

November 2020
Rev 00

COST PLAN NR 1

Phoenix Works, Manchester
DE TRAFFORD

DETRAFFORD

RLB Rider
Levett
Bucknall

QUALITY ASSSURANCE

Revision	RIBA Stage	Issue Date	Prepared by	Initialled	Checked by	Initialled
00	2 (Concept)	27/11/2020	Luke Gallagher	LG	Syrrun Adnan	SA

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Revision	Status	Issued to	Copy to	Issue date	Purpose of Issue	Comments
00	2 (Concept)	S.Mallinson	n/a	27/11/2020	Initial cost advice	

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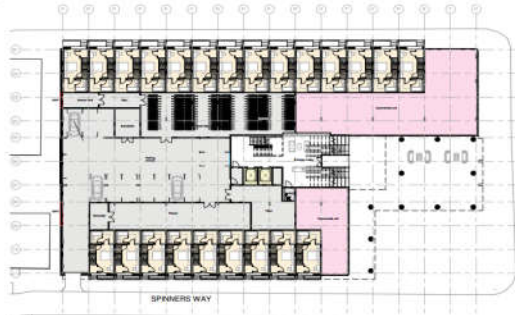
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1.0 INTRODUCTION

- This report has been prepared for De Trafford to advise on the likely cost of the proposed Phoenix Works, Manchester project to help development decisions.
- The scheme comprises of the construction of a new build 13 storey residential apartment building in Manchester that comprises of 237nr units, made up of 1 and 2 beds. These units are anticipated to be for open market sale and are based on medium specification.
- The estimated total construction cost of the project based on the early Stage 2, Concept Design is (excl inflation and contingency) £44,592,000. This equates to a cost/sqft on the GIA of £221
- The Gross Internal Floor Area of the building is 18,781m², this equates to 202,158ft². This has been measured in accordance with the definitions of the RICS' New Rules of Measurement (NRM) and therefore excludes external walkways. This compares against C+W's area schedule of 18,352m² and it is advised that the variance is established in the next development stage
- The external walkways (excluded from the GIA) equate to a total of 2,889m². For the purpose of this cost plan, we have included this into the overall 'Gross Building Area' (GBA). The Gross Building Area is 21,670m² and equates to Total Project Cost of £197/ft²
- A list of assumptions and exclusions and the basis on which this estimate was prepared is included in Section 4 of this report.
- Procurement Strategy - the complexities of a confined site and the local road network for the new build requires consideration. This Concept Cost Plan assumes that it is delivered under a single stage competitive design & build basis with the construction works being undertaken within a single phase, under one main building contract.
- It is not possible to predict with any certainty the effects of inflation and other market factors on building prices. We have used here what we consider to be a sensible allowance to make at this time. However this allowance should be kept under review in light of actual inflation within the construction industry or if any other market factors come into effect.

2.0 DESIGN OVERVIEW

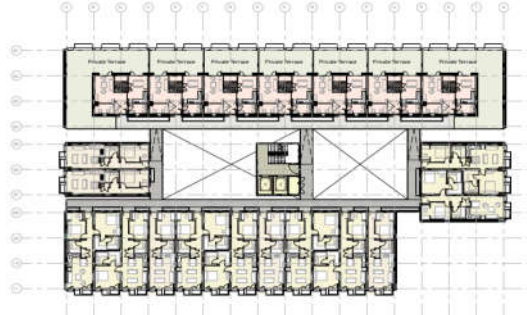
GROUND FLOOR



TYPICAL FOOTPLATE



FOOTPLATE - UPPER FLOOR



ELEVATION - NORTH WEST



ELEVATION - NORTH WEST



ELEVATION - COURTYARD



CGI - TOWNHOUSE



CGI - COURTYARD



EXTERNAL CIRCULATION PLANTING



3.0 EXECUTIVE SUMMARY

Ref	Project Costs	GBA	21,670m ²	233,256ft ²	237nr	Comments
		£	£ / m ²	£ / ft ²	£/nr	
001	Enabling works	£150,000	£7	£1	£633	
002	Construction works	£44,442,000	£2,051	£191	£187,519	
003	ESTIMATED CONSTRUCTION COST	£44,592,000	£2,058	£191	£188,152	£ 221/ ft² GIA
	<u>Client Directs</u>					
004	Architect	Excluded				
005	Principal Designer					
006	Structural					
007	Landscaping					
008	Façade					
009	Acoustics					
010	Fire Engineering					
011	Highways					
012	TV signal					
013	Other fees					
014	ESTIMATED PROJECT COST	£44,592,000	2,058	£191	£188,152	
015	Allowance for Inflation	0.0%	-	-	-	- Projected flatline to start on site
016	Design development up to start on site	3.0%	£1,337,760	£62	£6	£5,645
017	TOTAL PROJECT COST	£45,930,000	2,120	£197	£193,797	Rounded to nearest '000

