

# ORDER OF COST ESTIMATE

FOR

ALTERATIONS & REFURBISHMENT – OPTION C – 10NR  
OFFICE/MICRO INDUSTRIAL-UNITS

AT

CHYMBLA HOUSE

FOR

REDRUTH TOWN COUNCIL



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Job No 3825

March 2023

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CHYMBLA HOUSE, REDRUTH

		<u>Mar-23</u>
<b>SUMMARY</b>		
Building Works		499,385
External Works		68,725
Main Contractors Preliminaries		119,150
Main Contractors Overheads & Profit	10%	68,726
<b>Building Works Estimate</b>		<b>£ 755,986</b>
Project Consultants Fees		Excluded
<b>Base Cost Estimate</b>		<b>£ 755,986</b>
Design Development Risks	5%	37,799.30
Construction Risks		-
Employer Change Risks		-
<b>COST LIMIT (Inflation Excluded)</b>		<b>£ 793,785</b>
Inflation Allowance - 1Q2023 to 4Q2023	2.40%	19,051
<b>COST LIMIT (VAT Excluded)</b>		<b>£ 812,836</b>
	<b>£/m2</b>	<b>3,102.43</b>

Note: Please refer to the Basis of Estimate particularly the Notes, Qualifications and Exclusions listed therein.

## Notes, Qualifications and Exclusions

This Estimate showing the likely cost of proposed works as now envisaged, has been prepared primarily to assist the Client in organising and controlling construction costs.

In order to be correctly interpreted and fully understood, this document should therefore be studied only in consultation with the Quantity Surveyor.

The enclosed Estimate has been prepared on the information provided by Poynton Bradbury Wynter Cole Architects. There has been no design or specification input by a Structural Engineer, Service Engineer or any other relevant Consultants at this point.

This Estimate is dependent upon the following considerations:-

*The works will be constructed as at present envisaged and shown on the drawings and specifications noted in the "Basis of Estimate".*

*The works will be carried out in a single phase and completed by a local medium sized "bona-fide" Contractor proficient in this type of project.*

*Duration of the Contract will not exceed 30 weeks.*

*Anticipated building costs are based on present rates (1Q23). We have made allowance for inflation within our costs to 4Q2023. However, we have found at present current BCIS indices are not representative of the building cost increases currently being experienced in Devon and Cornwall*

*Provisional Sums have been included for a number of items and a breakdown of these can be found within the "Basis of Estimate" section.*

*This Estimate is to be regarded as a guide only of probable current cost.*

The following items are EXCLUDED:

- a) Objets d'art & all other art/decorative installations
- b) Additional fit out items over and above those listed within this Estimate including specialist joinery items
- c) Communications, IT/Data, media
- d) Specialist lighting installations and light fittings over and above standard
- e) Soil investigation/contamination reports and resulting requirements other than noted.
- f) Any additional works in relation to ecology requirements
- g) M & E consultants design/specification/reports
- h) Works/costs involved with any onerous planning conditions particularly material specification
- i) Professional Fees; Architect, Structural Engineer, Quantity Surveyor, etc.
- j) CC Planning/Building Regulations Application/Inspection Fees
- k) Legal fees
- l) Interest and other financing costs.
- m) Increased costs as a result of foreign trade tariffs surrounding the United Kingdom's withdrawal from the European Union.
- n) Increased costs as a result of the COVID-19 pandemic and the affect on labour, materials etc.
- o) Increased costs as a result of the conflict in Ukraine and the affect on labour, materials etc.
- p) Increased costs as a result of the implementation of the Cornwall Council Climate DPD.
- q) Value Added Tax where applicable.

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**CHYMBLA HOUSE, REDRUTH**

**BASIS OF ESTIMATE**

**Drawings & Documents**

**GIA (Proposed)**

Drawings & Information

Ground Floor 131 m2

Drawing Nr      Revision    Title

First Floor 131 m2

3287 - 6000	A	Chymbbla House - Existing Drawings
		Chymbbla House - Option C (10nr Office/Micro
3287 - 6003	A	Industrial-Units

Total 262 m2

Estimate Commentary

Provisional Sums have been included within the Elemental Costs for the following items :

Clearing existing building of bushes, scrubs, vegetation	£2,500
Clearing existing remaining internal partitions/door/fittings etc	£1,500
Removing remains of entrance canopy	£250
Staircase including balustrade and handrail	£8,250
Repairing bulged area to north elevation	£2,500
Repairing/removing/making good embedded scaffold fixings	£375
Repairing cracks	£1,875
Timber windows and external doors	£33,750
Timber porch complete	£5,850
Wall tiling, PC sum of £35 m2 for supply	£6,375
Delta/Newton wall tanking	£21,000
Vinyl flooring, PC sum of £25 m2 for supply	£550
Engineered flooring, PC sum of £40 m2 for supply	£23,940
Floor tiling, PC sum of £35 m2 for supply	£1,020
Kitchen fittings including all units and white goods	£5,000
Shelving and hanging rails	£4,500
Mirrors	£300
Sanitaryware, supply and install	£3,600
Mechanical Installations including builders work in connection	£61,950
Electrical Installations including builders work in connection	£48,300
Parking areas, paving, site works	£15,000
External lighting, bin stores, storage, signs etc	£10,000
New connection to existing foul drainage	£2,500
Soakaway to surface water drainage	£5,500
Alteration of external services including connection charges (statutory undertakers)	£20,000

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ELEMENTAL ANALYSIS

<u>Building Works</u>	<u>% Total</u>	<u>£/m2</u>	<u>Cost</u>
Demolitions & Alterations	4.05%	77.16	20,215
Substructure	4.40%	83.78	21,950
Frame	None	-	
Upper Floors	2.90%	55.29	14,485
Roof	13.37%	254.77	66,750
Stairs	1.65%	31.49	8,250
External Walls	4.03%	76.81	20,125
Windows & External Doors	10.15%	193.49	50,695
Internal Walls	3.14%	59.90	15,695
Internal Doors	5.14%	98.02	25,680
Wall Finishes	15.38%	293.13	76,800
Floor Finishes	7.46%	142.14	37,240
Ceiling Finishes	3.57%	68.13	17,850
Fittings	1.96%	37.40	9,800
Sanitary Appliances	0.72%	13.74	3,600
Mechanical Installations	12.41%	236.45	61,950
Electrical Installations	9.67%	184.35	48,300
Lift Installations	None	-	
<b>Main House Total</b>	<b><u>100.00%</u></b>	<b><u>1,906.05</u></b>	<b><u>499,385</u></b>
<u>External Works</u>			
Site Works	36.38%	95.42	25,000
Drainage	34.52%	90.55	23,725
External Services and Utilities	29.10%	76.34	20,000
<b>External Works - Total</b>	<b><u>100.00%</u></b>	<b><u>262.31</u></b>	<b>£ <u>68,725</u></b>

Wm G Weller &amp; Son Ltd

March 2023