



Catherdal & Quays Car Park

Stage 2 Cost Plan

Exeter City Council

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Introduction

1 Introduction

1.1 This estimate has been prepared by Brookbanks. Given the level of the design information at this time a number of assumptions and key assumptions have been made to produce this document.

2 Executive Summary

- 2.1 The project relates to the development of 27 apartments classed as 'temporary accommodation' but constructed to the BCHA social rent specification.
- 2.2 The construction is steel frame design with exposed walkways to the North Elevation. The foundations are taken as trenchfill. Calofiers with ASHPs have been assumed.

3 Basis of Estimate

3.1 This estimate has been based upon the following information:

- * Stripe Consulting - Cathedral & Quay Car Park Exeter Structural Assessment Report

Introduction

4 Assumptions

- 4.1 It is assumed that all decks are to be resurfaced using resin finish.
- 4.2 It is assumed that 10% of the upper floors require corrosion repairs.
- 4.3 It is assumed that 20% of the upper floors require spalling works.
- 4.4 Allowances have been made for making good staircores and replacing treads.
- 4.5 An allowance has been made for cashless payment system installation. The cost is in line with recent tenders for Guildhall & John Lewis car parks
- 4.6 Allowance has been made to replace the existing electrical services, including lighting and small power, within the car park.
- 4.7 New ventilation has been assumed.
- 4.8 New rainwater drainage has been assumed throughout.
- 4.9 Allowance has been made to clean external walls and for an amount of repointing to brickwork.
- 4.10 Allowance has been made to apply anti-graffiti paint to internal walls
- 4.11 Allowance has been made for external lighting to both the building and bollard light.
- 4.12 Security fencing around the top floor of the car park has been assumed.
- 4.13 Allowance has been made to resurface and relay external paths around the car park.
- 4.14 Preliminaries based at 16%.
- 4.15 Overheads and profit based at 6%.
- 4.16 Risk allowance based at 10%
- 4.17 It is assumed the works will be procured on a Design & Build basis.

Further assumptions are listed in the comments section of the cost breakdowns.

5 Exclusions

- 5.1 Carbon reinforcement is allowed 'below the line'.
- 5.2 Sprinklers; it is assumed that these are not required.
- 5.3 Dealing with any specific requirements in terms of archaeology or antiquities affecting the adjacent City Wall.
- 5.4 Works to existing lift shaft; new lift car only are allowed.
- 5.5 Any ecological requirements.
- 5.6 Implications of global pandemics and any affects from global trade tariffs.
- 5.7 Indexation beyond current day.
- 5.8 External works other than those detailed in the elemental breakdown.
- 5.9 Please note that other exclusions are included in the cost breakdown.
- 5.1 VAT.

Area Schedule

6.0 SCHEDULE OF FLOOR AREAS

Areas have been measured from the Scope of Works drawings, as noted in the basis of this estimate.

Gross / Net areas have been measured in accordance with The New Rules of Measurement (1st Edition) Published in 2009 by the RICS.

Definitions:	NIA	Area excluding all circulation, toilets, showers, plant, back of house storage, ducts, structures etc
	GIA	Area up to internal face of external wall including all internal structures but excluding voids
	GEA	Area up to external face of external wall including all internal structures

Areas denoted as NIA do not necessarily equate to effective areas; (i.e. client fit out of retail areas will likely effect the NIA

The measures and areas within this document should not be relied upon for any other purpose other than the formulation of the Cost Plan itself.

The areas are subject to design team confirmation and agreement.

