

# HUGGINS BROMAGE FERGUSON LTD

## CHARTERED ARCHITECTS AND CDM COORDINATORS



### EXTENSIONS AND ALTERATIONS TO CREATE A TWO FORM ENTRY PRIMARY SCHOOL , BENYON PRIMARY SCHOOL, TYSEN PLACE, SOUTH OCKENDON, RM156PG

#### APPROXIMATE COSTING – EXTENSION ONLY

Approximate costing calculation based on extension floor area based on SPONS Price book rates.

Excluding external works (front and rear), Canopy, Kitchen, fitted furniture allowance per classroom, Internal alterations to existing building and Contingency/ Provisional Sums.

Gross floor area = 731 m<sup>2</sup>

SPONS rate £1600 per m<sup>2</sup>

731 x 1600 = £1,169,600.00;

**Say £1,200,000.00** (plus vat if applicable)

As a cross-check on the 'Approximate' costs of the extension, we have also calculated the building cost for building elements.

#### ELEMENTAL COSTING – EXTENSION ONLY

ITEM	DESCRIPTION	COST
1.	Strip/ Clear the site	£30,000.00
2.	Foundation.	£80,000.00
3.	Site set up and management	£100,000.00
4.	Brickwork/ Blockwork	£90,000.000
5.	Windows and Doors.	£40,000.00
6.	Milbank ground Floor (complete)	£43,800.00
7.	Steelwork/ steel frame	£80,000.00
8.	Floor Plank Roof	£58,480.00
9.	Flat Roof (complete)	£73,100.00
0.	Internal Walls	£20,000.00
1.	Internal Doors	£22,000.00
2.	Plastering	£50,000.00

## Appendix 1

13.	Toilets & Cubicles	£40,000.00
14.	Ceiling	£50,000.00
15.	Floor	£60,000.00
16.	Decorations	£30,000.00
17.	Mechanical and electrical Installations	£200,000.00
<b>SUB-TOTAL</b>		<b>£1,067,380.00</b>

Elemental cost; £1,067,380.00

Contractors profit and overhead 12% of £1,067,380.00 = £128,085.60

£1,067,380.00 + £128,085.60 = **£1,195,465.60**

**Say £1,200,000.00** (plus vat if applicable)

### **OTHER COSTS (NOT INCLUDED IN EXTENSION COST)**

Including contractors profit and overhead

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>COST</b>
1.	Rear Playground, fire tender road, paving , fencing and drainage	£120,000.00
2.	Front car park, fencing paving and service upgrades	£160,000.00
3.	Entrance canopy and foundations	£40,000.00
4.	Kitchen upgrade/ fitted furniture	£100,000.00
5.	Internal alterations (existing building)	£100,000.00
<b>SUB TOTAL</b>		<b>£520,000.00</b>

### **PROVISIONAL SUMS/ CONTINGENCY (NOT INCLUDED IN EXTENSION**

**COST)** Including contractors profit and overhead

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>COST</b>
1.	Contingency	£80,000.00
2.	Building regulation amendments	£10,000.00
3.	Service Upgrades	£20,000.00
4.	Consequential upgrades	£30,000.00

## Appendix 1

5.	Asbestos removal	£20,000.00
6..	Additional groundworks	£20,000.00
7.	IT wiring	£10,000.00
SUB TOTAL		<b>£190,000.00</b>

### **COST SUMMARY**

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>COST</b>
1.	Extension costs	£1,200,000.00
2.	Other costs	£520,000.00
3.	Provisional Sums/ Contingency	£190,00.00
GRAND TOTAL		<b>£1,910,000.00</b>

### **APPROXIMATE PROJECT COST**

**£1,910,000.00** (plus vat if applicable)

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## OUTLINE PROJECT PROGRAMME

### EXTENSIONS AND ALTERATIONS TO CREATE A TWO FORM ENTRY PRIMARY SCHOOL , BENYON PRIMARY SCHOOL, TYSSEN PLACE, SOUTH OCKENDON, RM15 6PG

STAGE	COMPLETED BY
First draft of proposal drawings	Friday 7 <sup>th</sup> December 2018
Revised layout and budget costing	Tuesday 18 <sup>th</sup> December 2018
Pre-planning application based on floor plan ?	Monday 31 <sup>st</sup> January 2019
Consultant tender invitation	Friday 11 <sup>th</sup> January 2019
Consultant tender returns	Friday 8 <sup>th</sup> of February 2019
Consultant tender evaluation and consultant appointment.	<b>Friday 1<sup>st</sup> of March 2019</b>
Plan and elevation drawings finalised	Friday 29 <sup>th</sup> March 2019
Survey existing building, check existing plans	Friday 12 <sup>th</sup> April 2019
Prepare Planning application documents and submit a planning application (Including sub-consultant reports/surveys etc.	Friday 12 <sup>th</sup> April 2019
Planning application decision (10 weeks application period) delegated powers decision assumed.	<b>Friday 21<sup>st</sup> June 2019</b>
Discharge of planning conditions – prior to start of works	Monday 18 <sup>th</sup> November 2019
Prepare building regulation drawings and submit a building regulation application	Friday 19 <sup>th</sup> July 2019
Preparation of Pre-contract H&S plan and specification ready to invite tenders	Friday 2 <sup>nd</sup> August 2019
PQQ process and contractor selection (3 weeks)	Friday 23 <sup>rd</sup> August 2019
<b>Building contractor Tenders invited</b>	<b>Friday 6<sup>th</sup> September 2019</b>
4 week tender period, tender returned	Friday 4 <sup>th</sup> October 2019
Tender Report/Value engineering/Contractor selection/ contractor appointment.	Friday 18 <sup>th</sup> October 2019
Pre-contract meeting	Friday 18 <sup>th</sup> October 2019
Contractor lead-in/ H&S documents prepared and approved.	1 <sup>st</sup> November 2019
<b>Contractor start on Site 9 month Contract period</b>	Monday 18 <sup>th</sup> November 2019
Completion Date	Friday 14 <sup>th</sup> August 2020
School mobilisation of new areas (2 weeks)	Friday 4 <sup>th</sup> September 2020
Defects Liability period (12 months)	
<b>End of defects Liability period</b>	Friday 3 <sup>rd</sup> September 2021

Programme is subject to contractor availability, tender invitation processes and planning approval.