

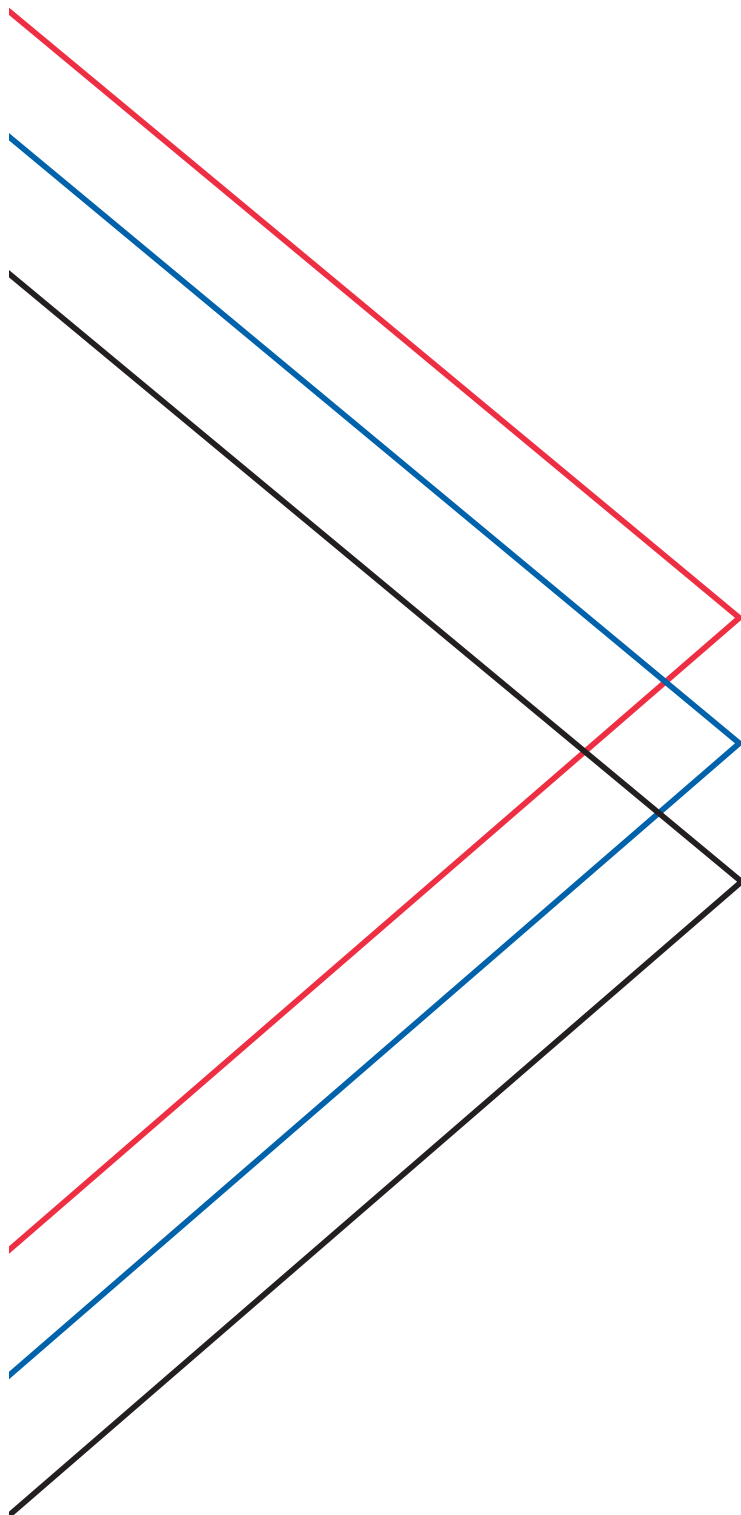
STAGE 2 COST PLAN

Ayr Gaiety Partnership

Proposed External Improvement Works (Phase 3)

The Gaiety

Carrick Street, Ayr KA7 1NU



QUANTITY SURVEYOR

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30 April 2020

RH/8000

Proposed External Improvement Works (Phase 3), The Gaiety, Carrick Street, Ayr KA7 1NU

Stage 2 Cost Plan

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Proposed External Improvement Works (Phase 3), The Gaiety, Carrick Street, Ayr KA7 1NU

Stage 2 Cost Plan

1 Basis of Cost Plan

- 1.1 The Stage 2 Cost Plan has been prepared on the basis of the following design information:-

