

# GOS Graves Park Café

## Options Appraisal Costs

**RE06513**

**V2\_00**

**29/08/2023**

**Capital Delivery Service**



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# Document Control

## Document Approval

Version Number:	V2_00		
Prepared by:	Paul Lynch	Date:	29/08/2023
Reviewed by:	Richard Eccles	Date:	30/08/2023
Approved by:	Richard Eccles	Date:	30/08/2023

## Issue Record

Version	Circulation	Date Issued	Format Issued
V1_00		30/08/2023	Electronic
V2_00		31/08/2023	

## Revision History

Version	Nature of Revision
V0_01	Initial Draft
V1_00	Issued version

## Executive Summary

This document should be read in conjunction with the 'Graves Park - Rose Garden Cafe Stage 1 Report', V1\_00 issued on 31/08/23. The purpose of this document is to provide a detailed breakdown of the costs for each option as presented in the Stage 1 Report. The cost information provided is based on the scope of works outlined in the Stage 1 Report with reference to industry standards and RIBA work stages. The cost information is feasibility ONLY and a number of assumptions have been made as detailed in Section 6 - Project Estimates.'

According to the RIBA plan of work document Stage 1 (Preparation and Briefing) is about developing the detail of the brief and making sure that everything needed for the design process is in place before Stage 2. This includes ensuring that the brief can be accommodated on the site.

Core tasks include:

Prepare Project Brief  
including Project Outcomes  
and Sustainability Outcomes

Quality Aspirations and  
Spatial Requirements

Undertake Feasibility Studies

Agree Project Budget

Source Site Information  
including Site Surveys

Prepare Project Programme

Prepare Project Execution  
Plan

## Options Appraisal Summary

### RE06513 - GOS Graves Park Café

	Options					
	1	2a	2b	3	4	5
	Secure and make site safe (2)	Structural Stabilisation and full Refurbishment	Structural Stabilisation and Refurbishment of Café only (10)	Demolition of existing café and provision for a modular café facility	Demolition of existing café and provision for a traditional built café facility	Demolition of existing building and site clearance only
Construction Costs (excl design and price risk) (£)	85,000.00	1,066,000.00	555,000.00	986,000.00	1,046,000.00	100,000.00
Design Risk (£) (8)	0.00	134,000.00	69,000.00	74,000.00	78,000.00	5,000.00
Price Risk (£) (9)	0.00	160,000.00	83,000.00	120,000.00	126,000.00	5,000.00
Construction total (£)	<b>85,000.00</b>	<b>1,360,000.00</b>	<b>707,000.00</b>	<b>1,180,000.00</b>	<b>1,250,000.00</b>	<b>110,000.00</b>
Direct costs (£) (4)	0.00	30,000.00	30,000.00	40,000.00	40,000.00	10,000.00
Professional Fees (£) (5)	5,000.00	210,000.00	110,000.00	150,000.00	160,000.00	10,000.00
Contingencies (£) (7)	5,000.00	190,000.00	64,000.00	110,000.00	110,000.00	7,000.00
<b>Total (£)</b>	<b>95,000.00</b>	<b>1,790,000.00</b>	<b>911,000.00</b>	<b>1,480,000.00</b>	<b>1,560,000.00</b>	<b>137,000.00</b>

#### Notes

- 1) VAT is excluded
- 2) Option 1 includes for 6 months of hire for the existing scaffold and building support only.
- 3) Option 2a assumes 52 weeks on site; option 3 assumes 26 weeks on site; option 4 assumes 44 weeks on site; option 2b assumes 34 week on site.
- 4) Direct costs for options 2-4 and 6 are an allowance for geotechnical surveys, ecology surveys, tree surveys, building regulation fees, planning permission fees, BT and data connections. For options 3-4 there will be additional topographical surveys. Option 5 covers ecology and potential ground condition surveys
- 5) Fees are based on 5% of construction value for option 1 (arranging quotes, checking services capped off, arranging payment), 15% of construction value for option 2a and 2b, 12% of construction value for options 3 and 4, and 10% of construction value for option 5. The relative percentages included are based on the anticipated design work required for each option and include allowances for Architect, Structural Engineer, Service Engineers, Project Manager and Cost Manager input from RIBA Stage 2 design to completion on site, including procurement, tendering and contract preparation.
- 6) Further to note 4, the costs for completing this option appraisal are excluded from all options.
- 7) The contingencies for option 2a are based on a priced risk register. Options 3, 4 and 2b are based on approximately 7.5% of the remaining project costs, whilst options 1 and 5 are based on approximately 5% of remaining project risks, which is an assessment of the relative risks associated with each option.
- 8) Design risk allowances have been included as follows: 0% option 1, 12.5% options 2a and 2b, 7.5% options 3 and 4, 5% option 5. These allowances are based on an assessment of the risk of each option and have been rounded.
- 9) Price risk allowances have been included as follows: 0% option 1, 15% options 2a and 2b, 12% options 3 and 4, 5% option 5. These allowances are based on an assessment of the risk of each option and have been rounded.
- 10) Option 2b is a reduced scope version of option 2a, with all works to the kitchen, toilets, external areas excluded. There is an allowance of approximately 50% of the M&E full refurbishment costs
- 11) Further to point 5, professional fees will be required to develop the designs and deliver the scheme, and would be applicable to any 3rd party were they to undertake the project. The allowances and percentages included are considered appropriate for the content of each option and consistent with industry standards.

# Option 1

## RE06513 - GOS Graves Park Café

### Option 1

Secure building and site

1 - Ensure members of the public are kept safely away from the café building through secure fencing but make no repairs to the building.

*Included under Security Fencing*

2 - Isolate and turn off all incoming services to café building, but maintain the services to the external WC's.

Cap off services

1.00 Item 10,000.00 10,000.00

Based on costs from disconnecting to a similar sized building recently on another project.

3 - Construct security fence around Café building perimeter.

Security fence; assume 140 long

140 m 144.00 20,160.00

Based on costs from another council project for security fencing

4 - Maintain temporary bracing internal/external to Café building.

Propping costs (time related)

26.00 weekly 1,700.00 44,200.00

based on current incurred costs

5 - Maintain access to external WC's for public use.

Assume some minor repairs/alterations

1 Item 5,000.00 5,000.00

Allowance

Prelims

1 Item 5,000.00 5,000.00

Basic Contractor welfare facilities to comply with CDM regulations, whilst the fence is erected.

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84,360.00

Say 85,000.00

## Option 2a

### RE06513 - GOS Graves Park Café

#### Option 2a

*Structural Stabilisation and full Refurbishment*

#### Summary

	£	£	
Demolitions and alterations and Structural works	176,872.03	177,000.00	
Roofing works	63,015.23	64,000.00	
Windows and Doors	24,755.52	25,000.00	
Internal remodelling and finishes	112,515.38	113,000.00	
Services	402,141.10	403,000.00	
External works	63,292.47	64,000.00	
	<hr/>	<hr/>	
Measured Works	842,591.72	846,000.00	
Preliminaries	219,988.00	220,000.00	Based on 52 weeks
	<hr/>	<hr/>	
Total Construction Cost		1,066,000.00	
Design Risk	12.50%	134,000.00	
Price Risk	15.00%	160,000.00	
		<hr/>	
<b>Total</b>		<b>1,360,000.00</b>	

Sub totals rounded up to nearest £1,000

Total Additional costs

**Inflation** 2.72 % Inflation from 1st q 2023 (BCIS indices 368) to 3rd q 2024 (BCIS indices 378). Inflation to 1st q 2023 included in individual Priced items

**Total Increases** 2.72% (included in Measured Works)

Demolitions and alterations and Structural works

	<u>Q</u>	<u>U</u>	<u>£</u>	<u>T(£)</u>	
1 - Provide temporary WC facilities close to Café site for public use.					
Disabled toilet	1.00	Item	7,800.00	7,800.00	Standard hire cost
Standard toilets	1.00	Item	10,400.00	10,400.00	Standard hire cost
Delivery, installation and removal	1.00	Item	1,500.00	1,500.00	Standard hire cost
				<hr/>	
				19,700.00	
2 - Close Café & WC's and set up site compound around perimeter of the whole building.					
<i>Included within prelims</i>					
3 - Provide temporary bracing support to all external walls prior to removing the roof covering and structure.					
Propping costs (fixed)	1.00	item	39,572.00	39,572.00	Based on costs incurred, with an uplift for further provision to allow working access. Erection and dismantling of scaffolding etc.
Propping costs (time related)	1.00	Item	57,460.00	57,460.00	Based on costs incurred, with an uplift for further provision to allow working access. Assumed not required for full 52 week duration.
				<hr/>	
				97,032.00	
6 - Demolish existing front elevation wall.					
Demolish external brick walls; including loading into skips	1.00	Item	7,040.00	7,040.00	Based on the length and height of the wall, and rate applied following review of available pricing books.
Allowance for breaking up foundations	1.00	Item	1,000.00	1,000.00	Allowance
				<hr/>	
				8,040.00	

7 - Excavate and cast new pad foundations for new steel frame to front elevation.

