

| Building Works Estimate                                        | Quantity | Unit | Rate    | (£)                |
|----------------------------------------------------------------|----------|------|---------|--------------------|
| <b>Pre-fabricated buildings and building units</b>             |          |      |         |                    |
| Security Office (12m2)                                         | 1        | nr   | 12,500  | 12,500             |
| Male/Female Amenity Buildings (10m2 each)                      | 4        | nr   | 25,000  | 100,000            |
|                                                                |          |      |         | -                  |
| <b>External works</b>                                          |          |      |         |                    |
| Site clearance allowance                                       | 2090     | m2   | 4       | 8,360              |
| Removing trees & shrubs allowance                              | 1        | item | 1,500   | 1,500              |
| Reduce levels; set aside in spoil heaps; av. 300mm across site | 627      | m3   | 4       | 2,508              |
| Filling to make up levels from on site spoil heaps             | 627      | m3   | 6       | 3,762              |
| Paved areas (under office & amenity blocks)                    | 52       | m2   | 50      | 2,600              |
| Form access / entrance; tarmac                                 | 56       | m2   | 150     | 8,400              |
| Joint to existing surfacing                                    | 1        | item | 300     | 300                |
| Gravel surfacing                                               | 2040     | m2   | 35      | 71,400             |
| Kerb/edging                                                    | 222      | m    | 25      | 5,550              |
| Weldmesh fencing; 2.4m high                                    | 244      | m    | 150     | 36,600             |
| Gates; pair                                                    | 2        | nr   | 5,000   | 10,000             |
| Bin store allowance                                            | 1        | item | 5,000   | 5,000              |
| Making good landscaping allowance                              | 1        | item | 2,500   | 2,500              |
| <b>Drainage</b>                                                |          |      |         |                    |
| Cesspit                                                        | 1        | item | 25,000  | 25,000             |
| Trenching for foul drains                                      | 1        | item | 5,000   | 5,000              |
| Stormwater soakaway allowance                                  | 1        | item | 5,000   | 5,000              |
| <b>External services</b>                                       |          |      |         |                    |
| Electrical plinth & enclosure                                  | 1        | item | 2,000   | 2,000              |
| Trenching for electrical supply cable; on site distribution    | 100      | m    | 50      | 5,000              |
| Allowance for incoming electric; as National Grid quote        | 1        | item | 160,000 | 160,000            |
| Trenching for water services; on site distribution             | 100      | m    | 50      | 5,000              |
| Allowance for incoming water                                   | 1        | item | 20,000  | 20,000             |
| CCTV lamp posts                                                | 1        | nr   | 1,000   | 1,000              |
| CCTV allowance                                                 | 1        | item | 5,000   | 5,000              |
| External lighting                                              | 1        | item | 10,000  | 10,000             |
| Outside taps                                                   | 4        | nr   | 250     | 1,000              |
| Services to Security Office                                    | 1        | item | 2,500   | 2,500              |
| Services to Amenity buildings                                  | 1        | item | 5,000   | 5,000              |
| Services to Plots                                              |          |      |         | excluded           |
| Sub Total                                                      |          |      |         | 522,480            |
| Preliminaries (If not included in cost/m2 above)               | 10%      |      |         | 52,248             |
| Main Contractors Overheads & Profit                            | 5.0%     |      |         | 28,736             |
| Sub Total                                                      |          |      |         | 603,464            |
| Design & Pricing Risk                                          | 10.0%    |      |         | 60,346             |
|                                                                |          |      |         | 663,811            |
| Tender Inflation Estimate                                      |          |      |         | excluded           |
| Construction Inflation Estimate                                |          |      |         | excluded           |
| <b>Net Construction Cost</b>                                   |          |      |         | <b>£ 663,811</b>   |
|                                                                |          |      |         | <b>say 665,000</b> |

#### Professional Fees

|             |     |        |     |  |        |
|-------------|-----|--------|-----|--|--------|
| Design Team | say | 12.00% |     |  | 79,800 |
| Expenses    |     | 1 Item | say |  | Inc    |

#### Other Development/Project Cost Estimate

|                                                                 |     |  |       |      |       |
|-----------------------------------------------------------------|-----|--|-------|------|-------|
| Land Acquisition Costs                                          |     |  |       | Excl |       |
| Client Finance Costs                                            |     |  |       | Excl |       |
| Surveys                                                         | say |  | 5,000 |      |       |
| Specialist Reports                                              |     |  |       | Excl |       |
| Archaeological Works                                            |     |  |       | Excl |       |
| Planning Fees                                                   | say |  | 2,500 |      |       |
| Charges (i.e. Statutory Authority Adoption/Maintenance Charges) |     |  |       | Excl |       |
| Planning Contributions (i.e. Section 106 & 278)                 |     |  |       | Excl |       |
| Building Regulation Fees                                        | say |  | 1,500 |      |       |
| Client Insurances                                               |     |  |       | Excl |       |
| Decanting/Relocation Costs                                      |     |  |       | Excl |       |
| Loose furniture and fittings                                    |     |  |       | Excl |       |
| Marketing Costs                                                 |     |  |       | Excl |       |
| Other Client Costs                                              |     |  |       | Excl | 9,000 |

**Sub Total** **753,800**

Client Change/Project Risk 10.00% 75,380

**Total Estimate** **829,180**

VAT (excluded) excluded excl.

**Total Estimate (Exc. VAT)** **£ 829,180**

say **830,000**

| Extra Over Cost Option |                                                       | Net<br>£ | Gross<br>£ |
|------------------------|-------------------------------------------------------|----------|------------|
| 1)                     | Tarmac surfacing in lieu of gravel* - additional cost | 150,000  | 185,000    |

\* subject to further review and advice from a civil engineer for drainage/attenuation requirements

**Notes and Exclusions:-**

- Excludes VAT;
- Based on Sursham Tompkins drawing: 7393-02 Rev A;
- Based on current day costs and excludes tender & construction inflation. BCIS is currently predicting that tender prices are increasing by 3-5% year on year;
- Assumes traditional contract procurement, with a single main contractor undertaking the works, in one phase;
- Assumes free unrestricted access for the duration of the works;
- Excludes the removal or encapsulation of asbestos and the removal of other contaminants;
- Subject to further inputs from full design team (civil engineer, M&E consultants etc.)
- Excludes upgrades or diversion to existing services;
- Excludes services to individual plots;
- Excludes works associated with ecological requirements or bio-diversity net gain requirements;
- Excludes data installations;
- Excludes additional works associated with Bio-diversity Net Gain requirements;
- Excludes works associated with abnormal ground conditions;
- Excludes land, legal and financing costs, and client insurances;
- Excludes archaeological works;
- Excludes charges and planning contributions (i.e. Section 106/CIL)
- Excludes all costs associated with decanting/storage;
- Excludes loose furniture, fittings and equipment;
- Excludes any marketing costs;
- Excludes other client/development costs;
- No other works than those items stated in this estimate have been allowed for;
- All costs are subject to further drawings and surveys;

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