

ASHWELL PAVILION - EXTENSION & ALTERATIONS

Estimate of Construction Costs (July 2022)

RLPSurveyors

Summary of Estimated Construction Costs

Preliminaries / Site Setup / Scaffolding		£42,450
Demolitions & Alterations		£16,209
Substructure		£10,960
Superstructure		£85,320
Internal Walls, Floors, Ceilings and Doors		£35,432
Finishes and Decorations		£15,170
Fittings, Fixtures and Sanitaryware		£31,650
Mechanical, Electrical & Drainage		£60,450
Other Works		£1,500
Construction Costs Sub-Total		£299,141
Design & Construction Contingency	10%	£29,914
Inflation to Start on Site - assumed Spring 2023 commencement	3%	£9,872
Construction Costs Total		£338,927
Professional Fees; estimated; to be advised by the client; Including		
Architect, Contract Administrator, Project Manager		
Quantity Surveyor, Structural Engineer, Services Engineer		
Principal Designer		
Building Control Fees & Planning Fees	15%	£50,839
Expenses and Other Costs		
Total Project Costs (excluding VAT)		£389,766
VAT - The client must confirm the cost of VAT		
Construction Works (excluding Fixtures & Fittings)	20%	£67,785
Professional Fees	20%	£10,168
Total Project Costs		£467,719

Proposed Floor Plan E

Additional cost, over the costs shown above, to adjust home team wall layout and provide the additional 'Dry Storage' extension, including foundations, floor slab, walls, roof, doors, internal finishes, door through to the kitchen, lighting, heating, etc

£17,000

Including contingency, inflation, professional fees and VAT

£26,510

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Notes and Assumptions

- The client must confirm the VAT costs that will be applicable.
- The client must confirm the professional fees costs.
- The cost estimate is based on the RLP Drawings 2250-SK-03.
- Quantities in this document are for estimate purposes only and are approximate where details are unclear.
- We have allowed for a new boiler and the option for an air source heat pump.
- Where extensions are being constructed, it is assumed the existing floor slab will be retained and the new floor slab is only to the new enlarged area.
- We have excluded the supply of loose fixtures, fittings, furniture.
- The costs have been produced with no design for the Mechanical & Electrical systems, so reasonable assumptions have been made on the works to be installed.
- We have assumed the following:
 - The Pavilion will not be in use during the construction works.
 - The existing building is structurally sound and does not require repairs works. A minimal allowance has been made for possible minor repairs.
 - The new electrical, water, gas and drainage demands will not require upgrading of the incoming supplies.
 - The existing below ground drainage will remain as existing.
 - New electrical wiring and distribution board, lighting small power, etc is required throughout.
 - Sanitaryware is all new, none of the existing will be retained. It would be possible to make small savings if the existing sanitaryware can be re-used.
 - Good existing ground conditions, no need for piling of claymaster boarding.
- No allowance has been included for external works.

We have allowed for standard radiators, which may be better suited for a building not in continuous use, however the client could consider using an underfloor heating system as an alternative. This would require the floor to be raised up to incorporate the additional floor depth and may cost in the region of £15,000 - £20,000 extra, subject to confirmation of specification and builders work involved.
- **Inflation, Covid-19 & Brexit**

Construction pricing and inflation is difficult to predict at this time. The effect of Covid-19 and Brexit saw significant increases to the cost of materials in 2021. The hope was that the costs level-out and return somewhere near to "normal" prices, but this has now been further complicated by the conflict in Ukraine and the impact on materials and labour is still very volatile. This cost estimate assumes there will not be another lockdown due to Covid-19 and assumes that some of the over-inflated prices due to current materials shortages and supply problems are resolved by the time this project goes out to tender.

If the problems sourcing materials due to Global conflicts, Covid-19 restrictions or Brexit continue, contractor's tender prices might reflect the anticipated disruption they will face, so the inflation costs should be reviewed at the time of tendering.

