

REFURBISHMENT AND IMPROVEMENTS, TILBURY MANOR JUNIOR SCHOOL/ TILBURY PIONEER ACADEMY, 43 DICKENS AVE, TILBURY RM18 8HJ

APPROXIMATE COSTING

Approximate costing calculation based on building floor area using SPONS Price Book rates.

Existing building floor area (Less demolished sections)

Gross floor area = 1062 m²

SPONS rate £1350 per m²

1062 x 1350 = **£1,433,700**

Say £1.435 million

As a cross-check on the 'Approximate' costs for the refurbishment works, we have also calculated more detailed building cost for building elements.

ELEMENTAL COSTING

ITEM	DESCRIPTION	COST
1.	Cut out and replace damaged timber superstructure	£50,000.00
2.	Under-pinning/ remedial works to minor subsidence/ settlement	£200,000.00
3.	Remove existing timber cladding and replace with new felt, battens and Hardie-plank cladding 500 m ²	£200,000.00
4.	Repair/ replace external windows and doors	£100,000.00
5.	Replace PVC window surrounds. Remove existing 100m ²	£6,500.00
6.	New carpet and vinyl flooring	£60,000.00
7.	Repair Drainage, replace sanitaryware and cubicles	£50,000.00
8.	New classroom joinery 6 no @ £4k	£24,000.00
9.	Flat Roof, replace and insulate. Corridors and changing block 163m ²	£16,300.00
10.	Pitched Roof repairs, renew valleys, gutters, downpipes etc	£60,000.00
11.	External works; repairs to tarmac. New Play area.	£100,000.00
12.	LED lighting to all areas	£80,000.00

13.	Ceiling- suspended 1000 m ² x £780/m ² =	£70,000.00
14.	Electrics, Dado and additional sockets to classrooms	£80,000.00
15.	Data cable upgrades	£40,000.00
16.	Asbestos removal	£100,000.00
17.	Fire stopping	£20,000.00
18.	DDA improvement, DDA toilet, door widening etc.	£15,000.00
19.	New fire doors; 24 x £400	£9,600.00
20.	Replace glazing to internal corridor windows	£20,000.00
21.	Works to mitigate Legionella risks	£10,000.00
22.	Works to distribution boards	£5,000.00
23.	Works to main switch-gear	£20,000.00
SUB-TOTAL		£1,333,400.00

Elemental cost: £1,333,400.00

Contractors profit and overhead 10% of £133,400.00 = **£1,466,740.00**

NOTES

Costs exclude contingency (5% = £72,500), planning & building regulation application fees and professional fees

INFLATED COSTS

Building material and labour costs have been escalating significantly over the last 2 to three years. The Covid pandemic and more recent Ukraine/ Russia conflict have resulted in persistent material shortages, cost increases and labour shortages and increased labour costs.

ESTIMATED COST

The above approximate costing and Elemental costing give similar cost. **We estimate** the building cost to be **£1.55 Million (including client contingency)**

Factoring in increasing material and labour cost, which we estimate will increase by 20% in the next year to 18 months....

Calculated building cost of £1,550,000.00 x 20 % = £310,000.00

£1,555,000.00 + £310,00.00 = £1,865,000.00.

We estimate costs in the range of between £1.55 million to £1.9 million pounds.