Architect's Design Information

L(00) 001	Elevations as Existing - South East (Carrick Street) Elevation
L(00) 002	Elevations as Existing - North East (Boswell Park) Elevation
L(00) 003	Elevations as Existing - North West (Carrick Street) Elevation
L(00) 004	Elevations as Existing - South West (Public Car Park) Elevation
L(00) 005	Elevations as Existing (Condition Record) - South East (Carrick Street) Elevation
L(00) 006	Elevations as Existing (Condition Record) - North East (Boswell Park) Elevation
L(00) 007	Elevations as Existing (Condition Record) - North West (Carrick Street) Elevation
L(00) 008	Elevations as Existing (Condition Record) - South West (Public Car Park) Elevation
L(00) 009A	Elevations - Proposed Repairs - South East (Carrick Street) Elevation
L(00) 010A	Elevations - Proposed Repairs - North East (Boswell Park) Elevation
L(00) 011A	Elevations - Proposed Repairs - North West (Carrick Street) Elevation
L(00) 012	Elevations - Proposed Repairs - South West (Public Car Park) Elevation
L(00) 013	Elevations - Proposed Sign and Canopies - South East (Carrick Street) Elevation
L(00) 014	Elevations - Proposed Sign and Canopies - North East (Boswell Park) Elevation
L(00) 015	Elevations - Sign and Canopies - North West (Carrick Street) Elevation (EXISTING)
L(00) 016	Elevations - Sign and Canopies - South West (Public Car Park) Elevation (EXISTING)
(27) 002	Roof Plan - As Proposed (EXISTING)

Structural Engineer's Design Information

Grossart Associates Design Concept Stage - Structural Works Report dated 20th April 2020

Services Engineer's Design Information

N/A

Landscape Architect's Design Information

N/A

Surveys/Reports Etc

Rentokil survey/quotation dated 4th February 2020

Roof Edge Fabrications Ltd quotation dated 19th March 2020

Darwent Terracotta quotation for tiles/blocks dated 28th April 2020

Norsign quotation dated 28th April 2020

- 1.2 The Cost Plan has been prepared in accordance with the New Rules of Measurement (NRM 1: Order of cost estimating and cost planning for capital building works, 2nd edition).
- 1.3 The Cost Plan base date is 2nd Quarter 2020. No allowance has been made for inflation.

2 Cost Plan Summary

2.1	Description	Cost	Cost/m ²	%
	External Fabric Improvement Works	£ 478,374.63	N/A	98.09%
	Site Works	£ 9,330.33	N/A	1.91%
	Total	£ 487,704.96		100.00%

3 Assumptions

- 3.1 Allowance for minor masonry repairs to existing building fabric but no structural repairs included.
- 3.2 We have included for the full reinstatement of both the Main Canopy and Side Entrance Canopy, including all new structural steelwork based on McNair and Douglas drawings.
- 3.3 Allowance for carrying out a survey of the flat roof. Also allowed for total replacement of flat roof, area approx 26m2.
- 3.3 Allowance for carrying out survey of the pitched roofs. Also allowed for roof repairs of approx £10,000.

4 Exclusions

- 4.1 The Cost Plan is inclusive of appropriate allowances for Preliminaries (12.50%) and Contingencies (7.50%) but exclusive of the following items: -
 - a. removal of asbestos (if any);
 - b. site investigation costs;
 - c. additional costs associated with Brexit;
 - d. additional costs associated with Covid -19;
 - e. fluctuations in material and labour costs beyond the date stated in 1.3 above;
 - f. surveys;
 - g. statutory approvals;
 - h. professional fees;
 - i. VAT (where applicable - Client to ascertain VAT rate(s)).

65 King Street
KILMARNOCK KA1 1PT

REPORTED

30 April 2020

ARMOUR CONSTRUCTION CONSULTANTS

Appendix A - Elemental Cost Plan - External Fabric Improvement Works

Element	Description	Quantity	Unit	Rate	Total
0	FACILITATING WORKS				
0.1	Toxic/hazardous material treatment				
0.1.1	Toxic or hazardous material removal				N/A
0.1.2	Contaminated land				N/A
0.1.3	Eradication of plant growth				N/A
	0.1 Toxic/hazardous material treatment				£0.00
0.2	Major demolition works				
0.2.1	Demolition works				N/A
0.2.2	Soft strip works				N/A
	0.2 Major demolition works				£0.00
0.3	Temporary support to adjacent structures/General External Scaffolding				
0.3.1	Temporary support to adjacent structures				N/A
0.3.2	General external scaffolding				
	Scaffolding: scaffolding all elevations of building	1729	m ²	£65.00	£112,385.00
	0.3 Temporary support to adjacent structures/General External				£112,385.00
0.4	Specialist groundworks				
0.4.1	Site dewatering and pumping				N/A
0.4.2	Soil stabilisation measures				N/A
0.4.3	Ground gas venting measures				N/A
	0.4 Specialist groundworks				£0.00
0.5	Temporary diversion works				
0.5.1	Temporary diversion works				N/A
	0.5 Temporary diversion works				£0.00

Appendix A - Elemental Cost Plan - External Fabric Improvement Works

Element	Description	Quantity	Unit	Rate	Total
0.6	Extraordinary site investigation works				
0.6.1	Archaeological investigation				N/A
0.6.2	Reptile/wildlife mitigation measures				N/A
0.6.3	Other extraordinary site investigation works				N/A
	0.6 Extraordinary site investigation works				£0.00
1	SUBSTRUCTURE				
1.1	Substructure				
1.1.1	Standard foundations				N/A
1.1.2	Specialist foundations				N/A
1.1.3	Lowest floor construction				N/A
1.1.4	Basement excavations				N/A
1.1.5	Basement retaining walls				N/A
	1.1 Substructure				£0.00
2	SUPERSTRUCTURE				
2.1	Frame				
2.1.1	Steel frames				N/A
2.1.2	Space frames/decks				N/A
2.1.3	Concrete casings to steel frames				N/A
2.1.4	Concrete frames				N/A
2.1.5	Timber frames				N/A
2.1.6	Specialist frames				N/A
	2.1 Frame				£0.00
2.2	Upper floors				
2.2.1	Floors				N/A
2.2.2	Balconies				N/A
2.2.3	Drainage to balconies				N/A
	2.2 Upper floors				£0.00

