

APPENDIX E - PHASE A COST PLAN

m2

ft2



OVERALL PROJECT ELEMENTAL ANALYSIS

	Element	%	Elemental Cost £	Cost / m ² Gross £	Cost / ft ² Gross £ %	
1	SUBSTRUCTURE				1	5.4%
1.10	0 Substructure		4,671,770	159.70	14.84	5.4%
2	SUPERSTRUCTURE		32,597,520			38.0%
2.10	0 Frame		3,040,340	103.93	9.66	3.5%
2.20	0 Upper floors		3,935,050	134.52	12.50	4.6%
2.30	0 Roof		1,989,350	68.00	6.32	2.3%
2.40	0 Stairs and ramps		471,250	16.11	1.50	0.5%
2.50	0 External Walls		16,655,090	569.34	52.89	19.4%
2.60	0 Windows and external doors		562,290	19.22	1.79	0.7%
2.70	0 Internal walls and partitions		4,544,110	155.34	14.43	5.3%
2.80	0 Internal doors		1,400,040	47.86	4.45	1.6%
3	INTERNAL FINISHES		4,467,740			5.2%
3.10	0 Wall finishes		1,146,800	39.20	3.64	1.3%
	0 Floor finishes		2,101,380	71.83	6.67	2.5%
3.30	0 Ceiling finishes		1,219,560	41.69	3.87	1.4%
4	FITTINGS, FURNISHINGS AND EQUIPMENT					3.9%
4.10	0 Fittings and Fixtures		3,334,900	114.00	10.59	3.9%
5	SERVICES		14,012,020			16.3%
5.02	1 Sanitary appliances / bathroom fitout		1,605,520	54.88	5.10	1.9%
	2 Service equipment		4,890,370	167.17	15.53	5.7%
5.03	3 Disposal installations		318,410	10.88	1.01	0.4%
5.04	4 Water installations		575,790	19.68	1.83	0.7%
5.05	5 Heat source		1,412,700	48.29	4.49	1.6%
5.06	6 Space heating and air conditioning		127,500	4.36	0.40	0.1%
5.07	7 Ventilation systems		280,500	9.59	0.89	0.3%
5.08	8 Electrical installations		1,371,670	46.89	4.36	1.6%
5.09	9 Gas and other fuel installations		66,500	2.27	0.21	0.1%
5.10	0 Lift and conveyor installations		669,500	22.89	2.13	0.8%
5.12	1 Fire and lightning protection		721,030	24.65	2.29	0.8%
5.12	2 Communications, security and control systems		425,770	14.55	1.35	0.5%
5.13	3 Specialist installations		296,180	10.12	0.94	0.3%
5.14	4 Builders' work in connection		122,720	4.20	0.39	0.1%
5.15	5 Testing and commissioning		1,127,860	38.55	3.58	1.3%
6	COMPLETE BUILDING AND BUILDING UNITS		-	0.00	0.00	0.0%
7	WORK TO EXISTING BUILDINGS		-	0.00	0.00	0.0%
8	EXTERNAL WORKS		5,774,860	197.41	18.34	6.7%
9	FACILITATING WORKS		1,127,750	38.55	3.58	1.3%
9a	Incoming Services		1,096,900	37.50	3.48	1.3%
9b	Network Reinforcements		295,460	10.10	0.94	0.3%
SU	JB-TOTAL BUILDING CONSTRUCTION COST		67,378,920	2,303	214	79%
	On Costs					
10	Contractor's preliminaries	16.00%	10,780,630	368.53	34.24	13%
11	Main contractor's overheads and profit	5.00%	3,907,980	133.59	12.41	5%
12	Project / design team fees	4.20%	2,829,910	96.74		3%
13	Design development contingency	1.00%	848,970	29.02		1%
14	Inflation (Current Day Pricing)		-	0.00		0%
TO	DTAL CONSTRUCTION COST		85,746,410	2,931	272	100%

Stage 2 Cost Plan

31 August 2021

				PHASE A - SPLIT BY FUNCTIO	DN .				
	Phase Total	Blo	ck F		Block H		Blo	ock I	Block J
Element Description	Combined	Private Residential	Retail	Private Residential	Social Residential	Retail	Private Residential	Social Residential	Social Rent Affordable
1 Substructure		Private F	Retail F	Private H	Social H	Retail H	Private I	Social I	Social J
1.1 Substructure	£ 4,671,770	£ 1,107,210	£ 62,300	£ 473,990	£ 1,501,910	£ 162,130	£ 604,480	£ 46,920	£ 712,820
2 Superstructure	f -	£ -							
2.1 Frame	£ 3,040,340	£ 633,220							
2.2 Upper floors	£ 3,935,050	£ 1,253,660							
2.3 Roof	£ 1,989,350	£ 470,320	£ 24,100	£ 183,720	£ 582,130	£ 59,100	£ 274,260	£ 21,290	
2.4 Stairs and ramps	£ 471,250	£ 82,500					£ 69,600		
2.5 External Walls	£ 16,655,090	£ 4,214,130							
2.6 Windows and external doors	£ 562,290	£ 146,400							
2.7 Internal walls and partitions 2.8 Internal doors	£ 4,544,110 £ 1,400,040	f 1,384,560 f 439,350		-					
	1,400,040								
3 Internal Finishes	± -	£ -							
3.1 Wall finishes 3.2 Floor finishes	£ 1,146,800 £ 2,101,380	£ 396,180 £ 680,320							
3.3 Ceiling finishes	£ 2,101,380 £ 1,219,560	£ 880,320 £ 397,720		-					
	_ 1,213,300								
4 Fittings, Furnishings and Equipment	£ -	£ -							
4.1 Fittings and Fixtures	£ 3,334,900	£ 2,010,480							
5 Services	£ -	£ -							
5.01 Sanitary appliances / bathroom fitout	£ 1,605,520	£ 696,480							
5.02 Service equipment	£ 4,890,370	£ 1,804,940					£ 866,390		
5.03 Disposal installations	£ 318,410	£ 98,690							
5.04 Water installations 5.05 Heat source	£ 575,790 £ 1,412,700	f 186,960 f 414,570					£ 111,510 £ 370,890		
5.06 Space heating and air conditioning	f 127,500	£ 66,500		£ 22,250			f 15,310		
5.07 Ventilation systems	£ 280,500	£ 81,500					£ 15,510 £ 51,040		
5.08 Electrical installations	£ 1,371,670	£ 464,090		£ 259,900			£ 341,300		
5.09 Gas and other fuel installations	£ 66,500	£ -						£ -	
5.10 Lift and conveyor installations	£ 669,500	£ 181,500	£ -	£ 67,290	£ 213,210	£ -	£ 153,110	£ 11,890	£ 42,500
5.11 Fire and lightning protection	£ 721,030	£ 197,010							
5.12 Communications, security and control systems	£ 425,770	£ 151,770							
5.13 Specialist installations	£ 296,180	£ 72,980							
5.14 Builders's work in connection 5.15 Testing and commissioning	£ 122,720 £ 1,127,860	£ 40,930 £ 376,140							
6 Complete building and building units	f 1,127,000	£ -							
7 Work to existing buildings	£ -	£ -							
8 External Works	£ 5,774,860	£ 1,541,250	£ 86,720	£ 440,600	£ 1,396,110	£ 150,710	£ 741,730	£ 57,580	£ 1,360,160
9 Facilitating works	£ 1,127,750	£ 345,740	£ 19,450	£ 101,420	£ 321,370	£ 34,690	£ 177,500	£ 13,780	£ 113,810
9a Incoming Services	£ 1,096,900	£ 336,280	£ 18,920	£ 98,640	£ 312,570	£ 33,740	£ 172,640	£ 13,400	£ 110,690
9b Network Reinforcements	£ 295,460	£ 90,580	£ 5,100	£ 26,570	£ 84,190	£ 9,090	£ 46,500	£ 3,610	£ 29,820
SUB-TOTAL BUILDING CONSTRUCTION COST	£ 67,378,920	£ 20,363,960	£ 896,320	£ 6,915,320	£ 17,974,610	£ 1,786,460	£ 11,377,290	£ 856,800	£ 7,208,180
On Costs									
10 Contractor's preliminaries	£ 10,780,630	£ 3,258,230	£ 143,410	£ 1,106,450	£ 2,875,940	£ 285,840	£ 1,820,370	£ 137,090	£ 1,153,310
11 Main contractor's overheads and profit	£ 3,907,980	£ 1,181,110							
12 Project / design team fees	£ 2,829,910								
13 Design development contingency	£ 848,970								
14 Inflation	£ -	f -	£ -	£ -	£ -	f -	£ -	£ -	£ -
TOTAL CONSTRUCTION COST	£ 85,746,410	£ 25,915,180	£ 1,140,650	£ 8,800,430	£ 22,874,490	£ 2,273,460	£ 14,478,740	£ 1,090,370	£ 9,173,120
Gross Internal Floor Area m2	29,253	8,968			8,336	900	4,604	357	2,952
COST PER/m2	£ 2,931	£ 2,890	£ 2,261	£ 3,345	£ 2,744	£ 2,526	£ 3,145	£ 3,051	£ 3,107
COST PER/ft2	£ 272	£ 268	£ 210	£ 311	£ 255	£ 235	£ 292	£ 283	£ 289
COST PER UNIT	£ 308,440	£ 254,070	£ 380,217	£ 283,885	£ 313,349	£ 142,091	£ 295,484	£ 363,457	£ 458,656





Split Descri			Quantity	Unit	Rate / £	Total /
Substr						
Buildin	-					
Cut,	Bulk excavation to reduce for Foundations & Ground Bearing Slabs	-1.000	1,066	m3	20	
	Allowance to fill levels (Assume no imported material)	21000	-	m3	20	
	Disposal off site, inert material		1,066	m3	39	
	Extra Over for contaminated, non-hazardous; assume 35%		373	m3	67	
	Extra Over for contaminated, hazardous; assume 10%		107	m3	343	
	Allowance for dewatering excavations		1	Item	10,000	
Pilin	g Works					
	Piling Mat Allowance	0.600	703	m3	60	
	600mm Piles; 25m Deep		243	nr	1,662	
Pile	Caps				52 520	
	Core Cap (30 nr Piles)		1	nr	53,538	
	PC 01 (3 Pile Pilecap) PC 02 (4 Pile Pilecap)		3	nr nr	3,083 3,187	
	PC 03 (6 Pile Pilecap)		22	nr	5,908	
	PC 04 (8 Pile Pilecap)			nr	8,629	
	PC 05 (2 Pile Pilecap)		12	nr	2,390	
Grou	Ind Floor Slab					
	Ground bearing ground floor slab to Buildings; Suspended; 300mm thick RC		1,066	m2	251	
	slabs; 140kg/m3 reinforcement; including waterproofing / insulation					
	Gas membrane beneath ground floor slab - assume 1200 gauge barrier, taped.		1,066	m2	16	
Crar	e bases					
	Crane base; Assume 1nr Crane per Plot		1	nr	15,000	
Lift µ						
	Lift pits; allowance	*Nr of Lifts*	2	nr	10,000	
Buildin	-					
Cut,		1 000	1 777		20	
	Bulk excavation to reduce for Foundations & Ground Bearing Slabs Allowance to fill levels (Assume no imported material)	-1.000	1,727	m3 m3	20 20	
	Disposal off site, inert material		1,727	m3	39	
	Extra Over for contaminated, non-hazardous; assume 35%		605	m3	67	
	Extra Over for contaminated, hazardous; assume 10%		173	m3	343	
	Allowance for dewatering excavations		1	Item	10,000	
	Allowance to break out existing combined Thames Water Sewer through Plot	**Provisional	1	Itom	F0 000	
	H1, H2 & H3 - to be developed through stage 3	Provisional	1	Item	50,000	
Pilin	g Works					
	Piling Mat Allowance	0.600	1,140	m3	60	
	600mm Piles; 25m Deep		447	nr	1,662	
Pile	Caps				~~~~~	
	Core Cap (15 nr Piles)		3	nr	32,977	
	PC 01 (3 Pile Pilecap) PC 02 (4 Pile Pilecap)		62 22	nr	3,083 3,187	
	PC 03 (6 Pile Pilecap)		- 22	nr nr	5,908	
	PC 04 (8 Pile Pilecap)		16	nr	8,629	
Gro	Ind Floor Slab		10		0,020	
	Ground bearing ground floor slab to Buildings; Suspended; 300mm thick RC			_		
	slabs; 140kg/m3 reinforcement; including waterproofing / insulation		1,727	m2	251	
			4 7 7 7	2	16	
	Gas membrane beneath ground floor slab - assume 1200 gauge barrier, taped.		1,727	m2	16	
Crar	ne bases					
	Crane base; Assume 1nr Crane per Plot		3	nr	15,000	
Lift µ						
	Lift pits; allowance	*Nr of Lifts*	6	nr	10,000	
Buildin						
Cut,		0 700	264		20	
	Bulk excavation to reduce for Foundations & Ground Bearing Slabs	-0.700	364	m3 m3	20 20	
	Allowance to fill levels (Assume no imported material) Disposal off site, inert material		364	m3	39	
	Extra Over for contaminated, non-hazardous; assume 35%		128	m3	67	
	Extra Over for contaminated, hazardous; assume 10%		36	m3	343	
	Allowance for dewatering excavations		1	Item	10,000	
Pilin	g Works		-		-,0	
	Piling Mat Allowance	0.600	312	m3	60	
	600mm Piles; 25m Deep		147	nr	1,662	
Pile	Caps					
	Core Cap (20 nr Piles)		1	nr	34,056	
	PC 01 (3 Pile Pilecap)		25	nr	3,083	
	PC 02 (4 Pile Pilecap)		5	nr	3,187	
	PC 03 (6 Pile Pilecap)		-	nr	5,908	



Phase A Detailed Analysis of Costs Split Description Quantity Unit Rate / £ Total / £ Ground bearing ground floor slab to Buildings; Suspended; 300mm thick RC 521 m2 251 130,856 slabs; 140kg/m3 reinforcement; including waterproofing / insulation Gas membrane beneath ground floor slab - assume 1200 gauge barrier, taped. 521 m2 16 8.331 Crane bases Crane base; Assume 1nr Crane per Plot 15,000 15,000 1 nr Lift pits *Nr of Lifts* 2 10,000 20,000 Lift pits; allowance nr Building J Cut / Fill Bulk excavation to reduce for Foundations & Ground Bearing Slabs -0.700 755 m3 20 15,098 Allowance to fill levels (Assume no imported material) m3 20 Disposal off site, inert material 755 m3 39 29,440 Extra Over for contaminated, non-hazardous; assume 35% 264 67 17,702 m3 Extra Over for contaminated, hazardous; assume 10% 75 m3 343 25.892 Allowance for dewatering excavations 1 Item 5.000 5,000 Piling Works **Piling Mat Allowance** 0.600 528 m3 60 31,702 44 890 39,160 450mm Piles to townhouses; 18m Deep nr 600mm Piles to maisonettes; 25m Deep 61 1,662 101,388 nr Ground Beams Ground Beams, 800mm (w) x 600mm (d) reinforced concrete; 220kg/m3 401 m 315 126,409 reinforcement Allowance to create step in ground beams to address level change **Allowance** 1 item 20,000 20,000 Pile Caps Core Cap (15 nr Piles) 32.647 32.647 1 nr PC 05 (2 Pile Pilecap) 23 2.390 nr 54.970 Ground Floor Slab Ground bearing ground floor slab to Townhouses; Suspended; 200mm thick RC 881 151 133,400 m2 slabs; 100kg/m3 reinforcement; including waterproofing / insulation Ground bearing ground floor slab to Maisonettes: Suspended: 300mm thick RC 209 251 52,574 m2 slabs; 140kg/m3 reinforcement; including waterproofing / insulation Gas membrane beneath ground floor slab - assume 1200 gauge barrier, taped. 1.090 16 17.437 m2 Lift pits Lift pits; allowance 1 10.000 10.000 nr 2.1 Frame Building F Residential Space (Private) Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; Private F 1,068 254 270,897 m2 C50/60 concrete grade Shear Walls; 275mm thick reinforced concrete; 200kg/m3 reinforcement; Private F 413 m2 279 115,334 C50/60 concrete grade Private F Columns ; 900x250mm blades; 250kg/m3 reinforcement; C50/60 grade 576 248 142,570 m Private F Columns ; 1100x250mm blades; 250kg/m3 reinforcement; C50/60 grade 346 m 276 95,400 237 9,024 Private F Upstand/ Downstand Beam; Reinforce Concrete; 200kg/m3 reinforcement 38 m Retail Space Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; Retail F 254 15.242 60 m2 C50/60 concrete grade Shear Walls; 275mm thick reinforced concrete; 200kg/m3 reinforcement; Retail F 23 279 6,489 m2 C50/60 concrete grade Retail F 8.022 Columns ; 900x250mm blades; 250kg/m3 reinforcement; C50/60 grade 32 m 248 Retail F Columns ; 1100x250mm blades; 250kg/m3 reinforcement; C50/60 grade 19 276 5,368 m Upstand/ Downstand Beam; Reinforce Concrete; 200kg/m3 reinforcement Retail F 2 m 237 508 **Building H** Residential Space (Private) Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; Private H 605 m2 254 153.409 C50/60 concrete grade Shear Walls; 275mm thick reinforced concrete; 200kg/m3 reinforcement; Private H 245 m2 279 68.377 C50/60 concrete grade Columns : 900x250mm blades: 250kg/m3 reinforcement: C50/60 grade 248 89.621 Private H 362 m Private H RC Beams; 500x250mm; 200kg/m3 reinforcement; C50/60 grade 3 m 176 593 Allowance for transfer structure for party wall between Plot H - Existing item Private H **Provisional 1 11,994 11,994 Buildings

through Stage 3 Residential Space (Social)

