

## PROJECT CONSTRUCTION COST

### Initial Budget Estimate

Trafalgar House, Market Street ,Nelson

**Front heritage section retained ,rest demolished, Ground floor only refurbished due to no existing staircase providing access to the basement/First floor. Access for maintenance to these areas provided by hatches in ceiling/floor. Ground floor finished to shell retail standard.**

2-Aug-24

Element	Element Cost	
1	Demolitions & Alterations/ Site Preparation	394,653.71
2	Substructure	-
3	Frame	-
4	Upper Floors	13,264.42
5	Roof	46,508.00
6	Stairs	2,640.00
7	External Walls	82,038.00
8	Windows & External Doors	53,405.00
9	Internal Walls	2,310.00
10	Internal Doors	825.00
11	Wall Finishes	7,614.20
12	Floor Finishes	5,733.20
13	Ceiling Finishes	7,773.26
14	Fittings	-
15	Plumbing Installations	5,082.00
16	Heating Installations	7,002.82
16	Electrical Installations	9,467.48
17	Lift Installation	38,500.00
18	Protective Installation	-
19	External Works	22,000.00
21	Drainage	5,500.00
21	External Services	5,500.00
22	Preliminaries	187,000.00
<b>TOTAL CURRENT ESTIMATED BUILDING COST</b>		<b>£ 896,817.09</b>
	Contingencies allowed 3%)	26,904.51
	Architect's fees (allowed 3.50% )	31,388.60
	Engineer's fees (allowed 1.75%)	15,694.30
	Employers Agent/Quantity Surveyor( allowed 2	25,559.29
	CDM Co-ordinator, Pre contract. ( allowed 0.15	1,345.23
	Services co-ordinator	3,500.00
	Building Regulation fee( sbem EPC)	4,484.09
	Planning fee	-
	Site investigation( provisional sum)	5,000.00
	<b>TOTAL</b>	<b>£ 1,010,693.09</b>

**Subject to full investigations being undertaken and design work completed.**

**Gross internal Ground floor area 78 m2  
840 sqft**

Total gross internal floor area

Architect's drawing Nr None  
Estimated contract period 20 Weeks  
Basis of Contract Design and Build  
Excludes costs associated with possible contaminated land Allowance of £20,000 included for Asbestos removal.  
Excludes VAT  
The above excludes all costs to construct a carpark on the land available following demolition.

**Our Budget cost to construct the carpark would be between £165,000.00 and £200,000.00**