Appendix A - Elemental Cost Plan - External Fabric Improvement Works

Element	Description	Quantity	Unit	Rate	Total
2.3	Roof				
2.3.1	Roof structure				N/A
2.3.2	Roof coverings				
	Roof surveys: allowance for the following: -				
	flat roof survey	1	item	£750.00	£750.00
	pitched roof survey	1	item	£750.00	£750.00
	Roof coverings, non-structural screeds, thermal insulation and surface treatments: flat roof				
	replacement of flat roof	26	m ²	£150.00	£3,900.00
	abutment/parapet detail	20	m	£75.00	£1,500.00
	Roof coverings, non-structural screeds, thermal insulation and surface treatments: allowance for repairs to concrete roofing tiles/flashings etc (412m2 at say £25/m2)	1	item	£10,300.00	£10,300.00
	Roof coverings, non-structural screeds, thermal insulation and surface treatments: replace existing end tile at eaves	1	item		Incl above
	Roof coverings, non-structural screeds, thermal insulation and surface treatments: replace missing ridge tile end unit	1	item		Incl above
	Eaves, verge treatment to pitched roofs: replace section of verge termination	1	item		Incl above
	Eaves, verge treatment to pitched roofs: decoration to existing plywood fascias, soffits and bargeboards	25	m	£15.00	£375.00
2.3.3	Specialist roof systems				
	Specialist roof system: free-standing guardrail system (refer to quotation from Roof Edge Fabrications Ltd dated 19th March 2020)	1	item	£8,357.00	£8,357.00
	Add: MCP	5	%	£8,357.00	£417.85
2.3.4	Roof drainage				
	Downpipes; removing existing cast iron down pipes and replacing with new cast iron downpipes to match existing, including all fittings etc	186	m	£65.00	£12,090.00
	Sundries				
	check/clear through wall outlets	3	nr	£100.00	£300.00
	clear out upvc gutters, including repairing where required	6	m	£15.00	£90.00
	repair misaligned upvc hopper	1	nr	£100.00	£100.00
	replace existing upvc hoppers and discharge pipes in cast iron	2	nr	£150.00	£300.00
	Decoration				

Appendix A - Elemental Cost Plan - External Fabric Improvement Works

Element	Description	Quantity	Unit	Rate	Total
	re-paint metal features at hoppers	2	nr	£50.00	£100.00
	to new downpipes	186	m	£8.50	£1,581.00
	to existing downpipes	150	m	£10.00	£1,500.00
	Testing of installations	5	%	£16,061.00	£803.05
	Commissioning of installations	5	%	£16,061.00	£803.05
2.3.5	Rooflights, skylights and openings				N/A
2.3.6	Roof features				N/A
2.3 Roof					£44,016.95
2.4	Stairs and ramps				
2.4.1	Stair/ramp structures				N/A
2.4.2	Stair/ramp finishes				N/A
2.4.3	Stair/ramp balustrades and handrails				N/A
2.4.4	Ladders/chutes/slides				N/A
2.4 Stairs and ramps					£0.00
2.5	External walls				
2.5.1	External enclosing walls above ground level				
	External walls: cutting out defective sandstone section of string course and indenting with stone to match existing				
	480 long	1	nr	£325.00	£325.00
	1060 long	1	nr	£600.00	£600.00
	External walls: cutting out defective faience slip blocks and replacing with new slip blocks to match existing, each overall size approx 600 x 300 high (refer to quotation for the supply only of units from Darwen Terracotta dated 28th April 2020)	75	nr	£275.00	£20,625.00
	External walls: raking out and re-pointing all joints to copes	104	m	£25.00	£2,600.00
	External walls: weathering top of parapet copes with Code 6 milled lead sheet with geotextile underlay	72	m	£250.00	£18,000.00
	External walls: raking out and re-pointing walls	18	m ²	£45.00	£810.00
2.5.2	External enclosing walls below ground level				N/A
2.5.3	Solar/rain screening				N/A
2.5.4	External soffits				N/A
2.5.5	Subsidiary walls, balustrades and proprietary balconies				N/A