Private H

Allowance for column dropheads for alignment - design to be developed

**Provisional

1 item

4,798

4,798



Phase A Detailed Analysis of Costs Unit Rate / £ Split Description Quantity Total / £ Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; Social H 1.916 m2 254 486.102 C50/60 concrete grade Shear Walls: 275mm thick reinforced concrete: 200kg/m3 reinforcement: Social H 777 279 216,664 m2 C50/60 concrete grade Social H Columns ; 900x250mm blades; 250kg/m3 reinforcement; C50/60 grade 1,147 m 248 283,979 Social H RC Beams; 500x250mm; 200kg/m3 reinforcement; C50/60 grade 11 m 176 1.880 Allowance for transfer structure for party wall between Plot H - Existing Social H **Provisional 1 item 38,006 38,006 Buildings Allowance for column dropheads for alignment - design to be developed **Provisional Social H 1 item 15,202 15,202 through Stage 3 Retail Space Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; Retail H 207 254 52,476 m2 C50/60 concrete grade Shear Walls; 275mm thick reinforced concrete; 200kg/m3 reinforcement; Retail H 84 m2 279 23 389 C50/60 concrete grade Retail H 30,656 Columns : 900x250mm blades: 250kg/m3 reinforcement: C50/60 grade 124 248 m Retail H RC Beams; 500x250mm; 200kg/m3 reinforcement; C50/60 grade 1 m 176 203 Building I Residential Space (Private) Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; 1,336 254 338,834 Private I m2 C50/60 concrete grade Shear Walls; 275mm thick reinforced concrete; 200kg/m3 reinforcement; Private I 295 m2 279 82,191 C50/60 concrete grade Private I Columns ; 900x250mm blades; 250kg/m3 reinforcement; C50/60 grade 681 m 248 168,616 Residential Space (Social) Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; Social I 104 m2 254 26,301 C50/60 concrete grade Shear Walls; 275mm thick reinforced concrete; 200kg/m3 reinforcement; Social I 279 23 m2 6.380 C50/60 concrete grade Social I Columns ; 900x250mm blades; 250kg/m3 reinforcement; C50/60 grade 53 248 13,088 m Building J Townhouses Social J Townhouses - Refer to Internal Walls for detail on load bearing masonry walls. Social J Glulam structural beams (360mm depth) 260 m 88 22,750 Maisonettes Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; Social J 608 254 154,253 m2 C50/60 concrete grade Social J Columns ; 900x250mm blades; 250kg/m3 reinforcement; C50/60 grade 315 m 248 78,068 Social J RC Beams; 500x250mm; 200kg/m3 reinforcement; C50/60 grade 21 176 3.661 m 2.2 Upper floors Building F Residential Space (Private) RC Slabs - Residential - Excluding Roof Slabs Private F 6.928 159 1.101.686 250mm thick RC slabs; 140kg/m3 reinforcement m2 Private F 475mm thick RC transfer slabs; 180kg/m3 reinforcement 151,973 545 m2 279 Retail Space RC Slabs - Residential - Excluding Roof Slabs 250mm thick RC slabs; 140kg/m3 reinforcement Retail F 390 m2 159 61,986 **Building H** Residential Space (Private) RC Slabs - Residential - Excluding Roof Slabs 250mm thick RC slabs; 140kg/m3 reinforcement 2,225 159 Private H 353,738 m2 Private H External Walkways; 250mm thick RC slabs; 140kg/m3 reinforcement 96 m2 195 18.758 Residential Space (Social) RC Slabs - Residential - Excluding Roof Slabs Social H 250mm thick RC slabs; 140kg/m3 reinforcement 7.049 m2 159 1,120,882 Social H External Walkways; 250mm thick RC slabs; 140kg/m3 reinforcement 305 m2 195 59,437 Retail Space RC Slabs - Residential - Excluding Roof Slabs

Retail H

250mm thick RC slabs; 140kg/m3 reinforcement

761 m2

159

121,001



	Split	Phase A Detailed Analysis of Costs	Quantity	Unit Rate/£		Total / £
	•	· · · ·				•
		Building I				
		Residential Space (Private)				
		RC Slabs - Residential - Excluding Roof Slabs				
	Private I	250mm thick RC slabs; 140kg/m3 reinforcement	4,121	m2	159	655,304
		Residential Space (Social)				
		RC Slabs - Residential - Excluding Roof Slabs				
	Social I	250mm thick RC slabs; 140kg/m3 reinforcement	320	m2	159	50,866
		Building J				
	Social J	MiTek Posijoist flooring 253dp x 122w PS-10 @ 400mm centres; including	1,077	m2	105	112,666
		Oriented Strand Board				
	Social J	250mm thick RC slabs; 140kg/m3 reinforcement	797	m2	159	126,751
2.3		Roof				
		Building F				
	Private F	Generally Roof Slab - RC 300mm thick ; 140kg/m3	1,009	m2	179	181,002
	Private F	Roof Coverings; Axter Waterproofing Systems	1,009	m2	140	141,224
	Private F	Hytherm MW A1	1,009	m2	69	69,603
	Private F	Blue Roof **Based upon 56m3 attenutation proposed by Meinhardt	353	m2	65	22,974
		Ancillaries				
	Private F	Ladders and hatches to inaccessible rooftop areas	1	nr	12,000	12,000
	Private F	Man safe system including anchor points (Assumed still required for access for lift	1	nr	30,000	30,000
		maintenance / plant access)				
	Private F	Rainwater installations	208	m	65	13,514
		Generally				
	Retail F	Roof Slab - RC 300mm thick ; 140kg/m3	57	m2	179	10,184
	Retail F	Roof Coverings; Axter Waterproofing Systems	57	m2	140	7,946
	Retail F	Hightherm MW A1	57	m2	69	3,916
	Retail F	Blue Roof **Based upon 56m3 attenutation proposed by Meinhardt	20	m2	65	1,293
		Ancillaries				
	Retail F	Rainwater installations	12	m	65	760
		Building H				
		Generally				
	Private H	Roof Slab - RC 300mm thick ; 140kg/m3	167	m2	179	30,016
	Private H	Roof Coverings; Axter Waterproofing Systems	167	m2	140	23,419
	Private H	Hytherm MW A1	167	m2	69	11,542
	Private H	Blue Roof **Based upon 73m3 attenutation proposed by Meinhardt	108	m2	65	7,013
	Private H	Allowance for 533x210x82 UB to form steel roof structure	19	t	1,300	25,287
	Private H	Allowance for Steel Steel Posts (254 UC 89)	2	t	1,300	2,950
		Roof Structure; 170 Thick TR60 Deck, including A252 mesh, includes Steel Purlins				
	Private H	at 300mm centres, CP Board, Insulation and the like - based on 6 in 12 roof pitch	287	m2	202	58,162
		(30 degrees).				
	Private H	Provisional Allowance to enhance acoustic requirements	287	m2	20	5,747
		Ancillaries				-,
	Private H	Ladders and hatches to inaccessible rooftop areas	1	nr	12,000	8,636
		Man safe system including anchor points (Assumed still required for access for lift				
	Private H	maintenance / plant access)	1	nr	6,651	6,651
	Private H	Rainwater installations	66	m	65	4,293
		Generally				
	Social H	Roof Slab - RC 300mm thick ; 140kg/m3	530	m2	179	95,110
	Social H	Roof Coverings; Axter Waterproofing Systems	530	m2	140	74,208
	Social H	Hytherm MW A1	530	m2	69	36,574
	Social H	Blue Roof **Based upon 73m3 attenutation proposed by Meinhardt	342	m2	65	22,222
	Social H	Allowance for 533x210x82 UB to form steel roof structure	62	t	1,300	80,126
	Social H	Allowance for Steel Steel Posts (254 UC 89)	7	t	1,300	9,347
		Roof Structure; 170 Thick TR60 Deck, including A252 mesh, includes Steel Purlins				
	Social H	at 300mm centres, CP Board, Insulation and the like - based on 6 in 12 roof pitch	911	m2	202	184,296
		(30 degrees).				
	Social H	Provisional Allowance to enhance acoustic requirements	911	m2	20	18,211
			511			10,211
	C - 1 · · ·	Ancillaries	-		10.000	0= 06 -
	Social H	Ladders and hatches to inaccessible rooftop areas	2	nr	12,000	27,364
	Social H	Man safe system including anchor points (Assumed still required for access for lift maintenance / plant access)	1	nr	21,074	21,074
	Social H	maintenance / plant access) Rainwater installations	209	m	65	13,602
		Generally	209		05	15,002
	Retail H	Roof Slab - RC 300mm thick ; 140kg/m3	57	m2	179	10,267
	Retail H	Roof Coverings; Axter Waterproofing Systems	57	m2	140	8,011
	Retail H	Hytherm MW A1	57	m2	69	3,948
	Retail H	Blue Roof **Based upon 73m3 attenutation proposed by Meinhardt	37	m2	65	2,399
	Retail H	Allowance for 533x210x82 UB to form steel roof structure	7	t	1,500	9,980
	Retail H	Allowance for Steel Steel Posts (254 UC 89)	1	t	1,500	1,164
I	netur H		1		1,500	1,104



Split	Phase A Detailed Analysis of Cos Description	515	Quantity	Unit Rate/£	To	tal / £
•						
	Roof Structure; 170 Thick TR60 Deck, including A252 mesh, includes Steel Purlins					
Retail H	at 300mm centres, CP Board, Insulation and the like - based on 6 in 12 roof pitch		98	m2	202	19
	(30 degrees).					
Retail H	Provisional Allowance to enhance acoustic requirements		98	m2	20	1
netan n	r towstonal Allowance to enhance acoustic requirements		50	1112	20	-
	Ancillaries					
Retail H	Rainwater installations		23	m	65	1
	Building I					
	Generally					
Private I	Roof Slab - RC 300mm thick ; 140kg/m3		492	m2	179	88
Private I	Roof Coverings; Axter Waterproofing Systems		492	m2	140	68
Private I	Hytherm MW A1		492	m2	69	33
Private I	Blue Roof **Based upon 35m3 attenutation proposed by Meinhardt		217	m2	65	14
· · · · · · · · · · · · · · · · · · ·					00	-
	Ancillaries					
Private I	Ladders and hatches to inaccessible rooftop areas		3	nr	12,000	33
Drivete I	Man safe system including anchor points (Assumed still required for access for lift		1		22 820	27
Private I	maintenance / plant access)		1	nr	27,839	27
Private I	Rainwater installations		121	m	65	7
	Generally					
Social I	Roof Slab - RC 300mm thick ; 140kg/m3		38	m2	179	6
Social I	Roof Coverings; Axter Waterproofing Systems		38	m2	140	5
Social I	Hytherm MW A1		38	m2	69	2
Social I	Blue Roof **Based upon 35m3 attenutation proposed by Meinhardt		17	m2	65	1
	Ancillaries				-	
Social I	Ladders and hatches to inaccessible rooftop areas		0	nr	- 12,000	2
SUCIALI	•		0	111	12,000	2
Social I	Man safe system including anchor points (Assumed still required for access for lift		1	nr	2,161	2
	maintenance / plant access)					
Social I	Rainwater installations		9	m	65	
	Social J					
	Generally					
	Roof Structure; 150 Timber Joists - 600 centres. Includes all necessary ridge					
Social J	beams, wall beams, purlins and the like - assume based on 6 in 12 roof pitch (30		985	m2	89	87
	degrees).					
	Roof Coverings, including; battens, membrane, insulation, felt, tiles, soffit & fascia			_		
Social J	board - assume based on 6 in 12 roof pitch (30 degrees).		985	m2	155	152
Social J	Roof Slab - RC 250mm thick ; 140kg/m3		198	m2	159	31
Social J	Roof Coverings; Axter Waterproofing Systems		198	m2	140	27
Social J	Hytherm MW A1		198	m2	69	13
	Ancillaries					
Social J	Rainwater installations (including guttering to roof fascia)		483	m	65	31
Social J	Solar Panel Support Base, Uprights and Lateral Frame System		40	nr	500	20
Social J	Roof window light to pitch		14	nr	750	10
Socialis			14		750	10
	Stairs and ramps					
•						
	Building F					
	Stairs; includes all finishes					
Private F	PCC stairs, landings, handrails & balustrading		11	stry	7,500	82
Private F	Timber stairs to maisonettes, incl. handrails & balustrading		-	stry	4,100	
	Building H					
	Stairs; includes all finishes					
Private H			7	stry	7,500	52
Private H			8			
Filvale F	Timber stairs to maisonettes, incl. handrails & balustrading		ð	stry	4,100	32
	Stairs; includes all finishes					
Social H	PCC stairs, landings, handrails & balustrading		10	stry	7,500	75
Social H	Timber stairs to maisonettes, incl. handrails & balustrading		-	stry	4,100	
	Building I					
	Stairs; includes all finishes					
Private I			9	ctru	7,500	69
	PCC stairs, landings, handrails & balustrading			stry		
Social I	PCC stairs, landings, handrails & balustrading		1	stry	4,100	2
Social I	Timber stairs to maisonettes, incl. handrails & balustrading		2	stry	4,100	8
	Building J					
	Stairs; includes all finishes					
Social J	PCC stairs, landings, handrails & balustrading		5	stry	11,500	57
Social J	Timber stairs to maisonettes, incl. handrails & balustrading			stry	4,100	90
Socialis	Thise stars to masonettes, net. nanarans & balastrading		22	Stry	4,100	50
	External walls					
	External walls					
i	Building F					
;	Façade					
i Private F	-	Traditional	3,365	m2	494	1,662
Private F	Traditional Brickwork Façade					1,662 36
Private F Private F	Traditional Brickwork Façade e/o Soldier Course Brick Band	Included	2,453	m	15	36
	Traditional Brickwork Façade e/o Soldier Course Brick Band e/o Feature Ribbed Brick Panel					



	Phase A Detailed Analysis	of Costs				
Split	Description		Quantity	Unit I	Rate / £ 1	īotal / £
Private F	e/o Crown edge to L7/L11 Parapet; includes mangelis rail/ tiling	**Allowance**	355	m2	70	24,8
Private F	Metal MVHR Spandrel panels to above window units		278	m2	550	152,8
Private F	Metal Spandrel panels to below window units		177	m2	550	97,1
Private F	Glazing; Punched windows		1,290	m2	600	774,0
Private F	e/o 46Db Acoustic Glazing Treatment to A12 & A13 Facades only	Excluded		m2	200	
Private F	e/o High Spec Trickle Vent to A12 & A13 Facades only	Excluded		m	90	
Private F	Parapet		248	m2	444	110,0
Private F	e/o Precast Cladding to Crown edge to L1 Parapet	Traditional	56	m2	70	3,9
Private F	Lift Overruns		21	m2	494	10,5
Private F	Louvres to Plant		134	m2	550	73,8
	Balconies; Including Structure/ Balustrading/ Soffit/ Decking/ Drainage/ Therma	al Break				
Private F	Bolt on Balconies		-	m2	1,150	
Private F	Insitu Balconies		777	m2	1,536	1,193,8
Private F	Privacy Screens to Balconies		6	nr	723	4,3
Private F	Planters above Privacy Screens to Balconies		6	nr	450	2,7
Private F	Thermal Breaks to Terraces		100	m	150	14,9
Private F Private F	Decking to balcony terraces (Class A - Non combustible) Soffit to entrances (Class A - Non combustible)		167 9	m2 m2	200 200	33,4 1,8
i invate i			5	1112	200	1,0
Dotoil C	Façade Dragatt Cladding Facada		450		740	222.6
Retail F Retail F	Precast Cladding Façade		450 450	m2 m2	740 55	332,6
	e/o detailing to precast cladding					24,7
Retail F	Metal MVHR Spandrel panels to above window units		16 10	m2	550	8,6
Retail F	Metal Spandrel panels to below window units		10	m2	550	5,4
Retail F	Glazing; Punched windows	Evaluated	73	m2	700	50,8
Retail F	e/o 46Db Acoustic Glazing Treatment to A12 & A13 Facades only	Excluded		m2	200	
Retail F	e/o High Spec Trickle Vent to A12 & A13 Facades only	Excluded		m	90	
Retail F	Parapet	The disk and	-	m2	444	
Retail F	Lift Overruns	Traditional	-	m2	494	
Retail F	Louvres to Plant		8	m2	550	4,
Retail F	Awning to Retail unit - Assumed 1nr per unit		2	nr	5,000	10,0
	Building H					
Private H	Façade Brickwork Façade	Traditional	1,675	m2	494	827,
Private H	External Blockwork Party Wall		39	m2	441	17,
Private H	e/o Soldier Course Detailing below windows	Traditional	251	m	15	3,
Private H	e/o Soldier Course Horizontal Brick Band	Traditional	900	m	15	13,4
Private H	e/o Ancon Shelf Angle to brickwork (Included above)		500		Included	20)
Private H	Metal MVHR Spandrel panels to above window units		101	m2	550	55,3
Private H	Metal Spandrel panels to below window units		-	m2	550	,
Private H	Glazing; Punched windows		428	m2	600	256,
Private H	e/o 46Db Acoustic Glazing Treatment to A12 & A13 Facades only	Excluded		m2	200	,
Private H	e/o High Spec Trickle Vent to A12 & A13 Facades only	Excluded		m	90	
Private H	Parapet		53	m2	402	21,
Private H	Lift Overruns	Traditional	9	m2	494	4,
Private H	Louvres to Plant		49	m2	550	27,
	Balconies; Including Structure/ Balustrading/ Soffit/ Decking/ Drainage					
Private H	Bolt on Balconies		-	m2	1,300	
Private H	Insitu Balconies		227	m2	1,284	291,
Private H	Privacy Screens to Balconies		3	nr	723	1,
Private H	Planters above Privacy Screens to Balconies		3	nr	450	1,
Private H	Thermal Breaks to Terraces		56	m	150	8,
Private H	Decking to External Walkway (Class A - Non combustible)		84	m2	200	16,
Private H	Brickwork Parapet / Balustrade to External Walkway		64	m2	402	25,
Private H	Soffit to entrances (Class A - Non combustible)		10	m2	200	1,
	Façade					
Social H	Brickwork Façade	Traditional	5,308	m2	494	2,622,
Social H	External Blockwork Party Wall		123	m2	441	54,
Social H	e/o Soldier Course Detailing below windows	Traditional	795	m	15	11,
Social H	e/o Soldier Course Horizontal Brick Band	Traditional	2,852	m	15	42,
Social H	e/o Ancon Shelf Angle to brickwork (Included above)		,		Included	,
Social H	Metal MVHR Spandrel panels to above window units		319	m2	550	175,
Social H	Metal Spandrel panels to below window units		-	m2	550	- ,
Social H	Glazing; Punched windows		1,357	m2	600	813,
Social H	e/o 46Db Acoustic Glazing Treatment to A12 & A13 Facades only	Excluded		m2	200	
Social H	e/o High Spec Trickle Vent to A12 & A13 Facades only	Excluded		m	90	
Social H	Parapet		168	m2	402	67,
JUCIALIT	Lift Overruns	Traditional	30	m2	494	14,
Social H	Louvres to Plant		157	m2	550	86,
Social H	Balconies: Including Structure/ Baluctrading/ Soffit/ Decking/ Drainage					
Social H	Balconies; Including Structure/ Balustrading/ Soffit/ Decking/ Drainage Bolt on Balconies		-	m2	1,300	
Social H Social H			- 719	m2 m2	1,300 1,284	922,
Social H Social H Social H	Bolt on Balconies		- 719 8			,922 6,