Notes

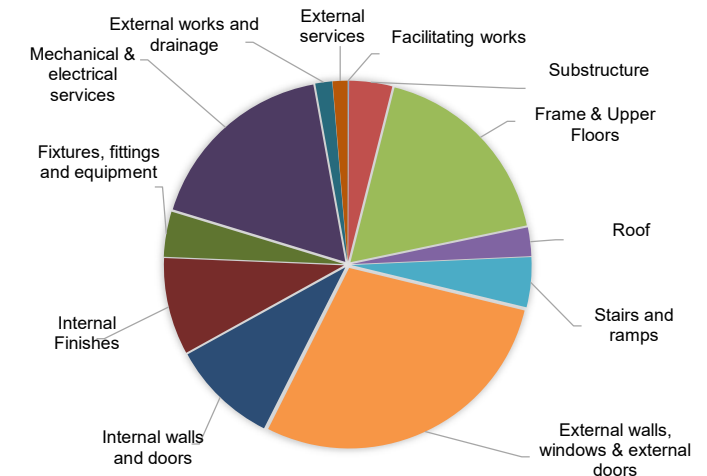
- This cost estimate does not allow for any extraordinary impacts due to the outbreak of Coronavirus, such as but not limited to materials and labour shortages and impacts on currency exchange rate variations. It is recommended that any potential extraordinary impact of Coronavirus should be reviewed as part of the clients' corporate risk review and included on the project risk register, where appropriate.
- The above figures exclude allowance for site acquisition, Profit and any finance related costs.
- Figures related to Marketing, Agent, Legal, Planning CIL are excluded.
- Professional Fees, Surveys and Other costs are excluded.
- Works to highways / Section 278 / infrastructure upgrade works are excluded.
- Excludes demolition, remediation or removal of contaminated materials/asbestos

Programme Assumptions	
Construction start date	2Q 2021
Construction period	115wks

Area Summary

Gross Internal Floor Area	18,781m ²	
Gross Walkway area	2,889m ²	
Gross Building Area (GBA)	21,670m ²	
Net to Gross Efficiency (inc com)	86%	(excl walkway)
Wall to Floor Ratio	60%	
Blended Façade Rate	£958/m ²	
M&E Cost / Apartment (net)	£24,485/apt	
Main Contractor's Preliminaries	£25,000/wk	

Cost Distribution



4.0 BASIS OF ESTIMATE

Basis of Estimate

Key assumptions

- Allowances for new incoming services from existing points, however no allowance for any site wide infrastructure upgrade or diversions.
- Assumed the works will be a concurrent programme with works commencing 2nd Quarter 2021.
- Assumed the project will be procured on a single stage design and build basis and will be constructed in one development phase.
- Base date of costs is 4th Quarter 2020.
- Assumed continuous working, no allowance for contractor down time, or non-productive working.
- No allowance have been included for water features, sculptures, etc.
- Assumed finishing specifications, mid-level apartments
- An allowance for both private & community roof terraces has been included
- No allowance for bathroom pods, traditional insitu construction
- Assumed a construction programme of 115 weeks.
- We have made no allowance for a substation in the cost plan
- We have based the MEP cost from Briggs and Forrester's quote provided by the client and have assumed that this is correct. We have included further allowance for sanitary ware, lifts etc that are excluded from the cost
- No allowance made for income offset allowance for incoming water utilities. This may provide further betterment on the cost plan
- No allowance have been made for irrigation to the planters
- We have assumed that the fire strategy allows for the provision of 1nr central core in the building
- We have made an allowance for 3nr EV charging points in the car park
- We have assumed that Briggs' & Forrester's quotation includes for the mechanical ventilation of the car park
- We have assumed that Briggs' & Forrester's quotation includes for the provision of external lighting to the courtyard and private terraces
- This cost plan makes no allowance for works to Spinner's Way.