Element	Description	Quantity	Unit	Rate	Total
2.5.6	Façade access/cleaning systems				N/A
		2.5 External walls			£42,960.00
2.6	Windows and external doors				
2.6.1	External windows				
	Windows: PVC-U windows, with low E double glazing; all ironmongery, fixings, sealant etc, overall size approx 1080 x 1440 high (9 nr)	14	m²	£350.00	£4,900.00
	Windows: investigate/repair water/damp to third floor office window	1	nr	£2,000.00	£2,000.00
2.6.2	External doors				
	Canopies: Main Entrance Canopy approx 17.71m long				
	steelwork to canopy	2.75	t	£3,000.00	£8,250.00
	soffit	90	m²	£200.00	£18,000.00
	roof	90	m²	£120.00	£10,800.00
	perimeter detailing	28	m	£350.00	£9,800.00
	associated lighting, signage etc	1	item	£5,000.00	£5,000.00
	Canopies: Side Entrance Canopy approx 6.09m long				
	investigative work to check remains of original support steelwork etc	1	item	£500.00	£500.00
	steelwork to canopy	0.75	t	£3,000.00	£2,250.00
	soffit	8	m²	£200.00	£1,600.00
	roof	8	m²	£120.00	£960.00
	perimeter detailing	9	m	£350.00	£3,150.00
	associated lighting, signage etc	1	item	£2,000.00	£2,000.00
	External doors: soundproof set of double doors, overall size approx 2930 x 3480 high, incorporating small personnel pass door, including all frames, decoration, ironmongery etc	1	nr	£10,000.00	£10,000.00
Door hood: re-decoration to existing rear timber door hood	1	nr	£50.00	£50.00	

Element	Description	Quantity	Unit	Rate	Total
	Hold back system: investigate fault to hold back system to existing main entrance doors and repairing as required (4 nr doors)	1	item	£3,000.00	£3,000.00
	2.6 Windows and external doors				£82,260.00
2.7	Internal walls and partitions				
2.7.1	Walls and partitions				N/A
2.7.2	Balustrades and handrails				N/A
2.7.3	Moveable room dividers				N/A
2.7.4	Cubicles				N/A
	2.7 Internal walls and partitions				£0.00
2.8	Internal doors				
2.8.1	Internal doors				N/A
	2.8 Internal doors				£0.00
3	INTERNAL FINISHES				
3.1	Wall finishes				
3.1.1	Wall finishes				
	Finishes to walls and columns: new smooth render/harl roughcast render to match existing in repairs, including all movement joints, accessories etc	395	m ²	£35.00	£13,825.00
	Finishes to walls and columns: repairs to existing render, including all accessories etc				
	cutting out and replacing harl roughcast in narrow widths	4	m	£30.00	£120.00
	cutting out and replacing cracked render at base of wall, including forming bellcast	20	m	£30.00	£600.00
	cutting out cracked render; replacing split bricks; inserting 500 wide stainless steel mesh and re-render all to match existing	25	m	£100.00	£2,500.00
	render repairs at window lintel	1	nr	£40.00	£40.00
	Finishes to walls and columns: 3cts masonry paint				
	to new smooth/harling render	395	m ²	£18.00	£7,110.00
	to existing smooth/harling render	444	m ²	£18.00	£7,992.00

Element	Description	Quantity	Unit	Rate	Total
	Finishes to walls and columns: 1ct primer, 1 ct undercoat and 1ct gloss				
	to FAI's	4	nr	£15.00	£60.00
	to structural column at rear, approx 3.00m high	1	nr	£75.00	£75.00
	Finishes to walls and columns: replacing existing sheet metal grille with new cast iron grille, overall size approx 600 x 250 high	1	nr	£250.00	£250.00
	3.1 Wall finishes				£32,572.00
3.2	Floor finishes				
3.2.1	Finishes to floors				N/A
3.2.2	Raised access floors				N/A
	3.2 Floor finishes				£0.00
3.3	Ceiling finishes				
3.3.1	Finishes to ceilings				N/A
3.3.2	False ceilings				N/A
3.3.3	Demountable suspended ceilings				N/A
	3.3 Ceiling finishes				£0.00
4	FITTINGS, FURNISHINGS AND EQUIPMENT				
4.1	Fittings, furnishings and equipment				
4.1.1	General fittings, furnishings and equipment				N/A
4.1.2	Domestic kitchen fittings and equipment				N/A
4.1.3	Special purpose fittings, furnishings and equipment				N/A
4.1.4	Signs/notices				
	Component: Main Entrance signage (refer to Norsign quotation dated 28th April 2020)				
	Toblerone illuminated signage, approx 7500 x 1600 x 1800 x 180 (including providing Structural Engineer's Drawings for approval)	1	item	£21,925.00	£21,925.00
	illuminated Canopy text, approx 300 high	1	item	£1,250.00	£1,250.00
	decorative detailing at top of Toblerone signage, approx 3000 x 1600 x 1800	1	item	£10,800.00	£10,800.00
	Add: MCP on the above items	5	%	£33,975.00	£1,698.75
	Component: "STAGEDOOR Café/Restaurant" stainless steel signage/lettering approx 150 high, fixed to existing	1	item	£2,500.00	£2,500.00

