PROJECT CONSTRUCTION COST



Quantity Surveyors . Employer's Agent . Project Managers

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	Full demolition of the rear of the site, Demolition of the toilet block. Strip out all fixtures fittings and finishes to the retained structure.
2	Substructure	-	
3	Frame	-	
4	Upper Floors	13,264.42	Allowances for repairing damaged floor timbers and overboading with plywood.
5	Roof	46,508.00	New roof to match existing including all lead flashings and cast-iron rainwater goods.
6	Stairs	2,640.00	Fire rated hatches to basement and first floor.
7	External Walls	82,038.00	Repairs to stone work (PC sum £50.000.00) Allowance for dealing with rear and
		02,000100	right hand side wall following the demolition of adjacent structures.(render and or cladding)
8	Windows & External Doors	53,405.00	Replace all existing windows and doors with new to match existing.
9	Internal Walls	2,310.00	Walls to construct toilet enclosure
10	Internal Doors	825.00	Door to toilet
11	Wall Finishes	7,614.20	Dot and dab insulated plasterboard to external walls. Emulsion paint finish
12	Floor Finishes	5,733.20	Vinyl to all areas.
13	Ceiling Finishes	7,773.26	I hr fire rated ceiling between Basement and ground and ground and first floors.
14	Fittings	-	
15	Plumbing Installations	5,082.00	1No toilet complete with wash hand basin, hot/cold water and wastes.
15	Heating Installations	7,002.82	Basic heating by means of electric heaters.
16	Electrical Installations	9,467.48	DB board with spare capacity for fit-out. 13amp socket outlets to perimeter walls. Lighting provided by LED ceiling mounted fittings.
17	Lift Installation	38,500.00	Currently no DDA access. The sums included here will provide a platform lift to the rear of the building or for the construction of ramped access to the front /or rear of the building.
10	Durate atting Tarata Hatting		
18	Protective Installation	-	Malling and Cale of Second States and the building access three to the second
19	External Works	22,000.00	Making good finished immediately around the building access steps to the rear of
21	During an	F F00 00	the building.
21	Drainage	5,500.00	Allowance to clean out and make connection to existing sever
21	External Services	5,500.00	Allowance for alteration /supply to retained building.
22	Preliminaries	187,000.00	Main Contractors site management costs.
	TOTAL CURRENT ESTIMATED		
	BUILDING COST £	896,817.09	
		050,017.05	
	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 Excl	7,707.09	
	Site investigation(provisional sum)	5,000.00	
	Site investigation provisional sump	5,000.00	
		1,010,693.09	
	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		
		eeks	
	Basis of Contract Design and		
	Excludes costs associated with possible contamina	ated 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		

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

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