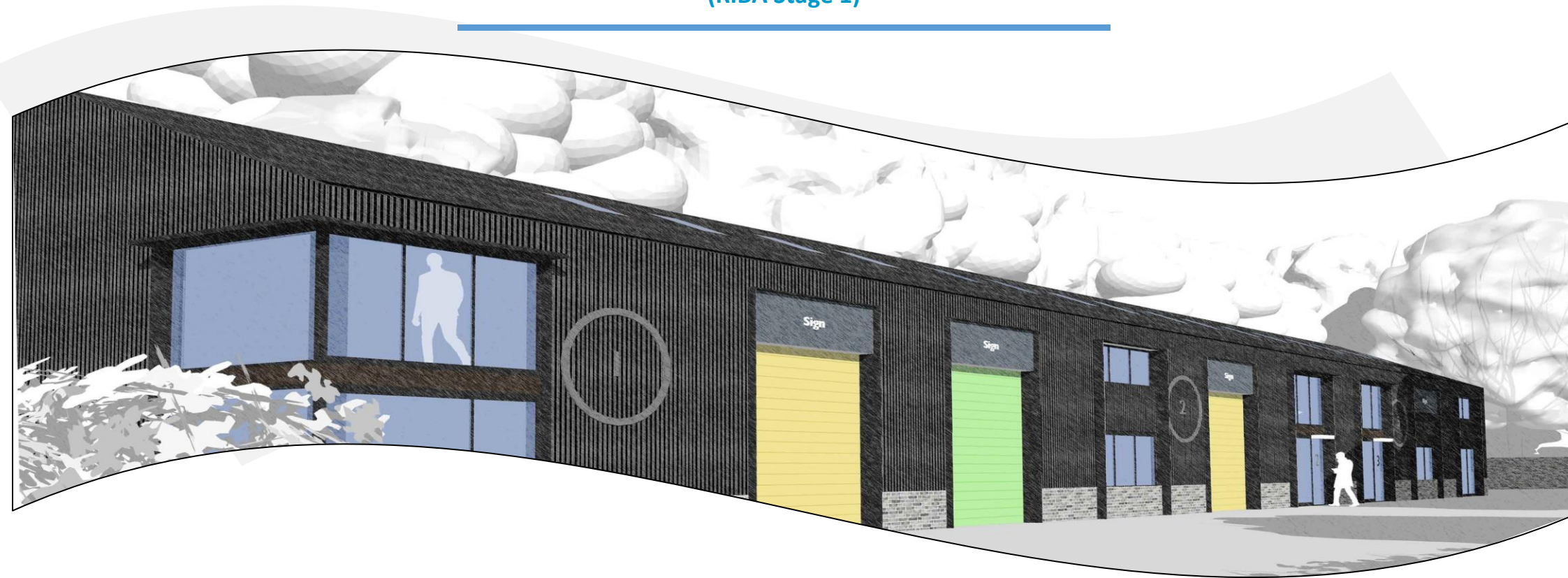




Draft Elemental Cost Estimate
Bishops Waltham Depot
Rev B
(RIBA Stage 1)