Excavation (hand)	1.00	Item	1,176.00	1,176.00	6 nr foundations 1500x1500x500; assumed 1500 deep. Rate applied following a review of available pricing books.
Break up surface material	1.00	Item	250.00	250.00	Allowance
Excavation; off site	1.00	Item	819.00	819.00	6 nr foundations 1500x1500x500; assumed 1500 deep. Rate applied following a review of available pricing books.
Concrete to foundations	1.00	Item	1,001.00	1,001.00	As above
Backfilling	1.00	Item	574.00	574.00	As above
				3,820.00	

8 - Erect new steel frame to front elevation, including columns and beams and frame to main entrance dorma.

152x152x23 UC Column	1.00	Item	4,522.00	4,522.00	Assume 4.2 length x 6, then additional for detail over main entrance. Rate applied from a review of available pricing books and adjusted for inflation.
254 x 146 x 31 UB Beam	1.00	Item	5,006.50	5,006.50	Rate applied from a review of available pricing books and adjusted for inflation.
Fittings	1.00	Item	9,212.00	9,212.00	Rate applied from a review of available pricing books and adjusted for inflation.
				18,740.50	

10 - Remove temporary bracing support to all external walls.

*Included in item 3 above*

11 - Rebuild front elevation to match existing using traditional brick / insulation / block construction with rendered and timber panels to suit ADL - Table 4.1  
Limiting U-Values for new or replacement elements in new and existing buildings.

Cavity wall; facing brick outer skin, insulation; blockwork inner skin with plaster	1.00	Item	11,856.00	11,856.00	Based on area of elevation. Rate applied from a review of available pricing books and adjusted for inflation.
Timber panels	1.00	item	13,000.00	13,000.00	Allowance
				24,856.00	



1.00	19,700.00
2.00	0.00
3.00	97,032.00
6.00	8,040.00
7.00	3,820.00
8.00	18,740.50
10.00	0.00
11.00	<u>24,856.00</u>

172,188.50      add inflation      176,872.03

Roofing works

4 - Remove Café building roof covering and secondary timbers.

Remove roof coverings	1.00	Item	2,250.00	2,250.00
Remove secondary timbers; rate includes full full timber removal except coverings	1.00	Item	2,934.00	2,934.00
				<u>5,184.00</u>

Based on the area of roof, adjusted for pitch, and rate applied following review of available pricing books.

Based on the area of roof, adjusted for pitch, and rate applied following review of available pricing books.

5 - Remove existing roof trusses.

*Included within remove secondary timbers item above*

9 - Install new timber trusses, geometry to match existing roof profile, and cross bracing as lateral restraint to steelwork.

Softwood trussed pitched roof structure	1.00	Item	11,084.00	11,084.00
Extra over for rooflights	2.00	Nr	960.00	1,920.00
				<u>13,004.00</u>

Based on area of roof structure. Rate applied from a review of available pricing books and adjusted for inflation.

Rate applied from a review of available pricing books and adjusted for inflation.

12 - Install new secondary timber roof members including timber frame to side dorma's [4 of] and clock tower.

Secondary Roof timbers	1.00	item	1,500.00	1,500.00	Allowance
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13 - Install new pitched roof construction including rosemary tiles, tiling battens, insulation, vapour barrier, fascias and rainwater goods to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings.

Renew roof tiles	1.00	Item	10,800.00	10,800.00	Based on area of the roof and rates from recent roofing projects, adjusted for inflation
Insulation	1.00	Item	2,250.00	2,250.00	Based on area of the roof and rates from recent roofing projects, adjusted for inflation
Dry verge system	1.00	Item	308.00	308.00	Based on length of the verge and rates from recent roofing projects, adjusted for inflation.
Dry ridge System	1.00	Item	440.00	440.00	Based on length of the ridge and rates from recent roofing projects, adjusted for inflation
Dry valley System	1.00	Item	456.00	456.00	Based on length of the valley and rates from recent roofing projects, adjusted for inflation
Eaves Ventilation System	1.00	Item	450.00	450.00	Based on length of the eaves and rates from recent roofing projects, adjusted for inflation
Add eaves detail applied to Roofing contract for conservation measures; agreed with Natural England	1.00	Item	2,091.60	2,091.60	Based on length of eaves and rates from the conservation detail agreed with Natural England on recent roofing project, , adjusted
Allowance for flashings as required	1.00	item	1,500.00	1,500.00	Allowance
Timber Fascia	1.00	Item	1,752.00	1,752.00	Based on length of the fascia and rates from recent roofing projects, adjusted for inflation
Timber Soffits	1.00	Item	1,241.00	1,241.00	Based on length of the soffits and rates from recent roofing projects, adjusted for inflation
Aluminium Gutters	1.00	Item	1,485.00	1,485.00	Based on length of the gutters and rates from recent roofing projects, adjusted for inflation
Aluminium Downpipes	1.00	Item	1,050.00	1,050.00	Based on length of the down pipes and rates from recent roofing projects, adjusted for inflation
Main scaffold based on similar sized roof	1.00	Item	3,963.00	3,963.00	Based rates for similar sized scaffolding from recent roofing projects, adjusted for inflation. Related to roof rather than propping.
Allowance for additional scaffolding items such as barrow-runs, staircases	1.00	Item	1,000.00	1,000.00	Allowance

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28,786.60

14 - Remove existing flat roof finish to rear kitchen block and install new roof construction including single ply roof covering, vapour barrier, insulation, fascias and rainwater goods to suit ADL - Table 4.2 Limiting U-Values for improved elements in existing buildings.

Renew main flat roof	1.00	Item	5,700.00	5,700.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
Proprietary 'Icopal' edge trim	1.00	Item	1,560.00	1,560.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
18mm exterior plywood backing board	1.00	Item	360.00	360.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
18mm exterior plywood backing board; next to building	1.00	Item	240.00	240.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
Eaves detail	1.00	Item	816.00	816.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
Allowance for flashings as required	1.00	Item	250.00	250.00	Allowance
Timber Fascia	1.00	Item	576.00	576.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
Timber Soffits	1.00	Item	408.00	408.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
Aluminium Gutters	1.00	Item	792.00	792.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
Aluminium Downpipes	1.00	Item	420.00	420.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
Scaffolding allowance	1.00	Item	1,750.00	1,750.00	Based rates for similar sized scaffolding from recent roofing projects, adjusted for inflation. Related to roof rather than propping.
				12,872.00	
4.00	5,184.00				
5.00	0.00				
9.00	13,004.00				
12.00	1,500.00				
13.00	28,786.60				
14.00	12,872.00				
	61,346.60	add inflation			63,015.23

Windows and Doors

15 - Install external timber doors and double glazing to front elevation; include timber folding screens

External timber doors	1.00	item	2,640.00	2,640.00	Based on area of existing timer doors, rate applied from available pricing books and adjusted for inflation.
Timber folding screens	1.00	item	1,500.00	1,500.00	Allowance
Double glazed timber windows	1.00	Item	9,360.00	9,360.00	Based on area of windows, rate applied from available pricing books and adjusted for inflation.
Dormer windows	4.00	nr	1,200.00	4,800.00	Based on rooflights within the Roofing tender. Size to be confirmed
				18,300.00	

19 - Install new external metal doors to all other elevations to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings.