js vo. Description Open Point Set Set Set Set Set Set Set Set Set Se		Phase A Detailed Analysis of	of Costs				
Social H Thermal Reasks Undervise/ Foreist 100 86.00 Social H Descripts Destinal Weekway and Get Transes 20 80.00 Social H Descript Destinal Weekway and Get Transes 20 80.00 Social H Descript Destinal Weekway and Get Transes 20 80.00 Social H Descript Destinat Weekway and Get Transes 20 80.00 Social H Descript Destinat Weekway and Get Transes 40 82 30.00 Feature H Marcas Chainer Frank 40 82 30.00 30.00 Feature H Marcas Chainer Frank Marcas Chainer Frank 40.00 40.00 30.00 7.00	Split	Description		Quantity	Unit	Rate / £	Total / £
Social H Densing Universe (Class A - Non controls) 20 72 200 72.20 Social H Social H Social H Social H 30 70	·	·					
Social H Progene instrume Markadow 21 02 000 00,000 Fight Fight 0 0 0,000 0,000 0,000 Recall H 6/0 Protect Classing Fightes 0 0 0 0,000 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
Social is Settle structure (Ling A, Frier contrastible) 1 n2 2.00 C,55 Factal in Pract Charling Figure 1 Settle in Pract Charling Figure 1 9.00 10 7.20 9.55 Heat II in Color Not Status Interve View 1 10 n2 10.40 3.83 10							
Fight Protect Control Second Contro Second Contro Second Control <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
Head H Prease Ladding Segue 444 n.0 62.50 Head H Color Security Proj Number Of (pringed accord) 1.0 n.0 62.50 Head H Color Security Proj Number Of (pringed accord) n.0 62.50 7.7.7 Head H Metal Security Security Number Of (pringed accord) n.0 7.00 10.5.30 Head H Metal Security Security Number Of (pringed accord) n.0 7.00 10.5.30 Head H Metal Security Security Number Of (pringed accord) n.0 6.00 7.00 Head H Periods Traditional 1.0 6.00 7.00 Head H Periods Traditional 1.0 6.00 7.00 Head H Hard Metal Security Number Of (pringed accord) 1.0 7.00 6.000 7.00 6.000 7.00 6.000 7.00 6.000 7.00 6.000 7.00 6.000 7.00 6.000 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 7.00 <td>00010111</td> <td></td> <td></td> <td>01</td> <td>2</td> <td>200</td> <td>0,170</td>	00010111			01	2	200	0,170
Retail H eigh Protect Clocking 404 no. 404 503 Retail H obs Anoral Shell Angles to Inclusion		Façade					
Retail H External Retail M 11 n2 n2 n4 5.845 Retail M Meter MWI Spack of point's notion window units 13 n2 0.00 12.817 Retail M Meter MWI Spack of point's notion window units 13 n2 0.00 12.817 Retail M e/s for Space first window indow units 13 n2 0.00 12.00 Retail M e/s for Space first window indow units 13 n2 0.00 12.00 Retail M e/s for Space first window indow n3 n2 0.00 12.00 Retail M particle Mitter Net Note Net Net Net Net Net Net Net Net Net N	Retail H	Precast Cladding Façade		494	m2	740	365,601
Internal II eth II well will is grant a data well wills grant at gate well wills grant at gate well wills grant g	Retail H	e/o Precast Cladding		494	m2	55	27,173
Retail II Metal Space Spa				13	m2		5,843
Retail II Meta Jacobia parale is believe vindow onls - no. 200 100 Retail II -0.0 600-konsite Glaim ("retenents A 12 A 13 Factures only Excluded - 200 70 Retail II -0.0 600-konsite Glaim ("retenents A 12 A 13 Factures only Excluded - 200 70 Retail II Lowres to Plant Teaditore 3 no. 600 700 Retail II Lowres to Plant Teaditore 3 no. 600 700 Retail II Soft to entrance (Class A- hor confluctBel) 3 no. 600 700							
Hetali M Glang Panchal windows 19.4 GLA Account Clang Teament to A12 & A13 Facades only Excluded n 30 102.515 Metali M o's light Spec Traice Vert A12 & A13 Facades only Excluded n 30 2.222 Metali M Diversion Spect Spe				34			18,917
etail in etail i				-			-
Print III Open Start			Evoludod	146			102,510
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Heal H Uft Overration Tabilities Tabilities Table J n2 648 5376 Heal H Soft It entrances (Las A. Hon combastiler) J n2 200 660 Heal H Soft It entrances (Las A. Hon combastiler) J n2 200 660 Heal H External H Soft It entrances (Las A. Hon combastiler) Table J 700 660 House I Frances (Las A. Hon combastiler) Traditional 2008 n2 660 1477239 Private I Off Course Extering to facto Marks Traditional 2008 n2 660 1677239 Private I Off Soft Course Extering to facto Marks Traditional 2008 170			Excluded	18			7 292
Retail # Lower Soft is serving (Siss A - Non combustible) 3 1 2 200 667 Retail # Avening Ciss A - Non combustible) 3 m 5.00 80.000 Figher - - - 5.00 80.000 Figher - - - 0 0.40 1.477.259 Private I e/o Solder Course Potenting below window Traditional 2.43 m 1.5.557 Private I e/o Solder Course Potenting below window Traditional 2.43 m 1.5.557 Private I e/o Solder Course Potenting below window winds Traditional 2.43 m 1.5.557 Private I e/o Potentic Bandrei parote National Informational Information Informatinformatin Informational Informatin Informational Inform			Traditional				
Retail II Soft II centranced (Class A - None conbestible) 10 no 500 80,000 Building I Frank 10 no 500 80,000 Proteit 10 no 10 no 500 80,000 Proteit 10 no 10 no 10 <t< td=""><td></td><td></td><td>Hautional</td><td></td><td></td><td></td><td></td></t<>			Hautional				
Retail Awing to Retail unit - Assumed Intr per unit 16 nr 5,000 80,000 Building I Fraged Instructor Regular Traditional 2.07 1.077,250 1.077,250 Private Instructor Regular Traditional 2.07 1.077,250 1.055 Private 0.07 Science restructor Regular Traditional 2.03 1.055 Private 0.07 Angle Concrete Regular 1.07 1.02 2.02 1.05,02 Private 0.07 Angle Concrete Regular 1.07 1.02 2.03 8.08,03 Private 0.07 Angle Concrete Regular 1.07 1.02 2.03 8.08,03 Private Metal Sgond Pointe Stoblew window units 1.07 1.02 2.03 8.08,03 Private Private Private 1.03 1.02 1.03 1.03 1.03 1.03 1.03 1.03 1.03 1.03 1.03 1.03 1.03 1.03 1.03 1.03 1.03 1.03 1.03 1.03 1.04 9.03 <							
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Private Birkanow Fagatie Traditional 2.909 m2 449 1.77.259 Private e/s Solider Course Parting Bolow windows Traditional 1.208 m 1.5 3.5576 Private e/s Course Parting Bolow windows Traditional 1.208 m 1.5 3.5576 Private e/s Ancon Shelf Angle to bickwork (Included above)		-					
Private 1 c//s Soliofic Course Distantial ling balave windows Traditional 248 m 15 36.576 Private 1 c//s Soliofic Course Distantial ling to ground floor 17 m1000000000000000000000000000000000000		-					
Private e/o Soldier Course Horizontal Brick Band Traditional 2,438 n 1.5 36,571 Private e/o Ancon Shelf Angle to bickwork (include above) - included -							
Private e/o Arcent Concrete Band Traditional 1.003 m 6.8 8.81 Private e/o Arcent Self Arget to Dickwork (Include Journ) - - - 11.367 Private e/o Fasure Erick detailing to ground floor - - - 2.680 11.367 Private Metal Spandre Eracles. Scient Note winds winds - - - 2.500 8.9,583 Private Metal Spandre Eracles. Scient Note winds winds - - 2.500 4.32,760 Private e/o Metal Actin Councer Eracles. Only Excluded m 0 7.72 Private e/o Freat. Concrete Façale m 0 7.72 0.00 7.73 Private e/o Freat. Concrete Façale m 0 m 0 7.72 0.00 7.73 Private Latures to Part Elacones; including Structure/ Balustrading/ Soffit/ Decking/ Drainage m 0 10 m 1.5 7.53 Private Instrume Brevis to Terares 300 m							
Private i							
Private e/0 feature brick detailing to ground floor 17 n2 288 12.060 Private Metal Spander (graque : Scena to note vurits) 147 n2 550 88.943 Private Metal Spander (graque : Scena to note vurits) - n2 550 88.943 Private Glazing: Punched vindow units - n2 200 - - 750 75			Traditional	1,093	m		68,871
Private I Private I 99 m2 600 113.387 Private I Metal MVHR Spandel parets to below window units 7 m2 550 6 Private I Soliciting Functioned window units 7 m2 600 433.706 Private I e/o/ 460b Acoustic Oldizing Treatment to A12 & A13 Facades only Excluded m2 200 7 Private I e/o/ 460b Acoustic Oldizing Treatment to A12 & A13 Facades only Excluded m2 200 7 Private I e/o Affob Acoustic Oldizing Treatment to A12 & A13 Facades only Excluded m2 200 7 m2 199 13.238 Private I e/o Facat Concrete Façade 7 m2 199 13.238 Private I Lowruns Ornal 20 m2 19 13.238 Private I Including Facade Acoustic Oldizing Treatment to A12 & A13 753 465.45 Private I Thermal Breaks To Terraces 21 m 150.45 Social I e/o Solidi Course Detains Indows Traditional 28 m				47			12 (02
Private I Metal Spandia panels to above window units 147 m2 550 - Private I Glasing: Punched window units 72 m2 600 433,760 Private I of high Spec Trickle Vent to A12 & A13 Facades only Excluded m2 90 - Private I of high Spec Trickle Vent to A12 & A13 Facades only Excluded m2 90 - Private I of or Press Concrete Facade 67 m2 199 13,238 Private I Urivers to Plant 20 m2 494 5,747 Private I Urivers to Plant 80 m2 15,44 5,86,118 Private I Urivers to Plant 300 m2 1,544 5,86,118 Private I Thermail Breaks to Terrates 21 m 13,04 3,81,118 Private I Thermail Breaks to Terrates 7 m2 200 3,614 Private I Thermail Breaks to Terrates 7 m3 5,613 3,614 Private I Thermail Breaks to Terrates 7 m3 5,613 11,614 5,636 5,536<							
Private I Metal Spander Sands to below window units							
Private i Glaing, Punched windows 23 no. Private i e/o High Spec. Tricle Vent to A12.8.A13 Facades only Excluded m 00 - Private i e/o High Spec. Tricle Vent to A12.8.A13 Facades only Excluded m 00 - Private i e/o High Spec. Tricle Vent to A12.8.A13 Facades only Excluded m 00 - Private i e/o Precast Concrete Fagade 67 n2 109 312.38 Private i utcrows to Plant 100 2444 9,747 Private i locures to Plant 380 no.2 154.4 55.43 Private i Internal Breaks to Terrates 380 no.2 154.4 55.43 Private i Sofid in Dental Sta A. Non combustible) 118 m 150 35.34 Private i Sofid in Brickwork Facade Triaditional 150 m 35.34 Social i e/o Solidier Course Potizional Brick Band Triaditional 150 m 35.346 Social i e/o Solidier Course Potizional Brick Band Triaditional 150 m 3.346							60,943
Private •e/ 6/40D Acoustic Glazing Treatment to A12 & A13 Facades only Excluded m 90 . Private Parapet. 92 n.2 402 37,095 Private e/o Preast Concret Fagade 67 n.2 499 13,238 Private Luft Overruns Traditional 20 n.2 454 9,747 Private Louvers to Plant Traditional 20 n.2 454 9,747 Private Institu Balconies Traditional 20 n.2 454 9,747 Private Institu Balconies Traditional 20 n.2 456,138 Private Institu Balconies 300 n.2 1,544 566,138 Private Institu Balconies 18 n.2 30 3,514 Private Institu Balconies 18 n.2 30 3,514 Private Institu Balconies 17 17 17 17 30 3,514 Pr							133 706
Private l of High Spec Tricle Venit o A12.& A13 Facades only Excluded m 00 Private l of Percast Concrete Façade 67 n2 402 37.085 Private l uit Overnas 7raditional 20 2.494 9.747 Private l Louvres to Plant 7raditional 85 n2 550 46.543 Private l Instru Baconies, including Structure/ Balustrading/ Soffit/ Decking/ Drainage 380 n2 1.544 550 45.543 Private l Tormal Breaks to Terraces 380 n2 1.544 550 1.12 m 150 3.112 Private l Soffit to entrances (Class A - Non combustible) 18 720 494 1.14.69 Social I #/o Soldine Course Portizonal Brick Band Traditional 150 m 3.36 Social I #/o Soldine Course Portizonal Brick Band Traditional 150 m 3.36 Social I #/o Soldine Brick Band Traditional 150 m 3.36 Social I #/o Pore			Excluded	725			
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Social JGlazing; Triple Glazed Internorm HF410 Composite Punched window system629m2415260,932Social Je/o 46Db Acoustic Glazing Treatment to A12 & A13 Facades onlyExcludedm2200-Social Je/o High Spec Trickle Vent to A12 & A13 Facades onlyExcludedm290-					-		
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Social J e/o High Spec Trickle Vent to A12 & A13 Facades only Excluded m 90 -				629			260,932
							-
Judian J Farapet 125 1112 402 50,230			Excluded	105			50 220
	SOCIALI	Γαιαμεί		125	mΖ	402	50,230



Split	Description	Quantity	Unit	Rate / £	Total / £
Social J	Air Tight Membrane	2,549	m2	7	17
Social J	Additional Labour cost to achieve reduced air leakage rate	2,549	ltem	20,000	20
		_			
	Balconies; Including Structure/ Balustrading/ Soffit/ Decking/ Drainage				
Social J	Insitu Balconies	-	m2	-	_
Social J Social J	Thermal Breaks to Terraces Decking to Terraces (Class A - Non combustible)	49 143	m m2	150 200	28
Social J		145	1112	200	20
	Windows and external doors				
	Windows and other glazed systems Included in section 2.5 above				
	External Doors				
Private I	Building F External Doors - Residential Entrance - Double; Fully Glazed	1	nr	10,000	10
Private	· ·	2	nr	5,000	1
Private	External Doors - Single; Generally	3	nr	1,100	:
Private I	External Doors - Leaf and half; Generally	2	nr	1,500	:
Private I		2	nr	1,300	1
Private		3	nr	1,500	
Private	Balcony Doors; e/o glazed façade	113	nr	1,000	113
Retail F	External Doors - Retail Suite - Single	5	nr	1,300	(
Retail F	External Doors - Marketing Suite Entrance - Single; Fully Glazed	5	nr	1,300	(
Retail F	Retail Unit Canopies	3		2,000	
	Building H			40.00-	
Private I		1	nr nr	10,000	1
Private Private		1	nr	1,100 1,400	:
Private		1	nr	1,500	
Private I		2		1,250	:
Private I	H External Doors - Single to Roof Terrace	8	nr	1,150	9
Private I		0	nr	2,000	
Private		0	nr	1,500	
Private	H Balcony Doors; e/o glazed façade	31	nr	1,000	3
Social H	External Doors - Residential Entrance - Double; Fully Glazed	3	nr	10,000	3
Social H	External Doors - Single; Generally	0	nr	1,100	
Social H	External Doors - Residential Entrance - Single; Generally	2	nr	1,400	:
Social H		3	nr	1,500	
Social H		8	nr	1,250	
Social H Social H	5	26 1	nr	1,150 2,000	2
Social H		1	nr nr	1,500	:
Social H		73	nr	1,000	7
Retail H	External Doors - Retail Suite - Single	18	nr	1,500	2
Retail H	External Doors - Marketing Suite Entrance - Single; Fully Glazed	0	nr	1,500	2
Retail H	Retail Unit Canopies	16	nr	2,000	3
	Building I				
Private I	External Doors - Residential Entrance - Single; Fully Glazed	4	nr	2,500	
Private I		4	nr	1,100	
Private I		3	nr	1,100	:
Private Private		0	nr nr	1,500 1,250	
Private Private		1	nr nr	1,250 1,150	
Private		2	nr	2,000	
Private I		50	nr	1,000	5
Social I	External Doors - Residential Entrance - Single; Fully Glazed	0	nr	2,500	
Social I	External Doors - Single; Apartment Entrance Doors	0	nr	1,100	
Social I Social I	External Doors - Single; Generally External Doors - Double; Generally	0	nr nr	1,100 1,500	
Social I	External Doors - Leaf and half; Generally	0	nr	1,500	
Social I	External Doors - Single to Roof Terrace	0	nr	1,150	
Social I	External Doors - Double Plant Door	0	nr	2,000	
Social I	Balcony Doors; e/o glazed façade	4	nr	1,500	!
	Duilding L				
Social	Building J External Doors - Residential Entrance - Single: Fully Glazed	32	nr	1 100	1
Social J Social J	External Doors - Residential Entrance - Single; Fully Glazed External Doors - Single to Roof Terrace	32	nr nr	1,100 1,150	35
Social J	External Doors - Double to Plant	3		1,150	2
				,	
,	Internal walls and partitions				
	Building F				
	Residential dividing walls; stud partition, frame, insulation, plasterboard				