1.0 INTRODUCTION

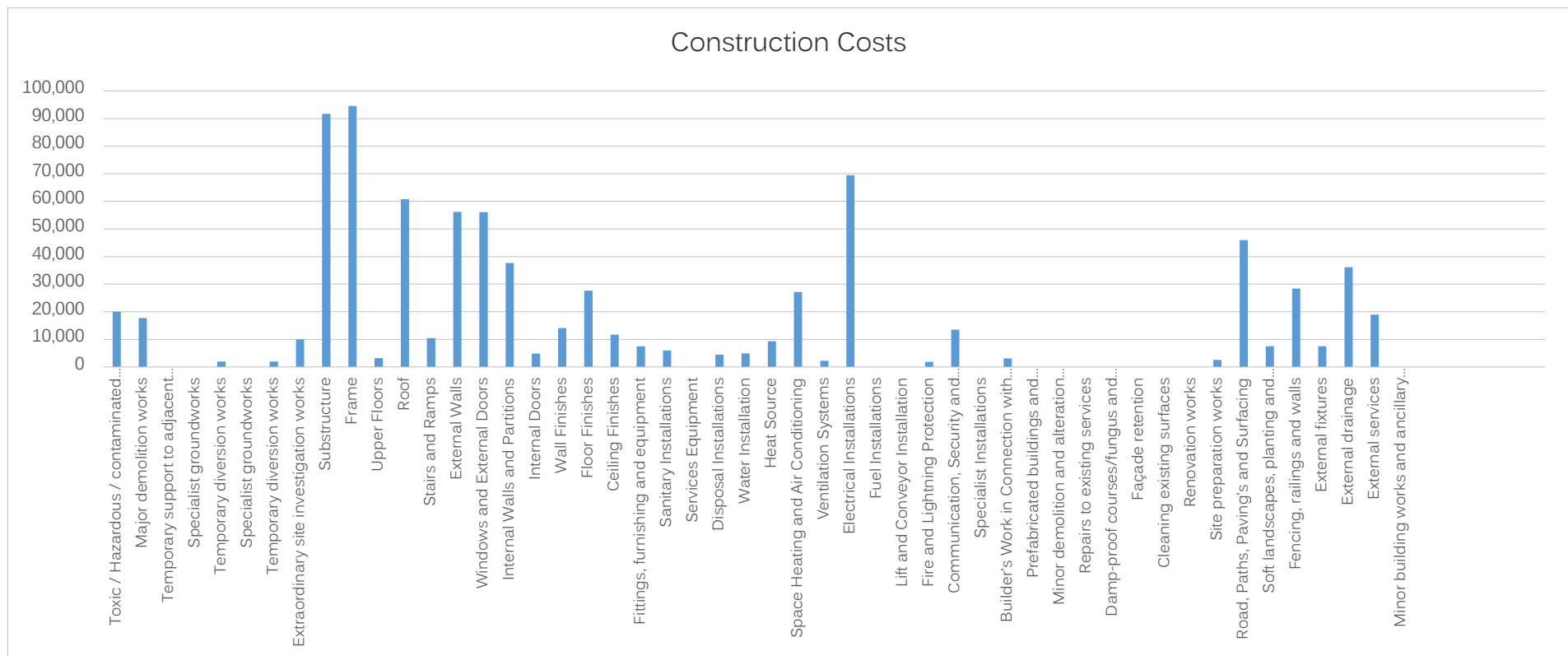
- 1.00 This Elemental Cost Estimate has been prepared following instruction by Winchester City Council. The proposed development consists of the construction of a new commercial / industrial unit and demolition of existing industrial unit. The site is sloped and therefore will include an element of retaining works.
- 2.00 As requested by Winchester City Council, the Estimated Total Build for this Elemental Cost Estimate has been updated from 3rd Quarter 2017 to 3rd Quarter 2018 only. No review of the rates has been undertaken since the previous revision dated 20 October 2016.
- 3.00 The Elemental Cost Estimate is based upon the drawings and specifications noted in Section 4.0.
- 4.00 Due to the preliminary and conceptual nature of the design it is strongly recommended that further design development and investigative works are undertaken, including in relation to the construction methodology / phasing, substructure and retaining works. Notwithstanding the above, this Elemental Cost Estimate includes a contingency allowance of 5%. This allowance is a guideline and should not be relied upon as an adequate contingency for the design development and/or Works. No formal risk analysis has been undertaken.
- 5.00 We would recommend that this Elemental Cost Estimate is updated and reviewed further as the investigations and design progress.
- 6.00 This Elemental Cost Estimate has been prepared on the basis that the project will be tendered competitively and carried out under a single main contract.
- 7.00 No detailed site inspections and / or investigations have been undertaken prior to the preparation of this Elemental Cost Estimate.
- 8.00 We would recommend that the structural, infrastructure, services and external works costs are reviewed once appropriate consultants have been appointed / design progressed in order to achieve a greater level of cost certainty.
- 9.00 The purpose of this Elemental Cost Estimate is to provide Winchester City Council with a budget indication of the likely cost for developing the project and should only be used as a guide to a potential cost of the scheme provided.
- 10.00 It should be noted that all costs referred to herein are exclusive of VAT.
- 11.00 This Estimate has been prepared for the exclusive use of our Client, Winchester City Council, and shall not be copied, issued or relied upon by any third parties without our prior written consent.

