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Scheme:
Ashreigney Hillage Hall

Stage Two Order of Cost Estimate

Health & Safety

Date of issue: 10th June 2022
Rev.2

Project Management



INTRODUCTION

1.0 INTRODUCTION

Gates Construction Consultants have been appointed to provide an initial cost estimate for the alteration, refurbishment and extension of the community hall, Ashreginey

1.1 BASIS OF ESTIMATE

This estimate is based on the following drawings prepared by Gale & Snowden Architects:-

03- Existing Ground Floor Plan
04 - Existing Elevations
05 - Existing Sections
2021.010 Ashreginey Village Hall, Chulmleigh
B2011 01 Architect Designers Hazard Identification Register
B2011-GSA-XX-DR-A- 0200 05 Proposed Site plan
B2011-GSA-XX-DR-A- 0212 04 S & E Elevations
B2011-GSA-XX-DR-A- 0213 03 N & W Elevations
B2011-GSA-XX-DR-A- 0214 05 Ground Floor Plan
B2011-GSA-XX-DR-A- 0215 04 Proposed Roof Plan
B2011-GSA-XX-DR-A- 0216 04 Proposed Typical Section
Block Plan - Hall
B2011 Project Brief V1.1

Plus the following documents:

Drainage survey
Structural survey report
Asbestos register

It is assumed that the would be let on a JCT Standard Form of Building Contract 2016 with or without quantities and approximate duration of 42 weeks.

1.2 EXCLUSIONS

Unknown ground condition eg contaminated soil
Sprinklers, lighting protection & comfort cooling
Asbestos survey or removal of any asbestos in the existing structure
Upgrading existing electric, data/comms or water services
External seating
Loose furniture & equipment
Inflation / deflation after 3rd quarter 2023
Soils and ground investigation survey costs
Commutated Sums
Drainage - assumed surface and foul water connected to existing systems
CIL or s106 contributions
Reinforcement of services infrastructure
Ecological works, contributions, translocations or enhancements
Service diversion works
Off-site highways amendments or enhancements
This budget construction cost has been based on RIBA Stage 2 information and surveys
This budget construction cost is subject to review, following receipt of further information which may be Structural and civil engineering design information
Geotechnical investigation
Information from Statutory Authority providers for services and drainage
Detailed specification of construction and level of finishes required
Planning permission and any conditions that may be imposed

Estimate Summary

2.0 Order of Cost Estimate

On the basis of the information available, Gates estimate the construction cost to be:

As attached assessment £ 766,000.00

Pricing includes contractor's prelims, overheads and profit plus an adjustment for the works to commence in 12 months time

On this basis, the project total cost including VAT, fees and contingency is estimated to be:

£1,204,000.00

2.1 Other cost notes

It is anticipated that VAT will be payable at the standard rate on all works

Order of Cost Estimate

RIBA Stage: 2

Project: Ashreigney Village Hall

Single Storey

Measurement	Key data / dims	
New extension	108	m2
Existing refurb	99	m2
RICS GIFA	207	m2