TOTAL GIFA 29,253 m2 314,881 ft2



	Phase A Detailed Analysis of Cost	S				
Split	Description		Quantity	Unit Rate / £		Total / £
	Residential walls; stud partition, frame, insulation, plasterboard					
Private F	Walls within apartments		5,855	m2	75	439,097
Private F	Internal face of external wall - Perimeter wall lining		3,820	m2	60	229,198
Private F	Extra Over: Moisture resistant to bathroom		3,655	m2	15	54,819
	BOH / Amenity Space Partitions					
Private F	Ground Floor High Traffic Areas; Assumed Blockwork		670	m2	85	56,978
Private F	Internal Walls to Substations *Durasteel Lining*		1	item	10,000	10,000
Private F	Walls to form risers; 120min FR		1,463	m2	105	153,640
	Patressing					
Private F	Assumed 10m2 per unit		1,020	m2	15	15,300
	Lining to face of concretes frame inculation plasterboard					
Private F	Lining to face of concrete; frame, insulation, plasterboard Wall lining		1,039	m2	40	41,554
			,			,
	Retail Walls					
Retail F Retail F	Ground Floor High Traffic Areas; Assumed Blockwork Retail Space Demising Partitions	Included Above	106	m2 m2	85 85	9,026
Retail F	Walls to form risers; 120min FR	Included Above	82	m2	105	8,645
Retail F	Internal face of external wall - Perimeter wall lining	Excluded	-	m2	60	-
	Duilding II					
	Building H Residential dividing walls; stud partition, frame, insulation, plasterboard					
Private H	Between apartments / corridors/ amenity; 60min FR		899	m2	95	85,431
Drivete II	Residential walls; stud partition, frame, insulation, plasterboard Walls within apartments		1 606		75	120 440
Private H Private H	Internal face of external wall - Perimeter wall lining		1,606 1,815	m2 m2	75 60	120,449 108,871
Private H	Extra Over: Moisture resistant to bathroom		1,384	m2	15	20,761
Private H	BOH / Amenity Space Partitions Ground Floor High Traffic Areas; Assumed Blockwork		319	m2	85	27,105
Private H	Amenity Demising Partitions		27	m2	85	2,301
Private H	Walls to form risers; 120min FR		498	m2	105	52,248
	Detrocring					
Private H	Patressing Assumed 10m2 per unit		310	m2	15	4,650
			010		10	1,000
	Lining to face of concrete; frame, insulation, plasterboard					
Private H	Wall lining		410	m2	40	16,404
	Residential dividing walls; stud partition, frame, insulation, plasterboard					
Social H	Between apartments / corridors/ amenity; 60min FR		2,849	m2	95	270,702
	Residential walls; stud partition, frame, insulation, plasterboard					
Social H	Walls within apartments		5,089	m2	75	381,664
Social H	Internal face of external wall - Perimeter wall lining		5,750	m2	60	344,978
Social H	Extra Over: Moisture resistant to bathroom		1,798	m2	15	26,965
	BOH / Amenity Space Partitions					
Social H	Ground Floor High Traffic Areas; Assumed Blockwork		1,010	m2	85	85,885
Social H	Amenity Demising Partitions		86	m2	85	7,291
Social H	Walls to form risers; 120min FR		1,577	m2	105	165,558
	Patressing					
Social H	Assumed 10m2 per unit		730	m2	15	10,950
Social H	Lining to face of concrete; frame, insulation, plasterboard Wall lining		1,299	m2	40	51,978
Social II	wan minig		1,299	1112	40	51,578
	Retail Walls					
Retail H	Ground Floor High Traffic Areas; Assumed Blockwork		314	m2	85	26,702
Retail H Retail H	Amenity Demising Partitions Walls to form risers; 120min FR		9 170	m2 m2	85 105	787 17,872
Retail H	Internal face of external wall - Perimeter wall lining	Excluded		m2	60	
	Building I Residential dividing walls; stud partition, frame, insulation, plasterboard					
Private I	Between apartments / corridors/ amenity; 60min FR		1,916	m2	95	181,982
			-,- =0			,- 52
D · · · ·	Residential walls; stud partition, frame, insulation, plasterboard					
Private I Private I	Walls within apartments Internal face of external wall - Perimeter wall lining		2,680 3,138	m2 m2	75 60	200,991 188,254
Private I	Extra Over: Moisture resistant to bathroom		1,932		15	28,980
	BOH / Amenity Space Partitions					

BOH / Amenity Space Partitions



	Phase A Detailed Analysis of Costs				
Split	Description	Quantity	Unit	Rate / £	Total / £
Private I	Ground Floor High Traffic Areas; Assumed Blockwork	254	m2	85	21
Private I	Amenity Demising Partitions	22	m2	85	:
Private I	Walls to form risers; 120min FR	553	m2	105	58
	Patressing				
Private I	Assumed 10m2 per unit	490	m2	15	7
	Lining to face of concrete; frame, insulation, plasterboard				
Private I	Wall lining	953	m2	40	38
Cosial	Residential dividing walls; stud partition, frame, insulation, plasterboard	140		05	1.
Social I	Between apartments / corridors/ amenity; 60min FR	149	m2	95	14
	Residential walls; stud partition, frame, insulation, plasterboard				
Social I	Walls within apartments	208	m2	75	15
Social I	Internal face of external wall - Perimeter wall lining	259	m2	60	1
Social I	Extra Over: Moisture resistant to bathroom	150	m2	15	
		100	2	20	·
	BOH / Amenity Space Partitions				
Social I	Ground Floor High Traffic Areas; Assumed Blockwork	20	m2	85	1
Social I	Amenity Demising Partitions	2	m2	85	
Social I	Walls to form risers; 120min FR	43	m2	105	4
	Patressing				
Social I	Assumed 10m2 per unit	30	m2	15	
	Lining to face of concrete; frame, insulation, plasterboard				
Social I	Wall lining	74	m2	40	2
	Building J				
	Residential load bearing walls; 150 timber stud walls, insulation, plasterboard				
Social J	Between dwellings; 60min FR	1,904	m2	133	253
Social J	Internal face of external wall	1,461	m2	45	6
Casial I	Residential walls; stud partition, frame, insulation, plasterboard	1 0 2 2		75	14
Social J	Walls within houses / apartments	1,932	m2	75	14
Social J	Extra Over: Moisture resistant to bathroom	1,175	m2	15	1
	Patressing				
Social J	Assumed 10m2 per unit	200	m2	15	3
Social J		200	1112	15	
	Residential dividing walls; stud partition, frame, insulation, plasterboard				
Social J	Between apartments / corridors/ amenity; 60min FR	65	m2	95	(
Sociality	between upartments y control sy amenity, community	03	1112	55	·
	BOH / Amenity Space Partitions				
Social J	Ground Floor High Traffic Areas; Assumed Blockwork	79	m2	85	(
Social J	Walls to form risers; 120min FR	104	m2	105	1
	Lining to face of concrete; frame, insulation, plasterboard				
Social J	Wall lining			40	19
SOCIALI		486	m2	40	-
2001013		486	m2	40	-
	Internal doors	486	m2	40	-
	Building F	486	m2	+0	-
	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration				
Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single	102	nr	1,050	10
Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors		nr	1,050 450	10 4
Private F Private F Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors To apartment ensuite doors	102	nr	1,050 450 450	10 4: 2:
Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors To apartment ensuite doors	102 102	nr nr nr	1,050 450	10 4: 2:
Private F Private F Private F Private F Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors To apartment ensuite doors To apartment bedroom doors To apartment utility cupboard doors; single	102 102 55 141 35	nr nr nr	1,050 450 450 450 450 450	10 4 2 6 1
Private F Private F Private F Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors To apartment ensuite doors To apartment bedroom doors To apartment utility cupboard doors; single	102 102 55 141	nr nr nr nr	1,050 450 450 450	10 4 2 6 1
Private F Private F Private F Private F Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors To apartment ensuite doors To apartment bedroom doors To apartment bedroom doors To apartment bedroom doors To apartment utility cupboard doors; single To apartment utility cupboard doors; double	102 102 55 141 35	nr nr nr nr nr	1,050 450 450 450 450 450	10 4 2 6 1
Private F Private F Private F Private F Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors To apartment ensuite doors To apartment bedroom doors To apartment bedroom doors To apartment bedroom doors To apartment utility cupboard doors; single To apartment utility cupboard doors; double Common Spaces	102 102 55 141 35	nr nr nr nr nr	1,050 450 450 450 450 450	10 4 2 6 1
Private F Private F Private F Private F Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors To apartment ensuite doors To apartment bedroom doors To apartment bedroom doors To apartment utility cupboard doors; single To apartment utility cupboard doors; single To apartment utility cupboard doors; double Common Spaces Door sets; to include frame, leaf, ironmongery and decoration	102 102 55 141 35 109	nr nr nr nr nr	1,050 450 450 450 450 850	10: 4! 2: 6: 1! 9:
Private F Private F Private F Private F Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors To apartment ensuite doors To apartment bedroom doors To apartment bedroom doors To apartment utility cupboard doors; single To apartment utility cupboard doors; oluble Common Spaces Door sets; to include frame, leaf, ironmongery and decoration To stair core; FD30S; single	102 102 55 141 35 109 11	nr nr nr nr nr nr	1,050 450 450 450 450 850 1,050	10: 4! 2: 6: 1! 9:
Private F Private F Private F Private F Private F Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors To apartment ensuite doors To apartment bedroom doors To apartment bedroom doors To apartment utility cupboard doors; single To apartment utility cupboard doors; ouble Common Spaces Door sets; to include frame, leaf, ironmongery and decoration To stair core; FD30S; single To corridor doors; FD30S; single	102 102 55 141 35 109 111 0	nr nr nr nr nr nr nr	1,050 450 450 450 450 850 1,050 1,050	10' 4! 6: 1! 9:
Private F Private F Private F Private F Private F Private F Private F Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors To apartment ensuite doors To apartment bedroom doors To apartment bedroom doors To apartment utility cupboard doors; single To apartment utility cupboard doors; double Common Spaces Door sets; to include frame, leaf, ironmongery and decoration To stair core; FD30S; single To corridor doors; FD30S; single Riser Doors; FD60S; Single	102 102 55 141 35 109 111 0 53	nr nr nr nr nr nr nr	1,050 450 450 450 450 850 1,050 1,050 1,350	10 4 2 6 1 1 9 2 1 1 7
Private F Private F Private F Private F Private F Private F Private F Private F Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors To apartment ensuite doors To apartment ensuite doors To apartment bedroom doors To apartment utility cupboard doors; single To apartment utility cupboard doors; single To apartment utility cupboard doors; double Common Spaces Door sets; to include frame, leaf, ironmongery and decoration To stair core; FD30S; single To corridor doors; FD30S; single Riser Doors; FD60S; Single Single doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space	102 102 55 141 35 109 111 0 53 7	nr nr nr nr nr nr nr nr	1,050 450 450 450 450 850 1,050 1,050 1,350 950	107 45 22 63 15 92 12 72 6
Private F Private F Private F Private F Private F Private F Private F Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors To apartment ensuite doors To apartment ensuite doors To apartment bedroom doors To apartment utility cupboard doors; single To apartment utility cupboard doors; single To apartment utility cupboard doors; double Common Spaces Door sets; to include frame, leaf, ironmongery and decoration To stair core; FD30S; single To corridor doors; FD30S; single Riser Doors; FD60S; Single Single doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space	102 102 55 141 35 109 111 0 53	nr nr nr nr nr nr nr	1,050 450 450 450 450 850 1,050 1,050 1,350	10 4 2 6 1 1 9 2 1 1 7
Private F Private F Private F Private F Private F Private F Private F Private F Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors To apartment ensuite doors To apartment ensuite doors To apartment bedroom doors To apartment utility cupboard doors; single To apartment utility cupboard doors; double Common Spaces Door sets; to include frame, leaf, ironmongery and decoration To stair core; FD30S; single To corridor doors; FD60S; single Riser Doors; FD60S; Single Single doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space Double Doors Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space	102 102 55 141 35 109 111 0 53 7	nr nr nr nr nr nr nr nr	1,050 450 450 450 450 850 1,050 1,050 1,350 950	10 4 2 6 1 1 9 2 1 1 7
Private F Private F Private F Private F Private F Private F Private F Private F Private F Private F	Building F Residential Door sets; to include frame, leaf, ironmongery and decoration To apartment entrance doors; FD60S; single To apartment bathroom doors To apartment ensuite doors To apartment ensuite doors To apartment ensuite doors To apartment bethroom doors To apartment ensuite doors To apartment utility cupboard doors; single To apartment utility cupboard doors; double Common Spaces Door sets; to include frame, leaf, ironmongery and decoration To stair core; FD30S; single To corridor doors; FD30S; single Riser Doors; FD60S; Single Single doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space Double Doors Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space Door sets; to include frame, leaf, ironmongery and decoration	102 102 55 141 35 109 11 0 53 7 0	nr nr nr nr nr nr nr nr	1,050 450 450 450 850 1,050 1,050 1,350 950 1,500	10 4! 24 6: 1! 9: 1: 7: 0
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Private ITo stair core; FD305; single9nr1,0509,7Private ITo corridor doors; FD305; single19nr1,05019,4Private IRiser Doors; FD605; Single58nr1,35077,6Private ISingle doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space12nr95011,4Private IDouble Doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space0nr1,500-Residential Door sets; to include frame, leaf, ironmongery and decorationSocial ITo apartment entrance doors; FD605; single3nr1,0503,1Social ITo apartment entrance doors; SD605; single3nr4501,3Social ITo apartment entrance doors; SD605; single3nr4501,3Social ITo apartment entrance doors; FD605; single3nr4501,3Social ITo apartment entrance doors; SD605; single3nr4501,3Social ITo apartment bathroom doors3nr4501,3Social ITo apartment ensuite doors0nr4501,3Social ITo apartment ensuite doors0nr4501,0Social ITo apartment utility cupboard doors; single2nr4501,0Social ITo apartment utility cupboard doors; double4nr
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Social ITo apartment utility cupboard doors; single2nr4501,0Social ITo apartment utility cupboard doors; double4nr8503,2Common SpacesDoor sets; to include frame, leaf, ironmongery and decoration
Social I To apartment utility cupboard doors; double 4 nr 850 3,2 Common Spaces Door sets; to include frame, leaf, ironmongery and decoration
Common Spaces Door sets; to include frame, leaf, ironmongery and decoration
Door sets; to include frame, leaf, ironmongery and decoration
Social I To stair core; FD30S; single 1 nr 1,050 7
Social I To corridor doors; FD30S; single 1 nr 1,050 1,5
Social I Riser Doors; FD60S; Single 4 nr 1,350 5,5
Social I Single doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space 0 nr 950
Social I Double Doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space 0 nr 1,500 -
Building J
Residential Door sets; to include frame, leaf, ironmongery and decoration
Social J To kitchen doors; FD30S; single 20 nr 1,100 22,0 Social J To house bathroom doors 24 nr 450 10,8
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Social J To house ensuite doors 0 nr 450 -
Social J To house ensuite doors 0 nr 450 - Social J To house toilet doors 20 nr 450 9.0
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Social J To house toilet doors 20 nr 450 9,0 Social J To bedroom doors 81 nr 450 36,4
Social J To house toilet doors 20 nr 450 9,0 Social J To bedroom doors 81 nr 450 36,4 Social J To living room doors 20 nr 450 9,0 Social J To living room doors 20 nr 450 9,0 Social J To apartment utility room doors; single 20 nr 650 13,0
Social J To house toilet doors 20 nr 450 9,0 Social J To bedroom doors 81 nr 450 36,4 Social J To living room doors 20 nr 450 9,0 Social J To living room doors 20 nr 450 9,0 Social J To apartment utility room doors; single 20 nr 650 13,0
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TOTAL GIFA 29,253 m2 314,881 ft2