2.0 SUMMARY

Ref	Description	Value (£)	%
0.0	Facilitating Works	£49,745	6%
1.0	Substructure	£91,670	11%
2.0	Superstructure	£323,693	39%
3.0	Internal Finishes	£53,481	7%
4.0	Furniture, Furnishings and Equipment	£7,500	1%
5.0	Services	£142,096	17%
6.0	Prefabricated buildings and building units	£0	0%
7.0	Works to existing buildings	£0	0%
8.0	External Works	<u>£147,056</u>	18%
Total Construction Costs excluding on-costs (Rounded)		£820,000	
9.0	Preliminaries, say 38 weeks @ £2,500	£95,000	
10.0	Main Contractor's overheads and profit @ 8%	£73,000	
11.0	Design Fees Excluded	£0	
12.0	Contingency @ 5%	£49,000	
Estimated Total Build Cost - Rounded (4th Quarter 2016)		£1,040,000	
13.0	Inflation Allowance		
	TPI - 4th Quarter 2016	283	%
	TPI - 3rd Quarter 2018 (Forecast)	315	11.3
Estimated Total Build Cost - Rounded (3rd Quarter 2018)			<u>£1,160,000</u>

2.0 SUMMARY

Description	Area (m ²)	Area (ft ²)	Total Cost (£)	£ / m ²	£ / ft ²
New Build	811	8,730	1,160,000	1,430	133
New Build (Excluding Facilitating and External Works)	811	8,730	948,199	1,169	109



3.0 COST PLAN

Ref	Description	Quantity	Unit	Rate	Sub Total (£)	Totals
0.0	<u>Facilitating Works</u>					
0.1	Toxic / Hazardous / contaminated material treatment					20,000.00
0.1.1	Toxic or hazardous material removal				Excluded	
0.1.1.1	<i>Allowance for removal of asbestos containing materials</i>	1	item	10,000.00	10,000.00	
0.1.2	Contaminated land				Excluded	
0.1.2.1	Allowance for removal of ground contamination. Provisional Sum, quantum unknown.	1	item	10,000.00	10,000.00	
0.1.3	Eradication of plant growth				Excluded	
0.2	Major demolition works					17,745.00
0.2.1	Demolition works				Excluded	
0.2.1.1	<i>Allowance for demolition of existing industrial unit - Provisional Sum based on approximate GIFA, inc. Disposal.</i>	507	m2	35.00	17,745.00	
0.2.1.2	<i>EO allowance for break up and removal of tarmac.</i>				Excluded	
0.2.1.3	<i>Allowance for the removal of internal fixtures, fittings and equipment from the existing structure.</i>				Excluded	
0.2.2	Soft strip works				Excluded	
0.3	Temporary support to adjacent structures					0.00
0.3.1	Temporary support to adjacent structures				Excluded	
0.4	Specialist groundworks					0.00
0.4.1	Site dewatering and pumping				Excluded	
0.4.2	Soil stabilisation measures				Excluded	
0.4.3	Ground gas venting measures				Excluded	
0.5	Temporary diversion works					2,000.00
0.5.1	Temporary diversion works				Excluded	
0.5.1.1	<i>Allowance for capping and/or termination of existing services prior to demolition.</i>	1	item	2,000.00	2,000.00	

3.0 COST PLAN

0.6	Extraordinary site investigation works						10,000.00
0.6.1	Archaeological investigation					Excluded	
0.6.2	Reptile/wildlife mitigation measures					Excluded	
0.6.3	Other extraordinary site investigation works					Excluded	
0.6.3.1	Allowance for works to existing trees, including root protection. Report required for assessment.	1	item	10,000.00		10,000.00	
1.0	<u>Substructure</u>						
1.1	Substructure						91,670.40
1.1.1	Standard foundations						
1.1.1.1	Allowance for reduce level dig to building footprint, say average depth of 300mm and disposal. Inert soil.	181	m3	40.00		7,248.00	
1.1.1.2	Extra Over for reduce level dig to form retaining wall working space.	140	m3	40.00		5,600.00	
1.1.1.3	Extra Over Excavation of pad foundations, assumed as 1200x1200mm at a depth of 500mm and disposal from site.	15	m3	40.00		600.00	
1.1.1.4	Extra Over Excavation of strip foundations, assumed as 1000mm width and disposal from site.	82	m3	40.00		3,280.00	
1.1.1.5	Allowance for formation of concrete foundations to strip, including reinforcement - poured against earth.	49	m3	120.00		5,904.00	
1.1.1.6	Allowance for formation of concrete foundations to pads, including reinforcement - poured against earth.	14	m3	120.00		1,728.00	
1.1.1.7	EO for pad formation / formwork.	20	nr	150.00		3,000.00	
1.1.2	Specialist foundations					Excluded	
1.1.3	Lowest floor construction					Excluded	
1.1.3.1	Type 1 below ground floor slab.	585	m2	5.00		2,923.20	
1.1.3.2	Blinding and dpc below ground floor slab.	585	m2	27.00		15,785.28	
1.1.3.3	Insulation to ground floor slab.	585	m2	15.00		8,769.60	
1.1.3.4	Concrete slab to pads, with reinforcement, 200mm thick.	117	m3	200.00		23,385.60	
1.1.3.5	Concrete slab, allowance for formwork etc.	585	m2	15.00		8,769.60	
1.1.3.6	Power float and hardener.	585	m2	8.00		4,677.12	

