

Feasibility Cost Estimate v.01

for

**Lowbrook Academy, Maidenhead
New Sports Hall and 4nr Classrooms**

for

**Thomson Roddick & Laurie /
Lowbrook Academy /
Royal Borough of Windsor & Maidenhead**

29th September 2016

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LOWBROOK ACADEMY - NEW SPORTS HALL AND CLASSROOMS

FEASIBILITY COST ESTIMATE v.01 (29th September 2016)

BUILDING COST - ASSUMING PRINCIPAL CONTRACTOR APPOINTMENT

Taken to include: preliminaries, overheads and profit on the basis of a principal contractor undertaking the Works.

Based upon cost information provided by the BCIS (Building Cost Information Service) for projects of a similar nature

	Qty	Unit	Rate	Total
- New Build - Sports Hall element (double height)	297	m ²	£2,250	£668,250
- New Build - Classrooms, etc element	441	m ²	£2,100	£926,100
- extra over for upper deck finishings and balustrading	70	m ²	£400	£28,000
			Sub Total	£1,622,350
EXTERNAL WORKS (rates include associated excavation and disposal)				
- Paths; paving slabs with concrete edging	160	m ²	£40	£6,400
- Permeable tarmac; concrete edging	592	m ²	£60	£35,520
- Limestone aggregate; compacted finish	74	m ²	£25	£1,850
- Planting, shrubs and trees			Provisional Allowance	£5,000
Seating or planters			Provisional Allowance	£2,000
			Sub Total	£50,770
CONTINGENCY ON CONSTRUCTION WORKS				
- Contingency @ say 5%				£83,656
			TOTAL ESTIMATED CONSTRUCTION COST	£1,756,776

Construction competitive tender costs expected to be received in the range of £1.65 - £1.85m

please see next page for Notes, Assumptions and Exclusions

Notes and Assumptions:

- Based upon TRL drawings 250608/ A100B, A101B, A201B and external works sketch
- Traditional contract procurement; single stage
- Existing incoming service mains are of sufficient capacity to service new development
- Drainage connections into existing runs onsite
- Making up levels not required due to level site

Exclusions:

- Professional fees, Planning & Building Control fees, surveys, VAT
- Abnormal ground conditions
- Any form of mechanical cooling
- No works to existing building and M&E installations other than where stated
- Internal & external furniture and play equipment
- Fencing / mesh to perimeter and court areas
- Any works to buildings outside of site boundary other than where stated
- Any works to comply with planning or other statutory requirements
- Inflation beyond Q1 2017