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Scheme:
Ashreigney Hillage Hall

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Stage Three Order of Cost Estimate

Health & Safety

Date of issue: 8th January 2024
Rev.4

Project Management



INTRODUCTION

1.0 INTRODUCTION

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

1.1 BASIS OF ESTIMATE

This estimate is based on the following drawings prepared by Sam Nolan Architects:-

B01 OS Site Location Plan
2021, 010 Ashreginey Village Hall, Survey/Existing Site Plan
B02 Existing Ground Floor Plan
B03 Existing Roof Plan
B04 Existing Elevations
B05 Existing Sections
B11 Proposed Ground Floor Plan
B12 Proposed Roof Plan
B13 Proposed Elevations
B14 Proposed Section
B20 Proposed Details
B21 Proposed Details
B30 Proposed External Door and Window Schedule
B31 Internal Door Schedule
B50 Drainage details
B60 Ground Floor Fire Strategy Plan
B61 Fire Stopping Details

Plus the following documents:

Drainage survey
Structural survey report
Asbestos register
Pre construction information
Building regulation specification
NBS reference specification

It is assumed that the works would be let using the JCT Standard Form of Building Contract 2016 with or without quantities and approximate duration of 24 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
Commuted 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 total project costs as follows

Phase 1 (Refurbishment)	£ 577,000.00
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Including Government rebate on ASHP, fees and VAT

Potential VAT relief on heat source	-£ 2,130.00
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2.1 Other cost notes

It is anticipated that VAT will be payable at the standard rate on all works except zero rating is possible on the ASHP

Construction works rate =	£ 2,073.30 /m2
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Order of Cost Estimate

RIBA Stage: 3

Project: Ashreigney Village Hall - (Refurbishment)

Measurement
Existing refurb
RICS GIFA

Single Storey	
Key data / dims	
191	m2
	m2
	m2
191	m2

Element	Spec	Unit	Rate	Quant.	Cost
0.0	Preparatory / Enabling Works				-
1.0	Substructure				-
2.0	Superstructure				-
3.0	Finishes				31,490
	Floor finishes (1)	Carpet	m2	55	-
	Floor finishes (2) - Post office and kitchen only	Vinyl to flooring	m2	65	42
	Matwell to entrance		Item	2,250	1
	Wall Finishes (Internal)	Board & skim; Decorate	m2	42	356
	Ceiling finishes	Board & skim; Decorate; flat	m2	46	118
		Board & skim; Decorate; pitched	m2	55	16
		Board & skim; Decorate; sloping	m2	50	15
	Carpentry /Woodwork Items	Decoration; existing exposed sections of trusses	Item	1,500	1
		Decoration; skirtings, architraves panelling and the like	Item	3,000	1
4.0	Fittings, furnishings and equipment				13,100
	Kitchen				
	Servery		Item	2,000	1
	Kitchen fitout (units only - excludes white goods)		Item	7,500	1
	Roller shutters	link to fire alarm	nr	1,800	2
5.0	Services				118,355
	Mechanical Installation				
	Existing heat systems removed		m2	7	191
	New heating systems installed - ASHP and associated systems		m2	120	191
	Existing cold and hot water systems removed (kitchen only)		m2	50	17
	New cold and hot water services installed (kitchen only)		m2	250	17
	Existing ventilation systems removed (kitchen only)		m2	40	17
	New part F ventilation installed (kitchen only)		m2	100	17
	Electrical				
	PV array system		Item	23,600	1