	Thase A betailed Analysis of costs				
Split	Description	Quantity	Unit Ra	ate / £	Total / £
	Wall finishes				
	Building F				
	Apartment Internal Wall Finishes	11.511	-	0	
Private F Private F	Decorations within apartments Wall tiling to kitchens - 600mm high splashback Domus Subway Tile Logic White Gloss	14,611	m2	9 57	124
Private F	Wall tiling to bathrooms - Domus Subway Tile Logic White Gloss	421 2,330	m m2	57	23 174
Filvatei	wait tilling to bathrooms - Domus Subway The Logic White Closs	2,330	1112	75	1/4
Private F	Decoration to Common Space	6,849	m2	9	58
Private F	Wall enhancements to entrance lobbies etc	1	Item	15,000	15
	Retail Finishes Excluded				
Retail F	Excluded				
	Building H				
	Apartment Internal Wall Finishes				
Private H	Decorations within apartments	3,921	m2	9	33
Private H	Wall tiling to kitchens - 600mm high splashback Domus Subway Tile Logic White Gloss	182	m	57	10
Private H		857	m2	75	64
Private H Private H		2,005	m2	9 10,000	1
Filvale	Wait enhancements to entrance lobbles etc	1	Item	10,000	1
	Apartment Internal Wall Finishes				
Social H	Decorations within apartments	15,406	m2	9	130
Social H	Wall tiling to kitchens - 600mm high splashback Domus Subway Tile Logic White Gloss	326	m	57	1
Social H Social H	Wall tiling to kitchens - boomm nigh splashback Domus Subway Tile Logic White Gloss Wall tiling to bathrooms - Domus Subway Tile Logic White Gloss	236 864	m m2	57	64
Social H	Wall tilling to bathrooms - 300mm splashback to basin - Domus Logic White Gloss	113	m	24	0
			_		
Social H	Decoration to Common Space	6,946	m2	9	5
	Retail Finishes Excluded				
Retail H	Excluded				
	Building I				
	Apartment Internal Wall Finishes				
Private I	Decorations within apartments	7,813	m2	9	6
Private I	Wall tiling to kitchens - 600mm high splashback Domus Subway Tile Logic White Gloss	229	m	57	1
Private I	Wall tilling to kitchens - bomus Subway Tile Logic White Gloss	1,277	m2	75	9
	, , , , , , , , , , , , , , , , , , ,				
Private I	Decoration to Common Space	3,485	m2	9	2
Private I	Wall enhancements to entrance lobbies etc	1	Item	10,000	1
	Apartment Internal Wall Finishes				
Social I	Decorations within apartments	592	0	9	
Social I	Wall tiling to kitchens - 600mm high splashback Domus Subway Tile Logic White Gloss	18	m	57	
Social I	Wall tilling to kitchens - bomus Subway Tile Logic White Gloss	18	m2	75	
Social I	Wall tiling to bathrooms - 300mm splashback to basin - Domus Logic White Gloss	6	m2	24	
с . I.I.		277	-	75	-
Social I Social I	Decoration to Common Space Wall enhancements to entrance lobbies etc	277	m2 Item	75 10,000	2 1
Social I		1	item	10,000	-
	Building J				
Social J	Apartment Internal Wall Finishes Decorations within apartments	6,804	m2	9	5
Social 1	Decorations within apartments	0,804	1112	5	5
Social J	Wall tiling to kitchens - 600mm high splashback Domus Subway Tile Logic White Gloss	167	m	57	
Social J	Wall tiling to bathrooms - Domus Subway Tile Logic White Gloss	60	m2	75	
Social J	Wall tiling to bathrooms - 300mm splashback to basin - Domus Logic White Gloss	128	m	24	
Social J	Wall tiling to utility rooms - 300mm high splashback Domus Logic White Gloss	41	m	24	
Social J	Decoration to Common Space	749	m2	9	
Social J	Wall enhancements to entrance lobbies etc		Item	10,000	1
	Floor finishes				
	Building F				
	Residential Apartments				
Private F		6,665	m2	30	19
	Apartment Floor Finish (Kitchen, Living Space, Bedrooms, Utility); Wood Effect				
Private F	Laminate Flooring; Silk Matt Finish by Pergo or equivalent	6,059	m2	45	27
			-	0 Г	5
Drivoto F	Apartment Bathroom/ Ensuite Floor Finishes; Porcelain Terrazzo Floor Tile &	COC			
Private F	Apartment Bathroom/ Ensuite Floor Finishes; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	606	m2	85	5
Private F		606	m2	68	5.



Split	Description		Quantity	Unit Rate / i	£	Total / £
Private F	Corridor Floor Finishes; Amtico Inscribe Flooring or equivalent		623	m2	60	
Private F	Residential Entrance Lobby/ Parcel Store etc; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent		71	m2	85	
Private F	Residential Facilities; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	**Excluded - refer to FF&E	29	m2	85	Excluded
Private F	Finish to Riser Floor - Cast in GRP Grating		116	m2	50	
Private F	Residential Stair Core; Domus Concrete Tile, Vinyl or equivalent		168	m2	45	
Private F	Floor sealer to Cycle Store / Bin Store / Storage/ Plant; painted concrete		396	m2	20	
	Other:					
Private F	Skirting - allowance 1 Bed and Studio		47	nr	400	
Private F	Skirting - allowance 2 Bed		50	nr	500	
Private F Private F	Skirting - allowance 3 Bed		5	nr	600 800	
Private F Private F	Skirting - allowance 4 Bed Skirting - allowance for landlord areas	*Nr of Floors*	0 12	nr nr	800 1,500	
	Retail Floor Finishes				_,	
Retail F	Marketing Suite; Insulation & Screed		292	m2	89	
Retail F	Retail Space; Insulation & Screed		196	m2	89	
Retail F	Retail Space; Painted Concrete to BOH		17	m2	20	
	Building H Residential Apartments (Driveto)					
Private H	Residential Apartments (Private) Screed to Apartments		1,963	m2	30	
riivate H	Screed to Apartments		т,903	1112	30	
Private H	Apartment Floor Finish (Kitchen, Living Space, Bedrooms, Utility); Wood Effect Laminate Flooring; Silk Matt Finish by Pergo or equivalent Apartment Bathroom (Ensuite Floor Finisher: Porcelain Terrazzo Floor Tile &		1,781	m2	45	
Private H	Apartment Bathroom/ Ensuite Floor Finishes; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent Residential Apartments (Social)		182	m2	85	
Social H	Screed to Apartments		6,250	m2	30	:
Social H	Apartment Floor Finish (Kitchen, Living Space, Bedrooms, Utility); Vinyl Flooring; Novolin Viva Aqua grip or equivalent		5,734	m2	35	:
Social H	Apartment Bathroom/ Ensuite Floor Finishes; Vinyl Flooring; Novolin Viva Aqua grip or equivalent		515	m2	35	
	Circulation areas (Private)				-	
Private H	Screed to Circulation Space		253	m2	30	
Private H	Corridor Floor Finishes; Amtico Inscribe Flooring or equivalent		144	m2	60	
Private H	Residential Entrance Lobby/ Parcel Store etc; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent		38	m2	85	
Private H	Residential Facilities; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent		0	m2	85	
Private H	Finish to Riser Floor - Cast in GRP Grating		36	m2	50	
Private H	Residential Stair Core; Domus Concrete Tile, Vinyl or equivalent			m2	45	
Private H	Floor sealer to Cycle Store / Bin Store / Storage/ Plant; painted concrete		95	m2	20	
<u> </u>	Circulation areas (Social)			2	-	
Social H	Screed to Circulation Space		801	m2	30	
Social H	Corridor Floor Finishes; Heckmonwide Supercord Carpet Tile or equivalent Residential Entrance Lobby/ Parcel Store etc; Porcelain Terrazzo Floor Tile &		456	m2	30	
Social H	cement grey grouting; Matt Finish by Domus or equivalent		122	m2	30	
Social H	Residential Facilities; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent		0	m2	30	
Social H Social H	Finish to Riser Floor Residential Stair Core; Domus Concrete Tile, Vinyl or equivalent		223	m2 m2	50 45	
Social H Social H	Floor sealer to Cycle Store / Bin Store / Storage/ Plant; painted concrete		300	mz m2	45 20	
	Other (Private):				-	
Private H	Skirting - allowance 1 Bed and Studio		15	nr	400	
Private H Private H	Skirting - allowance 2 Bed Skirting - allowance 3 Bed		12 4	nr nr	500 600	
Private H	Skirting - allowance 4 Bed		4	nr	800	
Private H	Skirting - allowance for landlord areas	*Nr of Floors*	8	nr	1,500	
	Other (Private):				-	
Social H	Skirting - allowance 1 Bed and Studio		11	nr	400	
Social H Social H	Skirting - allowance 2 Bed Skirting - allowance 3 Bed		30 24	nr nr	500 600	
Social H	Skirting - allowance 4 Bed		24 8	nr	800	
Social H	Skirting - allowance for landlord areas	*Nr of Floors*	11	nr	1,500	
					-	



Phase A Detailed Analysis of Costs Split Description Quantity Unit Rate / £ Total / £ Retail H Retail Space; Painted Concrete to BOH 144 20 2.878 m2 Building I Residential Apartments 99.636 Private I Screed to Apartments 3.321 m2 30 Apartment Floor Finish (Kitchen, Living Space, Bedrooms, Utility); Wood Effect Private I 3,021 45 135,936 m2 Laminate Flooring; Silk Matt Finish by Pergo or equivalent Apartment Bathroom/ Ensuite Floor Finishes: Porcelain Terrazzo Floor Tile & Private I 300 m2 85 25,534 cement grey grouting; Matt Finish by Domus or equivalent Social I Screed to Apartments 258 m2 30 7,734 Apartment Floor Finish (Kitchen, Living Space, Bedrooms, Utility); Wood Effect Social I 235 m2 45 10.575 Laminate Flooring; Silk Matt Finish by Pergo or equivalent Apartment Bathroom/ Ensuite Floor Finishes; Porcelain Terrazzo Floor Tile & Social I 85 1.938 23 m2 cement grey grouting; Matt Finish by Domus or equivalent Circulation areas _ Private I Screed to Circulation Space 606 m2 30 18.176 Private I Corridor Floor Finishes; Amico Inscribe Vinyl Flooring or equivalent 298 m2 60 17.873 Residential Entrance Lobby/ Parcel Store etc; Porcelain Terrazzo Floor Tile & Private I 48 m2 85 4,110 cement grey grouting; Matt Finish by Domus or equivalent Residential Facilities; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Private I 76 m2 85 6.452 Finish by Domus or equivalent Private I Finish to Riser Floor - Cast in GRP Grating 51 m2 50 2,552 8,268 Private I Residential Stair Core; Domus Concrete Tile, Vinyl or equivalent 184 m2 45 Private I Floor sealer to Cycle Store / Bin Store / Storage/ Plant; painted concrete 195 m2 20 3,905 30 Social I Screed to Circulation Space 47 m2 1.411 Social I Corridor Floor Finishes; Amico Inscribe Vinyl Flooring or equivalent 23 m2 60 1.387 Residential Entrance Lobby/ Parcel Store etc: Porcelain Terrazzo Floor Tile & Social I 4 m2 85 319 cement grey grouting; Matt Finish by Domus or equivalent Residential Facilities; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Social I 6 m2 85 501 Finish by Domus or equivalent 198 Social I 50 Finish to Riser Floor - Cast in GRP Grating 4 m2 Social I Residential Stair Core; Domus Concrete Tile, Vinyl or equivalent 14 m2 45 642 Social I Floor sealer to Cycle Store / Bin Store / Storage/ Plant; painted concrete 15 m2 20 303 Other: Private I Skirting - allowance 1 Bed and Studio 20 400 8.000 nr Private I Skirting - allowance 2 Bed 29 500 14,500 nr Private I Skirting - allowance 3 Bed 0 nr 600 -Private I Skirting - allowance 4 Bed 0 800 nr Private I Skirting - allowance for landlord areas *Nr of Floors* 10 1.500 15,420 nr Social I Skirting - allowance 1 Bed and Studio 0 nr 400 1,500 Social I Skirting - allowance 2 Bed 500 3 nr Social I Skirting - allowance 3 Bed 0 600 nr 0 800 Social I Skirting - allowance 4 Bed nr Social I Skirting - allowance for landlord areas *Nr of Floors* 2 1,500 2,580 nr Building J Residential Apartments (Social) Social J 2,391 m2 30 71,739 Screed to Townhouses / Maisonettes Apartment Floor Finish (Kitchen, Living Space, Bedrooms, Utility); Vinyl Flooring; Social J 2.187 m2 35 76,556 Novolin Viva Aqua grip or equivalent Apartment Bathroom/ Ensuite Floor Finishes; Vinyl Flooring; Novolin Viva Aqua Social J 204 m2 35 7.140 grip or equivalent Screed to Circulation Space Social J 115 m2 30 3,435 Residential Entrance Lobby/ Parcel Store etc; Porcelain Terrazzo Floor Tile & Social J 85 1,590 19 m2 cement grey grouting; Matt Finish by Domus or equivalent Social J Finish to Riser Floor - Cast in GRP Grating 7 m2 50 330 Social J Residential Stair Core; Domus Concrete Tile, Vinyl or equivalent 45 4,311 96 m2 Social I Floor sealer to Cycle Store / Bin Store / Storage/ Plant; painted concrete 16 m2 20 320 Social J Other: Social J Skirting - allowance 1 Bed and Studio 0 400 nr Social J Skirting - allowance 2 Bed 500 0 nr Social I Skirting - allowance 3 Bed 7 nr 600 4 200 Social J Skirting - allowance 4 Bed 9 800 7,200 nr Social J 0 1,000 Skirting - allowance 5 Bed nr Social J Skirting - allowance 6 Bed 4 1,200 4,800 nr Social J Skirting - allowance for landlord areas *Nr of Floors* 6 500 3,000 nr

Ceiling finishes

Building F



	Phase A Detailed Analysis of	Costs				
Split	Description		Quantity	Unit Rate/£		Total / £
	Residential apartments					
Private F	Generally; gypsum board ceiling, including matt emulsion paint decoration		6,665	m2	45	299,91
Private F	Extra Over: moisture resistant to bathroom		606	m2	15	9,09
	Suspended ceiling to the following locations:					
Drivete F	Suspended ceiling to residential circulation, including lift lobbies and stairs;	**Evaludas Dasi Facilitias	963		45	20.70
Private F	includes matt emulsion paint decoration	**Excludes Resi Facilities	862	m2	45	38,78
Private F	Fire stopping to residential core/circulation areas		12	nr	2,000	24,00
Private F	Painted soffit to Cycle Store / Bin Store / Storage/ Plant		396	m2	15	5,93
Private F	E/O for Durasteel to Substations		1	nr	20,000	20,00
	Retail Finishes Excluded					
	Building H Residential apartments (Private)					
Private H	Generally; gypsum board ceiling, including matt emulsion paint decoration		1,963	m2	45	88,32
Private H	Extra Over: moisture resistant to bathroom		182		15	2,72
	Suspended ceiling to the following locations:					
B · · · · ·	Suspended ceiling to residential circulation, including lift lobbies and stairs;		252	2	45	44.5
Private H	includes matt emulsion paint decoration		253	m2	45	11,3
Private H	Fire stopping to residential core/circulation areas		8	nr	2,000	16,0
Private H	Painted soffit to Cycle Store / Bin Store / Storage/ Plant		95	m2	15	1,4
Private H	E/O for Durasteel to Substations		0	nr	20,000	-
	Residential apartments (Social)					
Social H	Generally; gypsum board ceiling, including matt emulsion paint decoration		6,250	m2	45	281,2
Social H	Extra Over: moisture resistant to bathroom		515	m2	15	7,7
	Suspended ceiling to the following locations:				-	
Casialu	Suspended ceiling to residential circulation, including lift lobbies and stairs;		001	2	45	26.0
Social H	includes matt emulsion paint decoration		801	m2	45	36,0
Social H	Fire stopping to residential core/circulation areas		11	nr	2,000	22,0
Social H	Painted soffit to Cycle Store / Bin Store / Storage/ Plant		300	m2	15	4,5
Social H	E/O for Durasteel to Substations		0	nr	20,000	-
	Retail Finishes Excluded					
	Building I					
	Residential apartments (Private)					
Private I	Generally; gypsum board ceiling, including matt emulsion paint decoration		3,321		45	149,4
Private I	Extra Over: moisture resistant to bathroom		300	m2	15	4,5
	Suspended ceiling to the following locations:				-	
	Suspended ceiling to residential circulation, including lift lobbies and stairs;					
Private I	includes matt emulsion paint decoration		606	m2	45	27,2
Private I	Fire stopping to residential core/circulation areas		10	nr	2,000	20,5
Private I	Painted soffit to Cycle Store / Bin Store / Storage/ Plant		195	m2	15	2,9
Private I	E/O for Durasteel to Substations		0	nr	20,000	-
	Residential apartments (Social)					
Social I	Generally; gypsum board ceiling, including matt emulsion paint decoration		258	m2	45	11,6
Social I	Extra Over: moisture resistant to bathroom		23	m2	15	3
	Suspended ceiling to the following locations:				-	
	Suspended ceiling to residential circulation, including lift lobbies and stairs;			_		
Social I	includes matt emulsion paint decoration		47	m2	45	2,1
Social I	Fire stopping to residential core/circulation areas		2	nr	2,000	3,4
Social I	Painted soffit to Cycle Store / Bin Store / Storage/ Plant		15	m2	15	2
Social I	E/O for Durasteel to Substations		0	nr	20,000	
	Building J					
	Residential apartments (Social)					
Social J	Generally; gypsum board ceiling, including matt emulsion paint decoration		2,391		45	107,6
Social J	Extra Over: moisture resistant to bathroom		204	m2	15	3,0
	Suspended ceiling to the following locations:				45	
Social J	Suspended ceiling to residential circulation, including lift lobbies and stairs;		115	m2	45	5,1
Social J	includes matt emulsion paint decoration Fire stopping to residential core/circulation areas					
Social J	Fire stopping to residential core/circulation areas Painted soffit to Cycle Store / Bin Store / Storage/ Plant		6 16	nr m2	2,000 15	12,0
	General fittings, furnishings and equipment					
	Building F					
	Kitchens Private / Intermediate Units					
			C	pr.	6 5 6 2	39,3
Private F	Kitchens including white goods - Studio					
Private F Private F	Kitchens including white goods - Studio Kitchens including white goods - 1 bed		6 41	nr nr	6,563 6.563	
Private F Private F Private F	Kitchens including white goods - Studio Kitchens including white goods - 1 bed Kitchens including white goods - 2 bed		41 50	nr nr	6,563 6,563 7,073	269,0 353,6

