

**PROJECT CONSTRUCTION COST**

**Revised Budget Estimate**

**Trafalgar House, Market Street ,Nelson**

19.9.25

**Front heritage section and adjacent stair enclosure retained ,remaining structures demolished, New equality act compliant access provided by means of a platform lift housed in a new enclosure. Basement stripped out and left as a shell., Ground and first floors refurbished to provide shell office space. staircase refurbished new reduced toilet facilities provided in the existing toilet locations. Additional meeting/office space formed in former toilet area at first floor.**

**PLEASE READ NOTES AGAINST EACH ELEMENT COST AND AT THE FOOT OF THIS ESTIMATE.**

<b>Element</b>	<b>Element Cost</b>	<b>Brief description of works included.</b>
1 Demolitions & Alterations/ Site Preparation	460,898.02	Full demolition of the rear of the site, Strip out all fixtures fittings and finishes to the retained structure. Filling basement void up to new carpark formation level. Assumed undertaken as a separate contract to the building refurbishment works.
2 Substructure	26,218.50	New foundations for the platform lift enclosure, Infill openings in basement area.
3 Frame	6,600.00	Secondary steelwork/ lintols to platform lift enclosure.
4 Upper Floors	27,868.50	Allowances for repairing damaged floors.
5 Roof	81,788.22	Simplified new roof including roof structure to all retained parts/ roof to platform lift enclosure. No allowance for Velux windows shown on drawing.
6 Stairs	9,350.00	Repairs to the existing stairs, prepare balustrade and handrails to base materials and redecorating.
7 External Walls	139,205.00	Repairs to retained stone work ( PC sum £50,000.00) Allowance for dealing with rear and right hand side wall following the demolition of adjacent structures.( render and or cladding) New external walls to platform lift enclosure.
8 Windows & External Doors	55,000.00	Replace all existing windows and doors with new to match existing. provide new entrance door.( assumed all basement windows are to be infilled with stonework)
9 Internal Walls	4,730.00	Walls to construct toilet enclosure / fill redundant openings. The internal office construction is excluded.
10 Internal Doors	13,750.00	New doors to openings. Allowed for hardwood veneer in painted softwood frames. All doors assumed to be single leaf NOT double as some shown, the internal office structures are assumed tenant fit out items.
11 Wall Finishes	40,444.14	Dot and dab insulated plasterboard and skim coat to external walls. Plasterboard / plaster finish to internal walls. Emulsion paint finish to all plastered surfaces. Ceramic tiled splashbacks to wash hand basins.
12 Floor Finishes		Excluded
13 Ceiling Finishes	19,439.75	Fire rated Suspended ceilings
14 Fittings	2,200.00	Allowance for a tea station.
15 Plumbing Installations	11,484.00	3No toilet complete with wash hand basins, hot/cold water and wastes. Allowance for fully compliant disabled toilet.
Heating Installations	57,651.00	Heating by means of heat pumps to office areas, with electric heating to toilet areas.
16 Electrical Installations	39,380.00	DB board with spare capacity for fit-out. 13amp socket outlets to perimeter walls. Lighting/ emergency lighting provided by LED ceiling mounted fittings. Building control compliant Fire detection system.
17 Lift Installation	33,000.00	PC for platform list to serve external entrance level , ground floor and first floor levels.
18 Protective Installation	-	
19 External Works	172,315.00	Making good finishes immediately around demolished structures. Construct steps to the new entrance. Provide perimeter kerbing and form a new carpark area with a macadam finish, provide pedestrian paving around the new office entrance.. Install carpark lighting. Included is an allowance of £5,000.00 to provide a minimal amount of hard landscaping. allowances for binstore and condenser housing. Allowed for protective bollards to the new rear entrance.
21 Drainage	62,884.74	Included for new drainage to the carpark and have assumed that a bypass interceptor will be required there is also an allowance of £14,500.00 to provide onsite attenuation, £5000.00 provisional sum for works to existing systems to be retained.
21 External Services	16,500.00	Allowance for alteration /supply to retained building./ supply for carpark lighting.
22 Preliminaries	241,600.00	Main Contractors site management costs.
<b>TOTAL CURRENT ESTIMATED BUILDING COST</b>	<b>£ 1,522,306.87</b>	
Contingencies allowed 3%)	45,669.21	
Architect's fees (allowed 3% )	45,669.21	
Engineer's fees (allowed 1.75%)	26,640.37	
Employers Agent/Quantity Surveyor( allowed 2.85%)	43,385.75	
CDM Co-ordinator, Pre contract. ( allowed 0.15%)	2,283.46	
Services co-ordinator	3,500.00	
Building Regulation fee( sbem EPC)	7,611.53	
Planning fee	Excl -	
Site investigation( provisional sum)	5,000.00	
<b>TOTAL</b>	<b>£ 1,702,066.39</b>	

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

**Gross internal Ground floor area**

Ground Floor	121.47	m2
First Floor	123.5	m2
<b>Total gross internal floor area</b>	<b>245</b>	<b>m2</b>

Architect's drawing Nr

C + A Site plan TFH-CAA-ZZ-XX-D-A-104 rev P2

C + A Ground Floor plan TFH-CAA-ZZ-00-D-A-205 revP2 excluding internal office construction and assumed all internal doors are single leaf.

C + A First Floor plan TFH-CAA-zz-01-D-A-206 excluding internal office construction and assumed all internal doors are single leaf.

**NOTE**

NO works allowed for at second floor level, limited works allowed for within the basement please refer to the notes above.

Estimated contract period 12Weeks demolition plus 26 weeks refurbishment works

Basis of Contract Design and Build

An allowance of £30,000 is included for Asbestos/contaminated material removal.

Excludes VAT