Exclusions

- Value added tax.
- Professional fees, land costs, other development/finance costs.
- Land acquisition/finance cost.
- Cost in obtaining building guarantees i.e. NHBC, LABC, PG, etc.
- Dewatering of the site.
- Archaeological implications/excavations or cost associated with such discoveries.
- Services/infrastructure diversion or upgrades.
- Section 106/278 works or contributions.
- Temporary accommodation.
- Monitoring of adjacent / adjoining building and / or works to existing buildings.
- Costs arising from statutory provisions in obtaining planning permission.

4.0 BASIS OF ESTIMATE

Basis of Estimate

- Local Authority charges, i.e. road closures.
- Site Acquisition Fees / Costs, Air Rights, Party Wall Awards, Rights to Light (and all other Third Party compensations).
- Capital allowances or other incentives / grants.
- Finance costs & insurances.
- Asbestos or other such contaminants (other than provisions allowance for demolition).
- Ground contamination or remediation of contaminated land.
- Adverse ground conditions; ground water; UXB's; obstructions; existing basements and structures; etc. unless specifically stated.
- Sustainability measures including BREEAM / DEC & EPC ratings beyond current minimum legislative requirements.
- Currency and exchange rate fluctuations and Costs resulting from tariffs or other charges following the withdrawal of the UK from the European Union.
- Works outside of the site boundary.
- Works outside of normal working hours.
- Loose furniture.

5.0 Accommodation Schedule

	Commercial m ²	Apartments m ²	Circulation m ²	Core m ²	Back of House m ²	Plant m ²	Non Usable m ²	GIA m ²	Dwelling Nr nr
Level 00	361	633	101	54	670	120	106	2,045	23
Level 01		1,214		50			84	1,348	3
Level 02		1,625		50			113	1,788	26
Level 03		1,624		50			114	1,788	26
Level 04		1,600		50			139	1,789	25
Level 05		1,622		50			116	1,788	25
Level 06		1,600		50			139	1,789	25
Level 07		1,622		50			116	1,788	25
Level 08		1,600		50			139	1,789	25
Level 09		1,174		50			70	1,294	20
Level 10		925		50			53	1,028	9
Level 11		243		50			8	301	5
Level 12		240					6	246	-
TOTAL (m ²)	361	15,722	101	604	670	120	1,203	18,781	237
TOTAL (ft ²)	3,886	169,232	1,087	6,501	7,212	1,292	12,949	202,159	

6.0 ELEMENTAL SUMMARY

		GBA	21,670m²	233,256ft²	
Ref	Elemental Summary	£	£/m²	£/ft²	Comments
001	Facilitating works	£33,000	£2	£0	
002	Sub total Facilitating works	£33,000	£2	£0	
003	Substructure	£1,506,506	£70	£6	
004	Sub total Substructure	£1,506,506	£70	£6	
005	Frame & Upper Floors	£6,925,986	£320	£30	
006	Roof	£1,004,097	£46	£4	
007	Stairs and ramps	£1,750,300	£81	£8	
008	External walls, windows & external doors	£11,170,061	£515	£48	
009	Internal walls and doors	£3,717,753	£172	£16	
010	Sub total Superstructure	£24,568,197	£1,134	£105	
011	Internal Finishes	£3,386,478	£156	£15	
012	Sub total Internal Finishes	£3,386,478	£156	£15	
013	Fixtures, fittings and equipment	£1,580,410	£73	£7	
014	Sub total Fixtures, fittings and equipment	£1,580,410	£73	£7	
015	Mechanical & electrical services	£6,800,919	£314	£29	
016	Sub total Mechanical & electrical services	£6,800,919	£314	£29	
017	External works and drainage	£597,200	£28	£3	
018	External services	£514,000	£24	£2	
019	Sub total External works	£1,111,200	£51	£5	
020	Abnormals	-	-	-	
021	Sub total Abnormals	-	-	-	
020	TOTAL BUILDING WORKS	£38,986,710	£1,799	£167	
Main Contractor On Costs					
021	Main Contractor Preliminaries	7.4%	£2,875,000	£133	£12
022	Main Contractor Overheads and Profit	5.0%	£2,093,086	£97	£9
023	Construction Risk Allowance	1.25%	£487,334	£22	£2
023	TOTAL CONSTRUCTION COST	£44,442,000	£2,051	£191	Rounded to nearest '000