Social H



Phase A Detailed Analysis of Costs Split Description Quantity Unit Rate / £ Total / £ Kitchens including white goods - 4 bed 8,191 Private F 0 nr 39.375 Private F E/O for breakfast bars 45 nr 875 Wardrobes / Shelvina Private F Wardrobes and shelving to 1 bed & studio apartments; 1 per bedroom 1200 - 1800mm 47 547 25,686 nr 1200 - 1800mm 100 54.650 Private F Wardrobes and shelving to 2 bed apartments; 1 per bedroom 547 nr Wardrobes and shelving to 3 bed apartments; 3rd bedroom excluded Private F 1200 - 1800mm 10 nr 547 5,465 Private F Wardrobes and shelving to 4 bed apartments; 3rd / 4th bedroom excluded 1200 - 1800mm 0 547 nr Signage Private F Statutory Signage *Nr of Floors* 12 1,100 13,200 nr Way finding signage, including apartment door numbers and external building sign *Nr of Floors* Private F 12 nr 1 000 12 000 **Cycle Stores** Private F 166 nr 250 41,500 Double Stacking Spaces **Assume Josta or equivalent** Private F Accessible Spaces 10 nr 80 800 **Provisional 2,500 Private F Allowance for Cycle Workstation 1 item 2,500 Letter Boxes Private F Allow 1 per apartment 102 nr 150 15,300 Window Treatment Private F Blinds to apartment windows: excluding bedrooms: Studio Affordable Only nr 500 Blinds to apartment windows; excluding bedrooms; 1 Bed Affordable Only 500 Private F nr -Private F Blinds to apartment windows; excluding bedrooms; 2 Beds Affordable Only nr 600 _ Private F Blinds to apartment windows; excluding bedrooms; 3 Beds Affordable Only nr 700 -Blinds to apartment windows; excluding bedrooms; 4 Beds Affordable Only Private F nr 900 Amenity Space Private F Allowance to fit out to Residents Facilities **EWL** Instruction 29 m2 4.040 118,776 Private F Allowance to fit out to Marketing Suite **EWL** Instruction 292 m2 3,265 951,748 Allowance for Reception Desk to residents facilities 20,000 20.000 Private F 1 item **Provisional - TBC Private F Allowance for furniture to Reception / Lobby 18 m2 500 9,150 **Retail Space** Retail F 3 nr 2,000 6,000 Statutory Signage Building H Kitchens Private / Intermediate Units Private H 6,563 39,379 Kitchens including white goods - Studio 6 nr 6.563 59.068 Private H Kitchens including white goods - 1 bed 9 nr 7.073 Private H Kitchens including white goods - 2 bed 12 nr 84.878 Private H Kitchens including white goods - 3 bed 4 nr 7,641 30,564 Private H Kitchens including white goods - 4 bed 0 nr 8,191 1,750 Private H E/O for breakfast bars 2 875 nr Wardrobes / Shelvina 1200 - 1800mm 547 Private H Wardrobes and shelving to 1 bed & studio apartments: 1 per bedroom 15 nr 8 1 9 8 Private H Wardrobes and shelving to 2 bed apartments; 1 per bedroom 1200 - 1800mm 24 nr 547 13.116 Private H Wardrobes and shelving to 3 bed apartments; 3rd bedroom excluded 1200 - 1800mm 547 8 nr 4,372 Private H Wardrobes and shelving to 4 bed apartments; 3rd / 4th bedroom excluded 1200 - 1800mm 0 nr 547 Signage *Nr of Floors* Private H 8 1.100 8.800 Statutory Signage nr Private H Way finding signage, including apartment door numbers and external building sign *Nr of Floors* 8 1,000 8,000 nr Cycle Stores Private H Double Stacking Spaces **Assume Josta or equivalent** 44 250 10,915 nr Private H Accessible Spaces 80 230 3 nr 110 Private H **Brompton Lockers** 3 nr 317 Private H Vertical Spaces 1 nr 80 115 Letter Boxes Private H Allow 1 per apartment 31 150 4,650 nr Window Treatment Private H Blinds to apartment windows; excluding bedrooms; Studio Affordable Only 500 nr Private H Blinds to apartment windows; excluding bedrooms; 1 Bed Affordable Only 500 nr Private H Blinds to apartment windows; excluding bedrooms; 2 Beds Affordable Only 600 nr -Private H Blinds to apartment windows; excluding bedrooms; 3 Beds Affordable Only 700 nr Private H Blinds to apartment windows; excluding bedrooms; 4 Beds Affordable Only nr 900 Amenity Space Private H Allowance for Reception Desk Excluded - Plot F only Private H Allowance for furniture to Reception / Lobby Space 34 m2 500 17.032 Kitchens Social Units Social H Kitchens excluding white goods - Studio 0 2,297 nr Social H Kitchens excluding white goods - 1 bed 11 2.509 27.595 nr Social H 2,611 Kitchens excluding white goods - 2 bed 30 nr 78.326 Social H Kitchens excluding white goods - 3 bed 2,713 65,113 24 nr Social H 2,819 22,554 Kitchens excluding white goods - 4 bed 8 nr Wardrobes / Shelving Social H Wardrobes and shelving to 1 bed & studio apartments; 1 per bedroom 1200 - 1800mm 11 Excluded nr

1200 - 1800mm

60

nr

Excluded

Wardrobes and shelving to 2 bed apartments; 1 per bedroom



	Phase A Detailed Analysis of Co	sts				
Split	Description		Quantity	Unit Rate/£		Total / £
Social H	Wardrobes and shelving to 3 bed apartments; 3rd bedroom excluded	1200 - 1800mm	48	nr		Excluded
Social H	Wardrobes and shelving to 4 bed apartments; 3rd / 4th bedroom excluded	1200 - 1800mm	16	nr		Excluded
	Signage					
Social H	Statutory Signage	*Nr of Floors*	11	nr	1,100	12,100
Social H	Way finding signage, including apartment door numbers and external building sign	*Nr of Floors*	11	nr	1,000	11,000
	Cycle Stores					
Social H	Double Stacking Spaces ** Assume Josta or equivalent * *		138	nr	250	34,585
Social H	Accessible Spaces		9	nr	80	730
Social H Social H	Brompton Lockers Vertical Spaces		9 5	nr nr	110 80	1,003 365
50018111			5	111	80	505
Social H	Letter Boxes Allow 1 per apartment		73	nr	150	10,950
300/01/11			/3	111	150	10,950
Social H	Window Treatment Blinds to apartment windows; excluding bedrooms; Studio		0	nr	500	_
Social H	Blinds to apartment windows, excluding bedrooms, 3 todo		11	nr	500	5,500
Social H	Blinds to apartment windows; excluding bedrooms; 2 Beds		30	nr	600	18,000
Social H	Blinds to apartment windows; excluding bedrooms; 3 Beds		24	nr	700	16,800
Social H	Blinds to apartment windows; excluding bedrooms; 4 Beds		8	nr	900	7,200
	Amenity Space					-
Social H	Allowance for Reception Desk	Excluded - Plot F only				-
Social H	Allowance for furniture to Reception / Lobby Space	,	108	m2	500	53,968
	Retail Space					-
Retail H	Statutory Signage		16	nr	2,000	32,000
Retail H	Statutory Signage		10	111	2,000	52,000
	Building I					
	Kitchens					
Private I	Private / Intermediate Units Kitchens including white goods - Studio		0	nr	6,563	
Private I			20	nr	6,563	131,262
Private I	5 5		29	nr	7,073	205,121
Private I	5 5		0	nr	7,641	-
Private I	Kitchens including white goods - 4 bed		0	nr	8,191	-
	Wardrobes / Shelving				-	
Private I		1200 - 1800mm	20	nr	547	10,930
Private I		1200 - 1800mm	58	nr	547	31,697
Private I	o	1200 - 1800mm	0	nr	547 547	-
Private I	Wardrobes and shelving to 4 bed apartments; 3rd / 4th bedroom excluded	1200 - 1800mm	0	nr	- 547	-
Dubunta I	Signage	****	10		-	11 200
Private I Private I	Statutory Signage Way finding signage, including apartment door numbers and external building sign	*Nr of Floors* *Nr of Floors*	10 10	nr nr	1,100 1,000	11,308 10,280
			10		-	10,200
	Cycle Stores		74		-	47.624
Private I Private I	Double Stacking Spaces **Assume Josta or equivalent** Accessible Spaces		71 9	nr nr	250 80	17,631 742
Private I			9	nr	80	742
	Letter Boxes				-	
Private I			49	nr	150	7,350
					-	.,
	Window Treatment				-	
Private I	Blinds to apartment windows; excluding bedrooms; Studio	Affordable Only		nr	500	-
Private I		Affordable Only		nr	500	-
Private I Private I	Blinds to apartment windows; excluding bedrooms; 2 Beds Blinds to apartment windows; excluding bedrooms; 3 Beds	Affordable Only Affordable Only		nr nr	600 700	-
Private I	Blinds to apartment windows; excluding bedrooms; 4 Beds	Affordable Only		nr	900	-
	Amenity Space	,			-	-
Private I	Allowance for Reception Desk	Excluded - Plot F only				-
Private I	· · · · · · · · · · · · · · · · · · ·		20	m2	500	9,976
Private I						
	Kitchens Social Units					
Social I	Kitchens excluding white goods - Studio		0	nr	2,297	-
Social I	Kitchens excluding white goods - 1 bed		0	nr	2,509	-
Social I	Kitchens excluding white goods - 2 bed		3	nr	2,611	7,833
Social I	Kitchens excluding white goods - 3 bed		0	nr	2,713	-
Social I	Kitchens excluding white goods - 4 bed		0	nr	2,819	-
	Wardrobes / Shelving					
Social I	Wardrobes 7 Sherving Wardrobes and shelving to 1 bed & studio apartments; 1 per bedroom	1200 - 1800mm	0	nr		Excluded
Social I	Wardrobes and shelving to 2 bed apartments; 1 per bedroom	1200 - 1800mm	6	nr		Excluded
Social I	Wardrobes and shelving to 3 bed apartments; 3rd bedroom excluded	1200 - 1800mm	0	nr		Excluded
Social I	Wardrobes and shelving to 4 bed apartments; 3rd / 4th bedroom excluded	1200 - 1800mm	0	nr		Excluded
	Signago					
Social I	Signage Statutory Signage	*Nr of Floors*	2	nr	1,100	1,892
Social I	Way finding signage, including apartment door numbers and external building sign	*Nr of Floors*	2		1,000	1,720
•						, -

TOTAL GIFA 29,253 m2 314,881 ft2



Phase A Detailed Analysis of Costs

	Phase A Detailed Analysis of Co	sts				
Split	Description		Quantity	Unit Rate / £		Total / £
	Cycle Stores				_	
Soci			5	nr	250 80	1,369 58
Soci	•		1	nr nr	80 80	58
			-			
	Letter Boxes					
Soci	al I Allow 1 per apartment		3	nr	150	450
	Window Treatment					
Soci		Affordable Only	0	nr	500	-
Soci		Affordable Only	0	nr	500	-
Soci	al I Blinds to apartment windows; excluding bedrooms; 2 Beds	Affordable Only	3	nr	600	1,800
Soci		Affordable Only	0	nr	700	-
Soci		Affordable Only	0	nr	900	-
Soci	Amenity Space al I Allowance for Reception Desk	Excluded - Plot F only				-
Soci		Excluded floer only	2	m2	500	774
Soci						
	Building J					
	Kitchens					
Ci	Social Units		0		2 207	
Soci	6 6		0	nr nr	2,297 2,509	-
Soci	6 6		0	nr nr	2,509 2,611	-
Soci	5 5		7	nr	2,713	18,991
Soci		Additional 8nr Cabinets	9	nr	5,419	48,773
Soci		Additional 8nr Cabinets	0	nr	5,631	-
Soci	al J Kitchens excluding white goods - 6 bed	Additional 8nr Cabinets	4	nr	5,852	23,408
	Utility					
. ·	Social Units				2 5 0 0	
Soci	6 6		0	nr	2,509	-
Soci	6 6		0	nr nr	2,509 2,509	-
Soci	6 6		7	nr	2,509	17,560
Soci	6 6		9	nr	2,509	22,578
Soci			0	nr	2,509	-
Soci	al J Utilities excluding white goods - 6 bed		4	nr	2,509	10,035
Soci	Wardrobes / Shelving al J Wardrobes and shelving to 1 bed & studio apartments; 1 per bedroom	1200 - 1800mm	0	nr		Excluded
Soci	o i i i	1200 - 1800mm	0	nr		Excluded
Soci		1200 - 1800mm	14	nr		Excluded
Soci		1200 - 1800mm	18	nr		Excluded
Soci	al J Wardrobes and shelving to 5 bed; 3rd / 4th / 5th bedroom excluded	1200 - 1800mm	0	nr		Excluded
Soci	al J Wardrobes and shelving to 6 bed; 3rd / 4th / 5th / 6th bedroom excluded	1200 - 1800mm	8	nr		Excluded
	Signage					
Soci	al J Statutory Signage	*Nr of Floors*	6	nr	1,100	6,600
Soci	al J Way finding signage, including apartment door numbers and external building sign	*Nr of Floors*	6	nr	1,000	6,000
	Cycle Stores					
Soci			12		250	3,000
Soci			14	nr	80	1,120
_	Window Treatment					
Soci			0	nr	500	-
Soci			0	nr	500 600	-
Soci			0	nr nr	600 700	- 4,900
Soci			9	nr	900	8,100
Soci			0	nr	1,100	-
Soci			4	nr	1,300	5,200
5.01	Sanitary appliances / Bathroom Fitout Building F					-
	Private Residential					-
Priva			47	nr	4,455	209,362
Priva	ate F Bathrooms - 2 Bedroom Units		50	nr	4,455	222,725
Priva			5	nr	4,455	22,273
Priva	ate F Bathrooms - 4 Bedroom Units		0	nr	4,455	-
D'	nto E Encuitor 1 Podroom / Chudia Units		~	pr.	4 402	-
Priva Priva			0 50	nr nr	4,402 4,402	- 220,106
Priva			50	nr	4,402 4,402	22,011
	ate F Ensuites - 4 Bedroom Units		0	nr	4,402	
						-
	Building H					-