Summary of Gross Internal Areas (GIA):

4,090

4,908

Ref	Element	Building Works		External works		Total cost		£/m ²	Comments
0	Facilitating Works	£	-	£	33,500.00	£	33,500.00	£	6.83
1	Substructure	£	-	£	-	£	-	£	-
2.1	Frame	£	9,400.00	£	-	£	9,400.00	£	1.92
2.2	Upper Floors	£	-	£	-	£	-	£	-
2.3	Roof	£	-	£	-	£	-	£	-
2.4	Stairs & Ramps	£	30,000.00	£	-	£	30,000.00	£	6.11
2.5	External Walls	£	25,000.00	£	-	£	25,000.00	£	5.09
2.6	External Doors & Windows	£	4,500.00	£	-	£	4,500.00	£	0.92
2.7	Internal Walls	£	22,500.00	£	-	£	22,500.00	£	4.58
2.8	Internal Doors	£	39,200.00	£	-	£	39,200.00	£	7.99
3.1	Wall Finishes	£	98,000.00	£	-	£	98,000.00	£	19.97
3.2	Floor Finishes	£	543,000.00	£	-	£	543,000.00	£	110.64
3.3	Ceiling Finishes	£	88,200.00	£	-	£	88,200.00	£	32.28
4	Fixtures, Fittings & Equipment	£	7,500.00	£	-	£	7,500.00	£	1.53
5	Mechanical, Electrical & Plumbing	£	735,263.20	£	-	£	735,263.20	£	149.81
8	<i>External Works</i>								
8.1	Site preparation works	£	-	£	-	£	-	£	-
8.2	Drainage	£	-	£	5,000.00	£	5,000.00	£	1.02
8.3	External Services	£	-	£	12,000.00	£	12,000.00	£	2.44
8.4	Minor Structures	£	-	£	6,000.00	£	6,000.00	£	1.22
8.5	Hard Landscaping	£	-	£	51,208.00	£	51,208.00	£	10.43
8.6	Walls and Fencing	£	-	£	44,000.00	£	44,000.00	£	8.96
8.7	Soft Landscaping	£	-	£	30,000.00	£	30,000.00	£	6.11
8.8	Lighting	£	-	£	60,000.00	£	60,000.00	£	12.22
8.9	Street Furniture	£	-	£	1,000.00	£	1,000.00	£	0.20
SUB-TOTAL: BUILDING WORKS		£1,602,563.20		£209,208.00		£1,811,771.20			£369.15
9	Post Contract Design Fees (3%)	£	48,076.90	£	6,276.24	£	54,353.14	£	11.07
10	Preliminaries (16%)	£	256,410.11	£	33,473.28	£	289,883.39	£	59.06

11	Main Contractor's OHP (5%)	£ 96,153.79	£ 12,552.48	£ 108,706.27	£ 22.15
12	Risk Allowance (10%)	£ 200,320.40	£ 26,151.00	£ 226,471.40	£ 46.14
Estimated Overall Construction Cost		£2,203,524.40	£287,661.00	£2,491,185.40	£507.58

12	Carbon Reinforcement	£ 392,601.60	excluded	£ -	
Estimated Overall Construction Cost		£2,596,126.00	£287,661.00	£2,491,185.40	£507.58

Ref	Description	Quantity	Unit	Rate	Total	Comments
0	Facilitating Works					
0-1-1	Remove existing patch tarmac repairs and dispose	200	m2	£ 30.00	£ 6,000.00	Patch repairs
0-1-2	Removal of existing drainage	1	item	£ 10,000.00	£ 10,000.00	
0-1-3	Rwmove existing doors and dispose off site	1	item	£ 7,500.00	£ 7,500.00	
0-1-4	Remove existing M&E services	1	item	£ 10,000.00	£ 10,000.00	
Facilitating Work to summary					£ 33,500.00	
1	Substructure					
1-1-1	No works					
Substructure to summary					£ -	
2	Superstructure					
2-1	Frame					
2-1-1	Frame repairs; corrosion on waffle slab ribs; remove areas of corrosion; apply concrete repair; inc formwork and reinforcement	20	m2	£ 350.00	£ 7,000.00	Taken as 25% of upper 3 floors
2-1-2	Frame repairs; spalling concrete to waffle slabs; remove areas of corrosion	40	m2	£ 60.00	£ 2,400.00	Taken as 40% of upper 3 floors
Frame to summary					£ 9,400.00	
2-2	Upper Floors					
2-2-1	No works					
Upper Floors to summary					£ -	
2-3	Roof					
2-3-1	No Works					See surfacing covered under floor finishes
Roof to summary					£ -	
2-4	Stairs and Ramps					
2-4-1	Allowance for misc making good to staircores	1	item	£ 10,000.00	£ 10,000.00	

