

PHD1 CONSTRUCTION

COST PLAN NR 2 - PHASE 2 S106

PROJECT:	New China Town, Liverpool	SURVEYOR:	JF	DATE:	13/11/2015	
Ref	ELEMENTAL SUMMARY	Gross External Floor Area				4,485 m ²
		Nett External Floor Area				0 m ²
		Gross External Floor Area				48,277 ft ²
		Nett External Floor Area				0 ft ²
		Cost (£)	GIFA	GIFA	%	
			Cost/m ² (£)	Cost/ft ² (£)		
1	SUBSTRUCTURE					
1.1	Foundations	£ -	£ -	£ -	0.00	
1.2	Basement Excavation	£ -	£ -	£ -	0.00	
1.3	Basement Retaining Walls	£ -	£ -	£ -	0.00	
1.4	Ground Floor Construction	£ -	£ -	£ -	0.00	
		£ -	£ -	£ -	0.00	
2	SUPERSTRUCTURE					
2.1	Allowance for lighting to external works	£ -	£ -	£ -	0.00	
2.2	Upper Floors	£ -	£ -	£ -	0.00	
2.3	Allowance for signage	£ -	£ -	£ -	0.00	
2.4	Stairs and Ramps	£ -	£ -	£ -	0.00	
2.5	External Walls	£ -	£ -	£ -	0.00	
2.6	Windows and External Doors	£ -	£ -	£ -	0.00	
2.7	Internal Walls and Partitions	£ -	£ -	£ -	0.00	
2.8	Internal Doors	£ -	£ -	£ -	0.00	
		£ -	£ -	£ -	0.00	
3	INTERNAL FINISHES					
3.1	Wall Finishes	£ -	£ -	£ -	0.00	
3.2	Floor Finishes	£ -	£ -	£ -	0.00	
3.3	Ceiling Finishes	£ -	£ -	£ -	0.00	
		£ -	£ -	£ -	0.00	
4	FITTINGS, FURNISHINGS AND EQUIPMENT					
4.1	General Fittings, Furniture and Equipment	£ -	£ -	£ -	0.00	
4.2	Special Fittings, Furniture and Equipment	£ -	£ -	£ -	0.00	
4.3	Internal Planting	£ -	£ -	£ -	0.00	
4.4	Bird and Vermin Control	£ -	£ -	£ -	0.00	
		£ -	£ -	£ -	0.00	
5	SERVICES INSTALLATIONS					
5.1	Sanitary Appliances	£ -	£ -	£ -	0.00	
5.2	Services Equipment	£ -	£ -	£ -	0.00	
5.3	Disposal Installations	£ -	£ -	£ -	0.00	
5.4	Water Installations	£ -	£ -	£ -	0.00	
5.5	Heat Source	£ -	£ -	£ -	0.00	
5.6	Space Heating and Air Conditioning	£ -	£ -	£ -	0.00	
5.7	Ventilation Systems	£ -	£ -	£ -	0.00	
5.8	Electrical Installation	£ -	£ -	£ -	0.00	
5.9	Gas and other Fuel Installations	£ -	£ -	£ -	0.00	
5.10	Lifts and Conveyor Installations	£ -	£ -	£ -	0.00	
5.11	Fire and Lightening Protection	£ -	£ -	£ -	0.00	
5.12	Communication, Security and Control Systems	£ -	£ -	£ -	0.00	
5.13	Specialist Installations	£ -	£ -	£ -	0.00	
5.14	Builders Work in Connection with Services	£ -	£ -	£ -	0.00	
5.15	Testing and Commissioning of Services	£ -	£ -	£ -	0.00	
		£ -	£ -	£ -	0.00	
6	COMPLETE BUILDINGS AND BUILDING UNITS					
6.1	Prefabricated Buildings	£ -	£ -	£ -	0.00	
		£ -	£ -	£ -	0.00	
	SUB TOTAL - CARRIED FORWARD	£ -	£ -	£ -	-	

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	SUB TOTAL - BROUGHT FORWARD	£ -	£ -	£ -	-	
7	WORK TO EXISTING BUILDINGS					
7.1	Minor Demolition and Alteration Works	£ -	£ -	£ -	0.00	
7.2	Repairs to Existing Services	£ -	£ -	£ -	0.00	
7.3	Damp Proof Course/Fungus and Beetle Eradication	£ -	£ -	£ -	0.00	
7.4	Facade Retention	£ -	£ -	£ -	0.00	
7.5	Cleaning Existing Surfaces	£ -	£ -	£ -	0.00	
7.6	Renovation Works	£ -	£ -	£ -	0.00	
		£ -	£ -	£ -	0.00	
8	EXTERNAL WORKS					
8.1	Site Preparation Works	£ 101,000	£ 22.52	£ 2.09	10.67	
8.2	Roads, Paths and Paving's	£ 390,000	£ 86.96	£ 8.08	41.21	
8.3	Planting	£ 74,000	£ 16.50	£ 1.53	7.82	
8.4	Fencing, Railings and Walls	£ -	£ -	£ -	0.00	
8.5	Site/Street Furniture and Equipment	£ 73,000	£ 16.28	£ 1.51	7.71	
8.6	External Drainage	£ 91,000	£ 20.29	£ 1.88	9.62	
8.7	External Services	£ -	£ -	£ -	0.00	
8.8	Minor Building Work and Ancillary Equipment	£ -	£ -	£ -	0.00	
		£ 729,000	£ 162.55	£ 15.09	77.03	
9	FACILITATING WORKS					
9.1	Toxic/Hazardous Material Removal	£ -	£ -	£ -	0.00	
9.2	Major Demolition Works	£ -	£ -	£ -	0.00	
9.3	Specialist Groundwork's	£ -	£ -	£ -	0.00	
9.4	Temporary Diversion Works	£ -	£ -	£ -	0.00	
9.5	Extraordinary Site Investigation Works	£ -	£ -	£ -	0.00	
		£ -	£ -	£ -	0.00	
	SUB-TOTAL	£ 729,000	£ 162.55	£ 15.09	77.03	
10	PRELIMINARIES - MAIN CONTRACTOR	£ 109,350	£ 24.38	£ 2.27	11.55	15.00%
	SUB-TOTAL	£ 838,350	£ 186.93	£ 17.36	88.58	
11	OVERHEADS & PROFIT	£ 63,000	£ 14.05	£ 1.30	6.66	7.50%
	SUB-TOTAL	£ 901,350	£ 200.97	£ 18.67	95.24	
12	PROFESSIONAL FEES (Excluded)	excl	excl	excl	excl	
13	OTHER DEVELOPMENT COSTS (Excluded)	excl	excl	excl	excl	
14	RISK AND CONTINGENCY	£ 45,068	£ 10.05	£ 0.93	4.76	5.00%
	COST PLAN TOTAL - Excluding Furniture and VAT	£ 946,418	£ 211.02	£ 19.60	100.00	
15	FURNITURE AND LOOSE FITTINGS (Excluded)	excl	excl	excl	excl	
	TOTAL ESTIMATED CURRENT DEVELOPMENT COSTS - EXCLUDING VAT	£ 946,418	£ 211.02	£ 19.60	100.00	

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STREET FURNITURE AND EQUIPMENT

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