

**1-9 Sandycombe Road, TW9 2EP**

**Mixed use scheme – 20 flats and B1 units**

**Construction cost estimate – Planning 03 scheme**

**22<sup>nd</sup> November 2016**



	<b>Schedule of quantities</b>	<b>quantity</b>	<b>unit</b>	<b>rate</b>	<b>total £</b>	<b>£</b>	<b>Notes</b>	
					b/fwd	4,570,596.50		
20	<b>B1 unit fit out</b>	1	item	301,715.50		301,715.50	from page 14	
21	<b>Network Rail fees</b>	1	item	110,000.00		110,000.00		
22	<b>Building regulation approval and fees</b>	1	item	5,000.00		5,000.00		
23	<b>Preliminaries</b>	68	wks	9,500.00		646,000.00	site management, labourers, scaffolding skips, temporary offices etc	
24	<b>Demolition</b>	1	item	85,000.00		85,000.00		
25	<b>NHBC</b>	20	nr	1,500.00		30,000.00		
						<b>5,748,312.00</b>		
	<b>Overheads and profit</b>	7	%			402,381.84	£/m2	£/sq.ft
						<b>6,150,693.84</b>	=	<b>2808.54</b> <b>260.91</b>
27	<b>Contingency</b>	5	%			307,534.69		
						<b>6,458,228.53</b>		
28	<b>Non recoverable VAT</b>	1	item			10,000.00		
						<b>6,468,228.53</b>		





Schedule of quantities		quantity	unit	rate	total £	£	Notes
<b>Substructure</b>							
1	Excavate to reduce levels 300 deep	201	m3	15.00	3,015.00		
2	Dispose of excavated material	201	m3	40.00	8,040.00		
3	Piling mat	588	m2	45.00	26,460.00		
4	Piles 15m deep 400 diameter	96	nr	750.00	72,000.00		Depth assumed, ground conditions unknown
5	Attendance on piling	10	days	400.00	4,000.00		
6	Cutting off tops of piles	96	nr	60.00	5,760.00		
7	Dispose of pile arisings	181	m3	45.00	8,145.00		Assumed 400 diameter 15m long
8	Testing piles	96	nr	15.00	1,440.00		
9	Pile caps for 3 piles	32	nr	900.00	28,800.00		
10	Ground beams	227	m	185.00	41,995.00		
11	Lift pit	3	nr	7,000.00	21,000.00		
12	Blockwork cavity wall 400 high; cavity fill	102	m2	70.00	7,140.00		
13	Precast concrete slabs	504	m2	85.00	42,840.00		
14	Lintels over openings	1	item	3,000.00	3,000.00		
15	Damp proof courses 100 wide	454	m	2.50	1,135.00		
16	Air bricks and ventilators	76	nr	15.00	1,140.00		
17	Incoming service ducts	1	item	1,500.00	1,500.00		
18	Underground drainage within ground floor slab	1	item	5,000.00	5,000.00		
19	Remediation	1	item	50,000.00	50,000.00		Provisional sum
20	Car lift pit	4	nr	10,000.00	40,000.00		
21	Dewatering excavations	1	item	25,000.00	25,000.00		Provisional sum
					<b>397,410.00</b>		
<b>Frame</b>							
22	Concrete columns 500 x 250	2,190	m	70.00	153,300.00		
23	Extra for fair faced circular columns	14	m	1,000.00	14,000.00		
24	Concrete walls 200 thick	270	m2	185.00	49,950.00		Assumed lift and stair core
					<b>217,250.00</b>		

Schedule of quantities	quantity	unit	rate	total £	£	Notes
<b>Upper floors</b>						
25 In situ concrete slab 300 thick	1,686	m2	165.00	278,190.00	<b>278,190.00</b>	
<b>Stairs</b>						
26 Concrete stairs; 3200 rise; 3 flights; 2 landings	3	nr	6,000.00	18,000.00		gf-1st
27 Concrete stairs; 2800 rise; 3 flights; 2 landings	5	nr	6,000.00	30,000.00		1st-4th
28 Glass balustrade	44	m	650.00	28,600.00		
29 Handrail	77	m	200.00	15,400.00	<b>92,000.00</b>	
<b>Roof</b>						
30 In situ concrete slab	623	m2	165.00	102,795.00		
31 Screed to falls	623	m2	20.00	12,460.00		
32 Sarnafil roof covering	623	m2	65.00	40,495.00		
33 Skirting to Sarnafil roof covering	545	m	35.00	19,075.00		
34 165 thick Celotex	623	m2	34.00	21,182.00		
35 Decking to amenity area	217	m2	80.00	17,360.00		
36 Green roof	357	m2	150.00	53,550.00		
37 Flat roof rainwater outlet	16	nr	165.00	2,640.00		4th and 5th floor
38 Upvc rainwater pipes	240	m	28.00	6,720.00		1/36m2 of roof area
39 Automatic opening vent	2	nr	2,500.00	5,000.00		
40 Lift overrun	2	item	7,500.00	15,000.00		
41 Glass balustrade	28	m	650.00	18,200.00		
42 Privacy screen	1	nr	350.00	350.00	<b>314,827.00</b>	