2-4-2	New colour contrasting stair treads	1	item	£	20,000.00	£	20,000.00	
Stair and Ramps to summary							£	30,000.00
2-5	External Walls							
2-5-1	Allowance for graffitti removal (shot blasting or similar)	1	item	£	10,000	£	10,000.00	To internal walls
2-5-2	Repointing of external brickwork	100	m2	£	150	£	15,000.00	Assumed allowance
External Walls to summary							£	25,000.00
2-6	Windows and External Doors							
2-6-1	External Doors to staircores	3	nr	£	1,500.00	£	4,500.00	
Windows and External Doors to summary							£	4,500.00
2-7	Internal Walls and Partitions							
2-7-1	Misc cosmetic repairs to internal walls	1	item	£	10,000.00	£	10,000.00	
	Repairs to barriers	1	item	£	12,500.00	£	12,500.00	
Internal Walls and Partitions to summary							£	22,500.00
2-8	Internal Doors							
2-8-1	Fire Doors to Stairwell; Double	20	nr	£	1,500.00	£	30,000.00	
2-8-2	Plant room single doors; assume FD60; steel doors	1	nr	£	1,200.00	£	1,200.00	
2-8-3	Riser cupboard doors; double; FD60	10	nr	£	800.00	£	8,000.00	
Internal Doors to summary							£	39,200.00
Superstructure to summary							£	130,600.00
3	Internal Finishes							
3-1	Wall Finishes							
3-1-1	Anti-graffiti paint to walls	4,900	m ²	£	20.00	£	98,000.00	Cost based on GIA
3-1-2	Allowance to repaint / recoat existing restraint barriers	1	item	£	20,000.00	£	20,000.00	
Wall Finishes to summary							£	98,000.00
3-2	Floor Finishes							
3-2-1	Waterproofing layer	200	m ²	£	10.00	£	2,000.00	
3-2-2	Trix-flex	4900	m ²	£	90.00	£	441,000.00	Resin-based surface finish
3-2-3	Preparation to the above	4900	m2	£	10.00	£	49,000.00	
3-2-4	Flooring to core areas	400		£	120.00	£	48,000.00	Hard wearing flooring to core areas
3-2-5	Redecoaration of stair strings	1	item	£	3,000.00	£	3,000.00	
Floor Finishes to summary							£	543,000.00
3-3	Ceiling Finishes							
3-3-1	Anti-corrosion paint to waffle deck concrete floors	4900	m2	£	18.00	£	88,200.00	

Ceiling Finishes to summary				£	88,200.00			
Finishes to summary				£	729,200.00			
4	Fittings, Furnishings and Equipment							
4-1-1	Fittings, Furnishings and Equipment							
4-1-6	Signage	1	item	£	7,500.00	£	7,500.00	New car park signage
Fittings, Furnishings and Equipment to summary				£	7,500.00			
5	Services							
5-1	Sanitary Installations							
5-1-1	No Works							
Sanitary Installations				£	-			
5-2	Services equipment							
5-2-1	No works							
Services Equipment				£	-			
5-3	Disposal installations							
5-3-1	Disposal installations	4900	nr	£	8.00	£	39,200.00	New drainage / rainwater system
5-3-2	Allowance for petrol interceptor	1	item	£	6,500.00	£	6,500.00	Assume new petrol interceptor
Disposal Installations				£	45,700.00			
5-4	Water installations							
5-4-1	No works							
Water installations				£	-			
5-5	Heat source							
5-5-1	No Works							
Heat source				£	-			
5-6	Space heating and air conditioning							
5-6-1	No Works							
Space Heating and Air Conditioning to Summary				£	-			
5-7	Ventilation systems							
5-7-1	Ventilation to staircores	3	nr	£	40,000.00	£	120,000.00	
Ventilation Systems to Summary				£	120,000.00			
5-8	Electrical installations							
5-8-1	Landlord LV distribution	4900	m2	£	18.00	£	88,200.00	
5-8-2	General lighting	4900	m2	£	25.00	£	122,500.00	
5-8-3	Lighting control system	4900	m2	£	9.00	£	44,100.00	

