



## RETTENDON PARISH COUNCIL

Bell Field Pavilion

Main Road, Rettendon, Essex

Cost Plan No. 1

B

Level of Confidence +/- 15%

05 June 2014

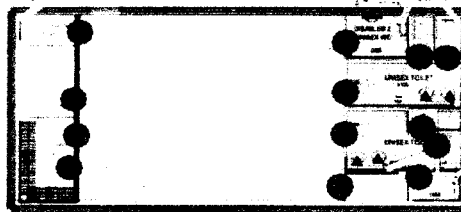


FIGURE 1

Rettendon Parish Council  
Parish Council Clerk Barry Summerfield  
Sutton Hall Cottage  
Sutton Road  
Rochford  
Essex

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**INTRODUCTION**

- 1.0 The purpose of this report is to provide a budget cost, for the proposed Bell Field Pavilion in order to obtain funding approval
- 2.0 The proposed new pavilion comprises pad foundations with ground beams, beam and block floor, steel frame complete with roof and wall cladding, internal wall, floor and suspended ceiling, finishes, decoration, sanitary ware complete with electrical and mechanical works
- 3.0 The revised proposal cost is £220,000 excluding all fees, VAT and client design development cost.
- 4.0 The Cost Plan has been prepared from the following drawings:
  - Architects Drawings
  - Dwg No. 10/RPC/01 Existing site Plan 1:250
  - Dwg No. 10/RPC/02 Site Plan 1:200
  - Dwg No. 10/RPC/03 Floor Plans 1:50
  - Structural Drawings
  - Steel Building Sand Cladding
  - First Fix Installations roof & cladding quotation
  - Services Drawings
  - None
- 5.0 We have made a provisional allowance of 15% fee on the all consultancy works.
- 6.0 We have made a provision of design risk developments of 5% fee on the total building cost.
- 7.0 A significant quantity of assumptions have been made with regards to the M&E works.
- 8.0 Estimated costs within this report are considered to reflect current market conditions based upon achieving competitive market returns. An allowance has been made for tender price inflation upto start on site and during the construction period on the Executive Summary based on a start on site at the end of August 2014 and a 4 month construction period
- 9.0 A list of exclusions is included in section 6.0 of this report.

**EXECUTIVE SUMMARY AND INFLATION**

**TOTAL ESTIMATED CONSTRUCTION  
COST AT BASE DATE - 05 JUN 2014  
( see Elemental Cost Summary  
for detailed breakdown )**

	£ 220,000	£ 1,438 / m <sup>2</sup>	£ 134 / ft <sup>2</sup>
Inflation to start on site	£ 0	£ 0 / m <sup>2</sup>	£ 0 / ft <sup>2</sup>
Inflation during construction period	£ 0	£ 0 / m <sup>2</sup>	£ 0 / ft <sup>2</sup>

**ESTIMATED PROJECTED COST  
AT COMPLETION - 09 NOV 14**

£ 220,000	£ 1,438 / m <sup>2</sup>	£ 134 / ft <sup>2</sup>
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Project/Design Team Fees	15.00%	33,000
VAT on Building works	20.00%	44,000

**TOTAL COST LIMIT**

**£ 297,000**

**Notes:**

The calculation of building cost and tender price inflation is based on a notional programme and inflation rates as follows:

Programme details

Construction start date	10 Aug 2014
Construction period	4 mths
Completion Date	09 Nov 2014

Inflation details

Base date	05 Jun 2014
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2014	1.50 % per annum
	per annum
	per annum

It is not possible to predict with any certainty the effects of inflation and other market factors on building prices. We have used here what we consider to be sensible allowances to make at this time. They should be kept under review in light of actual inflation within the construction industry.