Existing electrical services LV and distribution services removed		m2	40		191	7,640
New LV switchgear and small power systems installed to BS7671		m2	125		191	23,875
Existing lighting systems removed		m2	15		191	2,865
New LED lighting and emergency lighting installed to BS 5266		m2	35		191	6,685
New External lighting		Item	1,500		1	1,500
New data rack (4u) wall mounted, installed complete with wiring for data points and outlets		m2	15		191	2,865
Stage lighting power supply		m2	20		191	3,820
Disabled hearing loop and disabled call alarm system		Item	750		1	750
New fire alarm system installed		m2	30		191	5,730
Defibrillator		Item	700		1	700
Builders Work						
BWIC		%age	5%	on	111,767	5,588
Air testing		Item	1,000		1	1,000
6.0 External works						5,540
Pedestrian area / breakout space						
Break out concrete paths or slabs		m2	35		8	280
Replace new concrete path		m2	95		8	760
Surface Water						
Allowance for new gullies, connections, pipes, manholes & like; connect to existing system		Item	2,250		1	2,250
Foul Water						
Ditto incl connection to existing manhole		Item	2,250		1	2,250
7.0 Works to Existing Building						134,142
External envelope						
Existing windows	Remove and replace with aluminium powder coated double glazed	m2	1,075		23	24,725
Facia and barge boards	Remove and replace with softwood; stained/oiled	m2	50		66	3,300
Gutters	Remove and replace with new CI	m	164		29	4,756
Downpipes	Remove and replace with new CI	m	149		23	3,427
Roof slates	Refurbish / renovate / replace slipped or broken slates	Item	2,000		1	2,000
Lead valley	Over hall stepped lead valley gutter	Item	750		1	750
Clear underfloor vents		Item	500		1	500
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; powder coated aluminium powder coated handles	nr	3,500		2	7,000
Existing timber double doors	Remove and replace with PH cert door; double glazed safety vision panels; hook lock; aluminium powder coated D handles	nr	5,000		1	5,000
Internal works						
Timber treatment	see drawing note - allowance	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
Widen existing opening for servery	Hall to kitchen	Item	-			-
Form new structural openings	Main hall to hall	m2	-			-
New internal cills to windows	25mm hardwood lipped painted MDF	m				
Lift timber floor; 100mm Celotex insulation	Support battens and Celotex 4000; sw T&G; sealed	m2	135		160	21,600
Remove wall panelling	Main Hall and post office	m2	15		88	1,314
New sw wall boarding; grounds; decoration	Main Hall only	m2	125		35	4,375
Remove Skirting		m	5		95	475

Replace Skirting	m	35		108	3,780
Remove and dispose high level stage framing; make good where required	m2	50		16	800
100mm Celotex insulation to walls	mg; dpc+batten; Celotex; batten; ply; plaster board; skim; d	m2	140	109	15,260
Repair internal walls	allowance	Item	5,000	1	5,000
Remove ceiling boards		m2	15	163	2,445
Form loft hatch	sw trimmers; insulated roof hatch; ladder excl.	nr	325	3	975
Insulated loft space and board ceiling	Ceoltex; plaster board; skim; décor	m2	95	108	10,260
Vertical insulation to store (cold bridge)	Membrane; batten Celotex; batten; plasterboard; skim; déc	Item	2,250	1	2,250
Remove internal doors	All doors to be removed	nr	100	11	1,100
new internal doors (fire doors)	FD30 keep shut with closers; painted timber	nr	700	2	1,400
new internal doors	Solid core; painted timber	nr	500	2	1,000
Decorate exposed structure to Hall		Item	750	1	750
Tanking / waterproofing to rear lobby / fire exit		Item	750	1	750

Construction Total 302,627

8.0 Preliminaries					88,897
Time related costs	Weeks				
Setup and site clearance	Item				
Scaffolding	Item	15%		45,394	
Testing	Item				
Overheads & contractors return	%age	12.5%	348,021	43,503	

Contract Total 391,524

9.0 Increased costs - assumed start on site 3rd Quarter 2024 (on BCIS TPI)	%age	1.02%			4,000
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Works Total (excl VAT & Fees) 396,000

10.0 Fees					22,020
Consultants					
Architect				7,000	
Engineer				500	
Services				1,500	
Cost Consultant / QS				9,500	
Principal Designer				incl	
Planning / Heritage					
Fire					
Acoustic					
Access					
Surveys / Reports				1,000	

Statutory Fees				
Planning				
Building Regulations			2,520	

11.0 Risk				62,703
Risk on construction works	10%	396,000	39,600	
Risk on fees	10%	22,020	2,202	
Specific risks:				
TBA			-	
Client Contingency	5%	418,020	20,901	

Project Total (Excl VAT) 480,723

12.0 VAT	%age	20.00%		96,100
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Project Total 577,000