	Schedule of quantities	quantity	unit	rate	total £	£	Notes
	<b>External walls</b>						
43	Metsec metal stud, external board, breather membran	1,386	m2	75.00	103,950.00		
44	Blockwork inner skin	111	m2	55.00	6,105.00		Ground floor
45	Facing brickwork	930	m2	90.00	83,700.00		Window area deducted
46	Facing brickwork balustrade 1100 high	229	m	150.00	34,350.00		
47	Facing brick deep reveals	395	m	30.00	11,850.00		
48	Facing brick flue 400 x 800	12	m	250.00	3,000.00		
49	Metal cladding	301	m2	200.00	60,200.00		part 3rd and 4th floor
50	Lunar brick slips as side panels to windows	59	m2	350.00	20,650.00		5% of brick area
51	Lunar brick slips as soffit finish	99	m2	350.00	34,650.00		Balconies and overhang
52	Reconstituted stone window surround	224	m	140.00	31,360.00		
53	Closing cavity; vertically	395	m	17.50	6,912.50		
54	Lintels	145	m	40.00	5,800.00		
55	Insulation	1,176	m2	35.00	41,160.00		
56	Parapet coping	229	m	80.00	18,320.00		
57	Balcony railings	85	m	275.00	23,375.00		
58	Grey metal fascia to balcony slab edge	85	m	105.00	8,925.00		
59	Acoustic vents to railway boundary	40	nr	240.00	9,600.00		
					<b>503,907.50</b>		



Schedule of quantities		quantity	unit	rate	total £	£	Notes
<b>External windows and doors</b>							
<b>Ground floor</b>							
60	Glazed curtain walling 3200 high	149	m2	550.00	81,950.00		
61	Glazed curtain walling 3200 high; railway boundary	84	m2	750.00	63,000.00		
62	Glazed curtain walling 3200 high; stair cores	63	m2	550.00	34,650.00		
63	Extra for single doors	6	nr	1,500.00	9,000.00		
64	Double doors	2	nr	2,500.00	5,000.00		m2
<b>First floor</b>							
65	Window 2500 wide x 2200 high; including door	6	nr	2,500.00	15,000.00		
66	Window 1600 wide x 2200 high; including door	2	nr	1,600.00	3,200.00		
67	Window 1200 wide x 2200 high	13	nr	1,200.00	15,600.00		
68	Window 1500 wide x 2200 high; including post	1	nr	1,500.00	1,500.00		
69	Window 1000 wide x 1000 high	1	nr	400.00	400.00		
70	Window 1800 wide x 2200 high; including door	1	nr	2,000.00	2,000.00		
71	Window 2600 wide x 2200 high; corner post	2	nr	3,000.00	6,000.00		
<b>Second floor</b>							
72	Window 2500 wide x 2200 high; including door	6	nr	2,500.00	15,000.00		
73	Window 1600 wide x 2200 high; including door	2	nr	1,600.00	3,200.00		
74	Window 1200 wide x 2200 high	13	nr	1,200.00	15,600.00		
75	Window 1500 wide x 2200 high; including post	1	nr	1,500.00	1,500.00		
76	Window 1000 wide x 1000 high	1	nr	400.00	400.00		
77	Window 1800 wide x 2200 high; including door	1	nr	2,000.00	2,000.00		
78	Window 2600 wide x 2200 high; corner post	2	nr	3,000.00	6,000.00		
<b>Third floor</b>							
79	Window 2000 wide x 2200 high	1	nr	2,100.00	2,100.00		
80	Window 1200 wide x 2200 high; including door	16	nr	1,300.00	20,800.00		
81	Window 2400 wide x 2200 high; including door	1	nr	2,400.00	2,400.00		
82	Window 2400 wide x 2200 high	1	nr	2,300.00	2,300.00		
83	Window 2400 wide x 2200 high; including door; post	1	nr	2,800.00	2,800.00		
84	Window 2500 wide x 2200 high; including door	3	nr	2,500.00	7,500.00		
85	Window 2600 wide x 2200 high; including post	1	nr	2,900.00	2,900.00		