3.0 COST PLAN

2.0	Superstructure						
2.1	Frame						94,530.00
2.1.1	Steel frames						
2.1.1.1	Allowance for fabricated steelwork to structure - Provisional Sum	28	tonne	1,900.00		53,200.00	
2.1.1.2	Allowance for steelwork structure to mezzanine floors, including decking and particle board flooring - Provisional Sum	213	m2	120.00		25,560.00	
2.1.1.3	Allowance for secondary steelwork - Provisional Sum	5	tonne	1,900.00		9,500.00	
2.1.1.4	Allowance for steelwork fittings, say 10%	3	tonne	1,900.00		6,270.00	
2.1.2	Space frames / decks					Excluded	
2.1.3	Concrete casings to steel frames					Excluded	
2.1.4	Concrete frames					Excluded	
2.1.5	Timber frames					Excluded	
2.1.6	Specialist frames					Excluded	
2.2	Upper Floors						3,195.00
2.2.1	Floors						
2.2.1.1	Metal decking beams to mezzanine areas.					Included	
2.2.1.2	Partial boarding to mezzanine areas.					Included	
2.2.1.3	Insulation to mezzanine floors.	213	m2	15.00		3,195.00	
2.3	Roof						60,760.00
2.3.1	Roof structure						
2.3.1.1	Primary and secondary structure included in Frame.					Included	
2.3.2	Roof coverings						
2.3.2.1	Allowance for composite insulated metal panel with 80mm insulation - Kingspan KS1000LP or similar. Measured off plan.	618	m2	70.00		43,260.00	
2.3.2.2	Allowance for overhang / soffit system to roof area - 1.8m overhang.					Excluded	
2.3.2.3	EO allowance for formation of overhang / soffit structure.					Excluded	
2.3.2.4	Soffits and fascias						
2.3.2.4.1	Allowance for finish to soffit, underside.					Excluded	
2.3.3	Specialist roof systems					Excluded	
2.3.4	Roof drainage						
2.3.4.1	Allowance for guttering - Aluminium	106	m	50.00		5,280.00	
2.3.4.2	Allowance for downpipes and fittings (say, 8 Nr @ c5.05m) - Aluminium	40	m	50.00		2,020.00	

3.0 COST PLAN

2.3.5	Rooflights, skylights and openings					
2.3.5.1	Supply and installation of roof lights, 34 Nr. Polycarbonate.	34	nr	300.00	10,200.00	
2.3.6	Roof features				Excluded	
2.4	Stairs and Ramps					10,500.00
2.4.1	Stair/ramp structures					
2.4.1.1	Allowance for PPC metal staircases from ground to first floor, including PPC balustrades and handrails	3	nr	3,500.00	10,500.00	
2.4.2	Stair/ramp finishes				Included	
2.4.3	Stair/ramp balustrades				Included	
2.4.4	Ladders/chutes/slides				Excluded	
2.5	External Walls					56,157.88
2.5.1	External enclosing walls above ground level					
2.5.1.1	Allowance for micro-rib composite panels with 80mm insulation, assumed.	509	m2	75.00	38,140.88	
2.5.1.2	Allowance for facing brickwork, 75mm cavity insulation, 100mm cavity and inner 100mm dense blockwork.(Bwrk @ £400/thousand)	111	m2	120.00	13,308.00	
2.5.1.3	Allowance for brickwork sundries.	111	m2	10.00	1,109.00	
2.5.1.4	Allowance for lintels.	12	nr	300.00	3,600.00	
2.5.2	External enclosing walls below ground level				Excluded	
2.5.3	Solar/rain screening				Excluded	
2.5.4	External soffits				Excluded	
2.5.5	Subsidiary wall, balustrades and proprietary balconies				Excluded	
2.5.6	Façade access/cleaning systems				Excluded	
2.6	Windows and External Doors					56,082.50
2.6.1	External windows					
2.6.1.1	Allowance for double glazed aluminium window	36	m2	385.00	13,860.00	
2.6.1.2	Allowance for full height curtain walling, aluminium.	62	m2	425.00	26,222.50	
2.6.2	External doors					
2.6.2.1	Allowance for main entrance door and vision panel surrounds.	4	item	2,000.00	8,000.00	
2.6.2.2	Allowance for roller shutter doors, as per Elevation Drawing 168-SK-04-Provisional Sum.	2	nr	4,000.00	8,000.00	