Appendix A - Elemental Cost Plan - External Fabric Improvement Works

Element	Description	Quantity	Unit	Rate	Total
	Component: taking down and re-erecting/re-decorating existing "Bosswell Park" street sign	1	item	£100.00	£100.00
	Component: carefully taking down and handing to Client, side entrance sign approx 5.75m long, including removing all vegetation etc	1	item	£30.00	£30.00
4.1.5	Works of art				N/A
4.1.6	Non-mechanical and non-electrical equipment				N/A
4.1.7	Internal planting				N/A
4.1.8	Bird and vermin control				
	Wires, nets, traps and the like: roof netting and bird point system (refer to quotation from Rentokil dated 3rd April 2020)	1	item	£20,231.00	£20,231.00
	Add: MCP	5	%	£20,231.00	£1,011.55
	4.1 Fittings, furnishings and equipment				£59,546.30
5	SERVICES				
5.1	Sanitary installations				
5.1.1	Sanitary appliances				N/A
5.1.2	Sanitary ancillaries				N/A
	5.1 Sanitary installations				£0.00
5.2	Services equipment				
5.2.1	Services equipment				N/A
	5.2 Services equipment				£0.00
5.3	Disposal installations				
5.3.1	Foul drainage above ground				N/A
5.3.2	Chemical, toxic and industrial liquid waste drainage				N/A
5.3.3	Refuse disposal				N/A
	5.3 Disposal installations				£0.00

Element	Description	Quantity	Unit	Rate	Total
5.4	Water installations				
5.4.1	Mains water supply				N/A
5.4.2	Cold water distribution				N/A
5.4.3	Hot water distribution				N/A
5.4.4	Local hot water distribution				N/A
5.4.5	Steam and condensate distribution				N/A
	5.4 Water installations				£0.00
5.5	Heat source				
5.5.1	Heat source				N/A
	5.5 Heat source				£0.00
5.6	Space heating and air conditioning				
5.6.1	Central heating				N/A
5.6.2	Local heating				N/A
5.6.3	Central cooling				N/A
5.6.4	Local cooling				N/A
5.6.5	Central heating and cooling				N/A
5.6.6	Local heating and cooling				N/A
5.6.7	Central air conditioning				N/A
5.6.8	Local air conditioning				N/A
	5.6 Space heating and air conditioning				£0.00
5.7	Ventilation				
5.7.1	Central ventilation				N/A
5.7.2	Local and special ventilation				N/A
5.7.3	Smoke extract/control				N/A
	5.7 Ventilation				£0.00
5.8	Electrical installations				
5.8.1	Electrical mains and sub-mains distribution				N/A
5.8.2	Power installations				N/A
5.8.3	Lighting installations				N/A

Element	Description	Quantity	Unit	Rate	Total
5.8.4	Specialist lighting installations				N/A
5.8.5	Local electricity generation systems				N/A
5.8.6	Earthing and bonding systems				N/A
		5.8 Electrical installations			£0.00
5.9	Fuel installations				
5.9.1	Fuel storage				N/A
5.9.2	Fuel distribution systems				N/A
		5.9 Fuel installations			£0.00
5.10	Lift and conveyor installations				
5.10.1	Lifts and enclosed hoists				N/A
5.10.2	Escalators				N/A
5.10.3	Moving pavements				N/A
5.10.4	Powered stairlifts				N/A
5.10.5	Conveyors				N/A
5.10.6	Dock levellers and scissor lifts				N/A
5.10.7	Cranes and unenclosed hosts				N/A
5.10.8	Car lifts, car stacking systems, turntables and the like				N/A
5.10.9	Document handling systems				N/A
5.10.10	Other lift and conveyor installations				N/A
		5.10 Lift and conveyor installations			£0.00
5.11	Fire and lightning protection				
5.11.1	Fire fighting systems				N/A
5.11.2	Fire suppression systems				N/A

Element	Description	Quantity	Unit	Rate	Total
5.11.3	Lightning protection				
	Lightning protection installations: allowance for repairing existing twisted tape	1	item	£500.00	£500.00
	Testing of installations	5	%	£500.00	£25.00
	Commissioning of installations	5	%	£500.00	£25.00
	5.11 Fire and lightning protection				£550.00
5.12	Communication, security and control systems				
5.12.1	Communication systems				N/A
5.12.2	Security systems				N/A
5.12.3	Central control/building management systems				N/A
	5.12 Communication, security and control systems				£0.00
5.13	Specialist installations				
5.13.1	Specialist piped supply installations				N/A
5.13.2	Specialist refrigeration systems				N/A
5.13.3	Specialist mechanical installations				N/A
5.13.4	Specialist electrical/electronic installations				N/A
5.13.5	Water features				N/A
	5.13 Specialist installations				£0.00
5.14	Builder's work in connection with services				
5.14.1	Builder's work in connection with services				N/A
	5.14 Builder's work in connection with services				£0.00
6	PREFABRICATED BUILDINGS AND BUILDING UNITS				
6.1	Prefabricated buildings and building units				
6.1.1	Complete buildings				N/A
6.1.2	Building units				N/A
6.1.3	Pods				N/A
	6.1 Prefabricated buildings and building units				£0.00