Schedule of quantities	quantity	unit	rate	total £	£	Notes
<b>Internal walls</b>						
92 200 thick blockwork wall	128	m2	110.00	14,080.00		
93 Metal stud partition; party wall; 2800 high	312	m	210.00	65,520.00		
94 Metal stud partition; within flats	432	m	165.00	71,280.00		
95 Metal stud partition; single sided duct; 1200 high	58	m	50.00	2,900.00		
96 Vanity tops 300 wide	58	m	60.00	3,480.00		
				<b>157,260.00</b>		
<b>Internal doors</b>						
97 Single door; within flat	80	nr	300.00	24,000.00		PC supply £300 door, frame, ironmongery
98 Single door; risers	7	nr	450.00	3,150.00		
99 Single door; entrance door	20	nr	550.00	11,000.00		
100 Single door; glazed; communal	7	nr	700.00	4,900.00		
101 Door; smoke riser	7	nr	600.00	4,200.00		
102 Fixing doors/frames	121	nr	200.00	24,200.00		
103 Architraves	1,210	m	10.00	12,100.00		
				<b>83,550.00</b>		
<b>Floor finishes</b>						
104 Screed	112	m2	25.00	2,800.00		
105 Insulation	112	m2	15.00	1,680.00		
106 1200 gauge polythene	112	m2	5.00	560.00		
107 Floating floor to upper floors	1,531	m2	45.00	68,895.00		
108 Tiling to bathrooms	86	m2	90.00	7,740.00		supply price assumed £40/m2
109 Tiling to main entrance	37	m2	100.00	3,700.00		supply price assumed £50/m2
110 Timber floor; living room, hall	671	m2	75.00	50,325.00		supply price assumed £50/m2
111 Carpet to bedrooms	528	m2	40.00	21,120.00		supply price assumed £32/m2
112 Carpet to communal areas	103	m2	40.00	4,120.00		supply price assumed £32/m2
113 Paint to plant room	54	m2	15.00	810.00		
114 Finishes to stair treads/risers	144	m	50.00	7,200.00		
				<b>168,950.00</b>		

Schedule of quantities	quantity	unit	rate	total £	£	Notes
<b>Wall finishes</b>						
115 2 layers of plasterboard to external wall	1,176	m2	29.00	34,104.00		
116 2 layers of plasterboard to external wall; reveals	395	m	12.00	4,740.00		
117 Pipework casings	360	m	30.00	10,800.00		
118 Wall plaster	182	m2	18.00	3,276.00		
119 Skim coat plaster	4,865	m2	10.00	48,650.00		
120 Skirtings	1,950	m	9.00	17,550.00		
121 Tiling to bathrooms	380	m2	90.00	34,200.00		supply price assumed £40/m2
					<b>153,320.00</b>	
<b>Ceiling finishes</b>						
122 Plasterboard MF ceiling	1,643	m2	30.00	49,290.00		
123 Skim coat plaster	1,643	m2	10.00	16,430.00		
124 Bulkhead 300 high	80	m	45.00	3,600.00		
125 Insulation to ground floor soffit	392	m2	20.00	7,840.00		
					<b>77,160.00</b>	
<b>Decoration</b>						
126 Walls and ceilings	6,508	m2	9.00	58,572.00		
127 Doors and frames	605	m	6.00	3,630.00		assumed frames only painted
128 Skirtings	1,950	m	5.00	9,750.00		
					<b>71,952.00</b>	
<b>Fittings</b>						
129 Kitchen fittings, worktops and appliances	20	nr	8,500.00	170,000.00		provisional sum
130 Wardrobes	35	nr	1,750.00	61,250.00		provisional sum
131 Signage	1	item	10,000.00	10,000.00		
132 Letter boxes	20	nr	100.00	2,000.00		
					<b>243,250.00</b>	