3.0 COST PLAN

2.7	Internal Walls and Partitions					37,668.00
2.7.1	Walls and partitions					
2.7.1.1	100mm blockwork to ground floor walls / partitions. 3m high.	158	m2	45.00	7,128.00	
2.7.1.2	Internal party walls, composite panel party wall system; 7.5m high. Assumed as Kingspan KS900MR Composite Panels; 100mm thick.	134	m2	100.00	13,400.00	
2.7.1.3	Extra over cost for Fireproofing between composite panel and roof - Prov Sum	1	item	2,500.00	2,500.00	
2.7.1.4	Extra over cost for the formation of openings for doors (lintels etc)	12	nr	100.00	1,200.00	
2.7.2	Balustrades and handrails					
2.7.2.1	Allowance for balustrade and glass infill panel.	34	m	400.00	13,440.00	
2.7.3	Moveable room dividers					Excluded
2.7.4	Cubicles					Excluded
2.8	Internal Doors					4,800.00
2.8.1	Internal Doors					
2.8.1.1	Allowance for internal doors kits, including door leaf, ironmongery, architraves, stops and linings. Not fire rated.	12	nr	400.00	4,800.00	
3.0	Internal Finishes					
3.1	Wall Finishes					14,141.56
3.1.1	Wall Finishes					
3.1.1.1	Plasterboard, 12.5mm, and skim to inside face of internal blockwork walls to ground floor toilet / sink area. 3m high.	191	m2	25.00	4,770.00	
3.1.1.2	Decorations to internal face of external wall, where block work exposed to production areas. 3m high.	606	m2	8.00	4,845.16	
3.1.1.3	Decoration to all internal plastered walls.	191	m2	8.00	1,526.40	
3.1.1.4	Allowance for ceramic wall tiling to Splashback's. 0.3m height.	1	item	500.00	500.00	
3.1.1.5	Allowance for general joinery and boxings.	1	item	2,500.00	2,500.00	
3.2	Floor Finishes					27,624.30
3.2.1	Finishes to floors					
3.2.1.1	Carpet tiles to mezzanine area. 10% wastage.	234	m2	30.00	7,029.00	
3.2.1.2	Vinyl flooring to WC's. 10% wastage.	19	m2	35.00	680.30	

3.0 COST PLAN

3.2.1.3	Resin floor finish; with self levelling screed, 6mm to 8mm screed to production area.	569	m2	35.00	19,915.00	
3.2.1.4	Skirtings				Excluded	
3.2.2	Raised access floors				Excluded	
3.3	Ceiling Finishes					11,715.00
3.3.1	Finishes to ceilings				Excluded	
3.3.1.1	Suspended MF ceiling ; 1 layer of 12.5mm sound bloc plasterboard fitted below mezzanine, on framing. To usable areas.	213	m2	35.00	7,455.00	
3.3.1.2	Plaster skim coat	213	m2	12.00	2,556.00	
3.3.1.3	Decoration to ceiling	213	m2	8.00	1,704.00	
3.3.2	False ceilings				Excluded	
3.3.3	Demountable suspended ceilings					
4.0	<u>Furniture, Furnishings and Equipment</u>					
4.1	Fittings, furnishing and equipment					7,500.00
4.1.1	General fittings, furnishings and equipment					
4.1.1.1	Allowance for supply and fit of 3 Nr kitchenette Areas.	3	Nr	2,500.00	7,500.00	
4.1.2	Domestic kitchen fittings and equipment				Excluded	
4.1.3	Special purpose fittings, furnishings and equipment				Excluded	
4.1.4	Signs/notices				Excluded	
4.1.5	Works of art				Excluded	
4.1.6	Non-mechanical and non-electrical equipment				Excluded	
4.1.7	Internal planting				Excluded	
4.1.8	Bird and vermin control				Excluded	
5.0	<u>Services</u>					
5.1	Sanitary Installations					6,000.00
5.1.1	Sanitary appliances					
5.1.1.1	Allowance for supply of sanitaryware to WC's - Provisional Sum.	6	nr	1,000.00	6,000.00	
5.1.2	Sanitary ancillaries				Excluded	

