

Preliminary Project Cost Plan

Sunningdale Scouts, Sandy Lane, Sunningdale SL5 0ND

Date: 10.2.23

Revision: A

Preliminary cost plan based on following drawings / information received:
Twenty 20 Architecture: 001F, 010E, 011C, 012C, C001C, LP C, S010A, P0159
CD Surveys: LG/2107010A
Blue Sky: Sustainability & Energy Statement 15.7.22
Foundation layout - untitled

Area check GIA:

	Existing m ²	Existing ft ²	Proposed m ²	Proposed ft ²	GIA m ²
Ground	171.25	1842.99	217	2335.79	272
Total	171.25	1842.99	217	2335.79	272

Assumptions & qualifications:

- Assumed vacant possession
- Assume incoming utilities sufficient for proposed works
- Assume good ground conditions
- Works priced to be carried out in single phase
- Site not visited in production of this plan
- Based on stage 2/3 architects details
- Based on tier 3 contractor engagement

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1.00 Removals / Strip out / Demolitions				
1.01	Strip out house in preparation for demolition including all MEP, sanitary ware, doors etc	171 m ²	25.00	4,275.00
1.02	Isolation of all incoming services and provision of new temporaries for the works (allowance here for a temporary builders supply from UKPN)	1 lt	6,500.00	6,500.00
1.03	Demolition of existing buildings	171 m ²	45.00	7,695.00
1.04	Access towers for demolition	1 lt	750.00	750.00
1.05	R&D Asbestos survey	1 lt	450.00	450.00
1.06	Allowance for asbestos removals	1 lt	2,500.00	2,500.00
1.07	Retained top soil	1 lt	500.00	500.00
1.08	Retained hardcore	1 lt	500.00	500.00
1.09	Planting & localised landscaping removals	1 lt	1,250.00	1,250.00
Total removals / strip out				24,420.00
2.00 Sub Structure				
2.01	Ground preparations and reduced levels	200 m ²	35.00	7,000.00
2.02	Concrete bases 800mm x 800mm x 1000mm	7 m ³	450.00	3,150.00
2.03	Beams between pads 400mm x 400mm RC	11 m ³	485.00	5,335.00
2.04	Cordex HXS 225mm (assumed)	217 m ²	51.00	11,067.00
2.05	100mm RC concrete slab	217 m ²	155.00	33,635.00
	150mm insulation	217 m ²	45.00	9,765.00
2.06	Visqueen DPM	217 m ²	8.00	1,736.00
2.07	Drainage alterations	1 lt	5,000.00	5,000.00
2.08	Slab for ASHP	1 lt	750.00	750.00
Total Sub Structure				77,438.00
3.00 Super Structure structural scheme assumed as no SE design				
3.01	Steel portal frames	3.0 t	3,750.00	11,250.00
	Other steel allowance reference to columns on drawing	1.0 t	3,750.00	3,750.00
3.02	Lintols - insulated Catnic			
	1000mm	9	115.00	1,035.00
	1200mm	3	135.00	405.00
	3600mm	4	285.00	1,140.00
3.03	Below DPC brickwork	28 m ²	145.00	4,060.00

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3.04	Block cavity walls 100mm block, 125mm cavity with 100mm Kingspan Kooltherm K108 to void brick to façade	211 m ²	285.00	60,135.00
3.05	Cavity closers	1 lt	1,200.00	1,200.00
3.06	Weep holes / vets / sundries	1 lt	750.00	750.00
3.07	Roof structure (unknown)	245 m ²	85.00	20,825.00
	Trimmers to rooflights, flues etc	1 lt	500.00	500.00
	Insulation 150mm overall	245 m ²	65.00	15,925.00
3.08	75mm screed to ground floor	217 m ²	35.00	7,595.00
3.09	Steel signage structure to front	1 lt	2,750.00	2,750.00
3.10	Roof and brackets to sink area externally	1 lt	2,150.00	2,150.00
3.11	External cills	10 nr	215.00	2,150.00
Total Super Structure				135,620.00

4.00 Roof coverings & rainwater goods

4.01	Vapour barrier, ply sheathing	245 m ²	45.00	11,025.00
	Metal standing seam covering	245 m ²	145.00	35,525.00
	Flashings	1 lt	2,500.00	2,500.00
	Ridge tiles	25 m	55.00	1,375.00
	Facias / verges	1 lt	2,450.00	2,450.00
4.02	Metal Lindab type rainwater pipes & guttering	1 lt	4,150.00	4,150.00
Total roof coverings and rainwater goods				57,025.00

5.00 Internal walls, ceilings and linings

5.01	Internal stud walls throughout using 100mm timber stud, clad in 12mm sheathing ply both side and plasterboard and scim. Allow for full fill insulation to void.	124 m ²	125.00	15,500.00
5.02	100m block wall to East end	15 m ²	105.00	1,575.00
5.03	Lightweight plaster and scim perimeter	248 m ²	55.00	13,640.00
5.04	Suspended ceilings to W.C.'s, kitchen & small store adjoining	32 m ²	48.00	1,536.00
5.05	Ceiling to sloping soffit, plasterboard & scim	116 m ²	55.00	6,380.00
Total Internal walls, ceilings and linings				38,631.00