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SHWELL PAVILION - EXTENSION & ALTERATIONS			RLP Surveyors			
Estimate of Construction Costs (July 2022)			Qty	Unit	Rate	Total
Preliminaries / Site Setup / Scaffolding						
Approximate Programme Duration			20 wks			
Management Costs; pre and post contract; including						
Site Foreman - Assumed working foreman so only part costs included here			20 wks		£450	£9,000
Head Office Staff, Contracts Manager, Quantity Surveyor			20 wks		£250	£5,000
Pre contract estimator, quantity surveyor, programmer			1 item		£1,000	£1,000
Site setup including; site office, welfare facilities, hoarding, signage, etc:						
Site Cabin and Facilities Hire, including W/C, Office & Drying Room			20 wks		£250	£5,000
Delivery & collection			1 item		£700	£700
General Preliminaries, weekly running costs; insurances, tool hire, etc			20 wks		£200	£4,000
Temporary services, including water, electricity, etc			Not Required			
Assumed water and electricity available for the contractor to use						
Health & Safety; including CDM compliance and all necessary Personal Protective Equipment, clothing, signage, etc			20 wks		£50	£1,000
Skips for disposal of unwanted material			1 item		£3,500	£3,500
Cleaning all areas on completion of the works			1 item		£500	£500
Site hoarding			1 item		£750	£750
Scaffolding; including erection and dismantling; including all necessary boarding, netting, lighting, alarms, etc.			1 item		£10,000	£10,000
Adjustments to scaffolding as the works progress			1 item		£1,000	£1,000
Internal access towers / mobile platforms to undertake high level works			1 item		£1,000	£1,000
Preliminaries / Site Setup / Scaffolding					£42,450	
Demolitions & Alterations						
Asbestos demolitions survey			1 item		£600	£600
<i>We have assumed no asbestos will be present. If Asbestos is present there will be additional costs for removal</i>						
Make safe existing power and water supplies to allow alteration works			1 item		£450	£450
Demolition & Removal of existing, including disposal off site						
- Loose Fixtures / Furniture			Assumed the client will remove			
- Remaining Fixtures / Fittings / Kitchen			1 item		£500	£500
- Sanitaryware & above ground drainage			1 item		£350	£350
- Boiler and Plumbing works			1 item		£425	£425
- Electrical wiring, cabling, sockets, switches			1 item		£500	£500
- Wall Tiling			1 item		£150	£150
- Internal Doors, Frames & Linings			11 nr		£55	£605
- Skirting boards			1 item		£200	£200
- Internal Floor coverings and boarding			117 m²		£8	£936
- Internal Ceilings			117 m²		£4	£468
- Internal Walls, Including boarding and frame			31 m		£30	£930
- Plasterboard to retained Internal Walls			1 item		£325	£325
- Windows			8 nr		£45	£360
- External Doors - Single			4 nr		£75	£300
- External Doors - Front Entrance 3 sets of doubles, plus framing			1 item		£500	£500
- Roof tile covering; set aside for re-use			147 m²		£25	£3,675
- Roof boarding (structure to remain in place)			147 m²		£10	£1,470
- External Walls feather board cladding (structure to remain in place)			45 m²		£25	£1,125
- External Wall internal boarding			1 item		£500	£500
- External Walls, brickwork			14 m		£60	£840
Temporary Support or Propping, as required			1 item		£1,000	£1,000
Demolitions & Alterations					£16,209	