Element	Spec	Unit	Rate	Quant.	Cost	
0.0 Preparatory / Enabling Works						31,080
Demolish existing external store	non-ACM roof	Item	3,500	1	3,500	
	Make good top of existing stone wall	m	225	5	1,125	
Demolish existing lean-to extension (WCs, cupboard and corridor); make good existing juncti		Item	20,000	1	20,000	
Clear existing externals	incl Gate, garden area	Item	2,000	1	2,000	
Isolate and strip existing mechanical and electrical services (non-demolished areas)		m2	45	99	4,455	
1.0 Substructure						41,958
Reduced level excavation	incl disposal	m3	55	76	4,158	
Foundations	Plain conc strip	m2	205	108	22,140	
Slab / Beam Block	B&B; insul; screed; latex; membrane	m2	145	108	15,660	
2.0 Superstructure						93,048
External cavity wall	Light wt blk; cav/insulation; dense blk; render; paint	m2	225	70	15,750	
Plinth wall	dense blk; cav fill; stonework face	m2	600	2	1,200	
Roof Structure - flat or very low pitch	C16 softwood rafters; insulation	m2	85	108	9,180	
Roof Coverings (flat or very low pitch)	Sedum 'green' roof	m2	195	108	21,060	
Roof access ladder and restraint system		Item	1,750	1		
Entrance Canopy	overhang and soffit	Item	2,000	1	2,000	
Rooflights	triple glazed; non-opening; appx 0.6m2	nr	1,200	8	9,600	
Soffit, fascia, Barge board	Softwood; stained	m	75	25	1,875	
Flashing to existing	lead cut into stone work; lead mastic seal	m	110	18	1,980	
Gutters	Cast iron	m	150	19	2,850	
RWP	Cast iron	m	135	22	2,970	
Windows	Composite; triple glazed; lintels; close cavity	m2	1,400	5	7,000	
Entrance double doors	SBD; composite; lintel; threshold; close cavity	nr	6,750	1	6,750	
Internal walls	Stud; insulation; noggins; lining	m2	75	30	2,250	
Skirtings	Softwood; stained	m	35	67	2,333	
Internal doors	solid core; single	nr	600	6	3,600	
Internal doors	solid core; double	nr	850	1	850	
Internal doors	Framed, ledged and braces; double	nr	1,800	1	1,800	
3.0 Finishes						28,848
Floor finishes (1)	Tiles or linoleum to wet areas	m2	95	29	2,755	
Floor finishes (2)	Carpet	m2	55	79	4,345	
Matwell to entrance		Item	1,500	1	1,500	
Wall Finishes (Internal)	Board & skim; Decorate	m2	42	60	2,520	
	Render & skim; Decorate	m2	54	140	7,560	
Ceiling finishes	Board & skim; Decorate; horizontal	m2	46	108	4,968	
	Lightwells	nr	400	8	3,200	
Carpentry /Woodwork Items	Decoration	Item	2,000	1	2,000	
4.0 Fittings, furnishings and equipment						43,000
Bar						
Bar top / servery		Item	2,500	1	2,500	
Cupboards/shelves		Item	750	1	750	
Worktop		Item	200	1	200	
Glass front fridges	x2	nr	675	2	1,350	
Dish washer	Commercial grade	Item	1,750	1	1,750	
Roller shutter	link to fire alarm	Item	1,800	1	1,800	
Male WC						
Cubicle		Item	600	1	600	
Female WC						
Cubicles		Item	950	1	950	
Office						
Reception desk		Item	2,500	1	2,500	
Roller shutter	link to fire alarm	Item	1,800	1	1,800	
Kitchen						
Servery		Item	2,000	1	2,000	
Kitchen fitout		Item	25,000	1	25,000	
Roller shutter	link to fire alarm	Item	1,800	1	1,800	