Fit Out Assumptions			
Apartment main entrance door cost	£3,000/nr		
Internal apartment door cost	£390/nr		
Internal apartment double door cost	£475/nr		
Average bathroom size	4.5/m²	perim 9.0 m	
Bathroom wall tiles cost	£60/m²		
Apartment floor finishes	£50/m²		
Bathroom floor finishes	£60/m²		
Circulation floor finishes	£45/m²		
Walkway floor finishes	£100/m²		
Apartment ceiling finishes	£25/m²		
Circulation ceiling finishes	£45/m²		
Walkway ceiling finishes	£75/m²		
Average Kitchen/apartment	£4,500/nr		
Fitted wardrobe/apartment	Excluded		
Bathroom fit out/apartment	£2,250/nr		
M&E fit out cost/apartment	£24,485/nr		

Appendix A - Detailed Estimate

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
Facilitating Works						
001	Site clearance	3,300	m²	10	33,000	
002	Sub total Facilitating Works				33,000	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
Substructure						
Piling						
001	Establishment of piling mat; including disposal	500 mm thick	1,185	m ³	85	100,725
002	Mobilisation and demobilisation of piling rig		1	item	15,000	15,000
003	CFA piles; 450mm diameter; up to 15m deep		340	nr	1,125	382,500
004	Testing of piles		1	item	10,000	10,000
005	Standing time and obstructions		1	item	10,000	10,000
006	Disposal of pile arisings; assumed inert		811	m ³	35	28,389
007	Cutting top of piles; including disposal		340	nr	100	34,000
Foundations						
007	Pile caps		70	nr	3,500	245,000
008	Main core base		1	nr	50,000	50,000
009	Tower crane base		1	nr	30,000	30,000
010	Lift pits		2	nr	7,500	15,000
Ground beams						
011	1000 mm x 750mm		251	m	500	125,500
Ground slab						
012	Reinforced in situ concrete slab	250 mm thick	511	m ³	130	66,463
013	Formwork to edges of slab		220	m	25	5,500
014	Reinforcement in slab	150 kg/m ³	77	t	1,100	84,356
015	Insulation and void former to slab		1,348	m ²	20	26,960
016	MOT Type 1 and blinding below slab	200 mm thick	270	m ³	55	14,828
017	Worked finishes to surfaces of slab		1,348	m ²	8	10,784
018	Allowance for movement joints		1	item	25,000	25,000
Carried forward					1,280,005	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
				Brought forward	1,280,005	
	Substructure sundries					
019	Underslab drainage		m ²	20		- Included in drainage
020	e/o works to substation	1	nr	30,000	30,000	
021	Allowance for sub contract preliminaries	15	%	1,310,005	196,501	
022	Sub total Substructure				1,506,506	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
Frame and Upper Floors						
Columns; Reinforced concrete						
001	1000 x 350 RC Columns	471	nr	868	408,675	
002	1000 x 400 RC Columns	6	nr	971	5,827	
003	300 x 300 RC Columns	112	nr	289	32,393	
004	400 x 400 RC Columns	42	nr	447	18,760	
005	700 dia RC Columns	12	nr	3,693	44,312	
Upper floors (225mm)						
001	Reinforced in situ concrete floors	225 mm thick	310	m ³	150	46,508
002	Formwork to soffit of floors; basic finish		1,378	m ²	45	62,010
003	Formwork to edges of slab		468	m	25	11,688
004	Reinforcement in slab	140 kg/m ³	43	T	1,100	47,748
005	Worked finishes to surfaces of slab		1,378	m ²	5	6,890
Upper floors (250mm)						
006	Reinforced in situ concrete floors	250 mm thick	3,630	m ³	150	544,425
007	Formwork to soffit of floors; basic finish		14,518	m ²	45	653,310
008	Formwork to edges of slab		2,678	m	25	66,938
009	Reinforcement in slab	140 kg/m ³	508	T	1,100	558,943
010	Worked finishes to surfaces of slab		14,518	m ²	5	72,590
Upper floors (300mm)						
011	Reinforced in situ concrete floors	300 mm thick	535	m ³	150	80,190
012	Formwork to soffit of floors; basic finish		1,782	m ²	45	80,190
013	Formwork to edges of slab		232	m	25	5,788
014	Reinforcement in slab	140 kg/m ³	75	T	1,100	82,328
015	Worked finishes to surfaces of slab		1,782	m ²	5	8,910
Carried forward					2,838,420	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
Brought forward					2,838,420	
Upper floors (400mm)						
016	Reinforced in situ concrete floors	400 mm thick	1,040	m ³	150	156,060
017	Formwork to soffit of floors; basic finish		2,601	m ²	45	117,045
018	Formwork to edges of slab		575	m	25	14,375
019	Reinforcement in slab	180 kg/m ³	187	T	1,100	205,999
020	Worked finishes to surfaces of slab		2,601	m ²	5	13,005
Transfer beam						
021	Allowance for transfer beam to upper floors		42	m	500	21,000
022	Allowance for temporary support to transfer structures		1	Item	20,000	20,000
Core walls						
023	Reinforced in situ concrete core walls	250 mm thick	2,103	m ³	250	525,713 <i>Increased rate for coloured conc</i>
024	Formwork to walls; basic finish		4,206	m ²	45	189,257
025	Reinforcement to core walls		124	T	1,100	136,157
026	Wall kickers		710	m	35	24,850
027	Allowance for joining core to slab		11	nr	500	5,500 <i>Excludes GF</i>
Shear walls						
027	Reinforced in situ concrete core walls		522	m ³	200	104,496 <i>Incudes 300mm & 500mm thk</i>
028	Formwork to walls; basic finish		2,810	m ²	45	126,441
029	Reinforcement to core walls	180 kg/m ³	94	T	1,100	103,451
030	Wall kickers		124	m	35	4,332
Carried forward					4,606,101	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
				Brought forward	4,606,101	
Frame and Upper floor sundries						
027	Thermal break to slab	1,350	m	300	405,000	
028	Riser floors	13	nr	1,000	13,000	
029	Fire bats; each floor level	11,352	m	20	227,041	Allowance
030	Allowance for edge of risers & cores	13	nr	500	6,500	
031	Allowance for forming parapets	260	m	300	78,000	
032	Downstand to walkway	1,331	m	55	73,205	
033	Allowance for Keim render touch up to through coloured in situ core	530	m ²	75	39,750	
034	Allowance for general up/downstands not shown	1	m	30,000	30,000	
035	Allowance for tower crane	64	wks	8,500	544,000	
036	Allowance for sub contract preliminaries	15	%	6,022,597	903,390	