3.0 COST PLAN

5.2	Services Equipment					0.00
5.2.1	Services Equipment				Excluded	
5.3	Disposal Installations					4,500.00
5.3.1	Foul drainage above ground					
5.3.1.1	Disposal Installation for WC's	6	Nr	500.00	3,000.00	
5.3.1.2	Disposal Installation for Kitchenettes	3	Nr	500.00	1,500.00	
5.3.2	Chemical, toxic and industrial waste drainage				Excluded	
5.3.3	Refuse disposal				Excluded	
5.4	Water Installation					4,944.00
5.4.1	Mains water supply - General Allowance based on GIFA	618	m2	8.00	4,944.00	
5.4.2	Cold water distribution				Included	
5.4.3	Hot water distribution				Included	
5.4.4	Local hot water distribution				Included	
5.4.5	Steam and condensate distribution				Excluded	
5.5	Heat Source					9,326.00
5.5.1	Heat source					
5.5.1.1	General Allowance based on GIFA	618	m2	7.00	4,326.00	
5.5.1.2	EO allowance for split units / plant	1	item	5,000.00	5,000.00	
5.6	Space Heating and Air Conditioning					27,192.00
5.6.1	Central heating					
5.6.1.1	General Allowance based on GIFA	618	m2	44.00	27,192.00	
5.6.2	Local heating				Excluded	
5.6.3	Central cooling				Excluded	
5.6.4	Local cooling				Excluded	
5.6.5	Central heating and cooling				Excluded	
5.6.6	Local heating and cooling				Excluded	
5.6.7	Central air conditioning				Excluded	

3.0 COST PLAN

5.6.8	Local air conditioning				Excluded	
5.7	Ventilation Systems					2,250.00
5.7.1	Central ventilation				Excluded	
5.7.2	Local and special ventilation					
5.7.2.1	Local extract to WC's and kitchenette.	3	nr	750.00	2,250.00	
5.7.3	Smoke extract/control				Excluded	
5.8	Electrical Installations					69,440.00
5.8.1	Electrical mains distribution					
5.8.1.1	General Allowance based on GIFA	618	m2	80.00	49,440.00	
5.8.2	Power installations				Included	
5.8.3	Lighting installations				Included	
5.8.4	Specialist lighting installations				Excluded	
5.8.5	Local electricity generation systems				Excluded	
5.8.5.1	Allowance for PV system	1	item	20,000.00	20,000.00	
5.8.6	Earthing and bonding systems				Included	
5.9	Fuel Installations					0.00
5.9.1	Fuel storage				Excluded	
5.9.2	Fuel distribution systems				Excluded	
5.10	Lift and Conveyor Installation					0.00
5.10.1	Lifts				Excluded	
5.10.2	Generally				Excluded	
5.10.3	Escalators				Excluded	
5.10.4	Moving pavements				Excluded	
5.10.5	Powered stairlifts				Excluded	
5.10.6	Conveyors				Excluded	
5.10.7	Dock levellers and scissors lifts				Excluded	
5.10.8	Cranes and unenclosed hoists				Excluded	
5.10.9	Car lifts, car stacking systems, turntables and the like				Excluded	
5.10.10	Document handling systems				Excluded	

3.0 COST PLAN

5.10.11	Other lift and conveyor installations				Excluded	
5.11	Fire and Lightning Protection					1,854.00
5.11.1	Fire fighting systems				Excluded	
5.11.2	Fire suppression systems				Excluded	
5.11.3	Lightning protection					
5.11.3.1	Lightning protection	618	m2	3.00	1,854.00	
5.12	Communication, Security and Control Systems					13,500.00
5.12.1	Communication systems					
5.12.1.1	Door Entry System, assumed 1 Nr per plot - Provisional Sum	3	item	1,000.00	3,000.00	
5.12.1.2	Smoke detection and alarm systems				Included	
5.12.2	Security systems - Provisional Sum	3	item	3,500.00	10,500.00	
5.12.3	Central control/building management systems				Excluded	
5.13	Specialist Installations					0.00
5.13.1	Specialist piped supply installations				Excluded	
5.13.2	Specialist refrigeration systems				Excluded	
5.13.3	Specialist mechanical installations				Excluded	
5.13.4	Specialist electrical installation				Excluded	
5.13.5	Water features				Excluded	
5.14	Builder's Work in Connection with Services					3,090.00
5.14.1	Builders work in connection with services	618	m2	5.00	3,090.00	
6.0	<u>Prefabricated buildings and building units</u>					
6.1	Prefabricated buildings and building units					0.00
6.1.1	Complete buildings				Excluded	
6.1.2	Building units				Excluded	
6.1.3	Pods				Excluded	