SCHEDULE OF AREAS

Gross Internal ( GIFA )

Ground Floor

Total

m <sup>2</sup>	ft <sup>2</sup>
153	1,647
153	1,647

ELEMENTAL SUMMARY ( COST AT BASE DATE - 05 JUN 2014 )

GIFA: 153m <sup>2</sup> / 1,647ft <sup>2</sup>	Total Cost £	£/m <sup>2</sup>	£/ft <sup>2</sup>	% Value
<b>SITE CLEARANCE</b>	<b>1,440</b>	<b>9.41</b>	<b>0.87</b>	<b>0.65</b>
<b>1 SUBSTRUCTURE</b>	<b>26,830</b>	<b>175.36</b>	<b>16.29</b>	<b>12.20</b>
<b>2 SUPERSTRUCTURE</b>	<b>59,330</b>	<b>387.78</b>	<b>36.03</b>	<b>26.97</b>
2A Frame	7,370	48.17	4.48	3.35
2B Upper Floors				
2C Roofs	17,370	113.53	10.55	7.90
2D Stairs and Ramps				
2E External Walls	12,470	81.50	7.57	5.67
2F Windows and External Doors	6,100	39.87	3.70	2.77
2G Internal Walls and Partitions	9,130	59.67	5.54	4.15
2H Internal Doors	6,890	45.03	4.18	3.13
<b>3 INTERNAL FINISHES</b>	<b>21,310</b>	<b>139.28</b>	<b>12.94</b>	<b>9.69</b>
3A Wall Finishes	3,080	20.13	1.87	1.40
3B Floor Finishes	13,330	87.12	8.09	6.06
3C Ceiling Finishes	980	6.41	0.60	0.45
3D Decorations	3,920	25.62	2.38	1.78
<b>4 FITTINGS AND FURNISHINGS</b>	<b>4,390</b>	<b>28.69</b>	<b>2.67</b>	<b>2.00</b>
<b>5 M&amp;E INSTALLATION</b>	<b>45,730</b>	<b>298.89</b>	<b>27.77</b>	<b>20.79</b>
5A/B Sanitary Appliances and Services Equipment	11,050	72.22	6.71	5.02
5C Disposal Installations	3,040	19.87	1.85	1.38
5D Water Installations	3,700	24.18	2.25	1.68
5E Heat Source	2,840	18.56	1.72	1.29
5F/G Space Heating, Air Treatment and Ventilation	7,060	46.14	4.29	3.21
5H Electrical Installations	14,410	94.18	8.75	6.55
5I Gas Installation				
5J Lifts and Conveyor Installations				
5K Protective Installation				
5L Fire Alarm, Communications and Security	2,730	17.84	1.66	1.24
5M Special Installations				
5N Builders Work in Connection	900	5.88	0.55	0.41
<b>TOTAL BUILDING WORKS</b>	<b>159,030</b>	<b>1039.41</b>	<b>96.56</b>	<b>72.29</b>
<b>6 EXTERNAL WORKS</b>	<b>21,250</b>	<b>138.89</b>	<b>12.90</b>	<b>9.66</b>
6A Prefabricated Buildings				
6B Work to Existing Building				
6C Site Works	6,660	43.53	4.04	3.03
6D Drainage	14,590	95.36	8.86	6.63
6E External Services				
6F Minor Building Works				
<b>TOTAL BUILDING AND SITE WORKS</b>	<b>180,280</b>	<b>1178.30</b>	<b>109.47</b>	<b>81.95</b>
<b>7 ON COSTS</b>	<b>38,090</b>	<b>248.95</b>	<b>23.13</b>	<b>17.31</b>
7A Preliminaries @ 12.00 %	21,630	141.37	13.13	9.83
7B Overheads and profit @ 3.00 %	6,060	39.61	3.68	2.75
7C DD. Contingency @ 5.00 %	10,400	67.97	6.31	4.73
<b>ESTIMATED CONSTRUCTION COST</b>	<b>218,370</b>	<b>1427.25</b>	<b>132.60</b>	<b>99.26</b>
Rounding adjustment 4	1,630	10.65	0.99	0.74
<b>TOTAL COST</b>	<b>220,000</b>	<b>1437.91</b>	<b>133.59</b>	<b>100.00</b>

<b>RETTENDON PARISH COUNCIL</b> <b>Bell Field Pavilion</b> <b>Main Road, Rettendon, Essex</b> <b>Cost Plan No. 1 B</b>	<b>BYP</b> <b>45 Neath Gardens</b> <b>Morden, SM4 6JN</b>	 <b>Associates</b>
	<b>05 Jun 2014</b>	<b>0026</b>