037 Sub total | Frame and Upper Floors

6,925,986

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
Roof						
Roof structure						
001	Reinforced in situ concrete roof	200 mm thick	109	m ³	150	16,410
002	Formwork to soffit; basic finish		547	m ²	45	24,615
003	Formwork to perimeter of slab		194	m	15	2,910
004	Reinforcement to slab	180 kg/m ³	20	T	1,100	21,661
Roof finishes						
005	Roof covering including insulation, etc.		1,789	m ²	200	357,800
006	Ballast to roof		1,789	m ²	20	35,780
007	e/o allowance for maintenance walkways		447	m ²	35	15,654 <i>Say; 25%</i>
008	Enhanced finishes to community roof terrace		239	m ²	180	43,020
009	Enhanced finishes to private terraces		582	m ²	130	75,660
010	Allowance for works to soffit of overhang		440	m ²	225	99,000 <i>Allowance</i>
Roof sundries						
011	Allowance for craneage	excl	wks			<i>Included in frame</i>
012	Perimeter flashing and parapet cappings	260	m	150	39,000	
013	Rainwater goods	1,789	m ²	15	26,835	<i>not siphonic drainage</i>
014	Allowance for sub contract preliminaries	15	%	758,345	113,752	
020	Allowance for works to soffit	440	m ²	300	132,000	

015 Sub total | Roof

1,004,097

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
Stairs and Ramps						
001	Main core; staircase and balustrade	12	storeys	40,000	480,000	
002	Allowance for temporary stairs during construction	12	storeys	8,000	96,000	
003	Stairs to duplex	35	nr	2,500	87,500	
004	External steps to townhouse		nr	2,000		Included elsewhere
005	Allowance for roof access	2	nr	10,000	20,000	
006	Allowance for ramp/level change to car park	1	nr	2,000	2,000	
007	White anodised balustrades to walkway	1,331	m	800	1,064,800	

note:

- assumes balustrade to VCC as escape core specification - method of fixing to curtain wall TBC