3.0 COST PLAN

<u>7.0</u>	<u>Works to existing buildings</u>				
7.1	Minor demolition and alteration works				0.00
7.1.1	Minor demolition and alteration works			Excluded	
7.2	Repairs to existing services				0.00
7.2.1	Repairs to existing services			Excluded	
7.3	Damp-proof courses/fungus and beetle eradication				0.00
7.3.1	Damp-proof courses			Excluded	
7.3.2	Fungus/beetle eradication			Excluded	
7.4	Façade retention				0.00
7.4.1	Façade retention			Excluded	
7.5	Cleaning existing surfaces				0.00
7.5.1	Cleaning			Excluded	
7.5.2	Protective coatings			Excluded	
7.6	Renovation works				0.00
7.6.1	Masonry repairs			Excluded	
7.6.2	Concrete repairs			Excluded	
7.6.3	Metal repairs			Excluded	
7.6.4	Timber repairs			Excluded	
7.6.5	Plastic repairs			Excluded	
<u>8.0</u>	<u>External Works</u>				
8.1	Site preparation works				2,500.00
8.1.1	Site clearance - Provisional Sum	1	item	2,500.00	2,500.00
8.1.2	Preparatory groundwork's				Excluded
8.2	Road, Paths, Paving's and Surfacing				45,976.00

3.0 COST PLAN

8.2.1	Roads, paths and paving's				
8.2.1.1	General allowance for hardstanding areas, preparatory works to existing and overlay existing tarmac	1437	m2	25.00	35,918.75
8.2.1.2	General allowance for patch repairs, sundries	1437	m2	5.00	7,183.75
8.2.1.3	Line marking	1437	m2	2.00	2,873.50
8.2.2	Special surfacing's and paving's				Excluded
8.3	Soft landscapes, planting and irrigation systems				7,500.00
8.3.1	Seeding and turfing				Excluded
8.3.2	External planting and soft landscaping - Provisional Sum	1	item	7,500.00	7,500.00
8.3.3	Irrigation systems				Excluded
8.4	Fencing, railings and walls				28,400.00
8.4.1	Fencing and railings				Excluded
8.4.1.1	Allowance for metal railing to frontage only and manual vehicular entrance gate.	1	item	3,000.00	3,000.00
8.4.2	Walls and screens				Excluded
8.4.3	Retaining walls				Excluded
8.4.3.1	Retaining wall to boundary east boundary. Say, average height of 2m. - Provisional Sum. Wire mesh gabion baskets, filled with broken stones, 2m x	74	nr	200.00	14,800.00
8.4.3.2	Retaining wall to boundary south boundary. Say, average height of 1.6m - Provisional Sum. Wire mesh gabion baskets, filled with broken stones, 2m x	22	nr	200.00	4,400.00
8.4.3.3	Retaining wall to boundary west boundary. Say, average height of 1.2m - Provisional Sum. Wire mesh gabion baskets, filled with broken stones, 2m x	31	m2	200.00	6,200.00
8.4.4	Barriers and guardrails				Excluded
8.5	External fixtures				7,500.00
8.5.1	Site/street furniture and equipment				
8.5.1.1	Allowance for Refuse Storage / Collection Point	1	item	3,000.00	3,000.00
8.5.1.2	Allowance for cycle storage	1	item	3,000.00	3,000.00
8.5.1.3	Allowance for external lighting (building mounted only)	1	item	1,500.00	1,500.00