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	Qty	Unit	RLP Surveyors Rate	Total
Substructure				
Breakout existing foundations where external walls were removed	14	m	£50	£700
New Foundations for new external walls and internal blockwork; including excavations, disposal of soil and installation of concrete foundations	21	m	£120	£2,520
Dowel bar connection detail between the new and existing foundations	4	nr	£250	£1,000
External walls; below DPC; cavity wall; cavity part filled with concrete	21	m	£60	£1,260
Extend existing slab to create new extension areas - Ground floor concrete slab, including base layer, DPM, insulation, concrete	32	m²	£140	£4,480
Dowel bar connection detail between the new and existing slabs	1	item	£1,000	£1,000
Substructure				£10,960
Superstructure				
Allowance for any structural repairs required, at this stage it is assumed this will be minimal, but the structure will need to be reviewed in detail when the roof coverings and wall cladding are removed	1	item	£5,000	£5,000
Allowance for upgrading the insulation in the existing brickwork walls, assuming using a blown-insulation in an existing cavity 50mm thick	1	item	£1,750	£1,750
Brickwork to create new extension area; external cavity walls - facing brickwork, cavity, insulation, blockwork internally	47	m²	£150	£7,050
Extra to create window openings, including extra detailing, cavity closers, lintels, etc; quantity tbc	3	nr	£250	£750
Roof Structure and Coverings				
New roof boarding, battens, breather membrane and insulation over rafters	185	m²	£55	£10,175
Additional insulation between rafters	185	m²	£25	£4,625
Roof tiles covering - re-install existing tiles	185	m²	£50	£9,250
Allowance for providing new tiles to replace existing if they are found to be unsuitable; cost dependent on condition of the existing when removed	1	item	£2,500	£2,500
Ventilation to pitched roof	1	item	£250	£250
Cut back existing low level pitched roofs; 2 small areas; make ready to construct new flat roof structure in its place	2	nr	£750	£1,500
New flat roof structures over extension	26	m²	£90	£2,340
Insulation; laid to falls; thermataper or similar	26	m²	£75	£1,950
Insulation between joists	26	m²	£25	£650
New flat roof covering; assumed single ply or similar	26	m²	£60	£1,560
Junction detailing between flat roofs and pitched roofs	21	m	£75	£1,575
Flat Roof Edge detailing	21	m	£50	£1,050
Velux Rooflight over the referee's room; manual opening or fixed	1	item	£750	£750
Construct rooflight kerb and insulation detailing	1	item	£275	£275
Rainwater installations - Upvc Gutters, Downpipes, fixings - assumed connection to existing below ground drainage points	1	item	£2,000	£2,000
Extend below ground drainage connection point to serve new flat roofs	2	nr	£225	£450

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	<u>Qty</u>	<u>Unit</u>	<u>RLP</u>	<u>Surveyors</u>
			<u>Rate</u>	<u>Total</u>
Infill the old Home & Away changing rooms external door openings with new external wall; tied into the existing building; assumed timber framing (boarding and insulation measured elsewhere)	2	nr	£400	£800
New external feather board cladding to existing external timber walls; including vertical battens for fixing	40	m²	£80	£3,200
Breather membrane and Insulation behind cladding	40	m²	£30	£1,200
Internal plasterboard fixed to existing timber frame	40	m²	£13	£520
Add 18mm Osma board Internally	40	m²	£15	£600
Additional detailing or insulation to the gable end walls; this is partly covered by the external wall items above	1	item	£1,000	£1,000
Windows; replace existing and provide new windows to the office; assumed new timber framed double glazed; quantities and full extent of works tbc	9	nr	£550	£4,950
External Doors				
Main Entrance; Sliding Door Sets; Final specification to be confirmed	1	item	£10,000	£10,000
Plant Room, including locks / security measures	1	nr	£1,100	£1,100
Public WC's, including locks / security measures for public use	3	nr	£1,500	£4,500
General allowance for making good any other areas of external walls, doors, windows, etc; extent of works to be confirmed	1	item	£1,000	£1,000
Decorate new feather boarding externally and an allowance for making good decorations in other areas, extent to be confirmed (it is not currently included to redecorate the whole of the existing external brickwork)	1	item	£1,000	£1,000
Superstructure			<u>£86,320</u>	