Appendix A - Elemental Cost Plan - External Fabric Improvement Works

Element	Description	Quantity	Unit	Rate	Total
7	WORK TO EXISTING BUILDINGS				
7.1	Minor demolition works and alteration works				
7.1.1	Minor demolition works and alteration works				
	Removal, including making good finishes etc:				
	Main Entrance canopy, complete with steel frame etc; overall size approx 17.71 x 5.07m	1	nr	£4,500.00	£4,500.00
	Side Entrance canopy, complete with steel frame etc; overall size approx 6.09 x 1.33m	1	nr		Already Removed
	existing vertical main signage, complete with brackets etc, overall size approx 0.86 x 11.02 long	1	nr	£2,500.00	£2,500.00
	rear entrance stage doors, overall size approx 2.93 x 3.48m	1	nr	£350.00	£350.00
	breaking out existing high level glass block windows, size approx 1080 x 1440 high	9	nr	£300.00	£2,700.00
	external smooth/harling render	395	m ²	£10.00	£3,950.00
	external floodlights, including wiring etc	12	nr	£25.00	£300.00
	7.1 Minor demolition works and alteration works				£14,300.00
7.2	Repairs to existing services				
7.2.1	Repairs to existing services				N/A
	7.2 Repairs to existing services				£0.00
7.3	Damp-proof courses/fungus and beetle eradication				
7.3.1	Damp-proof courses				N/A
7.3.2	Fungus/beetle eradication				N/A
	7.3 Damp-proof courses/fungus and beetle eradication				£0.00
7.4	Façade retention				
7.4.1	Façade retention				N/A
	7.4 Façade retention				£0.00

Element	Description	Quantity	Unit	Rate	Total
7.5	Cleaning existing surfaces				
7.5.1	Cleaning				
	Cleaning existing surfaces				
	removing moss to existing concrete roof tiles	1	item	£1,500.00	£1,500.00
	removing efflorescence with masonry cleaner	5	m ²	£45.00	£225.00
	removing moss to existing high level render panels	4	m ²	£15.00	£60.00
	removing moss to existing glazed bricks	2	m ²	£15.00	£30.00
	removing moss at junction with base of wall and path	15	m	£10.00	£150.00
7.5.2	Protective coatings				N/A
	7.5 Cleaning existing surfaces				£1,965.00
7.6	Renovation works				
7.6.1	Masonry repairs				
	Masonry repairs: allowance for masonry repairs	1	item	£5,000.00	£5,000.00
7.6.2	Concrete repairs				N/A
7.6.3	Metal repairs				N/A
7.6.4	Timber repairs				N/A
7.6.5	Plastics repairs				N/A
	7.6 Renovation works				£5,000.00

Element	Description	Quantity	Unit	Rate	Total
SUMMARY					
0	FACILITATING WORKS				
0.1	Toxic/hazardous material treatment				£0.00
0.2	Major demolition works				£0.00
0.3	Temporary support to adjacent structures/General External Scaffolding				£112,385.00
0.4	Specialist groundworks				£0.00
0.5	Temporary diversion works				£0.00
0.6	Extraordinary site investigation works				£0.00
1	SUBSTRUCTURE				
1.1	Substructure				£0.00
2	SUPERSTRUCTURE				
2.1	Frame				£0.00
2.2	Upper floors				£0.00
2.3	Roof				£44,016.95
2.4	Stairs and ramps				£0.00
2.5	External walls				£42,960.00
2.6	Windows and external doors				£82,260.00
2.7	Internal walls and partitions				£0.00
2.8	Internal doors				£0.00
3	INTERNAL FINISHES				
3.1	Wall finishes				£32,572.00
3.2	Floor finishes				£0.00
3.3	Ceiling finishes				£0.00
4	FITTINGS, FURNISHINGS AND EQUIPMENT				
4.1	Fittings, furnishings and equipment				£59,546.30
				FORWARD	£373,740.25

Element	Description	Quantity	Unit	Rate	Total
				FORWARD	£373,740.25
5	SERVICES				
5.1	Sanitary installations				£0.00
5.2	Services equipment				£0.00
5.3	Disposal installations				£0.00
5.4	Water installations				£0.00
5.5	Heat source				£0.00
5.6	Space heating and air conditioning				£0.00
5.7	Ventilation				£0.00
5.8	Electrical installations				£0.00
5.9	Fuel installations				£0.00
5.10	Lift and conveyor installations				£0.00
5.11	Fire and lightning protection				£550.00
5.12	Communication, security and control systems				£0.00
5.13	Specialist installations				£0.00
5.14	Builder's work in connection with services				£0.00
6	PREFABRICATED BUILDINGS AND BUILDING UNITS				
6.1	Prefabricated buildings and building units				£0.00
7	WORK TO EXISTING BUILDINGS				
7.1	Minor demolition works and alteration works				£14,300.00
7.2	Repairs to existing services				£0.00
7.3	Damp-proof courses/fungus and beetle eradication				£0.00
7.4	Façade retention				£0.00
7.5	Cleaning existing surfaces				£1,965.00
7.6	Renovation works				£5,000.00
					£395,555.25
	Add Preliminaries			12.50%	£49,444.41
					£444,999.66
	Add Contingencies			7.50%	£33,374.97
		EXISTING BUILDING TOTAL			£478,374.63