3.0 COST PLAN

8.5.2	Ornamental features					Excluded	
8.6	External drainage						36,180.00
8.6.1	Surface water and foul water drainage						
8.6.1.1	<i>Allowance for underground foul drainage - mains</i>	618	m2	10.00	6,180.00		
8.6.1.2	<i>Allowance for surface water drainage - connections/ runs</i>	1	item	5,000.00	5,000.00		
8.6.1.3	<i>EO allowance for soakaway / attenuation for surface water drainage - say, 100m3 of crates</i>	100	m3	250.00	25,000.00		
8.6.2	Ancillary drainage					Excluded	
8.6.3	External chemical, toxic and industrial waste drainage					Excluded	
8.6.4	Land drainage					Excluded	
8.7	External services						19,000.00
8.7.1	Water mains supply - Provisional Sum	1	item	5,000.00	5,000.00		
8.7.2	Electricity mains supply - Provisional Sum	1	item	5,000.00	5,000.00		
8.7.3	External transformation devices					Excluded	
8.7.4	Electricity distribution to external plant and equipment					Excluded	
8.7.5	Gas main supply - Provisional Sum	1	item	5,000.00	5,000.00		
8.7.6	Telecommunications and other communication connections					Excluded	
8.7.7	External fuel storage and piped distribution systems					Excluded	
8.7.8	External security systems					Excluded	
8.7.9	External street lighting systems					Excluded	
8.7.10	Local/district heating installations					Excluded	
8.7.11	Builders work in connection with external services, say 200m	200	m	20.00	4,000.00		
8.8	Minor building works and ancillary buildings						0.00
8.8.1	Minor building works					Excluded	
8.8.2	Ancillary buildings and structures					Excluded	
8.8.3	Underpinning to external site boundary walls					Excluded	

3.0 COST PLAN

4.0 DRAWINGS

OB Architecture

- 168-SK-00 Proposed Site Plan
- 168-SK-01 Proposed Ground Floor Plan
- 168-SK-02 Site Sections aa & bb
- 168-SK-03 Section & Elevations
- 168-SK-04 External Visualisation 01
- 168-SK-05 External Visualisation 02

5.0 EXCLUSIONS & ASSUMPTIONS

Exclusions

- Abnormal costs
- Ground improvements
- Adverse ground conditions
- Specialist groundworks
- Land drainage improvement works (other than where noted)
- Identification and removal of any asbestos containing materials, other than where allowances specifically noted
- Removal of underground structures / obstructions
- Archaeological works
- Environmental impact assessment
- Infrastructure improvements either on or off site
- Geotechnical, environmental and other requisite site investigation fees and any issues arising
- Squatter issues
- Ecology issues, i.e. relocation of rare / protected plants, reptiles, wildlife and like
- Works in connection with protected trees
- Stabilisation works to boundaries other than those noted
- Adoptable works, other than where noted
- Traffic calming measures
- New statutory services connections
- Upgrade to existing services, other than where noted
- Any works to existing below and above ground services, other than where noted
- Renewable energy sources, other than those noted
- Unusual planning requirements
- Section 106 agreements / commuted sums / highways contributions and like
- Inflation, other than TPI allowance noted
- Finance charges
- Land cost
- Legal fees
- Development control fees
- Professional fees other than where noted

5.0 EXCLUSIONS & ASSUMPTIONS

- Building regulation fees
- VAT
- Enhanced drainage requirements
- Earthwork support
- Contamination / Remediation
- Signage, save where specifically noted
- Alterations to existing drainage
- External works (with exception of Provisional Sum for patios to front elevation) due to insufficient design information currently available
- No allowance for adjustment of ground floor levels
- No allowance for MVHR
- Side Elevation Option for breakout panel for roller shutter door excluded.

Assumptions

- Foundations - mixture of strip and pad - TBC by Engineer
- No gas membrane
- Steel tonnage quantity assumed - TBC by Engineer
- Mezzanine structure calculated on £/m2 basis
- Metal PPC staircases to commercial unit
- Bricks - £400/thousand
- Cladding allowances - Provisional Sums
- Polycarbonate roof lights
- No partitions to mezzanine level - balustrade only to one side, exposed walling elsewhere
- No A/C or mechanical ventilation
- No raised access floors
- No permeable external finishes
- Drainage strategy unknown - TBC by Engineer
- Retaining wall design unknown - TBC by Engineer
- Inert soil
- No more than 1m deep invert levels for foul drainage.
- 9 month construction programme
- BREEAM requirement excluded

5.0 EXCLUSIONS & ASSUMPTIONS

- Local connections to gas, water and electric only
- No allowance for lighting beyond building
- Replacement entrance gate, manual