008 Sub total | Stairs and Ramps

1,750,300

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
External walls, windows and external doors						
001	150mm SFS; 140mm insulation and water vapour board	8,419	m ²	120	1,010,329	
002	Pleated sandstone through coloured pre-cast concrete	553	m ²	650	359,268	
003	Tecu Bronze cladding	1,439	m ²	680	978,391	
004	Perforated Tecu bronze cladding	1,668	m ²	725	1,209,307	
005	Pleated perforated bronze coloured cladding	1,254	m ²	775	972,129	
006	White pleated terracotta cladding	2,294	m ²	450	1,032,273	
007	Cladding to parapet	390	m ²	750	292,500	
008	Louvre to commercial unit/pant	1	Item	5,000	5,000	Allowance
009	Cladding to stair; glazing including vertical fins	655	m ²	850	556,691	Excludes overrun
010	Cladding to core; sandstone through precast	530	m ²	625		Through coloured core
011	Aluminium windows	1,091	m ²	575	627,055	
012	Bay window cladding, mullions and transoms bronze to match cladding	57	m ²	750		0 included in curtain walling/pod
013	Window frames to courtyard white anodised metal	106	m ²	650	68,770	
014	Curtain walling	278	m ²	650	180,960	
015	Homeworking pods	261	nr	11,800	3,079,800	
016	External door; single (TH)	23	nr	1,000	23,000	
017	External door; glazed double	2	nr	5,000	10,000	Allowance
018	External door; double louvred door	1	nr	3,000	3,000	Allowance
019	External door; car park	1	nr	25,000	25,000	
External wall sundries						
021	Ancon support system to precast units	300	m	150	45,000	
022	Scaffolding / Access	11,665	m ²	55	641,589	
023	Mock up	2	nr	25,000	50,000	
	Façade Area	11,665	/m ²			
	Blended rate		£958	/m ²		
024 Sub total External Walls, windows and external doors					11,170,061	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
Internal Partitions						
001	Internal apartment partitions	5,146	m	160	823,360	
002	Landlord walls	3,163	m	250	790,750	
003	Lining to internal face of external wall	8,419	m ²	55	463,068	
004	Lining to core walls	252	m ²	55	13,860	
005	Blockwork walls to circulation areas	300	m ²	75	22,500	
006	Allowance for pattessing to apartments	237	nr	250	59,250	Allowance
Internal doors						
007	Single doors to walkway (core)	12	nr	1,000	12,000	
008	Entrance doors to dwellings	237	nr	3,000	711,000	
009	Single doors within dwellings	1,176	nr	390	458,640	
010	Double doors within dwellings	237	nr	475	112,575	
011	Double doors serving ground service and reception areas	7	nr	950	6,650	
012	Riser doors	13	nr	950	12,350	
013	Internal doors to ancillary areas; single	0	nr	1,000	-	
014	Sliding screen to homeworking pods	261	nr	750	195,750	
015	Sliding glazed screen in penthouses	12	nr	3,000	36,000	

016 Sub total | Internal Partitions and Doors
3,717,753

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
Internal Finishes						
Wall Finishes						
001	Decoration to internal walls	48,381	m ²	8	387,047	
002	Wall tiling to bathrooms	5,759	m ²	60	345,546	
003	Tiling/splash backs to kitchens	237	nr	800	189,600	
004	Enhanced finishes to reception areas	1	Item	10,000	10,000	
Floor Finishes						
005	Self-levelling screed, regupol underlay	15,722	m ²	15	235,830	
006	Floor finishes to apartment living area	12,801	m ²	50	640,050	
007	Floor finishes to apartment bedrooms	2,921	m ²	25	73,025	
008	Tiling to bathrooms	1,067	m ²	60	63,990	
009	Carpet tiles to circulation areas	101	m ²	45	4,545	GF only
010	Wooden planks to walkway	2,889	m ²	100	288,900	
011	e/o allowance for suspended planks to 11th flr	81	m2	40	3,240	
012	Floor paint to plant areas	120	m ²	10	1,200	
013	Enhanced finishes to reception area	1	Item	15,000	15,000	Allowance
014	Allowance for matwells to entrance areas	1	nr	4,000	4,000	GF only, excludes apartments
015	Skirtings	19,941	m	7	139,585	
Ceiling Finishes						
016	Creation of ceiling bulkheads for exposed ceiling - allowance	15,722	m ²	25	393,050	Allowance
017	e/o allowance for insulation wrap to under side of slab for enhanced acousics rex	15,722	m2	10	157,220	
018	Ceiling finishes to circulation areas and back of house areas	1,375	m ²	45	61,875	
019	Ceiling finishes to walkway	2,889	m ²	75	216,675	
020	Utility cupboard ceiling	237	nr	300	71,100	
021	Allowance for bulkheads	1	Item	75,000	75,000	
022	Enhanced ceilings to reception area	1	Item	10,000	10,000	Allowance