Appendix B - Elemental Cost Plan - Site Works

Element	Description	Quantity	Unit	Rate	Total
8	EXTERNAL WORKS				
8.1	Site preparation works				
8.1.1	Site clearance				N/A
8.1.2	Preparatory groundworks				N/A
	8.1 Site preparation works				£0.00
8.2	Roads, paths, pavings and surfacings				
8.2.1	Roads, paths and pavings				
	Paths: adjusting pavement levels to Main Entrance area	30	m ²	£75.00	£2,250.00
	Paths: repair damaged brick at end of ramp	1	item	£75.00	£75.00
	Paths: repair existing rear path	24	m	£50.00	£1,200.00
8.2.2	Special surfacings and pavings				N/A
	8.2 Roads, paths, pavings and surfacings				£3,525.00
8.3	Soft landscaping, planting and irrigation systems				
8.3.1	Seeding and turfing				N/A
8.3.2	External planting				N/A
8.3.3	Irrigation systems				N/A
	8.3 Soft landscaping, planting and irrigation systems				£0.00
8.4	Fencing, railings and walls				
8.4.1	Fencing and railings				
	Railings: allowance for tightening wires to existing balustrading/barrier at ramp	12	m	£30.00	£360.00
	Railings: allowance for redecorating existing 500 high railings	34	m ²	£20.00	£680.00
8.4.2	Walls and screens				N/A
8.4.3	Retaining walls				N/A
8.4.3	Barriers and guardrails				N/A
	8.4 Fencing, railings and walls				£1,040.00
8.5	External fixtures				
8.5.1	Site/street furniture and equipment				N/A
8.5.2	Ornamental features				N/A
	8.5 External fixtures				£0.00

Appendix B - Elemental Cost Plan - Site Works

Element	Description	Quantity	Unit	Rate	Total
8.6	External drainage				
8.6.1	Surface water and foul water drainage				
	Drainage: allowance for inspecting and clearing all block drains to rear of property	1	item	£1,500.00	£1,500.00
8.6.2	Ancillary drainage systems				N/A
8.6.3	External chemical, toxic and industrial liquid waste drainage				N/A
8.6.2	Land drainage				N/A
	8.6 External drainage				£1,500.00
8.7	External services				
8.7.1	Water mains supply				N/A
8.7.2	Electricity mains supply				N/A
8.7.3	External transformation devices				N/A
8.7.4	Electricity distribution to external plant and equipment				N/A
8.7.5	Gas mains supply				N/A
8.7.6	Telecommunications and other communication system connections				N/A
8.7.7	External fuel storage and piped distribution systems				N/A
8.7.8	External security systems				N/A
8.7.9	External street lighting systems				
	External lighting: new wall mounted floodlighting to rear to illuminate car park	2	nr	£750.00	£1,500.00
	Testing of installations	5	%	£1,500.00	£75.00
	Commissioning of installations	5	%	£1,500.00	£75.00
8.7.10	Local/district heating installations				N/A
8.7.11	Builder's work in connection with external services				N/A
	8.7 External services				£1,650.00
8.8	Minor building works and ancillary buildings				
8.8.1	Minor building works				N/A
8.8.2	Ancillary buildings and structures				N/A
8.8.3	Underpinning to external site boundary walls				N/A
	8.8 Minor building works and ancillary buildings				£0.00

Element	Description	Quantity	Unit	Rate	Total
SUMMARY					
8	EXTERNAL WORKS				
8.1	Site preparation works				£0.00
8.2	Roads, paths, pavings and surfacings				£3,525.00
8.3	Soft landscaping, planting and irrigation systems				£0.00
8.4	Fencing, railings and walls				£1,040.00
8.5	External fixtures				£0.00
8.6	External drainage				£1,500.00
8.7	External services				£1,650.00
8.8	Minor building works and ancillary buildings				£0.00
					£7,715.00
	Add Preliminaries			12.50%	£964.38
					£8,679.38
	Add Contingencies			7.50%	£650.95
		EXTERNAL WORKS TOTAL			£9,330.33

Appendix C - Elemental Analysis

EXISTING BUILDING

GROSS FLOOR AREA

N/A m²

Ref	Group/Sub Elements	Sub Element Cost	Group Element Cost	Sub Element Cost/m ²	Group Element Cost/m ²	Sub Element %	Group Element %
0	FACILITATING WORKS						
0.1	Toxic/hazardous material treatment	£ -				0.00%	
0.2	Major demolition works	£ -				0.00%	
0.3	Temporary support to adjacent structures/General External Scaffolding	£ 112,385.00				23.49%	
0.4	Specialist groundworks	£ -				0.00%	
0.5	Temporary diversion works	£ -				0.00%	
0.6	Extraordinary site investigation works	£ -				0.00%	
		£ 112,385.00	£ 112,385.00	£ -	£ -	23.49%	23.49%
1	SUBSTRUCTURE						
1.1	Substructure	£ -				0.00%	
		£ -	£ -	£ -	£ -	0.00%	0.00%
2	SUPERSTRUCTURE						
2.1	Frame	£ -				0.00%	
2.2	Upper floors	£ -				0.00%	
2.3	Roof	£ 44,016.95				9.20%	
2.4	Stairs and ramps	£ -				0.00%	
2.5	External walls	£ 42,960.00				8.98%	
2.6	Windows and external doors	£ 82,260.00				17.20%	
2.7	Internal walls and partitions	£ -				0.00%	
2.8	Internal doors	£ -				0.00%	
		£ 169,236.95	£ 169,236.95	£ -	£ -	35.38%	35.38%
3	INTERNAL FINISHES						
3.1	Wall finishes	£ 32,572.00				6.81%	
3.2	Floor finishes	£ -				0.00%	
3.3	Ceiling finishes	£ -				0.00%	
		£ 32,572.00	£ 32,572.00	£ -	£ -	6.81%	6.81%
	FORWARD		£ 314,193.95		£ -		65.68%