Building H

TOTAL GIFA 29,253 m2 314,881 ft2



Phase A Detailed Analysis of Costs

		Phase A Detailed Analysis	s of Costs				
	Split	Description		Quantity	Unit Rate / £		Total / £
	opine			quantity			10(01) 2
		Private Residential					
	Private H	Bathrooms - 1 Bedroom / Studio Units		15	nr	4,455	66,818
	Private H	Bathrooms - 2 Bedroom Units		12	nr	4,455	53,454
	Private H	Bathrooms - 3 Bedroom Units		4	nr	4,455	17,818
	Private H	Bathrooms - 4 Bedroom Units		0	nr	4,455	-
	Private H	Ensuites - 1 Bedroom / Studio Units		0	nr	4,402	-
	Private H	Ensuites - 2 Bedroom Units		12	nr	4,402	- 52,826
	Private H	Ensuites - 3 Bedroom Units		4	nr	4,402	17,609
	Private H	Ensuites - 4 Bedroom Units		4	nr	4,402	-
	i iivate ii	Social Residential		0		4,402	
	Social H	Bathrooms - 1 Bedroom / Studio Units		11	nr	2,019	22,207
	Social H	Bathrooms - 2 Bedroom Units		30	nr	2,019	60,565
	Social H	Bathrooms - 3 Bedroom Units		24	nr	2,019	48,452
	Social H	Bathrooms - 4 Bedroom Units		8	nr	2,019	16,151
						,	-
	Social H	Ensuites - 1 Bedroom / Studio Units		0	nr	2,019	-
	Social H	Ensuites - 2 Bedroom Units		30	nr	2,019	60,565
	Social H	Ensuites - 3 Bedroom Units		24	nr	2,019	48,452
	Social H	Ensuites - 4 Bedroom Units		8	nr	2,019	16,151
							-
		Building I					-
		Private Residential					
	Private I	Bathrooms - 1 Bedroom / Studio Units		20	nr	4,455	89,090
	Private I	Bathrooms - 2 Bedroom Units		29	nr	4,455	129,181
	Private I	Bathrooms - 3 Bedroom Units		0	nr	4,455	-
	Private I	Bathrooms - 4 Bedroom Units		0	nr	4,455	-
							-
	Private I	Ensuites - 1 Bedroom / Studio Units		0	nr	4,402	-
	Private I	Ensuites - 2 Bedroom Units		29	nr	4,402	127,662
	Private I	Ensuites - 3 Bedroom Units		0	nr	4,402	-
	Private I	Ensuites - 4 Bedroom Units		0	nr	4,402	-
		Social Residential					
	Social I	Bathrooms - 1 Bedroom / Studio Units		0	nr	2,019	-
	Social I	Bathrooms - 2 Bedroom Units		0	nr	2,019	-
	Social I	Bathrooms - 3 Bedroom Units		3	nr	2,019	6,057
	Social I	Bathrooms - 4 Bedroom Units		0	nr	2,019	-
							-
	Social I	Ensuites - 1 Bedroom / Studio Units		0	nr	2,019	-
	Social I	Ensuites - 2 Bedroom Units		0	nr	2,019	-
	Social I	Ensuites - 3 Bedroom Units		3	nr	2,019	6,057
	Social I	Ensuites - 4 Bedroom Units		0	nr	2,019	-
							-
		Building J					-
	c · · · ·	Private Residential				2 040	
	Social J	Bathrooms - 1 Bedroom / Studio Units		0	nr	2,019	-
	Social J	Bathrooms - 2 Bedroom Units		0	nr	2,019	-
	Social J	Bathrooms - 3 Bedroom Units		7	nr	2,019	14,132
	Social J	Bathrooms - 4 Bedroom Units		9	nr	2,019	18,170
	Social J	Bathrooms - 5 Bedroom Units		0	nr	2,019	-
	Social J	Bathrooms - 6 Bedroom Units		8	nr	2,019	16,151
	Social	Encuitos - 1 Rodroom / Studio Units		~	nr	2 010	-
	Social J	Ensuites - 1 Bedroom / Studio Units		0	nr	2,019	-
	Social J	Ensuites - 2 Bedroom Units		0	nr	2,019	-
	Social J	Ensuites - 3 Bedroom Units Ensuites - 4 Bedroom Units		0	nr	2,019	-
	Social J	Ensuites - 4 Bedroom Units Ensuites - 5 Bedroom Units		0	nr	2,019	-
	Social J Social J	Ensuites - 5 Bedroom Units Ensuites - 6 Bedroom Units		0 0	nr nr	2,019	-
	SOCIDI J	Ensuites - 6 Bedroom Units		0	111	2,019	-
	Social	Tailets - 1 Redroom / Studio Units		~	nr	1 074	-
	Social J	Toilets - 1 Bedroom / Studio Units		0 0	nr	1,074	-
	Social J	Toilets - 2 Bedroom Units Toilets - 3 Bedroom Units		0	nr	1,074	-
	Social J	Toilets - 4 Bedroom Units		9	nr	1,074	7,517
	Social J				nr	1,074	9,664
	Social J Social J	Toilets - 5 Bedroom Units Toilets - 6 Bedroom Units		0 4	nr	1,074 1,074	-
	JULIAI J			4	nr	1,074	4,295
5.02		Service equipment					
5.02		Building F					
	Private F	Electrical Services within the Apartment - 1 Bed / Studio		47	nr	5,757	270,579
	Private F	Electrical Services within the Apartment - 2 Beds		50	nr	6,002	300,100
	Private F	Electrical Services within the Apartment - 3 Beds		5	nr	6,337	31,685
		but our node main are reparement to bead		5		5,007	51,005
	Private F	Mechanical Services within the Apartment - 1 Bed / Studio		47	nr	10,851	510,003
	Private F	Mechanical Services within the Apartment - 2 Beds		50	nr	12,419	620,975
	Private F	Mechanical Services within the Apartment - 3 Beds		5	nr	14,319	71,597
	Private F	e/o NOX Units to apartments with Air Quality concerns	**Excluded**	-	nr	2,500	-
	Private F	e/o Zehnder Units to apartments	**Excluded**	-	nr	3,500	_
			2.0.0000			3,300	
1		Building H					

Building H

TOTAL GIFA 29,253 m2 314,881 ft2



	Phase A Detailed Analysi	s of Costs				
Split	Description		Quantity	Unit Rate / £		Total / £
	Private Residential					
Private H	Electrical Services within the Apartment - 1 Bed / Studio		15	nr	5,757	86,35
Private H	Electrical Services within the Apartment - 2 Beds		12	nr	6,002	72,02
Private H	Electrical Services within the Apartment - 3 Beds		4	nr	6,337	25,34
Private H	Mechanical Services within the Apartment - 1 Bed / Studio		15	nr	10,851	162,76
Private H	Mechanical Services within the Apartment - 2 Beds		12	nr	12,419	149,03
Private H	Mechanical Services within the Apartment - 3 Beds		4	nr	14,319	57,27
Private H	e/o NOX Units to apartments with Air Quality concerns	**Excluded**	-	nr	2,500	
Private H	e/o Zehnder Units to apartments	**Excluded**	-	nr	3,500	-
	Social Residential				,	
Social H	Electrical Services within the Apartment - 1 Bed / Studio		11	nr	4,330	47,63
Social H	Electrical Services within the Apartment - 2 Beds		30	nr	4,570	137,10
Social H	Electrical Services within the Apartment - 3 Beds		24	nr	4,850	116,40
Social H	Electrical Services within the Apartment - 4 Beds		8	nr	5,255	42,04
Social H	Machanical Convisor within the Anartment 1 Red / Studie		11	pr.	9,766	107,4
Social H	Mechanical Services within the Apartment - 1 Bed / Studio		30	nr nr	11,290	338,7
	Mechanical Services within the Apartment - 2 Beds					
Social H	Mechanical Services within the Apartment - 3 Beds		24	nr	13,090	314,1
Social H Social H	Mechanical Services within the Apartment - 4 Beds	** [voludod**	8	nr	13,922	111,3
Social H Social H	e/o NOX Units to apartments with Air Quality concerns e/o Zehnder Units to apartments	**Excluded** **Excluded**	-	nr nr	2,500 3,500	-
					-)	
	Building I		20			
Private I	Electrical Services within the Apartment - 1 Bed / Studio		20 29	nr	5,757	115,1
Private I	Electrical Services within the Apartment - 2 Beds		29	nr	6,002	174,0
Private I	Electrical Services within the Apartment - 3 Beds		-	nr	6,337	-
Private I	Mechanical Services within the Apartment - 1 Bed / Studio		20	nr	10,851	217,0
Private I	Mechanical Services within the Apartment - 2 Beds		29	nr	12,419	360,1
Private I	Mechanical Services within the Apartment - 3 Beds			nr	14,319	
Private I	e/o NOX Units to apartments with Air Quality concerns	**Excluded**	-	nr	2,500	-
Private I	e/o Zehnder Units to apartments	**Excluded**	-	nr	3,500	
Social I Social I	Electrical Services within the Apartment - 1 Bed / Studio Electrical Services within the Apartment - 2 Beds		-	nr nr	-	-
Social I	Electrical Services within the Apartment - 3 Beds		3	nr	5,757	17,2
o o o la l			5		3), 37	27)2
Social I	Mechanical Services within the Apartment - 1 Bed / Studio		-	nr	6,337	-
Social I	Mechanical Services within the Apartment - 2 Beds		-	nr	-	-
Social I	Mechanical Services within the Apartment - 3 Beds		3	nr	10,851	32,5
Social I	e/o NOX Units to apartments with Air Quality concerns	**Excluded**		nr	14,319	-
Social I	e/o Zehnder Units to apartments	**Excluded**		nr	2,500	-
	Building J					
Social J	Electrical Services within Houses - 3 Beds		7	nr	6,840	47,8
Social J	Electrical Services within Houses - 4 Beds		9	nr	7,205	64,8
Social J	Electrical Services within Houses - 5 Beds		-	nr	7,550	-
Social J	Electrical Services within Houses - 6 Beds		4	nr	7,650	30,6
C			-		11 500	
Social J	Mechanical Services within Houses - 3 Beds		7 9	nr	11,509	80,5
Social J	Mechanical Services within Houses - 4 Beds		9	nr	13,218	118,9
Social J	Mechanical Services within Houses - 5 Beds		-	nr	14,197	
Social J Social J	Mechanical Services within Houses - 6 Beds e/o NOX Units to apartments with Air Quality concerns	**Excluded**	4	nr nr	14,681 2,500	58,7
Social J	e/o Zehnder Units to apartments	**Excluded**	-	nr	3,500	
	Disposal installations Building F					
	Private Residential					
Private F	110dia Vertical Above Ground Drainage		520	m	85	44,1
Private F	110dia Crossover's to Above Ground Drainage	**Allowance**	52	m	85	4,4
Private F	110dia Soil Vent Roof Terminal Points		13	nr	500	6,6
Private F	110dia below ground drainage connections into Foul Water drainage	**Allowance**	290	m	150	43,4
	Retail					
Retail F	110dia Vertical Above Ground Drainage	** ^ **	29	m	85	2,4
Retail F	110dia Crossover's to Above Ground Drainage	**Allowance**	3	m	85 500	2
Retail F Retail F	110dia Soil Vent Roof Terminal Points 110dia below ground drainage connections into Foul Water drainage	**Allowance**	1 16	nr m	500 150	3 2,4
netani	Trana peron Proving arguinge connections into Loui Mater dramage	/ mowalice	10		150	2,-
	Building H					
D-4 · · ·	Private Residential		404		05	
Private H Private H	110dia Vertical Above Ground Drainage 110dia Crossover's to Above Ground Drainage	**Allowance**	131 13	m m	85 85	11,1 1,1
Private H	110dia Soil Vent Roof Terminal Points	Anowalice	5	nr	500	2,4
Private H	110dia Soli Vent Roof Terminal Points 110dia below ground drainage connections into Foul Water drainage	**Allowance**	21	m	500 150	2,4 3,0
i iivate fi	Social Residential	Allowallice	21		10	3,6
Social H	110dia Vertical Above Ground Drainage		416	m	85	35,3



A Datailad Analysis of Cast

	Phase A Detailed Analysis of Co					
Split	Description		Quantity	Unit Rate	e/£	Total / £
Social H			15	nr	500	-
Social H	110dia below ground drainage connections into Foul Water drainage Retail	**Allowance**	154	m	150	23
Retail H			45	m	85	
Retail H	6	**Allowance**	4	m	85	
Retail H			2	nr	500	
Retail F	110dia below ground drainage connections into Foul Water drainage	**Allowance**	4	m	150	
	Building I					
Private	Private Residential 110dia Vertical Above Ground Drainage		331	m	85	2
Private		**Allowance**	33	m	85	2
Private	5		9	nr	500	
Private		**Allowance**	136	m	150	2
C	Social Residential		20		05	
Social I Social I	110dia Vertical Above Ground Drainage 110dia Crossover's to Above Ground Drainage	**Allowance**	26 3	m m	85 85	
Social I	110dia Soil Vent Roof Terminal Points	Anowance	1	nr	500	
Social I	110dia below ground drainage connections into Foul Water drainage	**Allowance**	11	m	150	
	Building J					
Social J	110dia Vertical Above Ground Drainage		355	m	85	3
Social J	110dia Crossover's to Above Ground Drainage	**Allowance**	36	m	85	
Social J	110dia Soil Vent Roof Terminal Points	ت العاب ال	31	nr	500	1
Social J	110dia below ground drainage connections into Foul Water drainage	**Allowance**	80	m	150	1
	Water installations					
	Building F Incoming Supply		1	nr	2,500	
	Allowance for Cold Water Storage Tank		1	nr	40,000	2
	Booster Sets; including all necessary controls, expansion vessels and pressure safety		1	nr	40,000	2
	devices as necessary.					-
	Priority Demand Valve		1	nr nr	7,500 3,500	
	Wall Mounted CAT 5 Water Pump set Vertical Distribution (80mm pipework)		1 36	m	3,300	
	Horizontal Distribution (80mm pipework)		478	m	112	5
	Horizontal Distribution (22mm Pipework to Apartments)		245	m	41	1
	Riser Manifold (BCWS/ Sprinkler)		11	nr	1,500	1
	Surge Protection Valve		1	nr	2,500	
	Bib Taps BCWS External Distribution Flow Pipework in Trench DN100	**Assumed**	3 30	nr m	500 180	
	Puilden II					
	Building H Incoming Supply		1	nr	2,500	
	Allowance for Cold Water Storage Tank		1	nr	70,000	7
	Booster Sets; including all necessary controls, expansion vessels and pressure safety		1	nr	50,000	5
	devices as necessary.		-			-
	Priority Demand Valve		1	nr	7,500	
	Wall Mounted CAT 5 Water Pump set Vertical Distribution (80mm pipework)		1 27	nr m	3,500 112	
	Horizontal Distribution (80mm pipework)		810	m	112	g
	Horizontal Distribution (22mm Pipework to Apartments)		97	m	41	-
	Horizontal Distribution (22mm Pipework to Apartments - Running External)	Trace Heated	199	m	91	1
	Riser Manifold (BCWS/ Sprinkler)		8	nr	1,500	1
	Surge Protection Valve		1	nr	2,500	
	Bib Taps BCWS External Distribution Flow Pipework in Trench DN100	**Assumed**	3 20	nr m	500 180	
	·					
	Building I Incoming Supply		1	nr	2,500	
	Allowance for Cold Water Storage Tank		1	nr	30,000	3
	Booster Sets; including all necessary controls, expansion vessels and pressure safety		1	nr	20,000	2
	devices as necessary. Briocity Demand Value					2
	Priority Demand Valve Wall Mounted CAT 5 Water Pump set		1	nr nr	4,500 3,500	
	Vertical Distribution (80mm pipework)		36	m	112	
	Horizontal Distribution (80mm pipework)		234	m	112	2
	Horizontal Distribution (22mm Pipework to Apartments)		75	m	41	
	Riser Manifold (BCWS/ Sprinkler)		11	nr	1,500	1
	Surge Protection Valve		1	nr	2,500	
	Bib Taps BCWS External Distribution Flow Pipework in Trench DN100	**Assumed**	4 30	nr m	500 180	
		. asuncu	50		100	
	Building J					
	Housing Water Distribution @ 2bar	**Included within 5.02				

