item		£ 500
9.10	Intruder/fire alarm system (not CCTV)	1	Item		£ 4,000

PROJECT: GOOSEACRE REDEVELOPMENT, RADLEY

SPORTS PAVILION

Item	Description	Quantity	Unit	Rate	TOTAL
9.11	External lighting	1	Item		£ 2,000
Ventilation Installations					
9.12	Mechanical extract system; assumed something better than simple extracts	1	Item		£ 6,000
9.13	Preliminaries	12%			£ 6,660
9.14	Price & Design Development	10%			£ 5,550
Sub Total					£ 67,710
<i>Rounding</i>					£ 290
To summary					£ 68,000

VILLAGE HALL

Item	Description	Quantity	Unit	Rate	TOTAL
10.00 DEMOLITION & ALTERATION					
10.01	Strip out kitchen and utility areas complete	1	Item	£	1,200
10.02	Strip out sanitaryware complete comprising WCs, basins, urinals	1	Item	£	1,000
10.03	Take down internal walls	1	Item	£	1,100
10.04	Take out internal door and frame; block up opening	1	Item	£	200
10.05	Strip out all plumbing and heating installations complete	1	Item	£	1,700
10.06	Strip out electrics and lighting	1	Item	£	1,700
10.07	Remove stage lighting, set aside for possible reuse	1	Item	£	400
10.08	Hack off wall tiles	1	Item	£	100
10.09	Remove vinyl floor coverings	1	Item	£	4,600
10.10	Remove carpet tiles	1	Item	£	500
10.11	Take down ceilings	1	Item	£	1,600
10.12	Hack off pebble dash render	1	Item	£	1,600
10.13	Take out section of external wall; insert steel over	1	Item	£	2,700
10.14	Take out window, block up opening; 4nr	1	Item	£	500
10.15	Take out window, adapt opening to suit proposed door	1	Item	£	500
10.16	Take out double doors; block up opening	1	Item	£	400
10.17	Remove entrance door; adapt opening to suit revised entrance	1	Item	£	700
10.18	Remove central pier supporting roof; insert steel over	1	Item	£	3,000
10.19	Allow to remove the roofing felt from roof	1	Item	£	3,100
10.20	Remove timber fascia detail	1	Item	£	1,100

VILLAGE HALL

Item	Description	Quantity	Unit	Rate	TOTAL
10.21	Remove timber cladding from end of vaulted roof	1	Item	£ 300	£ 300
10.22	Remove defibrillator; install in temporary revised location	1	Item	£ 300	£ 300
10.23	Form opening in existing timber roof structure for rooflight	1	Item	£ 4,800	£ 4,800
10.24	Take out remaining windows & external doors; prepare to receive new	1	Item	£ 900	£ 900
10.25	Preliminaries	12%		£ 4,080	£ 4,080
10.26	Price & Design Development	10%		£ 3,400	£ 3,400
				Sub Total	£ 41,480
					£ (480)
				summary	£ 41,000
11.00 SUBSTRUCTURES					
11.01	Excavate to reduce levels over areas of extension	13	m3	£ 15	£ 195
11.02	Disposal off site	23	m3	£ 60	£ 1,380
11.03	Excavate trench for foundation	10	m3	£ 20	£ 200
11.04	Concrete to foundations	10	m3	£ 190	£ 1,900
11.05	Hardcore under slab	3	m3	£ 50	£ 150
11.06	Insulation	21	m ²	£ 40	£ 840
11.07	Concrete slab	3	m3	£ 220	£ 660
11.08	Fabric reinforcement	42	m ²	£ 15	£ 630
11.09	140mm blockwork skin to dpc	2	m ²	£ 90	£ 180
11.10	Preliminaries	12%		£ 736	£ 736
11.11	Price & Design Development	10%		£ 614	£ 614