**ELEMENTAL BUILD UP ( COST AT BASE DATE - 05 JUN 2014 )**

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total
	<b>SITE CLEARANCE</b>					<b>1,440</b>
	To reduce levels av 300 deep	55	m <sup>3</sup>	26.13	1,440	
<b>1</b>	<b>SUBSTRUCTURE</b>					<b>26,830</b>
	Pits not exceeding 2.0m and concrete	16	nr	394.24	6,310	
	Cavity wall up to dpc level	47	m	51.74	2,430	
	Internal walls up to dpc level	23	m	34.00	780	
	Extra over breaking out concrete	10	m <sup>2</sup>	26.66	270	
	Beam and block floor, 150 thick	153	m <sup>2</sup>	47.44	7,260	
	Ventilating ducts	31	nr	11.10	350	
	Concrete in ground beams 500 wide	73	m	86.60	6,320	
	Form work to side of ground beams	73	m	26.79	1,960	
	Holding down bolts assemblies	16	nr	62.50	1,000	
	Keep excavations free from water	1	item	150.00	150	
<b>2</b>	<b>SUPERSTRUCTURE</b>					
<b>2A</b>	<b>Frame</b>					<b>7,370</b>
	Structural steel columns/beams	3	t	2640.00	7,370	
	Fire protection to vertical steel work		Incl			
<b>2C</b>	<b>Roofs</b>					<b>17,370</b>
	Double skin insulated roof coverings by FFI	168	m <sup>2</sup>	91.47	15,370	
	Composite Triple Skin Skylight by FFI		item		Incl	
	Gutter		m		Incl	
	Downpipes		m		Incl	
	Monocrystalline Solar Panels	1	item	2000.00	2,000	
<b>2E</b>	<b>External Walls</b>					<b>12,470</b>
	Double skin insulated claddings by FFI	136	m <sup>2</sup>	91.47	12,470	
<b>2F</b>	<b>Windows and External Doors</b>					<b>6,100</b>
	Juniper Green roller door		nr		Incl	
	External single doors	2	nr	1250.00	2,500	
	External folding double glazed doors D10	1	nr	3600.00	3,600	



**ELEMENTAL BUILD UP ( COST AT BASE DATE - 05 JUN 2014 )**

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total
2G	<u>Internal Walls and Partitions</u>					<b>9,130</b>
	140 thick Stud partitions	20	m <sup>2</sup>	46.75	940	
	100 thick stud partitions	212	m <sup>2</sup>	33.63	7,130	
	Timber skirtings	121	m	5.90	710	
	Pipe casings	9	m	39.00	350	
2H	<u>Internal Doors</u>					<b>6,890</b>
	Internal Access hatch	1	nr	380.00	380	
	Internal FD30 doors and frames	12	nr	300.00	3,600	
	Provide and fix ironmongery	13	nr	200.00	2,600	
	Intumescent strips and smoke seals	66	m	4.70	310	
3	<b>INTERNAL FINISHES</b>					
3A	<u>Wall Finishes</u>					<b>3,080</b>
	13 Thick render and set in hardwall plaster	316	m <sup>2</sup>	7.00	2,210	
	Galvanized steel angle beads	20	m	3.63	70	
	Stainless steel stop beads	47	m	4.38	210	
	Ceramic glazed wall tiles	11	m <sup>2</sup>	53.20	590	
3B	<u>Floor Finishes</u>					<b>13,330</b>
	Cement and sand screed	153	m <sup>2</sup>	27.38	4,190	
	Insulation to floor	125	m <sup>2</sup>	29.50	3,690	
	Insulation to edge of walls	121	m	4.00	480	
	Vinyl floor covering	68	m <sup>2</sup>	37.13	2,520	
	Vinyl safety sheet flooring	24	m <sup>2</sup>	43.13	1,040	
	Vinyl non slip vinyl flooring	14	m <sup>2</sup>	43.13	600	
	Cove skirting with cove former	55	m	14.65	810	
3C	<u>Ceiling Finishes</u>					<b>980</b>
	Suspended mineral ceiling system	38	m <sup>2</sup>	25.88	980	