External double metal doors	1.00	nr	2,250.00	2,250.00	Rate from available pricing books, adjusted for inflation.
External single metal doors	2.00	nr	1,500.00	3,000.00	Rate from available pricing books, adjusted for inflation.
Remove double door	1.00	nr	250.00	250.00	Allowance
Remove single door	2.00	nr	150.00	300.00	Allowance
				5,800.00	

15.00	18,300.00
19.00	5,800.00

24,100.00	add inflation	24,755.52
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Internal remodelling and finishes

16 - Allow for internal remodelling of walls and doors to kitchen area including kitchen, store, office, cleaners store, WC and servery counter. Allow for new drainage and service connection to suit new layout.

Remove and dispose of existing partitions and internal walls	1.00	Item	195.00	195.00	Allowance
New partitions	1.00	Item	845.00	845.00	Rate applied from available pricing books, and adjusted for inflation.
Remove existing internal doors	7.00	nr	50.00	350.00	7 existing doors on plan.
New internal doors	7.00	nr	500.00	3,500.00	Assume similar number required in new layout. Rate applied from available pricing books and adjusted for inflation.
Remove existing fittings	1.00	Item	2,500.00	2,500.00	Allowance
Allowance for drainage connections	1.00	Item	5,000.00	5,000.00	Allowance
Create servery counter	1.00	Item	5,000.00	5,000.00	Allowance
				<hr/>	
				17,390.00	

17 - Install new insulated floor finish to existing floor slab suit ADL - Table 4.2 Limiting U-Values for improved elements in existing buildings.

Insulated floor finish	1.00	Item	22,500.00	22,500.00	Based on area of floor and rates from available pricing books, adjusted for inflation
Remove existing flooring	1.00	Item	2,250.00	2,250.00	Based on area of floor and rates from available pricing books, adjusted for inflation
				<hr/>	
				24,750.00	

18 - Install new insulated internal GyplYner Independent Wall Lining System to inside face of all existing external walls suit ADL - Table 4.2 Limiting U-Values for improved elements in existing buildings.

New insulated internal wall lining system	1.00	Item	4,646.00	4,646.00	Based on area of wall and rates from available pricing books, adjusted for inflation
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23 - Allow for all new internal finishes and decoration to Café building.

Wall finishes generally	225.00	m2	39.00	8,775.00	No detail at current stage of design, so allowance based on area of building and rate from available pricing books.
Floor finishes generally	225.00	m2	20.00	4,500.00	As above
Ceiling finishes generally	225.00	m2	51.00	11,475.00	As above
				24,750.00	

24 - Allow for all new FF&E throughout, including screens to sub-divide internal café seating area for community use and in-front of internal WC.s for privacy.

Screens and internal furniture	1.00	Item	25,000.00	25,000.00	Allowance
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25 - Allow for new internal decoration to existing internal & external WC's.

Redecoration of existing toilet units	60.00	m2	50.00	3,000.00	Allowance;
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26 - Allow for external repair works to existing WC block where required.

Repairs generally	1.00	item	10,000.00	10,000.00	Allowance until repairs are determined.
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16.00	17,390.00
17.00	24,750.00
18.00	4,646.00
23.00	24,750.00
24.00	25,000.00
25.00	3,000.00
26.00	10,000.00

109,536.00	add inflation	112,515.38
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## Services

20 - Allow for new mains electric supply installation running from Hemsworth Road / Derbyshire Lane junction up to the Cafe building which is sized to suit electrical engineers proposed loadings. Decommission and remove existing external gas tank and supply pipework and utilise compound for new bin store.

New Electricity mains supply; including trench excavation and backfill	1.00	Item	78,000.00	78,000.00
Connection charge	1.00	Item	3,000.00	3,000.00
Decommission existing gas tank and remove existing external gas pipework	1.00	Item	5,000.00	5,000.00
				<hr/>
				86,000.00

Based on the length described in the works items, bringing power from edge of site, rate applied from available pricing books.

Allowance based on similar schemes

Allowance

21 - Allow for new services throughout including heating, cooling, ventilation, lighting, fire alarm, power and data and CCTV security systems.

Water installations	1.00	Item	8,150.00	8,150.00
Space heating and air conditioning	1.00	Item	32,600.00	32,600.00
Ventilation to kitchen area	1.00	item	0.00	0.00
Ventilation to cafe area	1.00	Item	4,075.00	4,075.00
Heating source	1.00	Item	25,000.00	25,000.00
Electrical distribution and lighting	1.00	Item	24,450.00	24,450.00
Fire alarm	1.00	Item	8,150.00	8,150.00
Communication, security and control systems, including data	1.00	Item	40,750.00	40,750.00
Builder's work	1.00	Item	14,317.50	14,317.50
				<hr/>
				157,492.50

M&E for kitchen included under £148k in item 22

Based on floor area of building and rate from available pricing books.

As above

Included within 22 below

Based on floor area of building and rate from available pricing books.

Allowance for new boiler (s), together with new pipework. Any requirement for ASHP would be higher.

Based on floor area of building and rate from available pricing books.

As above

As above

10% of above M&E works above (as existing building)

22 - Allow for all new kitchen installation including equipment and survey counter to suit catering strategy.

Kitchen fit out		1.00	item	148,000.00	148,000.00	
20.00	86,000.00					
21.00	157,492.50					
22.00	<u>148,000.00</u>					
	391,492.50	add inflation				402,141.10

External Works

27 - Construct new covered external seating area including raised concrete base, ramps, balustrading, steel frame structure with transparent covering.

Excavation and disposal; assume 250 deep; main section 60 m2	1.00	m3	405.00	405.00	Rate from available pricing books, adjusted for inflation
Break up and remove existing ramp and surfacing	1.00	Item	250.00	250.00	Allowance
Hardcore sub-base; assume 150 deep	1.00	m3	459.00	459.00	Rate from available pricing books, adjusted for inflation
Concrete; assume 250 above ground	1.00	m3	3,087.00	3,087.00	Rate from available pricing books, adjusted for inflation
Surface concrete finish	1.00	m2	600.00	600.00	Rate from available pricing books, adjusted for inflation
Formwork	1.00	m2	237.50	237.50	Rate from available pricing books, adjusted for inflation
Edge detail	1.00	m	400.00	400.00	Allowance
Glass Balustrade, assume 1100 high	1.00	m	9,184.00	9,184.00	Rate from available pricing books, adjusted for inflation
Ramps at each end	2.00	nr	500.00	1,000.00	Allowance
Able Ashton wall mounted glass canopy	1.00	Item	44,850.00	44,850.00	Based on budget price provided by Manufacturer during phone call; main Contractor attendance applied.
				<u>60,472.50</u>	



28 - Utilise existing gas tank store as new external bin store area. Allow for breaking out existing tank base and new concrete slab base to compound and access path to roadway. [Reuse existing 6 x 1280 Litre Container bins and 3 x 360 Litre Container bins currently on site if adequate storage provision].

Break out existing tank base	1.00	Item	250.00	250.00	Allowance
Excavation to reduce levels; dispose off site	1.00	Item	150.00	150.00	Allowance; too small an area to use rates
Hardcore sub-base; assume 150 deep	3.00	m3	51.00	153.00	Rate from available pricing books, adjusted for inflation
Concrete slab; assume 150 thick	3.00	m3	147.00	441.00	Rate from available pricing books, adjusted for inflation
Move existing Container bins	1.00	Item	150.00	150.00	Allowance
				1,144.00	

29 - Remove site hoardings and open new Café & refurbished WC block for public use.