VILLAGE HALL

Item	Description	Quantity	Unit	Rate	TOTAL
				Sub Total	£ 7,485
	<i>Rounding</i>				£ (485)
				To summary	£ 7,000
12.00 ROOF					
12.01	Timber joists	47	m	£ 15	£ 705
12.02	Wall plate	7	m	£ 15	£ 105
12.03	Carpenters metalwork	1	Item		£ 200
12.04	Plywood roof deck	22	m ²	£ 40	£ 880
12.05	Cut to falls insulation	183	m ²	£ 70	£ 12,810
12.06	Insulation cut in strips and secured to barrel roof	147	m ²	£ 50	£ 7,350
12.07	Single ply membrane to roof	330	m ²	£ 60	£ 19,800
12.08	Roof perimeter flashing	60	m	£ 125	£ 7,500
12.09	Cast Aluminium gutters	60	m	£ 60	£ 3,600
12.10	Cast Aluminium downpipes	18	m	£ 75	£ 1,350
12.11	Allowance for extended roof over revised entrance	1	Item		£ 500
12.12	Preliminaries	12%			£ 6,576
12.13	Price & Design Development	10%			£ 5,480
				Sub Total	£ 66,856
	<i>Rounding</i>				£ 144
				To summary	£ 67,000

VILLAGE HALL

Item	Description	Quantity	Unit	Rate	TOTAL
13.00 EXTERNAL WALLS					
13.01	140mm blockwork	42	m ²	£ 90	£ 3,780
13.02	Softwood battens	164	m ²	£ 60	£ 9,840
13.03	100mm Rockwool insulation; supply £35	164	m ²	£ 60	£ 9,840
13.04	Softwood counter battens	164	m ²	£ 30	£ 4,920
13.05	50mm Rockwool insulation; supply £20	164	m ²	£ 35	£ 5,740
13.06	Vapour barrier	164	m ²	£ 8	£ 1,312
13.07	25x50mm counter battens	164	m ²	£ 15	£ 2,460
13.08	British Western Red Cedar vertical rainshield cladding; supply £47/m ²	164	m ²	£ 95	£ 15,580
13.09	Render to wall at entrance	14	m ²	£ 70	£ 980
13.10	Capping to top of entrance wall	4	m	£ 150	£ 600
13.11	Preliminaries	12%			£ 6,606
13.12	Price & Design Development	10%			£ 5,505
				Sub Total	£ 67,163
					£ (163)
				To summary	£ 67,000
14.00 WINDOWS & EXTERNAL DOORS					
14.01	Allowance for powder coated aluminium glazed doors	1	Item		£ 34,000
14.02	Curved window units installed in end of barrel vaulted roof	1	Item		£ 21,000
14.03	Surround to window & doors; coloured Eternit cement board on battens	60	m	£ 20	£ 1,200

VILLAGE HALL

Item	Description	Quantity	Unit	Rate	TOTAL
14.04	Allowance for rooflight; Velux Vario flat rooflight; fixed; burglary resistant; 1800x100mm; supply £1,900	2	nr	£ 2,000	£ 4,000
14.05	Allowance for rooflight; Velux Vario flat rooflight; fixed; burglary resistant; 1000x100mm; supply £1,700	2	nr	£ 1,800	£ 3,600
14.06	Preliminaries	12%			£ 7,656
14.07	Price & Design Development	10%			£ 6,380
				Sub Total	£ 77,836
	<i>Rounding</i>				£ 164
				To summary	£ 78,000
15.00 INTERNAL WALLS & DOORS					
15.01	100mm blockwork walls	98	m ²	£ 50	£ 4,900
15.02	Cubicle partitions to toilets	1	Item		£ 1,350
15.03	Privacy screen to urinal	1	Item		£ 300
15.04	Softwood door lining to internal doors; architraves both sides; primed for final painting; single door	13	nr	£ 150	£ 1,950
15.05	Softwood door lining to internal doors; architraves both sides; primed for final painting; double door	6	nr	£ 250	£ 1,500
15.06	Plywood faced solid core door leaf for painting	13	nr	£ 150	£ 1,950
15.07	Pair of plywood faced solid core door leaf for painting	6	nr	£ 300	£ 1,800
15.08	Allowance for ironmongery per leaf	25	nr	£ 250	£ 6,250
15.09	Preliminaries	12%			£ 2,400
15.10	Price & Design Development	10%			£ 2,000
				Sub Total	£ 24,400
	<i>Rounding</i>				£ (400)