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	Qty	Unit	RLP Surveyors Rate	Total
Internal Walls, Floors, Ceilings and Doors				
New Floor Screed to new extension floor areas	32	m ²	£38	£1,216
Internal Blockwork walls; assumed 100mm thick	17	m ²	£55	£935
Internal Stud partition walls - timber stud partitions, insulation between studs and plasterboard both sides	87	m ²	£60	£5,220
Add 18mm Osma board both sides	87	m ²	£25	£2,175
Extra over; for moisture resistant board to wet areas	50	m ²	£5	£250
New plasterboard to both sides of existing internal partition walls	38	m ²	£25	£950
Insulation between studs	38	m ²	£10	£380
Extra for timber pattresses to kitchen / sanitaryware fixing	1	item	£200	£200
Internal doors; including frame, stops, architraves and ironmongery	9	nr	£725	£6,525
Extra for locks to the kitchen and possibly other doors; details to be confirmed	3	nr	£100	£300
Shutters / Screens / Doors to changing room areas	2	nr	£1,400	£2,800
Boxing in housing or additional ceiling details	2	nr	£500	£1,000
Window Cill boards	9	nr	£25	£225
New ceilings throughout; assumed plasterboard flat ceilings, hung from the timber structures	140	m ²	£35	£4,900
Extra over; for moisture resistant board to wet areas	36	m ²	£5	£180
Plaster skim coat:				
To new plasterboard internal walls and internal face of external walls	212	m ²	£8	£1,696
To new plasterboard ceilings	140	m ²	£9	£1,260
Plaster full coat:				
To blockwork new internal wall	34	m ²	£15	£510
To internal face of new external walls	49	m ²	£15	£735
Plaster repairs to existing walls; extent to be confirmed	1	item	£750	£750
Skirting boards	165	m	£15	£2,475
Boxing in waste or pipework from sanitaryware - extent to be confirmed	1	item	£750	£750
Internal Walls, Floors, Ceilings and Doors				£35,432
Finishes and Decorations				
Floor coverings - Assumed Vinyl to all areas	140	m ²	£40	£5,600
Wall tiling; Allowance for splashbacks to WC's and Kitchen; assumed minimal, areas to be defined	1	item	£1,000	£1,000
White rock or upgrade Kitchen wall finish				Excluded
Walls to Changing Rooms; Allowance for upgrading to a White Rock style boarding to provide better cleanliness and longevity; areas to be defined	2	nr	£1,000	£2,000
Decorations; emulsion to walls, gloss to woodwork (based on floor area)	146	m ²	£45	£6,570
Finishes and Decorations				£15,170

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	Qty	Unit	RLP Rate	Surveyors Total
Fittings, Fixtures and Sanitaryware				
Kitchen; Supply & Installation; including units, worktop, sink, tap, etc [this is assumed to be standard kitchen, not a commercial kitchen with increased specifications such as steel worktops]	1	item	£10,000	£10,000
Kitchen white goods; Supply & Installation	1	item	£1,200	£1,200
Kitchen / Bar serving hatch	1	item	£1,250	£1,250
Bar pumps / drink dispensers				Excluded
Bar glasses, crockery, etc				Excluded
Supply of Sanitaryware Fittings (cost dependent upon the client's choice of fittings)				
Shower - Fittings, Screen, Tray	1	nr	£550	£550
WC's - WC, Cistern, Seat, Basin, Taps	4	nr	£500	£2,000
Disabled WC Doc M Pack, including grab rails	2	nr	£1,300	£2,600
WC's in Cubicles - WC, Cistern, Seat	6	nr	£300	£1,800
Wash hand sinks and taps outside changing rooms / cubicles	2	nr	£600	£1,200
Small accessories, such as soap dispensers, bins, hand towel dispensers	6	nr	£100	£600
Cubicles to Changing Room WC's				
Supply	2	sets	£1,500	£3,000
Install	2	sets	£750	£1,500
Internal room signage	1	item	£300	£300
Internal pinboards / notice boards	1	item	£250	£250
Fire extinguishers / signage	1	item	£1,250	£1,250
Fitted furniture				
Office Stationary Cupboard Doors; double door sets including frame, lining, stops, ironmongery	2	sets	£900	£1,800
Shelving inside cupboard	1	item	£250	£250
Office Wall Shelving	1	item	£500	£500
Team Changing Room benches / seating	2	no.	£500	£1,000
Referee Changing Room bench / seating	1	item	£150	£150
Coat Hooks; quantity to be confirmed	1	item	£200	£200
Dry Storage area Shelving	1	item	£250	£250
Loose fixtures, fittings, furniture, desks, chairs, photocopier				Excluded
Fittings, Fixtures and Sanitaryware				£31,850