*Included within prelims*

27.00	60,472.50		
28.00	1,144.00		
29.00	0.00		
	61,616.50	add inflation	63,292.47

## Option 2b

### RE06513 - GOS Graves Park Café

#### Option 2b

*Structural Stabilisation and Refurbishment of Café only*

#### Summary

	£	£	
Demolitions and alterations and Structural works	176,872.03	177,000.00	
Roofing works	63,015.23	64,000.00	
Windows and Doors	24,755.52	25,000.00	
Internal remodelling and finishes	55,875.57	56,000.00	
Services	80,888.15	81,000.00	
External works	0.00	0.00	
	<hr/>	<hr/>	
Measured Works	401,406.49	403,000.00	
Preliminaries	151,810.00	152,000.00	Based on 34 weeks
	<hr/>	<hr/>	
Total Construction Cost	553,216.49	555,000.00	
Design Risk	12.50%	69,000.00	
Price Risk	15.00%	83,000.00	
		<hr/>	
<b>Total</b>		<b>707,000.00</b>	

Sub totals rounded up to nearest £1,000

Total Additional costs

**Inflation** 2.72 % Inflation from 1st q 2023 (BCIS indices 368) to 3rd q 2024 (BCIS indices 378). Inflation to 1st q 2023 included in individual Priced items

**Total Increases** 2.72% (included in Measured Works)

Demolitions and alterations and Structural works

	<u>Q</u>	<u>U</u>	<u>£</u>	<u>T(£)</u>	
1 - Provide temporary WC facilities close to Café site for public use.					
Disabled toilet	1.00	Item	7,800.00	7,800.00	Standard hire cost
Standard toilets	1.00	Item	10,400.00	10,400.00	Standard hire cost
Delivery, installation and removal	1.00	Item	1,500.00	1,500.00	Standard hire cost
				<hr/>	
				19,700.00	
2 - Close Café & WC's and set up site compound around perimeter of the whole building.					
					<i>Included within prelims</i>
3 - Provide temporary bracing support to all external walls prior to removing the roof covering and structure.					
Propping costs (fixed)	1.00	item	39,572.00	39,572.00	Based on costs incurred, with an uplift for further provision to allow working access. Erection and dismantling of scaffolding etc.
Propping costs (time related)	1.00	Item	57,460.00	57,460.00	Based on costs incurred, with an uplift for further provision to allow working access. Assumed not required for full 52 week duration.
				<hr/>	
				97,032.00	
6 - Demolish existing front elevation wall.					
Demolish external brick walls; including loading into skips	1.00	Item	7,040.00	7,040.00	Based on the length and height of the wall, and rate applied following review of available pricing books.
Allowance for breaking up foundations	1.00	Item	1,000.00	1,000.00	Allowance
				<hr/>	
				8,040.00	

7 - Excavate and cast new pad foundations for new steel frame to front elevation.

Excavation (hand)	1.00	Item	1,176.00	1,176.00	6 nr foundations 1500x1500x500; assumed 1500 deep. Rate applied following a review of available pricing books.
Break up surface material	1.00	Item	250.00	250.00	Allowance
Excavation; off site	1.00	Item	819.00	819.00	6 nr foundations 1500x1500x500; assumed 1500 deep. Rate applied following a review of available pricing books.
Concrete to foundations	1.00	Item	1,001.00	1,001.00	As above
Backfilling	1.00	Item	574.00	574.00	As above
				3,820.00	

8 - Erect new steel frame to front elevation, including columns and beams and frame to main entrance dorma.

152x152x23 UC Column	1.00	Item	4,522.00	4,522.00	Assume 4.2 length x 6, then additional for detail over main entrance. Rate applied from a review of available pricing books and adjusted for inflation.
254 x 146 x 31 UB Beam	1.00	Item	5,006.50	5,006.50	Rate applied from a review of available pricing books and adjusted for inflation.
Fittings	1.00	Item	9,212.00	9,212.00	Rate applied from a review of available pricing books and adjusted for inflation.
				18,740.50	

10 - Remove temporary bracing support to all external walls.

*Included in item 3 above*

11 - Rebuild front elevation to match existing using traditional brick / insulation / block construction with rendered and timber panels to suit ADL - Table 4.1  
Limiting U-Values for new or replacement elements in new and existing buildings.

Cavity wall; facing brick outer skin, insulation; blockwork inner skin with plaster	1.00	Item	11,856.00	11,856.00	Based on area of elevation. Rate applied from a review of available pricing books and adjusted for inflation.
Timber panels	1.00	item	13,000.00	13,000.00	Allowance
				24,856.00	

1.00	19,700.00
2.00	0.00
3.00	97,032.00
6.00	8,040.00
7.00	3,820.00
8.00	18,740.50
10.00	0.00
11.00	<u>24,856.00</u>

172,188.50      add inflation      176,872.03

Roofing works

4 - Remove Café building roof covering and secondary timbers.

Remove roof coverings	1.00	Item	2,250.00	2,250.00
Remove secondary timbers; rate includes full full timber removal except coverings	1.00	Item	2,934.00	2,934.00
				<u>5,184.00</u>

Based on the area of roof, adjusted for pitch, and rate applied following review of available pricing books.

Based on the area of roof, adjusted for pitch, and rate applied following review of available pricing books.

5 - Remove existing roof trusses.

*Included within remove secondary timbers item above*

9 - Install new timber trusses, geometry to match existing roof profile, and cross bracing as lateral restraint to steelwork.

Softwood trussed pitched roof structure	1.00	Item	11,084.00	11,084.00
Extra over for rooflights	2.00	Nr	960.00	1,920.00
				<u>13,004.00</u>

Based on area of roof structure. Rate applied from a review of available pricing books and adjusted for inflation.

Rate applied from a review of available pricing books and adjusted for inflation.

12 - Install new secondary timber roof members including timber frame to side dorma's [4 of] and clock tower.

Secondary Roof timbers	1.00	item	1,500.00	1,500.00	Allowance
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13 - Install new pitched roof construction including rosemary tiles, tiling battens, insulation, vapour barrier, fascias and rainwater goods to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings.

Renew roof tiles	1.00	Item	10,800.00	10,800.00	Based on area of the roof and rates from recent roofing projects, adjusted for inflation
Insulation	1.00	Item	2,250.00	2,250.00	Based on area of the roof and rates from recent roofing projects, adjusted for inflation
Dry verge system	1.00	Item	308.00	308.00	Based on length of the verge and rates from recent roofing projects, adjusted for inflation.
Dry ridge System	1.00	Item	440.00	440.00	Based on length of the ridge and rates from recent roofing projects, adjusted for inflation
Dry valley System	1.00	Item	456.00	456.00	Based on length of the valley and rates from recent roofing projects, adjusted for inflation
Eaves Ventilation System	1.00	Item	450.00	450.00	Based on length of the eaves and rates from recent roofing projects, adjusted for inflation
Add eaves detail applied to Roofing contract for conservation measures; agreed with Natural England	1.00	Item	2,091.60	2,091.60	Based on length of eaves and rates from the conservation detail agreed with Natural England on recent roofing project, , adjusted
Allowance for flashings as required	1.00	item	1,500.00	1,500.00	Allowance
Timber Fascia	1.00	Item	1,752.00	1,752.00	Based on length of the fascia and rates from recent roofing projects, adjusted for inflation
Timber Soffits	1.00	Item	1,241.00	1,241.00	Based on length of the soffits and rates from recent roofing projects, adjusted for inflation
Aluminium Gutters	1.00	Item	1,485.00	1,485.00	Based on length of the gutters and rates from recent roofing projects, adjusted for inflation
Aluminium Downpipes	1.00	Item	1,050.00	1,050.00	Based on length of the down pipes and rates from recent roofing projects, adjusted for inflation
Main scaffold based on similar sized roof	1.00	Item	3,963.00	3,963.00	Based rates for similar sized scaffolding from recent roofing projects, adjusted for inflation. Related to roof rather than propping.
Allowance for additional scaffolding items such as barrow-runs, staircases	1.00	Item	1,000.00	1,000.00	Allowance

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28,786.60

14 - Remove existing flat roof finish to rear kitchen block and install new roof construction including single ply roof covering, vapour barrier, insulation, fascias and rainwater goods to suit ADL - Table 4.2 Limiting U-Values for improved elements in existing buildings.