5-8-4	Small power installation	4900	m2	£	5.00	£	24,500.00
Electrical Installations to Summary							£ 279,300.00
5-9	Fuel installations						
5-9-1	No works						
Fuel Installations to Summary							£ -
5-10	Lift and conveyor installations						
5-10-1	Allowance for 13 person lift; replacement car	3	Nr	£30,000.00	£	90,000.00	Cat 1 lift vandal resistant
5-10-2	Allowance for maintenance period	1	item	£10,000.00	£	10,000.00	

Ref	Description	Quantity	Unit	Rate	Total	Comments
0	Facilitating works					
0-1	Demolition Works; removal of existing turrets to top deck	1	item	£ 45,000.00	£ -	excluded
	Facilitating Work to summary				£ -	
8.00	External works					
8.1	Site preparation works					
	No Works					
	Site preparation to summary				£ -	
8.2	Drainage					
`8-2-1	Allowance for misc external drainage	1	item	£ 5,000.00	£ 5,000.00	Misc drainage works to surrounding paths
	Drainage to summary				£ 5,000.00	
8.3	External services					
	<i>Water Mains Supply</i>					
`8-3-1	No works					
	<i>Electricity Mains Supply</i>					
`8-3-2	Misc allowance for external electrical service	1	item	£ 2,000.00	£ 2,000.00	
	<i>Gas Mains Supply</i>					
`8-3-3	No works					
	<i>Telecommunications and other Communication Systems Connections</i>					
`8-3-4	Telecom connections	1	item	£ 10,000.00	£ 10,000.00	Allowance for new fibre connection
	External Services to summary				£ 12,000.00	
8.4	Minor Structures					
`8-4-1	Works to repair existing turrets	3	nr	£ 2,000.00	£ 6,000.00	To replace turrets
	External Services to summary				£ 6,000.00	
8.5	Hard Landscaping					
	<i>Footpaths</i>					

`8-5-1	Base (100mm)	900	m2	£	12.00	£	10,800.00	New footpath to perimeter
`8-5-2	Blinder (35mm)	900	m2	£	20.00	£	18,000.00	New footpath to perimeter
`8-5-3	Surface 30mm Cold Asphalt	900	m2	£	16.00	£	14,400.00	New footpath to perimeter
`8-5-4	Edging; Inc. bedding and haunching	188	m	£	16.00	£	3,008.00	New footpath to perimeter
`8-5-5	Works to existing adjoining footpaths	1	item	£	5,000.00	£	5,000.00	Allowance for making good pavement pavements / connections
Hard Landscaping to summary							£	51,208.00
8.6	Walls & Fencing							
`8-6-1	Security Fencing	300	m	£	130.00	£	39,000.00	To upper deck
`8-6-2	Misc fencing	1	item	£	5,000.00	£	5,000.00	To close off footways / cut throughs
Walls & Fencing to summary							£	44,000.00
8.7	Soft Landscaping							
`8-7-1	Allowance to cut back vegetation	1	item	£	10,000.00	£	10,000.00	Allowance for
`8-7-2	Allowance for misc landscaping	1	item	£	20,000.00	£	20,000.00	
Soft Lighting to summary							£	30,000.00
8.8	Lighting							
`8-8-1	Allowance for external bollard lighting	1	item	£	50,000.00	£	50,000.00	To full perimeter
`8-8-2	Allowance for external lighting to building	1	item	£	10,000.00	£	10,000.00	
Lighting to summary							£	60,000.00
8.9	Street Furniture							
`8-9-1	Litter bins	4	nr	£	250.00	£	1,000.00	
Street Furniture to summary							£	1,000.00
External works to collection							£	209,208.00