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	Qty	Unit	Rate Total
Mechanical, Electrical & Drainage			
Plumbing & Heating installations			
New boiler	1	item	£4,000 £4,000
Extra for installation of an Air Source Heat Pump, in lieu of the boiler; sizing, requirements and specification to be confirmed	1	item	£11,000 £11,000
Extend pipework from the boiler to serve new WC's	1	item	£1,000 £1,000
Adapt hot and cold water to existing WC's / Kitchen	3	nr	£175 £525
New hot and cold water supplies to new WC's / Shower	4	nr	£300 £1,200
Thermal insulation to pipework	1	item	£750 £750
New radiators; quantity to be confirmed [under floor heating can be considered, but the response time to heat up the space will need to be reviewed if the building is generally unoccupied]	10	nr	£250 £2,500
Above Ground Waste			
Adapt above ground waste to existing WC's / Kitchen	3	nr	£100 £300
New above ground waste to new WC's / shower	4	nr	£300 £1,200
SVP Stacks or Durgo Valves; works to be confirmed	1	item	£500 £500
Sanitaryware Installations			
Kitchen Sink & Taps	1	nr	£200 £200
Shower - Fittings, Screen, Tray	1	nr	£375 £375
WC's - WC, Cistern, Seat, Basin, Taps	4	nr	£500 £2,000
WC's in Cubicles - WC, Cistern, Seat	6	nr	£250 £1,500
Wash hand sinks and taps outside changing rooms	2	nr	£300 £600
Disabled WC Doc M Pack, including grab rails	2	nr	£750 £1,500
Small accessories, such as soap dispensers, bins, hand towel dispensers	6	nr	£50 £300
Sealant to junction between sanitaryware and floors / walls / fittings	1	item	£500 £500
Electrical installations			
New distribution board and connect to existing incoming supply	1	item	£1,750 £1,750
Power - Wiring, Sockets, Spurs	1	item	£9,000 £9,000
Electric for scoreboards; assumed fixed to the pavilion and does not require trenching works to reach the scoreboard	1	item	£500 £500
Scoreboard system			Excluded
Light Fittings - Wiring, simple switching / controls, installation of fittings	1	item	£8,500 £8,500
Light Fittings - Supply only; cost dependent on the client's choice of fittings; assumed simple fittings will be chosen	1	item	£1,000 £1,000
External lighting; details tbc; discussed possibly increasing the amount of flood lighting externally	1	item	£2,000 £2,000
Fire Alarm & Security Alarm			Assumed no works
Smoke Detection units; works to be confirmed	1	item	£1,000 £1,000

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IT & Data Installations		Assumed no works			
Telephone / Broadband connection for the office - Client to obtain a quotation for the works from BT, which might be expensive if trenching and builder works is required to provide a new connection; an alternative option is for the client to use a 4G wireless data box to provide an internet connection; small allowance included for possible works associated with providing services		1 item		£1,000	£1,000
Ventilation installations					
WC extraction		Assumed not required			
Kitchen extraction		Assumed not required			
Builders work in connection with the services installations		1 item		£1,250	£1,250
Fire Stopping / Proofing holes made for M&E pipework and cables installations		1 item		£1,500	£1,500
Plumbing & Electrical Design; contractor to be responsible for finalising the design, including providing technical submissions, loading calculations, etc.		1 item		£3,000	£3,000
Mechanical, Electrical & Drainage				<u>£60,450</u>	
Other Works					
Drainage Works - Alterations to the existing below ground drainage system to suit new layout		Assumed not required			
New external surfacing works		Assumed not required			
Making Good or resurfacing the external areas affected by construction works or adjustments outside new sliding doors; assumed minimal works		1 item		£1,500	£1,500
Other Works				<u>£1,500</u>	