Renew main flat roof	1.00	Item	5,700.00	5,700.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
Proprietary 'icopal' edge trim	1.00	Item	1,560.00	1,560.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
18mm exterior plywood backing board	1.00	Item	360.00	360.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
18mm exterior plywood backing board; next to building	1.00	Item	240.00	240.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
Eaves detail	1.00	Item	816.00	816.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
Allowance for flashings as required	1.00	Item	250.00	250.00	Allowance
Timber Fascia	1.00	Item	576.00	576.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
Timber Soffits	1.00	Item	408.00	408.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
Aluminium Gutters	1.00	Item	792.00	792.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
Aluminium Downpipes	1.00	Item	420.00	420.00	Based on area of the flat roof and rates from recent roofing projects, adjusted for inflation
Scaffolding allowance	1.00	Item	1,750.00	1,750.00	Based rates for similar sized scaffolding from recent roofing projects, adjusted for inflation. Related to roof rather than propping.
				12,872.00	
4.00	5,184.00				
5.00	0.00				
9.00	13,004.00				
12.00	1,500.00				
13.00	28,786.60				
14.00	12,872.00				
	61,346.60	add inflation			63,015.23

Windows and Doors

15 - Install external timber doors and double glazing to front elevation; include timber folding screens

External timber doors	1.00	item	2,640.00	2,640.00	Based on area of existing timer doors, rate applied from available pricing books and adjusted for inflation.
Timber folding screens	1.00	item	1,500.00	1,500.00	Allowance
Double glazed timber windows	1.00	Item	9,360.00	9,360.00	Based on area of windows, rate applied from available pricing books and adjusted for inflation.
Dormer windows	4.00	nr	1,200.00	4,800.00	Based on rooflights within the Roofing tender. Size to be confirmed
				18,300.00	

19 - Install new external metal doors to all other elevations to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings.

External double metal doors	1.00	nr	2,250.00	2,250.00	Rate from available pricing books, adjusted for inflation.
External single metal doors	2.00	nr	1,500.00	3,000.00	Rate from available pricing books, adjusted for inflation.
Remove double door	1.00	nr	250.00	250.00	Allowance
Remove single door	2.00	nr	150.00	300.00	Allowance
				5,800.00	

15.00	18,300.00
19.00	5,800.00

24,100.00	add inflation	24,755.52
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Internal remodelling and finishes

16 - Allow for internal remodelling of walls and doors to kitchen area including kitchen, store, office, cleaners store, WC and servery counter. Allow for new drainage and service connection to suit new layout.

Remove and dispose of existing partitions and internal walls	1.00	Item	195.00	195.00	Allowance
New partitions	1.00	Item	845.00	845.00	Rate applied from available pricing books, and adjusted for inflation.
Remove existing internal doors	7.00	nr	50.00	350.00	7 existing doors on plan.
New internal doors	7.00	nr	500.00	3,500.00	Assume similar number required in new layout. Rate applied from available pricing books and adjusted for inflation.
Remove existing fittings	1.00	Item	2,500.00	2,500.00	Allowance
Allowance for drainage connections	1.00	Item	5,000.00	5,000.00	Allowance
Create servery counter	1.00	Item	5,000.00	5,000.00	Allowance
				<hr/>	
				0.00	Not Required

17 - Install new insulated floor finish to existing floor slab suit ADL - Table 4.2 Limiting U-Values for improved elements in existing buildings.

Insulated floor finish	1.00	Item	22,500.00	22,500.00	Based on area of floor and rates from available pricing books, adjusted for inflation
Remove existing flooring	1.00	Item	2,250.00	2,250.00	Based on area of floor and rates from available pricing books, adjusted for inflation
				<hr/>	
				0.00	Not Required

18 - Install new insulated internal GyplYner Independent Wall Lining System to inside face of all existing external walls suit ADL - Table 4.2 Limiting U-Values for improved elements in existing buildings.

New insulated internal wall lining system	1.00	Item	4,646.00	4,646.00	Based on area of wall and rates from available pricing books, adjusted for inflation
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23 - Allow for all new internal finishes and decoration to Café building.

Wall finishes generally	225.00	m2	39.00	8,775.00	No detail at current stage of design, so allowance based on area of building and rate from available pricing books.
Floor finishes generally	225.00	m2	20.00	4,500.00	As above
Ceiling finishes generally	225.00	m2	51.00	11,475.00	As above
				24,750.00	

24 - Allow for all new FF&E throughout, including screens to sub-divide internal café seating area for community use and in-front of internal WC.s for privacy.

Screens and internal furniture	1.00	Item	25,000.00	25,000.00	Allowance
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25 - Allow for new internal decoration to existing internal & external WC's.

Redecoration of existing toilet units	60.00	m2	50.00	0.00	Not Required for this option
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26 - Allow for external repair works to existing WC block where required.

Repairs generally	1.00	item	10,000.00	0.00	Not Required for this option
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16.00	0.00
17.00	0.00
18.00	4,646.00
23.00	24,750.00
24.00	25,000.00
25.00	0.00
26.00	0.00

54,396.00	add inflation	55,875.57
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Services

20 - Allow for new mains electric supply installation running from Hemsworth Road / Derbyshire Lane junction up to the Cafe building which is sized to suit electrical engineers proposed loadings. Decommission and remove existing external gas tank and supply pipework and utilise compound for new bin store.

New Electricity mains supply; including trench excavation and backfill	1.00	Item	78,000.00	78,000.00
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Based on the length described in the works items, bringing power from edge of site, rate applied from available pricing books.

Connection charge	1.00	Item	3,000.00	3,000.00
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Allowance based on similar schemes

Decommission existing gas tank and remove existing external gas pipework	1.00	Item	5,000.00	5,000.00
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Allowance

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0.00

Not required under this option

21 - Allow for new services throughout including heating, cooling, ventilation, lighting, fire alarm, power and data and CCTV security systems.

M&E for kitchen included under £148k in item 22

Water installations	1.00	Item	8,150.00	8,150.00
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Based on floor area of building and rate from available pricing books.

Space heating and air conditioning	1.00	Item	32,600.00	32,600.00
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As above

Ventilation to kitchen area	1.00	item	0.00	0.00
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Included within 22 below

Ventilation to cafe area	1.00	Item	4,075.00	4,075.00
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Based on floor area of building and rate from available pricing books.

Heating source	1.00	Item	25,000.00	25,000.00
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Allowance for new boiler (s), together with new pipework. Any requirement for ASHP would be higher.

Electrical distribution and lighting	1.00	Item	24,450.00	24,450.00
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Based on floor area of building and rate from available pricing books.

Fire alarm	1.00	Item	8,150.00	8,150.00
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As above

Communication, security and control systems, including data	1.00	Item	40,750.00	40,750.00
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As above

Builder's work	1.00	Item	14,317.50	14,317.50
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10% of above M&E works above (as existing building)

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78,746.25

50% allowed, as assumed some M&E required, but not full scope of refurbishment

22 - Allow for all new kitchen installation including equipment and survey counter to suit catering strategy.

Kitchen fit out	1.00	item	148,000.00	0.00	Not required under this option
20.00	0.00				
21.00	78,746.25				
22.00	<u>0.00</u>				
78,746.25	add inflation			80,888.15	

External Works

27 - Construct new covered external seating area including raised concrete base, ramps, balustrading, steel frame structure with transparent covering.