Schedule of quantities	quantity	unit	rate	total £	£	Notes
<b>Sanitaryware</b>						
133 Bathroom fittings	20	nr	5,000.00	100,000.00		provisional sum
134 En suite fittings	4	nr	3,000.00	12,000.00		provisional sum
135 Cloakroom fittings	4	nr	1,000.00	4,000.00		
				<b>116,000.00</b>		
<b>Plumbing</b>						
136 Incoming gas distribution	20	nr	500.00	10,000.00		
137 Incoming water distribution	20	nr	1,000.00	20,000.00		
138 Hot and cold water storage/distribution within flat	20	nr	6,500.00	130,000.00		
139 Gas fired heating within flat	20	nr	5,000.00	100,000.00		
140 Soil and waste pipework	20	nr	1,500.00	30,000.00		
141 Fitting sanitaryware	28	nr	1,200.00	33,600.00		
142 Builders work	20	nr	400.00	8,000.00		
				<b>331,600.00</b>		
<b>Electrical services</b>						
143 Mains and sub mains distribution to flats	20	nr	2,500.00	50,000.00		
144 Power; lighting; fire alarm within flat	20	nr	6,000.00	120,000.00		
145 Communal power, lighting, fire alarm, tv	1	nr	36,000.00	36,000.00		
146 Entryphone	20	nr	1,200.00	24,000.00		
147 Builders work	20	nr	400.00	8,000.00		
148 Fire ventilation controls	2	nr	7,500.00	15,000.00		
149 Renewable energy ie solar panels	1	nr	50,000.00	50,000.00		provisional sum
				<b>303,000.00</b>		
<b>Lift</b>						
150 Lift rising through 3 floors	1	nr	35,000.00	35,000.00		
151 Lift rising through 4 floors	1	nr	45,000.00	45,000.00		
152 Lift rising through 5 floors	1	nr	50,000.00	50,000.00		
153 Electrical supply to lift	3	nr	2,500.00	7,500.00		
				<b>137,500.00</b>		

Schedule of quantities	quantity	unit	rate	total £	£	Notes
<b>External works</b>						
154 Vehicle pavings	366	m2	120.00	43,920.00		Assume 300 thick sub base
155 Pedestrian pavings	270	m2	100.00	27,000.00		Assume 150 thick sub base
156 Foul drainage	1	item	30,000.00	30,000.00		
157 Surface water drainage	1	item	30,000.00	30,000.00		
158 Surface water attenuation	1	item	25,000.00	25,000.00		Egg grates
159 Sewer connection - combined	1	item	10,000.00	10,000.00		
160 Crossover	1	item	10,000.00	10,000.00		
161 Incoming services; water and electric	21	nr	1,800.00	37,800.00		
162 Incoming service; gas	1	nr	10,000.00	10,000.00		
163 Incoming service; B1 units	1	item	15,000.00	15,000.00		
164 External lighting	1	item	20,000.00	20,000.00		
165 Builders work in connection with incoming services	1	item	5,000.00	5,000.00		
166 Soft landscaping	1	item	20,000.00	20,000.00		
167 Trees	1	item	1,500.00	1,500.00		
168 Bike racks	34	nr	100.00	3,400.00		
169 Retaining wall; 1000 high	60	m	750.00	45,000.00		Railway boundary
170 Footpath 1m wide adjacent railway boundary	50	m2	90.00	4,500.00		
171 Fencing 2000 high	114	m	100.00	11,400.00		Side boundary
172 Brick wall 1500 high with infill metal railings	86	m	450.00	38,700.00		Front boundary
173 Gate	1	nr	300.00	300.00		
174 Substation	1	item	65,000.00	65,000.00		Provisional sum
175 Perforated panel bin store	12	m	800.00	9,600.00		
176 Bin store	3	nr	2,500.00	7,500.00		
177 Car stackers	4	nr	12,500.00	50,000.00		
178 Pumping station	1	item	20,000.00	20,000.00		
179 Enclosed cycle store - 46 spaces	1	item	22,000.00	22,000.00		
180 Benches	3	nr	275.00	825.00		
				<b>563,445.00</b>		

Schedule of quantities	quantity	unit	rate	total £	£	Notes
<b>B1 office fit out</b>						
175 Screed and insulation	547	m2	28.50	15,589.50		
176 Carpet tiled floor finish	547	m2	45.00	24,615.00		
177 Suspended ceiling	547	m2	50.00	27,350.00		
178 Wall plaster	403	m2	18.00	7,254.00		
179 Skirting	126	m2	12.00	1,512.00		
180 Balustrade	1	item	10,000.00	10,000.00		
181 Internal partitions	1	item	4,000.00	4,000.00		
182 Toilets	3	nr	1,800.00	5,400.00		
183 Kitchens	3	nr	4,250.00	12,750.00		
184 Plumbing, heating and cooling	547	m2	185.00	101,195.00		
185 Electrical installation	547	m2	150.00	82,050.00		
186 Decoration	1	item	10,000.00	10,000.00		
				<b>301,715.50</b>		