

FROME TOWN HALL - REFURBISHMENT

HMW Consultants

Project: FROME TOWN HALL - REFURBISHMENT (excluding extension)

Date : 14/10/2015

Christchurch Street West, Frome

(REVISION B)

Client: Frome Town Council

Architect: NVB Architects



Services Engineer: E3 Consulting Engineers

GIFA (m2)

(APPROX)

814

(sq ft)

814

8,763

excluding external staircase

COST CENTRE	ELEMENT	COST/M2 of GIFA	TOTAL COST OF ELEMENT (TARGET COST)	NOTES
		£	£	
<b>BUILDING WORKS</b>				
<b>1</b>	<b>Substructure</b>			<b>ALL APPROXIMATE</b>
1.1	Site preparation/Foundations	6	5,000	pads for external staircase
1.2	Basement excavation	0	0	
1.3	Basement	0	0	
1.4	Ground floor construction	0	0	
<b>2</b>	<b>Superstructure</b>			
2.1	Frame	0	0	assumed not required
2.2	Upper floors	0	0	
2.3	Roof	11	9,000	redc vent tower; roof insulation
2.4	Stairs and ramps	0	0	new extension
2.5	External walls	2	1,500	minor repointing as report
2.6	Windows and external doors	5	4,400	door repairs; window repairs by FTC
2.7	Internal walls and partitions	13	10,700	blockwork
2.8	Internal doors	22	17,600	fire shutters to reception omitted; upgrade extg fire doors
<b>3</b>	<b>Internal Finishes</b>			
3.1	Wall finishes	17	14,000	plasterboard to new partitions
3.2	Floor finishes	45	37,000	entrance matting; new coverings
3.3	Ceiling Finishes	26	21,000	repair costs as report
3.4	Redecorations	66	54,000	internal and external (excluding rear office redecorations)
<b>4</b>	<b>Fittings, furnishings and Equipment</b>			
4.1	General fittings, furnishings and equipment	20	16,000	reception desk; fire signage; mirrors, notice boards
4.2	Special fittings, furnishings and equipment	0	0	
4.3	Internal planting	0	0	
4.4	Bird and vermin control	0	0	
<b>5</b>	<b>Services</b>			
5.1	Sanitary appliances	11	9,000	existing toilet fittings retained
5.2	Services equipment	1	500	remove faulty gas heater in Elliot building
5.3	Disposal installations	5	4,000	alteration to existing services; new SVP to kitchen
5.4	Water installations	6	5,000	alteration to existing services; hot water heaters 2nr
5.5	Heat source	19	15,500	retain existing boiler; add heating controls
5.6	Space heating	16	13,100	alteration to existing services; extend to new extension
5.6a	Thermal insulation	4	3,000	to boiler room and cold water services
5.7	Ventilation systems	9	7,500	internal offices spaces
5.8	Electrical installations	61	50,000	upgrade of existing supply; new lighting and power
5.9	Gas and other fuel installations	0	0	existing supplies retained
5.10	Lift and conveyor installations	24	19,250	new Gartec accessibility lift; no pit or plant room required
5.11	Fire protection	0	0	upgrade of existing system; excludes fire fighting equipment
5.12	Communication and control systems	17	13,500	replace patch panel with wall mounted unit; new PABX
5.13	Specialist installations; Security	11	9,250	alterations to existing
5.13a	Specialist installations; disabled	4	3,000	WC emergency alarm, hearing induction loops
5.13b	Specialist installations; multi media	4	3,000	alterations to existing
5.14	Builder's works in connection with services	6	4,500	
5.15	Testing and commissioning of services	17	13,500	specialist preliminaries and record drawings
5.16	Main Contractor attendances	5	4,375	
<b>6</b>	<b>Complete Buildings and building units</b>			
6.1	Prefabricated buildings	0	0	no works to Elliot building
<b>7</b>	<b>Work to Existing Buildings</b>			
7.1	Minor demolition and alteration works	46	37,530	alteration works
7.2	Damp proofing repairs	0	0	by FTC
7.2	Timber treatment	1	1,200	clock house to be confirmed - specialist quotation required
7.3	External masonry repairs	7	5,500	repairs to lintels West Elevation (2nr) - as Survey Report
7.4	Repairs to clock face and mechanism	0	0	by FTC
<b>8</b>	<b>External works</b>			
8.1	Site preparation works	0	0	shrub removal etc by FTC
8.2	Roads, paths and pavings	0	0	omit tactile paving main entrance and terrace to café
8.2a	Entrance ramp	22	18,000	ramp, balustrade; regrade ramp to rear; path to escape stair
8.3	Planting	0	0	by FTC
8.4	Fencing, railings and walls	1	1,000	omit repointing boundary walls; new handrails to entrance steps
8.5	External furniture and equipment	1	600	cycle racks 4nr
8.6	External drainage	0	0	not required
8.7	External services	0	0	assumed not required
8.8	Minor building and ancillary buildings	43	35,000	external staircase including roof