Excavation and disposal; assume 250 deep; main section 60 m2	1.00	m3	405.00	405.00	Rate from available pricing books, adjusted for inflation
Break up and remove existing ramp and surfacing	1.00	Item	250.00	250.00	Allowance
Hardcore sub-base; assume 150 deep	1.00	m3	459.00	459.00	Rate from available pricing books, adjusted for inflation
Concrete; assume 250 above ground	1.00	m3	3,087.00	3,087.00	Rate from available pricing books, adjusted for inflation
Surface concrete finish	1.00	m2	600.00	600.00	Rate from available pricing books, adjusted for inflation
Formwork	1.00	m2	237.50	237.50	Rate from available pricing books, adjusted for inflation
Edge detail	1.00	m	400.00	400.00	Allowance
Glass Balustrade, assume 1100 high	1.00	m	9,184.00	9,184.00	Rate from available pricing books, adjusted for inflation
Ramps at each end	2.00	nr	500.00	1,000.00	Allowance
Able Ashton wall mounted glass canopy	1.00	Item	44,850.00	44,850.00	Based on budget price provided by Manufacturer during phone call; main Contractor attendance applied.
				<u>0.00</u>	Not required under this option

28 - Utilise existing gas tank store as new external bin store area. Allow for breaking out existing tank base and new concrete slab base to compound and access path to roadway. [Reuse existing 6 x 1280 Litre Container bins and 3 x 360 Litre Container bins currently on site if adequate storage provision].

Break out existing tank base	1.00	Item	250.00	250.00	Allowance
Excavation to reduce levels; dispose off site	1.00	Item	150.00	150.00	Allowance; too small an area to use rates
Hardcore sub-base; assume 150 deep	3.00	m3	51.00	153.00	Rate from available pricing books, adjusted for inflation
Concrete slab; assume 150 thick	3.00	m3	147.00	441.00	Rate from available pricing books, adjusted for inflation
Move existing Container bins	1.00	Item	150.00	150.00	Allowance
				0.00	Not required under this option

29 - Remove site hoardings and open new Café & refurbished WC block for public use.

*Included within prelims*

27.00	0.00		
28.00	0.00		
29.00	0.00		
	0.00	add inflation	0.00

## Option 3

### RE06513 - GOS Graves Park Café

#### Option 3

Demolition of existing café and provision for a modular café facility

#### Summary

	£	£	
Temporary Facilities, capping services and demolition	53,003.52	54,000.00	
Main Building works	916,234.15	917,000.00	
Repairs to existing toilet block	14,528.72	15,000.00	
	<hr/>	<hr/>	
Measured Works	983,766.39	986,000.00	
Preliminaries	0.00	0	Included in m2 rate for building
	<hr/>	<hr/>	
Total Construction Cost	983,766.39	986,000.00	
Design Risk	7.50%	74,000.00	
Price Risk	12.00%	120,000.00	
		<hr/>	
<b>Total</b>		<b>1,180,000.00</b>	

Sub totals rounded up to nearest £1,000

#### Total Additional costs

<b>Inflation</b>	2.72 %	Inflation from 1st q 2023 (BCIS indices 368) to 3rd q 2024 (BCIS indices 378). Inflation to 1st q 2023 included in individual Priced items
<b>Total Increases</b>	2.72 %	(included in Measured Works)

Temporary Facilities, cap off services and demolition

1 - Provide temporary WC facilities close to Café site for public use.

	<u>Q</u>	<u>U</u>	<u>R(£)</u>	<u>T(£)</u>	
Diabled toilet	1.00	Item	3,900.00	3,900.00	Standard hire cost
Standard toilets	1.00	Item	5,200.00	5,200.00	Standard hire cost
Delivery, installation and removal	1.00	Item	1,500.00	1,500.00	Standard hire cost
				10,600.00	

2 - Close Café & WC's and set up site compound around perimeter of the whole building.

*Included within prelims*

3 - Provide temporary bracing support to existing W.C block to be retained, prior to café demolish works.

Allowance	1.00	Item	10,000.00	10,000.00	Allowance
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4 - Demolish existing café building including party wall between Café and WC block, concrete floor and foundations. Allow for temporary weatherproof screening to open side to WC block until new wall is constructed

Demolish existing Café	1.00	Item	30,000.00	30,000.00	Budget price provided by Contractor currently working on SCC scheme of £29,500 including removal of foundations, hand demolition around wall with toilet block.
Temporary weatherproof screen	1.00	Item	1,000.00	1,000.00	Allowance
				31,000.00	

1.00	10,600.00
2.00	0.00
3.00	10,000.00
4.00	31,000.00

51,600.00      add inflation      53,003.52

Main Building works

5 - Allow for new mains electric supply installation running from Hemsworth Road / Derbyshire Lane junction up to the Cafe building which is sized to suit electrical engineers proposed loadings. Decommission and remove existing external gas tank and supply pipework and utilise compound for new bin store.

New Electricity mains supply; including trench excavation and backfill	1.00	Item	78,000.00	78,000.00
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Based on the length described in the works items, bringing power from edge of site, rate applied from available pricing books.

Connection charge	1.00	Item	3,000.00	3,000.00
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Allowance based on similar schemes

Decommission existing gas tank and remove existing external gas pipework	1.00	Item	5,000.00	5,000.00
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Allowance

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86,000.00

6 - Install new below ground incoming services and drainage connections to suit new layout.

*Included within item 8*

7 - Excavate and cast new foundations and ground bearing slab, including DPM/Gas barrier, insulation and screed to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings.

*Included within item 8*

8 - Construct new 'Modern Methods of Construction - Structural Insulation Panel System' Café building including all walls and roof structure to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings. Tie existing WC block in with new build SIPs construction Cafe block and remove temporary screening and bracing support.

New 'Modern Methods of Construction' Café building	1	Item	562,500.00	562,500.00
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Based on an analysis of off site/modular costs received by SCC.

Extra over for tie into existing toilet block	1.00	Item	10,000.00	10,000.00
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Allowance

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572,500.00



9 - Clad new SIPs wall construction in Tyvek Supro breather membrane, battens and timber cladding to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings.

*Included within item 8*

10 - Clad new SIPs roof construction in Tyvek Supro breather membrane, standing seam zinc roofing system, aluminium fascias, soffits and rainwater goods to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings.

*Included within item 8*

11 - Install new double glazed aluminium rooflights to north facing roof elevation [3 of ] to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings.

*Included within item 8*

12 - Install new double glazed aluminium bi-fold feature doors, including main access door to front elevation to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings. Allow for sliding timber screens to bi-fold doors as anti-vandal measure.

*Included within item 8*

13 - Install new double glazed aluminium windows to side elevation to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings. Allow for sliding timber screens to windows as anti-vandal measure.

*Included within item 8*

14 - Install new insulated aluminium solid doors to side and rear elevations to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings.

*Included within item 8*

15 - Allow for new services throughout including heating, cooling, ventilation, lighting, fire alarm, power and data and CCTV security systems.

*Included within item 8*

16 - Allow for all new kitchen installation including equipment and servey counter to suit catering strategy.

Kitchen fit out

1.00 item 148,000.00 148,000.00

The kitchen fit out costs at recent scheme were £148k; including M&E (£18k), roller shutter (£3k), hygienic cladding (£5k), extract canopies ductwork (£16k)

17 - Allow for all new internal finishes and decoration to Café building.

*Included within item 8*

18 - Allow for all new FF&E throughout, including screens to sub-divide internal café seating area for community use and in-front of internal WC.s for privacy.

Screens and internal furniture

1.00 Item 25,000.00 25,000.00

Allowance

21 - Construct new covered external seating area including raised concret base, ramps, balustrading, steelframe structure with transparent covering.