**ELEMENTAL BUILD UP ( COST AT BASE DATE - 05 JUN 2014 )**

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total
3D	<u>Decorations</u>					<b>3,920</b>
	Paint, emulsion finish to walls	316	m <sup>2</sup>	6.41	2,030	
	General woodwork over 300 wide	77	m <sup>2</sup>	11.97	920	
	Woodwork n.e 300 wide	65	m	3.11	200	
	Hammerite paint to seel members	70	m <sup>2</sup>	11.00	770	
4	<b>FITTINGS AND FURNISHINGS</b>					<b>4,390</b>
	Adjustable spur shelving	3	m	123.80	370	
	Coat hooks	4	nr	12.00	50	
	Kitchen wall cupboards	3	nr	450.00	1,350	
	Worktops	5	m	200.00	1,000	
	Vanity units	2	nr	810.00	1,620	
5	<b>M&amp;E INSTALLATION</b>					
5A/B	<u>Sanitary Appliances and Services equipment</u>					<b>11,050</b>
	WC	3	nr	416.00	1,250	
	Disabled WC and WHB	1	nr	1370.00	1,370	
	Grab rails	1	nr	63.00	60	
	Hinged grab rails	2	nr	158.00	320	
	Wash hand basin	4	nr	492.60	1,970	
	Cleaners' sink	1	nr	405.60	410	
	Shower	2	nr	960.00	1,920	
	Kitchen sink units	1	nr	1500.00	1,500	
	Waste fittings, overflows, & taps	15	nr	150.00	2,250	
5C	<u>Disposal Installations</u>					<b>3,040</b>
	Provide waste supply to WC	4	nr	400.00	1,600	
	Provide waste supply to sink units	5	nr	250.00	1,250	
	Dergo ventilation pipes	2	nr	94.95	190	
5D	<u>Water Installations</u>					<b>3,700</b>
	Cold Water Service	125	m <sup>2</sup>	8.90	1,110	
	Thermal Insulation	125	m <sup>2</sup>	5.90	740	
	Hot Water Service	125	m <sup>2</sup>	8.90	1,110	
	Thermal Insulation	125	m <sup>2</sup>	5.90	740	

**ELEMENTAL BUILD UP ( COST AT BASE DATE - 05 JUN 2014 )**

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total
5E	<u>Heat Source</u>					<b>2,840</b>
	Combi boiler with bottled gas	1	nr	1950.00	1,950	
	Primary circulation / shunt pumps 70 lts	1	nr	233.23	230	
	Pressure booster set, automatic	1	nr	658.75	660	
5F/G	<u>Space Heating, Air Treatment and Ventilation</u>					<b>7,060</b>
	Roof mounted extractor fan	1	nr	751.25	750	
	Toilet extractor fan, autospeed	6	nr	237.50	1,430	
	Heating Installation/Radiator	10	nr	487.50	4,880	
5H	<u>Electrical Installations</u>					<b>14,410</b>
	L.V. Switchgear and Distribution Boards	153	m <sup>2</sup>	5.35	820	
	Lighting fittings	153	m <sup>2</sup>	43.00	6,580	
	Emergency lighting	153	m <sup>2</sup>	16.63	2,540	
	External lighting	153	m <sup>2</sup>	8.25	1,260	
	Provision of Small Power Installation	153	m <sup>2</sup>	15.00	2,300	
	Provision of Earthing and Bonding	153	m <sup>2</sup>	3.00	460	
	Testing & Commissioning	153	m <sup>2</sup>	1.84	280	
	Record Drawings & Maintenance Manuals	153	m <sup>2</sup>	1.08	170	
5L	<u>Fire Alarm, Communications and Security</u>					<b>2,730</b>
	Fire Alarms	125	m <sup>2</sup>	20.00	2,500	
	Aerial and TV points	1	nr	227.27	230	
5N	<u>Builders Work in Connection</u>					<b>900</b>
	Generally	1	item	896.60	900	

RETTENDON PARISH COUNCIL

Bell Field Pavilion

Main Road, Rettendon, Essex

Cost Plan No. 1 B

BYP

 Associates

45 Neath Gardens

Morden, SM4 6JN

05 Jun 2014

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**ELEMENTAL BUILD UP ( COST AT BASE DATE - 05 JUN 2014 )**