<b>9</b>	<b>Facilitating works</b>			
9.1	Toxic/hazardous material removal	2	2,000	Asbestos removal - budget based on Asbestos register
9.2	Allowance for compliance with regulations	0	0	
9.3	Specialist groundworks	0	0	
9.4	Temporary diversion works	0	0	
<b>SUB-TOTAL: BUILDING WORKS</b>		<b>576</b>	<b>469,005</b>	
<b>10</b>	<b>Main Contractor's preliminaries</b>			
10.1	Employer's requirements	0	0	
10.2	Main contractor's cost items	72	58,626	12.5%
<b>SUB-TOTAL: BUILDING WORKS (inc prelims)</b>		<b>648</b>	<b>527,631</b>	
<b>11</b>	<b>Main Contractor's overheads and profit</b>			
11.1	Main Contractor's overheads	0	0	
11.2	Main Contractor's profit	81	65,954	12.5%
<b>TOTAL: BUILDING WORKS ESTIMATE (A)</b>		<b>729</b>	<b>593,584</b>	
<b>PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT COSTS</b>				
<b>12</b>	<b>Project/design team fees</b>			
12.1	Consultant's fees - approx say	128	103,877	17.5%
12.2	Other pre-construction fees /testing	7	5,936	1.0%
12.3	Other Local authority fees/approvals	7	5,936	1.0%
<b>13</b>	<b>Other development/project costs</b>	<b>0</b>	<b>0</b>	
<b>TOTAL: PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT COSTS (B)</b>		<b>142</b>	<b>115,749</b>	
<b>BASE COST ESTIMATE (C = A+B)</b>		<b>871</b>	<b>709,333</b>	
<b>14</b>	<b>TOTAL: RISK ALLOWANCE ESTIMATE (D)</b>			
14.1	Design development risks	9	7,093	1.0%
14.2	Construction risks	17	14,187	2.0%
14.3	Employer change risks	17	14,187	2.0%
<b>TOTAL: RISK ALLOWANCE ESTIMATE (D)</b>		<b>44</b>	<b>35,467</b>	
<b>TOTAL: COST LIMIT (E = C+D)</b>		<b>915</b>	<b>744,800</b>	
<b>15</b>	<b>INFLATION</b>			
15.1	Tender Inflation	0	0	0.00%
15.2	Construction Inflation	0	0	excluded; 3-6% per annum inflation forecast
<b>TOTAL: INFLATION ALLOWANCE (F)</b>		<b>0</b>	<b>0</b>	
<b>TOTAL: COST LIMIT (Excluding vat) (G=E+F)</b>		<b>915</b>	<b>744,800</b>	
<b>16</b>	<b>VAT ASSESSMENT (H)</b>	<b>0</b>	<b>0</b>	<b>EXCLUDED - SPECIALIST ADVICE REQUIRED</b>
<b>TOTAL: COST LIMIT (Including vat) (G+H)</b>		<b>915</b>	<b>744,800</b>	

Base date of Budget Estimate **1Q2015**

(\*refer to attached notes for list of inclusions/exclusions)

**NOTES:**

This Budget Estimate has been completed at the feasibility stage of the project and is based on the initial design concept drawings. The elemental method used to prepare this Estimate therefore contains a degree of interpretation with some assessment based only on floor areas. The results should therefore be used for design comparisons only and not for funding purposes. We would recommend a more detailed elemental cost analysis be completed once the brief and design have been advanced.

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We trust this report provides sufficient information and would be pleased to expand on any issues raised.

Signed



A J Holley BSc FRICS

Date

14 October 2015

HMW CONSULTANTS Limited  
23 High Street  
Wroughton, Swindon, Wilts SN4 9JX

CHARTERED QUANTITY SURVEYORS, PROJECT MANAGERS,  
EMPLOYERS AGENT AND CDM PRINCIPAL DESIGNERS  
T 01793 813110 E hmw@hmw-consultants.com

Based on the RICS New Rules of Measurement - 1st Edition (level 2 codes)

**Revision A**

Phases 1 & 2 combined  
Window repairs omitted  
Damp proofing by FTC  
Fitting out of Café by FTC

Existing outbuildings retained  
Omit side terrace to café  
Rear offices redecs by FTC (budget £5k)  
Roof/parapet repairs by FTC

Omit stone pillar repairs  
Fire shutters revised  
Changing places Wc added  
Retain existing ground floor toilets  
Fire shutters omitted

**Revision A**

Omit new extension  
Add ext escape stair