Excavation and disposal; assume 250 deep; main section 60 m2

1.00 m3 405.00 405.00

Rate from available pricing books, adjusted for inflation

Break up and remove existing ramp and surfacing

1.00 Item 250.00 250.00

Allowance

Hardcore sub-base; assume 150 deep

1.00 m3 459.00 459.00

Rate from available pricing books, adjusted for inflation

Concrete; assume 250 above ground

1.00 m3 3,087.00 3,087.00

Rate from available pricing books, adjusted for inflation

Surface concrete finish

1.00 m2 600.00 600.00

Rate from available pricing books, adjusted for inflation

Formwork

1.00 m2 237.50 237.50

Rate from available pricing books, adjusted for inflation

Edge detail

1.00 m 400.00 400.00

Allowance

Glass Balustrade, assume 1100 high

1.00 m 9,184.00 9,184.00

Rate from available pricing books, adjusted for inflation

Ramps at each end

2.00 nr 500.00 1,000.00

Allowance

Able Ashton wall mounted glass canopy

1.00 Item 44,850.00 44,850.00

Based on budget price provided by Manufacturer during phone call; main Contractor attendance applied.

60,472.50

5.00	86,000.00
6.00	0.00
7.00	0.00
8.00	572,500.00
9.00	0.00
10.00	0.00
11.00	0.00
12.00	0.00
13.00	0.00
14.00	0.00
15.00	0.00
16.00	148,000.00
17.00	0.00
18.00	25,000.00
21.00	<u>60,472.50</u>

891,972.50      add inflation      916,234.15

Repairs to existing toilet block

19 - Allow for new internal decoration to existing internal & external WC's.

Redecoration of existing toilet units	60.00	Item	50.00	3,000.00	Allowance;
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20 - Allow for external repair works to existing WC block where required.

Repairs generally	1.00	item	10,000.00	10,000.00	Say (an allowance until repairs are determined)
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22 - Utilise existing gas tank store as new external bin store area. Allow for breaking out existing tank base and new concrete slab base to compound and access path to roadway. [Reuse existing 6 x 1280 Litre Container bins and 3 x 360 Litre Container bins currently on site if adequate storage provision].

Break out existing tank base	1.00	Item	250.00	250.00	Allowance
Excavation to reduce levels; dispose off site	1.00	Item	150.00	150.00	Allowance; too small an area to use rates
Hardcore sub-base; assume 150 deep	3.00	m3	51.00	153.00	Rate from available pricing books, adjusted for inflation
Concrete slab; assume 150 thick	3.00	m3	147.00	441.00	Rate from available pricing books, adjusted for inflation
Move existing Container bins	1.00	Item	150.00	150.00	Allowance

1,144.00

23 - Remove site hoardings and open new Café & refurbished WC block for public use.

*Included within prelims*

19.00	3,000.00		
20.00	10,000.00		
22.00	1,144.00		
23.00	<u>0.00</u>		
	14,144.00	add inflation	14,528.72

## Option 4

### RE06513 - GOS Graves Park Café

#### Option 4

*Demolition of existing café and provision for a traditional built café facility*

#### Summary

	£	£	
Temporary Facilities, capping services and demolition	59,474.88	60,000.00	
Main Building works	974,014.15	974,000.00	
Repairs to existing toilet block	11,447.12	12,000.00	
	<hr/>	<hr/>	
Measured Works	1,044,936.15	1,046,000.00	
Preliminaries	0.00	0	Included in m2 rate for building
	<hr/>	<hr/>	
Total Construction Cost	1,044,936.15	1,046,000.00	
Design Risk	7.50 %	78,000.00	
Price Risk	12.00 %	126,000.00	
		<hr/>	
<b>Total</b>		<b>1,250,000.00</b>	

Sub totals rounded up to nearest £1,000

Total Additional costs

**Inflation** 2.72 % Inflation from 1st q 2023 (BCIS indices 368) to 3rd q 2024 (BCIS indices 378). Inflation to 1st q 2023 included in individual Priced items

**Total Increases** 2.72% (included in Measured Works)

Temporary Facilities, capping off services and demolition

	<u>Q</u>	<u>U</u>	<u>£</u>	<u>T(£)</u>	
1 - Provide temporary WC facilities close to Café site for public use.					
Disabled toilet	1.00	Item	6,600.00	6,600.00	Standard hire cost
Standard toilets	1.00	Item	8,800.00	8,800.00	Standard hire cost
Delivery, installation and removal	1.00	Item	1,500.00	1,500.00	Standard hire cost
				<hr/>	
				16,900.00	
2 - Close Café & WC's and set up site compound around perimeter of the whole building.					
					<i>Included within prelims</i>
3 - Provide temporary bracing support to existing W.C block to be retained, prior to café demolish works.					
Allowance	1.00	Item	10,000.00	10,000.00	Allowance

4 - Demolish existing café building including party wall between Café and WC block, concrete floor and foundations. Allow for temporary weatherproof screening to open side to WC block until new wall is constructed

Demolish existing Café	1.00	Item	30,000.00	30,000.00
Temporary weatherproof screen	1.00	Item	1,000.00	1,000.00
				31,000.00
1.00	16,900.00			
2.00	0.00			
3.00	10,000.00			
4.00	31,000.00			

Budget price provided by Contractor currently working on SCC scheme of £29,500 including removal of foundations, hand demolition around wall with toilet block.

Allowance

57,900.00      add inflation      59,474.88

Main Building works

5 - Allow for new mains electric supply installation running from Hemsworth Road / Derbyshire Lane junction up to the Cafe building which is sized to suit electrical engineers proposed loadings. Decommission and remove existing external gas tank and supply pipework and utilise compound for new bin store.

New Electricity mains supply; including trench excavation and backfill	1.00	Item	78,000.00	78,000.00
Connection charge	1.00	Item	3,000.00	3,000.00
Decommission existing gas tank and remove existing external gas pipework	1.00	Item	5,000.00	5,000.00
				86,000.00

Based on the length described in the works items, bringing power from edge of site, rate applied from available pricing

Allowance based on similar schemes

Allowance

6 - Install new below ground incoming services and drainage connections to suit new layout.

*Included within item 8*

7 - Excavate and cast new foundations and ground bearing slab, including DPM/Gas barrier, insulation and screed to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings.

*Included within item 8*

8 - Construct new 'Traditional Construction' Cafe building external walls to match existing using brick / insulation / block wall construction with rendered / timber panels all to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings.

New 'Traditional' Café building	1	Item	618,750.00	618,750.00	
Extra over for tie into existing toilet block	1.00	Item	10,000.00	10,000.00	
				628,750.00	

Based on an analysis of off site/modular costs received by SCC.

Say

9 - Construct new 'Traditional Construction' Cafe building roof to match existing using pitched timber trussed roof construction with rosemary tiles, tiling battens, insulation, vapour barrier, aluminium fascias, soffits and rainwater goods all to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings. Tie existing WC block in with new build traditional construction Cafe block and remove temporary screening and bracing support.

*Included within item 8*

10 - Install new double glazed aluminium rooflights to north facing roof elevation [3 of ] to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings.

*Included within item 8*



11 - Install new double glazed aluminium full height opening feature french doors to front elevation to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings. Allow for folding timber screens to glazed doors as anti-vandal measure.

*Included within item 8*

12 - Install new double glazed aluminium windows to front and side elevations to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings. Allow for folding timber screens to windows as anti-vandal measure.

*Included within item 8*

13 - Install new insulated aluminium solid doors to front, side and rear elevations to suit ADL - Table 4.1 Limiting U-Values for new or replacement elements in new and existing buildings.

*Included within item 8*

14 - Allow for new services throughout including heating, cooling, ventilation, lighting, fire alarm, power and data and CCTV security systems.

*Included within item 8*

15 - Allow for all new kitchen installation including equipment and survey counter to suit catering strategy.

Kitchen fit out

1.00 item 148,000.00 148,000.00

The kitchen fit out costs at recent scheme were £148k; including M&E (£18k), roller shutter (£3k), hygienic cladding (£5k), extract canopies ductwork (£16k)

16 - Allow for all new internal finishes and decoration to Café building.

