

PHD1 CONSTRUCTION

COST PLAN NR 2 - PHASE 1 S106

PROJECT:	New China Town, Liverpool	SURVEYOR:	JF	DATE:		
Ref	ELEMENTAL SUMMARY	Gross External Floor Area				650 m ²
		Nett External Floor Area				#VALUE! m ²
		Gross External Floor Area				6,997 ft ²
		Nett External Floor Area				#VALUE! 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 Lightning 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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		Cost (£)	GIFA	GIFA	%	
	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	£ 20,000	£ 30.77	£ 2.86	5.38	
8.2	Roads, Paths and Paving's	£ 85,000	£ 130.77	£ 12.15	22.87	
8.3	Planting	£ 22,000	£ 33.85	£ 3.14	5.92	
8.4	Fencing, Railings and Walls	£ 37,000	£ 56.92	£ 5.29	9.96	
8.5	Site/Street Furniture and Equipment	£ 97,000	£ 149.23	£ 13.86	26.10	
8.6	External Drainage	£ 25,000	£ 38.46	£ 3.57	6.73	
8.7	External Services	£ -	£ -	£ -	0.00	
8.8	Minor Building Work and Ancillary Equipment	£ -	£ -	£ -	0.00	
		£ 286,000	£ 440.00	£ 40.87	76.97	
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	£ 286,000	£ 440.00	£ 40.87	76.97	
10	PRELIMINARIES - MAIN CONTRACTOR	£ 42,900	£ 66.00	£ 6.13	11.54	15.00%
	SUB-TOTAL	£ 328,900	£ 506.00	£ 47.00	88.51	
11	OVERHEADS & PROFIT	£ 25,000	£ 38.46	£ 3.57	6.73	7.50%
	SUB-TOTAL	£ 353,900	£ 544.46	£ 50.58	95.24	
12	PROFESSIONAL FEES (Excluded)	excl	excl	excl	excl	
13	OTHER DEVELOPMENT COSTS (Excluded)	excl	excl	excl	excl	
14	RISK AND CONTINGENCY	£ 17,695	£ 27.22	£ 2.53	4.76	5.00%
	COST PLAN TOTAL - Excluding Furniture and VAT	£ 371,595	£ 571.68	£ 53.11	100.00	
15	FURNITURE AND LOOSE FITTINGS (Excluded)	excl	excl	excl	excl	
	TOTAL ESTIMATED CURRENT DEVELOPMENT COSTS - EXCLUDING VAT	£ 371,595	£ 571.68	£ 53.11	100.00	

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REF	DESCRIPTION	QTY	UNIT	RATE	COST (£)
	<u>ROADS, PATHS AND PAVINGS</u>				
A	S01; Yorkstone slab paving; Greenmore Rustic or similar; in 300/450/600mm courses x 63mm thick x random lengths	397	m ²	£ 175.00	£ 69,475.00
B	S02; Granitic aggregate small unit block pavers; Breccia by Kellen or similar; 100 x 100/200 x 80mm	35	m ²	£ 150.00	£ 5,250.00
C	S04; Granitic aggregate paving planks; Breccia by Kellen or similar; 400 x 200/300/400 x 60mm	101	m ²	£ 100.00	£ 10,100.00
D	S05; 400 x 400 x 50 mm concrete tactile blister paving in natural	3	m ²	£ 100.00	£ 300.00
	Balance	1	item	-£ 125.00	-£ 125.00
	CARRIED TO SUMMARY				£ 85,000.00

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STREET FURNITURE AND EQUIPMENT

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