VILLAGE HALL

Item	Description	Quantity	Unit	Rate	TOTAL
				To summary	£ 24,000
16.00 FINISHES & DECORATION					
	Wall finishes				
16.01	Plaster to new and existing walls	433	m ²	£ 40	£ 17,320
16.02	Wall tiling to splashbacks to basin & kitchens; supply £30/m ²	18	m ²	£ 60	£ 1,080
	Floor Finishes				
16.03	Screed to areas of new slab	19	m ²	£ 60	£ 1,140
16.04	Make good/levelling screed to retained floor areas	280	m ²	£ 25	£ 7,000
16.05	Vinyl sheet flooring	215	m ²	£ 55	£ 11,825
16.06	Non slip vinyl sheet flooring	47	m ²	£ 65	£ 3,055
16.07	Fibre bonded carpet	37	m ²	£ 40	£ 1,480
16.08	Skirtings	185	m	£ 15	£ 2,775
	Ceiling finishes				
16.09	Moisture resistant plasterboard & skim coat plaster	187	m ²	£ 65	£ 12,155
	Decoration				
16.10	Emulsion paint to walls & ceilings	620	m ²	£ 12	£ 7,440
16.11	Painting doors	19	nr	£ 150	£ 2,850
16.12	Painting skirtings	185	m	£ 10	£ 1,850
16.13	Preliminaries	12%			£ 8,396
16.14	Price & Design Development	10%			£ 6,997
				Sub Total	£ 85,363

VILLAGE HALL

Item	Description	Quantity	Unit	Rate	TOTAL
					£ (363)
	<i>Rounding</i>				£ (363)
				To summary	£ 85,000
17.00 FITTINGS					
17.01	Allowance for fitting out kitchen; Howdens standard of units & worktops	1	Item		£ 8,000
17.02	Allowance for fridge to each kitchen space	1	Item		£ 350
17.03	Allowance for electric oven & hob to main kitchen	1	Item		£ 900
17.04	Allowance for shelving; £500/store	1	Item		£ 4,000
17.05	Preliminaries	12%			£ 1,590
17.06	Price & Design Development	10%			£ 1,325
				Sub Total	£ 16,165
	<i>Rounding</i>				£ (165)
				To summary	£ 16,000
18.00 SERVICES					
	Sanitary Fittings				
18.01	Supply of sanitary fittings	1	Item		£ 2,200
18.02	Installation of sanitaryware	1	Item		£ 1,000
18.03	Allowance for DOC M pac to assisted WC; include installation	1	Item		£ 1,500
	Plumbing & Mechanical Installations				
	<i>Provisional allowances for guidance, needs further design input.</i>				

VILLAGE HALL

Item	Description	Quantity	Unit	Rate	TOTAL
18.04	Cold water supplies to all basins, WC, urinal & sinks; Internal wastes to all sanitaryware	1	Item	£	5,000
18.05	Point of use hot water boilers to basins & sinks; changing side	1	Item	£	2,000
18.06	Gas fired boiler; instantaneous so no hot water storage	1	Item	£	5,000
18.07	Heating via radiators	1	Item	£	6,000
Electrical Installations					
18.08	Allowance for Electrical installations	1	Item	£	13,000
18.09	Allowance for task lighting	1	Item	£	1,000
18.10	Allowance for AV system	1	Item	£	15,000
18.11	Allowance for induction loops to meeting room & main hall	1	Item	£	1,000
18.12	External lighting	1	Item	£	2,000
18.13	Intruder/fire alarm system (not CCTV)	1	Item	£	4,000
Ventilation Installations					
18.14	Mechanical extract system; assumed something better than simple extracts	1	Item	£	3,000
18.15	Preliminaries	12%		£	7,404
18.16	Price & Design Development	10%		£	6,170
				Sub Total	£ 75,274
					£ (274)
				To summary	£ 75,000