5.0 Services						125,125
Mechanical Installation						
Mechanical services for new extension		m2	275	108	29,700	
Mechanical services for existing hall		m2	275	99	27,225	
Electrical						
Electrical services for new extension		m2	210	108	22,680	
Electrical services for existing hall		m2	210	99	20,790	
PV array system		Item	16,000	1	16,000	
Builders Work						
BWIC		%age	7.50%	on	116,395	8,730
						-
6.0 External works						35,960
Car Park						
Break out existing macadam surfacing		m2	45	61	2,745	
Reduced level excavation	incl. disposal	m3	55	55	3,025	
Reconfigure stone entrance walls		Item	2,700	1	2,700	
White lining		Item	1,200	1	1,200	
Granite paviours		m2	95	61	5,795	
Pedestrian area / breakout space						
Break out concrete paths or slabs		m2	35	10	350	
Reduced level excavation	incl. disposal	m3	55	34	1,870	
Granite paviours		m2	95	65	6,175	
Planted boarder		m2	50	17	850	
Outbuilding / garden store	conc slab; timber frame; timber clad; felt roof	Item	1,200	1	1,200	
Surface Water						
Allowance for new gullies, connections, pipes, manholes & like; connect to existing system		Item	5,500	1	5,500	
Foul Water						
Ditto incl connection to existing manhole		Item	3,500	1	3,500	
Alter existing manhole for internal use		nr	350	3	1,050	
7.0 Works to Existing Building						170,267
External envelope						
Existing windows	Remove and replace with composite triple glazed	m2	1,600	22	35,200	
Facia and barge boards	Remove and replace with softwood; stained/oiled	m2	77	55	4,235	
Gutters	Remove and replace with new CI	m	164	25	4,100	
Downpipes	Remove and replace with new CI	m	149	35	5,215	
Roof slates	Refurbish / renovate / replace slipped or broken slate	m2	35	255	8,925	
Lead valley	Over hall stepped lead valley gutter	Item	500	1	500	
Remove window to existing kitchen	Block up opening; make good	Item	700	1	700	
Remove internal wall	existing corridor / existing kitchen	Item	1,200	1	1,200	
Clear underfloor vents		Item	250	1	250	
Timber repairs	Rafter ends	Item	1,000	1	1,000	
Minor stonework repairs		Item	750	1	750	
Existing timber double doors	Remove and replace with PH cert door	nr	4,750	3	14,250	
Internal works						
Timber treatment	Beetle infestation	Item	1,800	1	1,800	
Strip existing kitchen fixtures and fittings		Item	2,500	1	2,500	
Strip existing Post Office fixtures and fittings		Item	1,600	1	1,600	
Strip existing Hall fixtures and fittings		Item	1,500	1	1,500	
Create new opening for double door	Hall to new corridor	Item	2,250	1	2,250	
Create new opening for servery	Hall to bar	Item	2,750	1	2,750	
Widen existing opening for servery	Hall to kitchen	Item	2,500	1	2,500	
Lift timber floor; insulate; replace floor	netting and wood fibre insulation; sw T&G; sealed	m2	122	94	11,468	
Remove skirting and wall panelling	Hall and post office	m2	25	88	2,190	
New sw wall boarding; grounds; decorat	Hall only	m2	85	72	6,120	
New skirting	sw; decoration	m	35	73	2,555	
Wood fibre insulation to walls	mg; adhesive; insulation; mesh; lime plaster; clay pair	m2	107	282	30,174	
Repair internal walls	allowance	Item	5,000	1	5,000	
Remove ceiling boards		m2	18	110	1,980	
Form loft hatch	sw trimmers; insulated roof hatch; ladder excl.	nr	325	3	975	
Insulated loft space and board ceiling	wood fibre insulation; plaster board; skim; décor	m2	69	110	7,590	
Vertical insulation to store (cold bridge)	wood fibre insulation mech fitted to existing wall	Item	1,500	1	1,500	
Refurbish double internal doors	Hall to new store	nr	500	1	500	
Refurbish double internal doors	new corridor to new store	nr	500	1	500	
Decorate exposed structure to Hall		Item	750	1	750	
Tanking / waterproofing to rear lobby / fire exit		Item	750	1	750	
New wall in store with access panels to plant		Item	3,250	1	3,250	
Floor finish to kitchen		m2	95	25	2,375	
Floor finish to store		m2	65	21	1,365	
Construction Total						569,286

8.0 Preliminaries						164,709
Time related costs	Weeks	2,250		42	94,500	
Setup and site clearance	Item	5,000		1	5,000	
Scaffolding	Item	11,000		1	11,000	
Testing	Item	3,000		1	3,000	
Overheads & contractors return	%age	7.5%		682,786	51,209	

Contract Total 733,995

9.0 Increased costs - assumed start on site 3rd Quarter 2023 (on BCIS TPI)	%age	4.43%				32,500
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Works Total (excl VAT & Fees) 766,000

10.0 Fees						153,200
Consultants	}					
Architect						
Engineer						
Services						
Cost Consultant / QS						
Principal Designer						
Planning / Heritage						
Fire			20%	766,000	153,200	
Acoustic						
Access						
Surveys / Reports						
Statutory Fees						
Planning						
Building Regulations						

11.0 Risk						84,260
Risk on construction works		5%	766,000	38,300		
Specific risks:						
TBA						
Client Contingency		5%	919,200	45,960		

Project Total (Excl VAT) 1,003,460

12.0 VAT	%age	20.00%				200,700
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Project Total 1,204,000