Appendix C - Elemental Analysis
EXISTING BUILDING

GROSS FLOOR AREA

N/A m²

Ref	Group/Sub Elements	Sub Element Cost	Group Element Cost	Sub Element Cost/m ²	Group Element Cost/m ²	Sub Element %	Group Element %
	FORWARD		£ 314,193.95		£ -		65.68%
4	FITTINGS, FURNISHINGS AND EQUIPMENT						
4.1	Fittings, furnishings and equipment	£ 59,546.30				12.45%	
		£ 59,546.30	£ 59,546.30	£ -	£ -	12.45%	12.45%
5	SERVICES						
5.1	Sanitary installations	£ -				0.00%	
5.2	Services equipment	£ -				0.00%	
5.3	Disposal installations	£ -				0.00%	
5.4	Water installations	£ -				0.00%	
5.5	Heat source	£ -				0.00%	
5.6	Space heating and air conditioning	£ -				0.00%	
5.7	Ventilation	£ -				0.00%	
5.8	Electrical installations	£ -				0.00%	
5.9	Fuel installations	£ -				0.00%	
5.10	Lift and conveyor installations	£ -				0.00%	
5.11	Fire and lightning protection	£ 550.00				0.11%	
5.12	Communication, security and control systems	£ -				0.00%	
5.13	Specialist installations	£ -				0.00%	
5.14	Builder's work in connection with services	£ -				0.00%	
		£ 550.00	£ 550.00	£ -	£ -	0.11%	0.11%
6	PREFABRICATED BUILDINGS AND BUILDING UNITS						
6.1	Prefabricated buildings and building units	£ -				0.00%	
		£ -	£ -	£ -	£ -	0.00%	0.00%
	FORWARD		£ 374,290.25		£ -		78.24%

Appendix C - Elemental Analysis
EXISTING BUILDING

GROSS FLOOR AREA

N/A m²

Ref	Group/Sub Elements	Sub Element Cost	Group Element Cost	Sub Element Cost/m ²	Group Element Cost/m ²	Sub Element %	Group Element %
	FORWARD		£ 374,290.25		£ -		78.24%
7	WORK TO EXISTING BUILDINGS						
7.1	Minor demolition works and alteration works	£ 14,300.00				2.99%	
7.2	Repairs to existing services	£ -				0.00%	
7.3	Damp-proof courses/fungus and beetle eradication	£ -				0.00%	
7.4	Façade retention	£ -				0.00%	
7.5	Cleaning existing surfaces	£ 1,965.00				0.41%	
7.6	Renovation works	£ 5,000.00				1.05%	
		£ 21,265.00	£ 21,265.00	£ -	£ -	4.45%	4.45%
	Add		£ 395,555.25		£ -		82.69%
	Preliminaries	12.50%	£ 49,444.41		£ -		10.34%
			£ 444,999.66		£ -		93.02%
	Add						
	Contingencies	7.50%	£ 33,374.97		£ -		6.98%
	EXTERNAL FABRIC IMPROVEMENT WORKS TO SUMMARY		£ 478,374.63		£ -		100.00%

Appendix C - Elemental Analysis
SITE WORKS

TOTAL GROSS FLOOR AREA

N/A m²

Ref	Group/Sub Elements	Sub Element Cost	Group Element Cost	Sub Element Cost/m ²	Group Element Cost/m ²	Sub Element %	Group Element %
8	EXTERNAL WORKS						
8.1	Site preparation works	£ -				0.00%	
8.2	Roads, paths, pavings and surfacings	£ 3,525.00				37.78%	
8.3	Soft landscaping, planting and irrigation systems	£ -				0.00%	
8.4	Fencing, railings and walls	£ 1,040.00				11.15%	
8.5	External fixtures	£ -				0.00%	
8.6	External drainage	£ 1,500.00				16.08%	
8.7	External services	£ 1,650.00				17.68%	
8.8	Minor building works and ancillary buildings	£ -				0.00%	
		£ 7,715.00	£ 7,715.00	£ -	£ -	82.69%	82.69%
	Add		£ 7,715.00		£ -		82.69%
	Preliminaries	12.50%	£ 964.38		£ -		10.34%
			£ 8,679.38		£ -		93.02%
	Add						
	Contingencies	7.50%	£ 650.95		£ -		6.98%
	SITE WORKS TO SUMMARY		£ 9,330.33		£ -		100.00%