EXTERNAL WORKS

Item	Description	Quantity	Unit	Rate	TOTAL
19.00 PAVING, FOOTPATHS & FENCING					
Site Works around Sports Pavilion					
19.01	Remove trees from ditch	1	Item	£	500
19.02	Construct blockwork wall on foundation within ditch; backfill with hardcore	1	Item	£	2,000
19.03	Security fence 2200mm high	15	m	£ 95	£ 1,425
19.04	Gates to security fence	1	nr	£ 700	£ 700
19.05	600x600mm concrete paving slabs on hardcore bed	204	m ²	£ 65	£ 13,260
19.06	No allowance for bin store	1	Item	£	-
Site Works around Village Hall					
19.07	600x600mm concrete paving slabs on hardcore bed	235	m ²	£ 65	£ 15,275
19.08	Bowtop metal fence	22	m	£ 100	£ 2,200
19.09	Gate	1	nr	£ 300	£ 300
19.10	Preliminaries	12%			£ 4,279
19.11	Price & Design Development	10%			£ 3,566
				Sub Total	£ 43,505
					£ 495
				To summary	£ 44,000

20.00 DRAINAGE ALTERATIONS					
Drainage to Sports Pavilion					
20.01	Allowance for adaptations to surface water drainage, possible new soakaway	1	Item	£	5,000

EXTERNAL WORKS

Item	Description	Quantity	Unit	Rate	TOTAL	
20.02	Allowance for adaptations to foul drainage to suit revised building layout	1	Item		£ 6,000	
Drainage to Village Hall						
20.03	Minor alterations	1	Item		£ 1,000	
20.04	Preliminaries	12%			£ 1,440	
20.05	Price & Design Development	10%			£ 1,200	
					Sub Total	£ 14,640
					<i>Rounding</i>	£ 360
					To summary	£ 15,000

21.00 CAP PARK IMPROVEMENTS & CYCLE PARKING						
21.01	Hoggin path from car park up to Sports Pavilion	262	m ²	£ 40	£ 10,480	
21.02	Base for cycle storage	1	Item		£ 2,500	
21.03	Covered cycle storage; supply £5,800	1	Item		£ 7,000	
21.04	Car parking improvements as proposed site plan drawing	1	Item		£ 53,000	
21.05	Fencing	1	Item		£ 5,000	
21.06	Vehicle gates	1	Item		£ 1,000	
21.07	Preliminaries	12%			£ 9,478	
21.08	Price & Design Development	10%			£ 7,898	
					Sub Total	£ 96,356
					<i>Rounding</i>	£ (356)
					To summary	£ 96,000

PROJECT: GOOSEACRE REDEVELOPMENT, RADLEY



EXTERNAL WORKS

Item	Description	Quantity	Unit	Rate	TOTAL
22.00 PLAY AREA UPGRADE					
22.01	Excavations, area levelled out and all necessary groundworks completed in preparation for laying Agri-Flex all weather, porous surfacing. Removal of spoil to a maximum depth of 100mm and a layer of MOT to a minimum level of 50mm	360	m ²	£ 25	£ 9,000
22.02	All weather, porous Agri-Flex 40>100m surfacing at 40mm	360	m ²	£ 52	£ 18,720
22.03	Additional play equipment - cost is dependant on what is required; budget based on Sawscape play equipment supplied and installed - sand shack, tractor, rocker, sunken trampoline	1	Item		£ 22,000
22.04	Allowance for picnic tables & benches	1	Item		£ 1,000
22.05	Allowance for kick wall, 8m x 2.8m high	1	Item		£ 7,000
22.06	Preliminaries	12%			£ 6,926
22.07	Price & Design Development	10%			£ 5,772
				Sub Total	£ 70,418
	<i>Rounding</i>				£ (418)
				To summary	£ 70,000