023 Sub total | Internal Finishes
3,386,478

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
Fixtures, Fittings and Furnishings						
001	Kitchen fittings	237	Units	4,500	1,066,500	<i>S.Mallinson email - 21.10.20</i>
002	Secure letter boxes	237	Units	100	23,700	
003	Fitted wardrobe	394	Units	600		<i>S.Mallinson email - 21.10.20</i>
004	General fittings for coat hooks, blinds etc	394	Units	100	39,400	
005	Internal signage (excluding branding signage)	237	Units	100	23,700	
006	Allowance for concierge area, desk and facilities	1	Item	10,000	10,000	
007	Bike storage	50	nr	200	10,000	<i>Allowance</i>
008	Blinds	237	nr	500		<i>S.Mallinson email - 21.10.20</i>
009	Vanity units to bathrooms & ensuites	237	nr	400	94,800	
010	Planters to walkway, ceramic tile cladding; 400mm high					<i>(not irrigated)</i>
	not exceeding 400mm wide	49	m	325	15,925	
	not exceeding 600mm wide	707	m	350	247,450	
	not exceeding 700mm wide	25	m	375	9,375	
	not exceeding 800mm wide	38	m	400	15,200	
	not exceeding 1100mm wide	58	m	420	24,360	

011 Sub total | Fixtures, Fittings and Furnishings
1,580,410

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
Mechanical and Electrical Services						
Mechanical Services Installation						
001	Mechanical Services	1	Item	2,691,000	2,691,000	Based on Briggs quote
Sanitary Appliances						
002	Bathrooms	237	nr	2,250	533,250	Briggs quote has excluded
003	En suites	157	nr	1,750	274,750	Briggs quote has excluded
004	Cleaners sink	3	nr	700	2,100	Allowance
Electrical Services Installation						
005	Electrical Services	1	Item	2,058,000	2,058,000	Based on Briggs quote
006	External LED strips to walkways	1,350	m	75	Excluded	Assumed incl in Briggs quote
007	Allowance for feature lighting to reception	1	Item	15,000	15,000	
008	Allowance for electric car charging; assume 7.2kva	3	nr	3,000	9,000	
009	Generator	1	Item		Excluded	Assumed incl in Briggs quote
Lift and conveyor installations						
008	Lifts	2	nr	95,000	190,000	Briggs quote has excluded
009	BWIC with services	3	%	5,773,100	173,193	
010	Testing and commissioning of services	2	%	5,946,293	118,926	
011	Sub contractor prelims; includes design & drawings	1	Item	586,000	586,000	Based on Briggs quote
012	e/o prelims for works outside Briggs	15	%	998,000	149,700	
013 Sub total Mechanical and Electrical Installations					6,800,919	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
External Works and Drainage						
Site works						
001	Soft landscaping to podium level	118	m ²	100	11,800	
002	Hard landscaping to perimeter	640	m ²	150	96,000	
003	Hard & soft landscaping to ground floor	527	m ²	200	105,400	
004	Raised planter to town houses	23	nr	8,000	184,000	Includes claddings/balustrade etc.
005	External stairs to townhouses	23	nr	2,500	57,500	
006	Allowance for planting in planters	1	Item	30,000	30,000	
Drainage						
006	Allowance for drainage	3,300	m ²	25	82,500	
007	Attenuation	1	Item	30,000	30,000	

008	Sub total External Works and Drainage				597,200	
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A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
External services						
001	Water mains supply	1	Item	237,000	237,000	Assume no credit
002	Electricity mains supply	1	Item	237,000	237,000	Assume no subs upgrade
003	Gas mains supply	1	Item	15,000	15,000	
004	Communications systems	1	Item	25,000	25,000	
005	Sub total External Services				514,000	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
001	Sub total Abnormals				-	

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