6.00 Doors, windows, rooflights

6.01	External entrance doors (good security)	2 nr	1,650.00	3,300.00
6.02	Windows 1500mm x 800mm	7 nr	850.00	5,950.00
6.03	Windows 800mm x 800mm	2 nr	750.00	1,500.00
6.04	Windows 1500mm x 1200mm	1 nr	975.00	975.00
6.05	External folding sliding doors	2 nr	5,500.00	11,000.00
6.06	Timber doors to store	2 nr	3,500.00	7,000.00
6.07	Rooflights - simple fixed polycarbonate type	4 nr	850.00	3,400.00

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6.08	Internal single leaf doors, linings, architraves	7 nr	650.00	4,550.00
6.09	Internal double leaf doors, linings, architraves	1 nr	1,150.00	1,150.00

Total Doors, windows, rooflights **38,825.00**

7.00 Finishes

7.01	Allowance for engineered timber floor covering over screed	123 m ²	125.00	15,375.00
7.02	Vinyl covering to kitchen, W.C.'s and stores	94 m ²	75.00	7,050.00
7.04	Allowance for tiling to bathroom / kitchen walls	15 m ²	86.00	1,290.00
7.05	Allowance for matwells to entrance	2 lt	145.00	290.00
7.06	Allowance for paving externally	100 m ²	100.00	10,000.00

Total finishes **34,005.00**

8.00 Joinery

8.01	Kitchen & appliances	1 lt	5,000.00	5,000.00
8.02	Storage allowance - racking / shelving	1 lt	3,000.00	3,000.00
8.16	Skirtings	1 lt	1,950.00	1,950.00
8.17	Window cills	1 lt	500.00	500.00

Total joinery **10,450.00**

9.00 Staircases & handrails

9.01	Non envisaged	1 lt	0.00	0.00
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Total staircases **0.00**

10.00 Plumbing & mechanical

10.01	Air Source heat pump system for underfloor heating with hot water cylinder, pipe distribution throughout, fitting sanitary ware.	217 m ²	155.00	33,635.00
10.02	Above ground waste connected to soil and vent pipes.	1 nr	1,500.00	1,500.00
10.03	Sanitary ware allowance			
	W.C.	3 nr	650.00	1,950.00
	Wash hand basins	5 nr	275.00	1,375.00
	DDA kit	1 nr	550.00	550.00
10.04	Builder work in connection with plumbing & mechanicals	1 lt	800.00	800.00

Total Plumbing & mechanical **39,810.00**

11.00 Electrical

11.01	General small power and lighting allowance ground floor	217 m ²	85.00	18,445.00
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11.02	Light fitting allowance	1 lt	6,500.00	6,500.00
11.03	Smoke detection system	1 lt	2,500.00	2,500.00
11.04	Electrical supplies for plumbing & mechanical	1 lt	1,500.00	1,500.00
11.05	Allowance for external lighting and power	1 lt	1,750.00	1,750.00
11.06	Access control	1 lt	3,500.00	3,500.00
11.07	Intruder alarm	1 lt	2,750.00	2,750.00
11.08	Allowance for main services relocation & upgrade - 3 phase needed for ASHP?	1 lt	7,500.00	7,500.00
11.09	PV panel allowance	1 lt	10,000.00	10,000.00
11.10	Builders work in connection with electrical installation	1 lt	800.00	800.00
Total Electrical				55,245.00

12.00 Decorations

12.01	Allow for full decoration throughout	1 lt	7,500.00	7,500.00
Total Decorations				7,500.00

13.00 Miscellaneous

13.01	Signage	1 nr	750.00	750.00
13.02	Enclosure for ASHP	1 nr	1,500.00	1,500.00
Total miscellaneous				2,250.00

14.00 Landscaping

	Alteration to existing boundary structures	1 lt	5,000.00	5,000.00
Total Landscaping				5,000.00

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Summary	
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Sub Structure	77,438.00
Super Structure	135,620.00
Roof coverings & rainwater goods	57,025.00
Internal walls, ceilings and linings	38,631.00
Doors, windows, rooflights	38,825.00
Finishes	34,005.00
Joinery	10,450.00
Staircases	0.00
Plumbing & mechanical	39,810.00
Electrical	55,245.00
Decorations	7,500.00
Miscellaeous	2,250.00
Landscaping	5,000.00
Sub total	521,219.00
Main contractors preliminaries @ 12%	62,546.28
Sub total	583,765.28
Contingency @ 7.5%	43,782.40
Total preliminary main house cost	627,547.68

Excluding

VAT

Free standing furniture

Fees

Contingency

Soft landscaping

Road closure costs

Craneage

Excludes any specific tree protection zones