*Included within item 8*

17 - Allow for all new FF&E throughout, including screens to sub-divide internal café seating area for community use and in-front of internal WC.s for privacy.

Screens and internal furniture

1.00 Item 25,000.00 25,000.00

Allowance

18 - Allow for new internal decoration to existing internal & external WC's.

*Included within item 8*

20 - Construct new covered external seating area including raised concert base, ramps, balustrading, steel frame structure with transparent covering.

Excavation and disposal; assume 250 deep; main section 60 m2	1.00	m3	405.00	405.00	Rate from available pricing books, adjusted for inflation
Break up and remove existing ramp and surfacing	1.00	Item	250.00	250.00	Allowance
Hardcore sub-base; assume 150 deep	1.00	m3	459.00	459.00	Rate from available pricing books, adjusted for inflation
Concrete; assume 250 above ground	1.00	m3	3,087.00	3,087.00	Rate from available pricing books, adjusted for inflation
Surface concrete finish	1.00	m2	600.00	600.00	Rate from available pricing books, adjusted for inflation
Formwork	1.00	m2	237.50	237.50	Rate from available pricing books, adjusted for inflation
Edge detail	1.00	m	400.00	400.00	Allowance
Glass Balustrade, assume 1100 high	1.00	m	9,184.00	9,184.00	Rate from available pricing books, adjusted for inflation
Ramps at each end	2.00	nr	500.00	1,000.00	Allowance
Able Ashton wall mounted glass canopy	1.00	Item	44,850.00	44,850.00	Based on budget price provided by Manufacturer during phone call; main Contractor attendance applied.
				60,472.50	

5.00	86,000.00
6.00	0.00
7.00	0.00
8.00	628,750.00
9.00	0.00
10.00	0.00
11.00	0.00
12.00	0.00
13.00	0.00
14.00	0.00
15.00	148,000.00
16.00	0.00
17.00	25,000.00
18.00	0.00
20.00	60,472.50

948,222.50

add inflation

974,014.15

Repairs to existing toilet block

19 - Allow for external repair works to existing WC block where required.

Repairs generally	1.00	item	10,000.00	10,000.00	Say (an allowance until repairs are determined)
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21 - Utilise existing gas tank store as new external bin store area. Allow for breaking out existing tank base and new concrete slab base to compound and access path to roadway. [Reuse existing 6 x 1280 Litre Container bins and 3 x 360 Litre Container bins currently on site if adequate storage provision].

Break out existing tank base	1.00	Item	250.00	250.00	Allowance
Excavation to reduce levels; dispose off site	1.00	Item	150.00	150.00	Allowance; too small an area to use rates
Hardcore sub-base; assume 150 deep	3.00	m3	51.00	153.00	Rate from available pricing books, adjusted for inflation
Concrete slab; assume 150 thick	3.00	m3	147.00	441.00	Rate from available pricing books, adjusted for inflation
Move existing Container bins	1.00	Item	150.00	150.00	Allowance

1,144.00

22 - Remove site hoardings and open new Café & refurbished WC block for public use.

*Included within prelims*

19.00	10,000.00
21.00	1,144.00
22.00	0.00

11,144.00	add inflation	11,447.12
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## Option 5

### RE06513 - GOS Graves Park Café

#### Option 5

Demolition of existing café and site clearance only

#### Summary

	£	
Temporary facilities and cap off services	16,000.00	
Demolition works	47,000.00	
Repairs to existing toilet block	11,000.00	
Landscaping	8,000.00	
	<hr/>	
Measured Works	82,000.00	
Preliminaries	12,000.00	Say 15%
	<hr/>	
Total Construction Cost	100,000.00	
	Say	100,000.00
Design Risk	5.00 %	5,000.00
Price Risk	5.00 %	5,000.00
	<hr/>	
<b>Total</b>	<b>110,000.00</b>	

Sub totals rounded up to nearest £1,000

Total Additional costs

**Inflation** 2.72 % Inflation from 1st q 2023 (BCIS indices 368) to 3rd q 2024 (BCIS indices 378).  
Inflation to 1st q 2023 included in individual Priced items

**Total Increases** 2.72% (included in Measured Works)

Temporary facilities and cap off services

1 - Provide temporary WC facilities close to Café site for public use.

	<u>Q</u>	<u>U</u>	<u>R(£)</u>	<u>T(£)</u>	
Disabled toilet	1.00	Item	1,800.00	1,800.00	Standard hire cost
Standard toilets	1.00	Item	2,400.00	2,400.00	Standard hire cost
Delivery, installation and removal	1.00	Item	1,500.00	1,500.00	Standard hire cost
				<hr/>	
				5,700.00	

2 - Close Café & WC's and set up site compound around perimeter of the whole building.

*Included under prelims*

3 - Isolate and turn off all existing services to café building and WC block, but allow for maintaining future services and drainage connections to the retained WC block.

Cap off services	1.00	Item	10,000.00	10,000.00	Based on costs from disconnecting to a similar sized building recently on another project.
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1.00	5,700.00
2.00	0.00
3.00	<u>10,000.00</u>

15,700.00      add inflation      16,127.04

Demolition works

4 - Provide temporary bracing support to existing W.C block, prior to demolish works.

Allowance	1.00	Item	10,000.00	10,000.00
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5 - Demolish existing café building, including the party wall between Café and WC block. Isolate and cap off all services and drainage connections to internal WCs. Remove all fixture and fittings to internal WCs. Allow for temporary weatherproof screening to open side to WC block until new wall is constructed.

Demolish existing Café	1.00	Item	30,000.00	30,000.00
Remove all fixture and fittings to internal WC only	1.00	Item	500.00	500.00
Temporary weatherproof screen	1.00	Item	1,000.00	1,000.00
				<hr/>
				31,500.00

Budget price provided by Contractor currently working on SCC scheme of £29,500 including removal of foundations, hand demolition around wall with toilet block.

Say

Say

6 - Excavate and remove existing floor slab and foundations to footprint of demolished café building. Maintain support and underpinning provision to retained WC block.

*Foundations Included under item 5 above*

Allowance for under pinning	1.00	Item	5,000.00	5,000.00	Allowance
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4.00	10,000.00		
5.00	31,500.00		
6.00	<u>5,000.00</u>		
	46,500.00	add inflation	47,764.80

Repairs to existing toilet block

7 - Construct new foundation and external brickwork cavity wall construction to east elevation of WC block and tie into existing brickwork. New wall to be taken 300mm above WC roof level to provide abutment to flash existing roof finish against and capped off with aluminium ridge flashing . Flash existing roof finish into new brickwork wall construction and provide weatherproof finish.

Strip Foundations	1.00	Item	1,632.00	1,632.00	Based on rates from available price books, adjusted for inflation
New External cavity wall; facing brickwork, one side	1.00	Item	3,468.00	3,468.00	Based on rates from available price books, adjusted for inflation
Flashing and aluminium ridge detail	1.00	Item	850.00	850.00	Based on rates from available price books, adjusted for inflation
				<u>5,950.00</u>	

8 - Allow for external repair works to existing WC block where required.

Allowance (works not specified)	1.00	Item	5,000.00	5,000.00	
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7.00	5,950.00		
8.00	<u>5,000.00</u>		
	10,950.00	add inflation	11,247.84

Landscaping

9 - Import new topsoil and grass seed area of works.

Topsoil; assume 300 deep	1.00	Item	8,100.00	8,100.00	Based on rates from available price books, adjusted for inflation
Grass seeding	1.00	item	250.00	250.00	Based on rates from available price books, adjusted for inflation
Maintenance (during defects)	1.00	item	100.00	100.00	
				<hr/>	
				8,450.00	

10 - Remove site hoardings and open new Café & refurbished WC block for public use.

*Included within prelims*

9.00	8,450.00		
10.00	<hr/> 0.00		
	8,450.00	add inflation	8,679.84