

# ORDER OF COST ESTIMATE

FOR

ALTERATIONS & REFURBISHMENT – OPTION B –  
PERFORMANCE STORAGE

AT

WINKLOW HOUSE

FOR

REDRUTH TOWN COUNCIL



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		<u>Mar-23</u>
<b>SUMMARY</b>		
Building Works		1,011,340
External Works		95,270
Main Contractors Preliminaries		157,995
Main Contractors Overheads & Profit	10%	126,461
<b>Building Works Estimate</b>		<b>£ 1,391,066</b>
Project Consultants Fees		Excluded
<b>Base Cost Estimate</b>		<b>£ 1,391,066</b>
Design Development Risks	5%	69,553.28
Construction Risks		-
Employer Change Risks		-
<b>COST LIMIT (Inflation Excluded)</b>		<b>£ 1,460,619</b>
Inflation Allowance - 1Q2023 to 4Q2023	2.40%	35,055
<b>COST LIMIT (VAT Excluded)</b>		<b>£ 1,495,674</b>
	<b>£/m2</b>	<b>2,881.84</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 36 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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**ALTERATIONS & REFURBISHMENT - OPTION B - PERFORMANCE STORAGE**

**AT**

**WINKLOW HOUSE, REDRUTH**

**BASIS OF ESTIMATE**

**Drawings & Documents**

**GIA (Proposed)**

Drawings & Information

Ground Floor 519 m2

Drawing Nr      Revision    Title

3287 - 6005      A            Winklow House - Existing Drawings  
 Winklow House - Option B (Performance  
 Storage)

Total                      519 m2

**Estimate Commentary**

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

Frame; padstones etc complete	£69,930
Curved composite roof cladding	£43,355
2m x 20m curved rooflight	£60,000
Replacement of chimney to match south elevation	£8,000
Timber windows and external doors	£45,000
Wall tiling, PC sum of £35 m2 for supply	£15,725
Vinly flooring, PC sum of £25 m2 for supply	£2,450
Engineered flooring, PC sum of £40 m2 for supply	£38,520
Floor tiling, PC sum of £35 m2 for supply	£2,975
Kitchen fittings including all units and white goods	£30,000
Shelving and hanging rails	£450
Benching	£9,800
Mirrors	£975
Lockers	£2,000
Sanitaryware, supply and install	£27,500
Mechanical Installations including builders work in connection	£122,000
Electrical Installations including builders work in connection	£95,500
Parking areas, paving, site works	£30,000
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)	£30,000

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**ELEMENTAL ANALYSIS**

<u>Building Works</u>	<u>% Total</u>	<u>£/m2</u>	<u>Cost</u>
Demolitions & Alterations	3.61%	70.33	36,500
Substructure	10.83%	210.95	109,485
Frame	6.91%	134.74	69,930
Upper Floors	None	-	-
Roof	12.93%	251.92	130,745
Stairs	None	-	-
External Walls	8.51%	165.84	86,070
Windows & External Doors	5.20%	101.39	52,620
Internal Walls	1.48%	28.84	14,970
Internal Doors	1.03%	20.15	10,460
Wall Finishes	5.16%	100.60	52,210
Floor Finishes	6.92%	134.87	70,000
Ceiling Finishes	8.91%	173.65	90,125
Fittings	4.27%	83.29	43,225
Sanitary Appliances	2.72%	52.99	27,500
Mechanical Installations	12.06%	235.07	122,000
Electrical Installations	9.44%	184.01	95,500
Lift Installations	None	-	-
<b>Main House Total</b>	<b><u>100.00%</u></b>	<b><u>1,948.63</u></b>	<b><u>1,011,340</u></b>
<u>External Works</u>			
Site Works	41.99%	77.07	40,000
Drainage	26.52%	48.69	25,270
External Services and Utilities	31.49%	57.80	30,000
<b>External Works - Total</b>	<b><u>100.00%</u></b>	<b><u>183.56</u></b>	<b>£ <u>95,270</u></b>

Wm G Weller & Son Ltd

March 2023