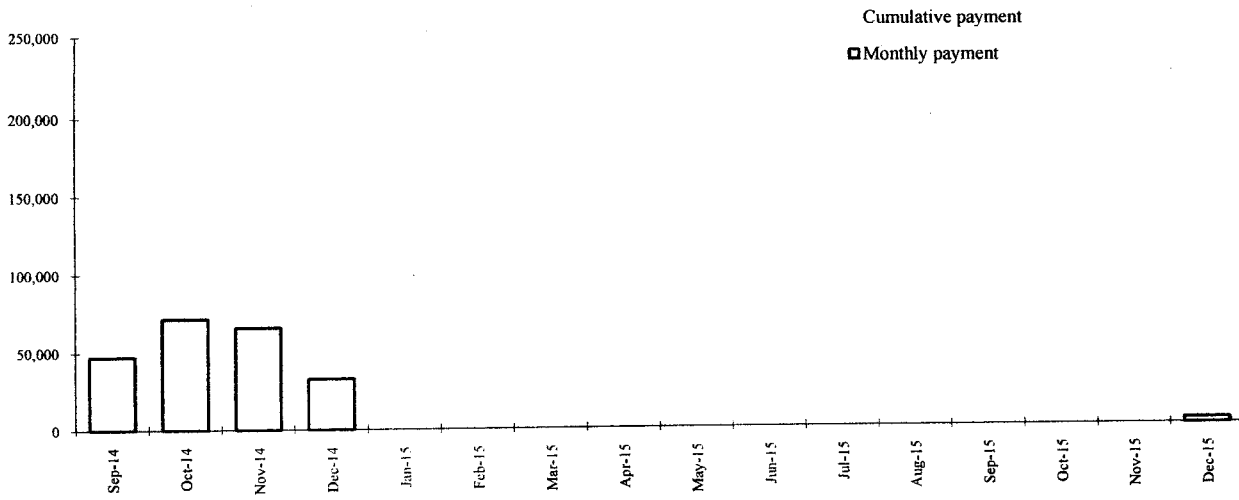
Ref	Element	Qty	Unit	Rate	Sub Total	Group Total
<b>6</b>	<b>EXTERNAL WORKS</b>					
6C	<u>Site Works</u>					<b>6,660</b>
	Remove existing huts	1	item	800.00	800	
	Remove tree	1	nr	150.00	150	
	Paving slabs, MOT Type 1 bed under	63	m <sup>2</sup>	40.15	2,530	
	Edging 50 x 200	66	m	19.40	1,280	
	Form crossover	1	item	1200.00	1,200	
	Plant new tree	2	nr	350.00	700	
6D	<u>Drainage</u>					<b>14,590</b>
	Manholes 1.0m deep	4	nr	1030.00	4,120	
	Inception chamber n.e 1000 deep	4	nr	520.00	2,080	
	Pipe 100 diameter surface water pipe	58	m	74.58	4,330	
	Pipe 100 diameter foul water pipe	39	m	74.58	2,910	
	Yard gullies 100 outlets	4	nr	240.35	960	
	Connect to existing MH	1	nr	189.23	190	

**INDICATIVE CASH FLOW**

Payment		GROSS VALUE	
No.	Month	Cumulative	Monthly
1	Sep-14	46,900	46,900
2	Oct-14	118,400	71,500
3	Nov-14	184,100	65,700
4	Dec-14	216,700	32,600
5	Jan-15	216,700	
6	Feb-15	216,700	
7	Mar-15	216,700	
8	Apr-15	216,700	
9	May-15	216,700	
10	Jun-15	216,700	
11	Jul-15	216,700	
12	Aug-15	216,700	
13	Sep-15	216,700	
14	Oct-15	216,700	
15	Nov-15	216,700	
16	Dec-15	220,000	3,300
			220,000

Contract sum 220,000  
 Contract start on site 10 Aug 14  
 Construction Period 4 mths

**INDICATIVE CASH FLOW - GRAPH**



### EXCLUSIONS

This Report excludes the following:

1. Window drapes or blinds.
2. Telephone installations.
3. Security installations.
4. Client staff costs.
5. All statutory service charges
6. Client's move from existing premises to new building.
7. Any specialist ground dewatering ( It is anticipated this will not be required ).
8. Archaeological investigation costs and any delays and special foundations arising therefrom.
9. Site investigation costs.
10. Planning and Building Regulations fees.
11. Land acquisition and legal costs.
12. Professional fees and expenses.
13. Value Added Tax.
14. Planning and Building Regulations fees.
15. Professional fees and expenses ( see separate budget within summary cost).
16. Value Added Tax. ( see separate summary).