

EAST STAFFS BC

BURTON TOWN HALL

COST REPORT NR 1

May-17



OVERALL COST SUMMARY

	Total £
Construction Works	
Grd Floor Works	292,810
First Floor Works	297,685
Window Replacement to Annexe	32,790
sub total	623,285
Contingency	10% 62,329
sub total	685,614
FF&E	
Provision of Loose Chairs only (90nr @ £75/ea)	6,750
Desks/Storage racking etc	excl
Professional Fees	
	excl
sub total	692,364
VAT	
Assumed not paid or excluded	excl
Total	692,364

Notes

- 1.VAT excluded
- 2.Fees excluded
3. No decant/temp relocation included
4. Assume re use of existing generator/UPS for IT Room

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GRD FLOOR - COST BREAKDOWN

	Quant	Unit	Rate	Total £
Int floor area calc 569m2				
Demolitions/Alterations				
General strip out to the existing finishes finishes/ceilings etc/services	569	m2	15	8,535
Internal Walls				
Nib wall to form storeroom	1	ltm	500	500
Internal Doors				
Upgrading of internal doors within the site area (repairs/ironmongery (see marked up plan)	30	nr	125	3,750
New door to create new storeroom	1	nr	850	850
Finishes New Finishes included as follows:-				
Floor Finishes as follows:-				
Prepare existing floor surfaces; new latex or similar and lay carpet tiles	268	m2	45	12,060
Prepare existing floor surfaces; new latex or similar and lay vinyl tiles to storerooms	15	m2	45	675
Prepare existing floor surfaces; new latex or similar and lay vinyl sheeting	54	m2	45	2,430
Allow for cleaning/repairing existing stone flooring	232	m2	10	2,320
Allowance for screeding/floor leveling where existing walls removed				n/a
Wall Finishes as follows:-				
General allowance for some wall (plaster) repairs	1	ltm	500	500
General allowance for some wall (wood pannelling) repairs	1	ltm	2,000	2,000
Ceiling Finishes				
Allow for forming number of 'raft type bulkhead ceilings; allow 4nr x 10m2 each	40	m2	60	2,400
Decorations				
Decorations to ceilings and walls and all elements of existing timberwork	569	m2	25	14,225

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GRD FLOOR - COST BREAKDOWN

	Quant	Unit	Rate	Total £
Furniture/Fittings				
New Kitchen/ Tea point off offices	1	ltm	5,000	5,000
New cubicles to main WC	4	nr	1,000	4,000
Sanitary Fittings				
Replacement of sanitary fittings to:-				
Main WC	1	ltm	2,000	2,000
MWC	1	ltm	1,000	1,000
AWC	1	ltm	1,500	1,500
M&E				
Mechanical services comprising:-				
Stripout mech services	569	m2	15	8,535
General enhancement of mech services - new heating, ventilation, extraction etc	569	m2	170	96,730
Electrical services comprising:-				
Stripout electrical services	569	m2	15	8,535
General enhancement of electrical services - new lighting throughout, power to suit layout, data mods,	569	m2	120	68,280
BWIC	569	m2	15	8,535
Drainage				
Assumed reconnect to existing in kitchen	1	ltm	250	250
		Sub total		254,610
		Preliminaries Allowance	15%	38,200
		Total Construction Cost		£292,810

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1st FLOOR - COST BREAKDOWN

	Quant	Unit	Rate	Total £
Int floor area calc 514m2				
Demolitions/Alterations				
General strip out to the existing finishes finishes/ceilings etc/services	514	m2	15	7,710
Removal of existing walls as denoted - assumed some structural works required	1	ltm	5,000	5,000
Strip out of kitchen for new showers etc	1	ltm	1,000	1,000
Upper Floors				
Assumed floor loading sufficient therefore no works				n/a
Internal Walls				
Glazed internal wall in large office in front of tea facility; 3600 long x 3000 high	1	ltm	3,500	3,500
Internal Doors				
Upgrading of internal doors within the site area (repairs/ironmongery)	27	nr	125	3,375
Door replacements (allowance around shower zone)	5	nr	850	4,250
Finishes				
New Finishes included as follows:-				
Floor Finishes as follows:-				
Prepare existing floor surfaces; new latex or similar and lay carpet tiles	479	m2	45	21,555
Prepare existing floor surfaces; new latex or similar and lay vinyl sheeting	35	m2	45	1,575
Allowance for screeding/floor levelling where existing walls removed	11	m	50	550
Wall Finishes as follows:-				
General allowance for some wall repairs	1	ltm	500	500
Wall finishes to shower areas	2	nr	2,000	4,000
Ceiling Finishes				
Allow for forming number of 'raft type bulkhead ceilings; allow 4nr x 10m2 each	40	m2	60	2,400
Decorations	514	m2	20	10,280

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1st FLOOR - COST BREAKDOWN		Quant	Unit	Rate	Total £
Fittings					
	New Kitchen/ Tea point off offices	1	ltm	5,000	5,000
	Kitchen uplift to new seating zone	1	ltm	2,000	2,000
	New cubicles to main WC (not shown)	5	nr	1,000	5,000
Sanitary Fittings					
	Upgrade sanitary to toilets (detail not shown)	1	ltm	5,000	5,000
	Showers areas	2	nr	2,000	4,000
M&E					
	Mechanical services comprising:-				
	Stripout mech services	514	m2	15	7,710
	General enhancement of mech services - new heating, ventilation, extraction etc	514	m2	170	87,380
	Electrical services comprising:-				
	Stripout electrical services	514	m2	15	7,710
	General enhancement of electrical services - new lighting throughout, power to suit layout, data mods,	514	m2	120	61,680
	BWIC	514	m2	15	7,710
Drainage					
	None anticipated				n/a
				Sub total	258,885
				Preliminaries Allowance	15% 38,800
				Total Construction Cost	£297,685

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Window Replacement	Quant	Unit	Rate	Total £
Window Replacements				
Careful removal of existing windows 1220mm wide x 1480mm high	27	nr	50	1,350
Provision of new windows either Alitherm heritage of Kawneer; size to match existing	27	nr	720	19,440
Allowance refixing blinds, making good window boards, making good reveals and decoration	27	nr	100	2,700
Specific access equipment, scaffolding etc	1	ltm	5,000	5,000
		Sub total		28,490
		Preliminaries Allowance	15%	4,300
		Total Construction Cost		£32,790