5.05



Split	Phase A Detailed Analysis of Cos Description		Quantity	Unit Rate /	£	Total / £
Split			Quantity	Unit Kale/	L	IULdI / L
	Building F / Building H ASHP Unit; Block A - Mitsubishi unit; model ref CAVH-P500YA-HPB 43Kw	**Previous Phase	-	nr	38,540	
	Circuit Pumps		2	item	50,000	100
	District Heating Circuit Pumps		2	item	35,000	70
	Buffer Vessels / Thermal Store / Plate Heat Exchangers		2	nr	45,000	90
	External hydraulic separator		2	nr	35,000	70
	Allowance for Plantroom Pipework		2	nr	60,000	120
	Allowance for valve sets, binders, commissioning station, AAVs and the like		2	nr	30,000	60
	LTHW Flow Vertical Pipework		63	m	57	3
	LTHW Flow Horizontal Pipework		1,630	m	57	92
	LTHW Return Vertical Pipework		63	m	57	3
	LTHW Return Horizontal Pipework		1,630	m	57	92
	LTHW Flow External Distribution Flow Pipework in Trench between Blair Street and		206	m	330	67
	Heat Intake Room for Plot F and H					
	LTHW Flow External Distribution Flow Pipework in Trench between Blair Street and Heat Intake Room for Plot F and H		206	m	330	67
	Building F/ H Retail					
	HIU to serve Retail Space		19	nr	1,250	23
	Building I ASHP Unit; Block A - Mitsubishi unit; model ref CAVH-P500YA-HPB 43Kw		4	nr	38,540	154
	ASHP Circuit Pumps		1	nr	50,000	50
	District Heating Circuit Pumps		1	nr	30,000	30
	Buffer Vessels / Thermal Store		1	nr	45,000	45
	External hydraulic separator		1	nr	35,000	35
	Allowance for Plantroom Pipework		1	nr	35,000	35
	Allowance for valve sets, binders, commissioning station, AAVs and the like LTHW Flow Vertical Pipework		36	nr m	20,000 57	20 2
	LTHW Flow Horizontal Pipework		234	m	57	13
	LTHW Return Vertical Pipework		36	m	57	2
	LTHW Return Horizontal Pipework		234	m	57	13
	Building J		20		7 600	453
	Heat Source (ASHP, Hydro box * DHW Cylinder)		20	nr	7,600	152
.06	Space heating and air conditioning					
	Building F					
	Panel heaters to communal corridors (1 per floor - If required)		11	nr	500	5
	Panel heaters to residential entrance / residents facilities Comfort cooling to entrance / residents facilities		2	nr	500 10,000	1 20
	Comfort cooling to Marketing Suite		1	nr nr	40,000	40
	Building H					
	Panel heaters to communal corridors (1 per floor - If required)		24	nr	500	12
	Panel heaters to residential entrance Comfort cooling to entrance / residents facilities		5 3	nr nr	500 10,000	2 30
			5		10,000	50
	Building I			nr	500	5
	Panel heaters to communal corridors (1 per floor - If required)		11		500	
	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room		2	nr	500	
	Panel heaters to communal corridors (1 per floor - If required)					
.07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems		2	nr	500	
07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems Building F		2	nr nr	500 10,000	10
07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems Building F Bin Store Extract (Louvre faced)		2	nr	500 10,000 1,500	3
.07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems Building F		2 1	nr nr nr	500 10,000	10 3 2
.07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems Building F Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core)		2 1 2 1	nr nr nr nr	500 10,000 1,500 2,500 1,000 20,000	3 2 11 40
07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems Building F Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract Fan System Allowance for mechanical extract to residents concierge/ BOH areas		2 1 2 1 11 2 1	nr nr nr nr nr nr item	500 10,000 1,500 2,500 1,000 20,000 5,000	3 2 11 40 5
.07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems Building F Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract Fan System		2 1 2 1 1 11 2	nr nr nr nr nr nr nr	500 10,000 1,500 2,500 1,000 20,000	3 2 11 40 5
.07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems Building F Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract Fan System Allowance for mechanical extract to residents concierge/ BOH areas Allowance for Positive Pressurisation units to lobbied spaces Building H		2 1 2 1 11 2 1 1 1 1	nr nr nr nr nr item item	500 10,000 1,500 2,500 1,000 20,000 5,000 20,000	3 2 11 40 5 20
07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems Building F Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract Fan System Allowance for mechanical extract to residents concierge/ BOH areas Allowance for Positive Pressurisation units to lobbied spaces Building H Bin Store Extract (Louvre faced)		2 1 2 1 11 2 1	nr nr nr nr nr nr item	500 10,000 1,500 2,500 1,000 20,000 5,000 20,000 1,500	1 10 3 2 11 40 5 20 7 7 7 7
07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems Building F Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract Fan System Allowance for mechanical extract to residents concierge/ BOH areas Allowance for Positive Pressurisation units to lobbied spaces Building H		2 1 2 1 11 2 1 1 1 5	nr nr nr nr nr item item	500 10,000 1,500 2,500 1,000 20,000 5,000 20,000	3 2 11 40 5 20
07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems Building F Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract Fan System Allowance for mechanical extract to residents concierge/ BOH areas Allowance for Positive Pressurisation units to lobbied spaces Building H Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core)		2 1 2 1 11 2 1 1 1 5 3	nr nr nr nr nr item item nr nr	500 10,000 1,500 2,500 1,000 20,000 5,000 20,000 1,500 2,500	10 3 2 11 40 5 20 7 7 7 24
07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems Building F Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract Fan System Allowance for mechanical extract to residents concierge/ BOH areas Allowance for Positive Pressurisation units to lobbied spaces Building H Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor)		2 1 2 1 11 2 1 1 1 5 3 24	nr nr nr nr nr item item nr nr nr nr	500 10,000 1,500 2,500 1,000 20,000 5,000 20,000 1,500 2,500 1,000	10 32 11 40 5 20 7 7 24 80 5
07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems Building F Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract Fan System Allowance for mechanical extract to residents concierge/ BOH areas Allowance for Positive Pressurisation units to lobbied spaces Building H Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract Fan System Allowance for mechanical extract to residents concierge/ BOH areas Allowance for mechanical extract to residents concierge/ BOH areas Allowance for mechanical extract to residents concierge/ BOH areas Allowance for Positive Pressurisation units to lobbied spaces		2 1 2 1 11 2 1 1 1 5 3 24 4 1	nr nr nr nr nr item item item nr nr nr nr nr nr	500 10,000 1,500 2,500 1,000 20,000 5,000 2,500 1,000 20,000 5,000	10 3 2 11 40 5 20 7 7 7 24 80 5
07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems Building F Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract Fan System Allowance for mechanical extract to residents concierge/ BOH areas Allowance for Positive Pressurisation units to lobbied spaces Building H Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract Fan System Allowance for mechanical extract to residents concierge/ BOH areas		2 1 2 1 11 2 1 1 1 5 3 24 4 1 1 1	nr nr nr nr nr item item item nr nr nr nr nr nr	500 10,000 1,500 2,500 1,000 20,000 5,000 2,500 1,000 20,000 5,000 20,000 5,000 20,000	10 3 2 11 40 5 20 7 7 7 24 80 5 20 1
.07	Panel heaters to communal corridors (1 per floor - If required) Panel heaters to residential entrance / parcel room Comfort cooling to entrance Ventilation systems Building F Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract Fan System Allowance for mechanical extract to residents concierge/ BOH areas Allowance for Positive Pressurisation units to lobbied spaces Building H Bin Store Extract (Louvre faced) Automatic Opening Vents (to top of stair core) Fire rated damper to stair core (1nr per floor) Fan Smoke Extract Tan System Allowance for Positive Pressurisation units to lobbied spaces Building H Allowance for mechanical extract to residents concierge/ BOH areas Allowance for mechanical extract to residents concierge/ BOH areas Allowance for Positive Pressurisation units to lobbied spaces Building I		2 1 2 1 11 2 1 1 2 1 1 5 3 24 4 1 1	nr nr nr nr nr item item item item item	500 10,000 1,500 2,500 1,000 20,000 20,000 1,500 2,500 1,000 20,000 5,000 20,000	3 2 11 40 5 20 7 7 7 7



Split	Phase A Detailed Analysis of Co Description		Quantity	Unit	Rate / £	Total / £
Spiit			Quantity	item	5,000	5
	Allowance for mechanical extract to residents concierge/ BOH areas Allowance for Positive Pressurisation units to lobbied spaces		1	item	15,000	15
08	Electrical installations					
	Building F					
	Residential Primary LV Distribution		22.1	m	55	1
	Primary Electrical Mains Supply Allowance for Mains Distribution Board		32.1 1	m nr	55 60,000	6
	Three Phase submains SWA cabling		12.6	m	46	0
	Sub-Distributing MSDB in Tenant Riser (Horizontal)		12.0	nr	3,000	
	Single Phase SWA Cabling (Vertical)		36	m	55	
	Tenant MSDB (30 Way 2J Lucy) - Every Three Floors		4	nr	3,600	1
	Electrical Meters to Risers		102	nr	500	5
	High Level Distribution to Apartment Consumer Units		723	m	40	2
	Allowance for cable trays/ containment, Trunking and the like		804	m	120	g
	Allowance for Earthing Busbar		36	m	350	1
	Landlord Primary Low Voltage Distribution					
	Primary Electrical Mains Supply		32.1	m	55	
	Landlord MSDB		2	nr	3,000	
	EO for AFDD to landlord circuits	**Allowance**	60	nr	125	
	Distribution as necessary	**Allowance**	550	m	55	3
	Allowance for cable trays/ containment, Trunking and the like		582	m	60	3
	Landlord Secondary Low Voltage Distribution					
	Primary Electrical Mains	**Allowance**	32.1	m	55	
	Allowance for Secondary Mains Distribution Board - Supply to Lifts, Ventilation		2	nr	20,000	2
	Fan. Distribution as necessary to serve landlord areas		165	m	55	
	Allowance for cable trays/ containment, Trunking and the like		105	m	60	1
	Allowance for Generator	**UKPS Supply	157	item	00	
	Small Power	on o supply	1	item		
	Corridor/Lift Lobby		55	nr	20	
	Plant space		25	nr	20	
	Bin Store		10	nr	20	
	Bike Store		6	nr	20	
	Residential Entrance Lobby		4	nr	20	
	Parcel Room		3	nr	20	
	Security Room		10	nr	20	
	Roof Space		10	nr	20	
	External Areas		20	nr	35	
	Lighting					
	Corridor/ Lift Lobby		165	nr	35	
	Plant space		25	nr	35	
	Bin Store		10	nr	35	
	Bike Store		20	nr	35	
	Residential Entrance Lobby		5	nr	35	
	Parcel Room		3	nr	35	
	Security Room		10	nr	35	
	Roof Space		15	nr	80	
	External Areas		10	nr	80	
	TV System Roof mounted aerials		3	nr	300	
	Multi-Way Switch & GTU in Risers		11	nr	600	
	2nr WF100 Cables to Apartments			nr	300	
			5-			
	Building H Residential Primary LV Distribution					
	Primary Electrical Mains Supply (External from UKPS substation in Plot F)		170	m	250	2
	Primary Electrical Mains Supply		46.8	m	55	
	Allowance for Mains Distribution Board		1	nr	60,000	6
	Three Phase submains SWA cabling		88	m	46	
	Sub-Distributing MSDB in Tenant Riser (Horizontal)		1	nr	3,000	
	Single Phase SWA Cabling (Vertical) Tenant MSDB (30 Way 2J Lucy) - Every Three Floors		27 8	m nr	55 3,600	2
	Electrical Meters to Risers		8 104	nr	500	5
	High Level Distribution to Apartment Consumer Units		906	m	40	3
	Allowance for cable trays/ containment, Trunking and the like		933	m	120	11
	Allowance for Earthing Busbar		27	m	350	
	Landlord Primary Low Voltage Distribution				-	
	Primary Electrical Mains Supply		46.8	m	55	
	Landlord MSDB	**^!! **	3	nr	3,000	
	EO for AFDD to landlord circuits	**Allowance**	90	nr m	125 55	1
	Distribution as necessary Allowance for cable trays/ containment, Trunking and the like	Incuded above	- 47	m m	55 60	
	Anowance for case drays containinging frunking and the like		4/		00	



Phase A Detailed Analysis of Co	sts				
Split Description		Quantity	Unit	Rate / £	Total / £
Primary Electrical Mains Allowance for Geography Maine Distribution Roard - Supply to Lifts Montilation	**Allowance**	46.8	m	55	2,574
Allowance for Secondary Mains Distribution Board - Supply to Lifts, Ventilation Fan, Commercial Sprinkler.		1	nr	20,000	20,000
Distribution as necessary to serve landlord areas		360	m	55	19,800
Allowance for cable trays/ containment, Trunking and the like		407	m	60	24,408
Allowance for Generator	**Included in F			-	
Small Power Corridor/ Lift Lobby		120	nr	- 20	- 2,400
Plant space		45	nr	20	900
Bin Store		25	nr	20	500
Bike Store		18	nr	20	360
Residential Entrance Lobby Parcel Room		30 9	nr nr	20 20	600 180
Security Room		9	nr	20	-
Roof Space		15	nr	20	300
External Areas		30	nr	35	1,050
Lighting		200		-	-
Corridor/ Lift Lobby Plant space		360 45	nr nr	35 35	12,600 1,575
Bin Store		25	nr	35	875
Bike Store		30	nr	35	1,050
Residential Entrance Lobby		30	nr	35	1,050
Parcel Room		9	nr	35	315
Security Room		0	nr	35	-
Roof Space External Areas		30 33	nr nr	80 80	2,400 2,640
TV System		33	nr	- 80	2,040
Roof mounted aerials		3	nr	300	900
Multi-Way Switch & GTU in Risers		24	nr	600	14,400
2nr WF100 Cables to Apartments		104	nr	300	31,200
Building I					
Residential Primary LV Distribution					-
Primary Electrical Mains Supply		30	m	55	1,650
Allowance for Mains Distribution Board		1	nr	60,000	60,000
Three Phase submains SWA cabling		35	m	46	1,610
Sub-Distributing MSDB in Tenant Riser (Horizontal)		1	nr	3,000	3,000
Single Phase SWA Cabling (Vertical)		36 4	m nr	55 3,600	1,959
Tenant MSDB (30 Way 2J Lucy) - Every Three Floors Electrical Meters to Risers		52	nr	500	13,200 26,000
High Level Distribution to Apartment Consumer Units		309	m	40	12,364
Allowance for cable trays/ containment, Trunking and the like		410	m	120	49,167
Allowance for Earthing Busbar		36	m	350	12,469
Landlord Primary Low Voltage Distribution		20		-	-
Primary Electrical Mains Supply Landlord MSDB		30 3	m nr	55 3,000	1,650 9,000
EO for AFDD to landlord circuits	**Allowance**	90	nr	125	11,250
Distribution as necessary	**Allowance**	550	m	55	30,250
Allowance for cable trays/ containment, Trunking and the like		580	m	60	34,800
Landlord Secondary Low Voltage Distribution				-	-
Primary Electrical Mains	**Allowance**	30	m	55	1,650
Allowance for Secondary Mains Distribution Board - Supply to Lifts, Ventilation Distribution as necessary to serve landlord areas		2 165	nr m	20,000 55	40,000 9,075
Allowance for cable trays/ containment, Trunking and the like		105	m	55 60	9,075 11,700
Allowance for Generator	**UKPS Supply	1	item		-
Small Power				-	-
Corridor/ Lift Lobby		55	nr	20	1,100
Plant space		30 5	nr	20	600 100
Bin Store Bike Store		3	nr nr	20 20	100 60
Residential Entrance Lobby		5	nr	20	100
Parcel Room		3	nr	20	60
Security Room		0	nr	20	-
Roof Space		15	nr	20	300
External Areas		10	nr	35	350
Lighting Corridor/ Lift Lobby		165	nr	- 35	- 5,775
Plant space		30	nr	35	1,050
Bin Store		5	nr	35	175
Bike Store		10	nr	35	350
Residential Entrance Lobby		5	nr	35	175
Parcel Room		3	nr	35	105
Security Room		0 30	nr nr	35 80	- 2,400
Roof Space External Areas		30 15	nr nr	80 80	2,400 1,200
TV System		15			-
Roof mounted aerials		3	nr	300	900
Multi-Way Switch & GTU in Risers		11	nr	600	6,600
2nr WF100 Cables to Apartments		52	nr	300	15,600

52 nr

300

15,600

2nr WF100 Cables to Apartments



	Split	Phase A Detailed Analysis of Cos Description	STS	Quantity	Unit Rate	/£ To	tal / £
							, =
		Building J Electrical installations - Metering & Mains Distribution / Containment		20	nr	1,000	20,0
5.09		Gas and other fuel installations					
	Retail F Retail H	Capped gas supply to retail units Capped gas supply to retail units		3 16	nr nr	3,500 3,500	10,5 56,0
5.1		Lift and conveyor installations					
	Private F	Firefighting Lifts; 13 person	Total nr of stops	11	nr	8,500	93,
	Private F	Passenger Lifts; 13 person	Total nr of stops	11	nr	8,000	88,
	Private H	Firefighting Lifts; 13 person	Total nr of stops	4	nr	8,500	34
	Private H	Passenger Lifts; 13 person	Total nr of stops	4	nr	8,000	32
	Social H Social H	Firefighting Lifts; 13 person	Total nr of stops Total nr of stops	13 13	nr nr	8,500 8,000	109 103
	Private I	Passenger Lifts; 13 person Firefighting Lifts; 13 person	Total nr of stops	9	nr	8,500	78
	Private I	Passenger Lifts; 13 person	Total nr of stops	9	nr	8,000	74
	Social I	Firefighting Lifts; 13 person	Total nr of stops	1	nr	8,500	6
	Social I	Passenger Lifts; 13 person	Total nr of stops	1	nr	8,000	5
	Social J	Firefighting Lifts; 13 person	Total nr of stops	5	nr	8,500	42
.11		Fire and lightning protection					
		Building F / H Residential		25		2 250	70
		Allowance for Dry Riser Sprinkler Pipework and Distribution (Horizontal)		35 1,630	nr m	2,250 45	78 73
		Sprinklers to all residential corridor space		35	nr	2,500	87
		Sprinklers to Riser Space		35	nr	1,250	43
		Sprinklers to plant space		14	nr	1,500	21
		Sprinklers to Bin Store		8	nr	1,250	10
		Sprinklers to Resi Entrance		8	nr	1,000	8
		Sprinklers to Bike Store		4	nr	2,000	8
		Allowance for Lightning Protection		1	nr	25,000	25
		Letterbox opening above apartment entrance doors		206	nr	90	18
		BCWS External Distribution Pipework in Trench DN100		96	m	250	24
		Building F / H Retail Allowance for Commercial Grade Sprinkler Tank to Plot H (Serving F & H)		1	item	150,000	150
		Sprinklers to commercial Space		1,405	m2	35	49
		Building I					
		Allowance for Dry Riser		11	nr	2,250	24
		Sprinkler Pipework and Distribution (Horizontal)		309	m	45	13
		Sprinklers to all residential corridor space		11	nr	2,500	27
		Sprinklers to Riser Space		11	nr	1,400	15
		Sprinklers to plant space		5	nr	1,500	7
		Sprinklers to Bin Store		1	nr	1,250	1
		Sprinklers to Resi Entrance		2	nr nr	1,000 2,000	2
		Sprinklers to Bike Store Allowance for Lightning Protection		1	nr	15,000	15
		Letterbox opening above apartment entrance doors		52	nr	90	4
		Building J					
		Allowance for Lightning Protection		1	nr	10,000	10
.12		Communications, security and control systems					
		Building F					
		BT Openreach		_			
		Distribution of copper to serve; Lifts and Fire Alarm Panel		71	m	70	4
		Containment for distribution of Fibre to serve Residential Apartments Fire Alarm Systems		723	m	50	36
		Allowance for Fire Alarm Panel incl. 24 hour battery backup; to include interface with Lift, Heat Pumps, Door Hold Open Contacts, AOV and Access Control.		1	item	10,000	10
		Allowance for Fire Call Room		1	item	15,000	15
		Allowance for Manual Call Point, Sounder, Smoke Detector, Xenon Beacon and Heat Detector.		11	nr	1,250	13
		Distribution for Fire Alarm Panel; 120 minute FR cabling.		795	m	25	19
		CCTV & Access Control Allowance for CCTV points; Building Entrances/ Front & Rear of Building/ Cycling		15	nr	250	3
		Storage.					
		Allowance for Video Door Entry System		2		3,500	7
		Distribution for CCTV/ Access Control		795	m	50	39
		CCTV to Roof Areas and Terraces			item	1,500	



	Split	Description	515	Quantity	Unit	Rate / £	Total / £
	Spin	BT Openreach		Quantity	Unit	Ndle / L	TOTAT/E
		Distribution of copper to serve; Lifts and Fire Alarm Panel Containment for distribution of Fibre to serve Residential Apartments		162 906	m m	70 50	11,309 45,320
		Fire Alarm Systems Allowance for Fire Alarm Panel incl. 24 hour battery backup; to include interface		1	item	- 10,000	- 10,000
		with Lift, Heat Pumps, Door Hold Open Contacts, AOV and Access Control. Allowance for Fire Call Room			item	15,000	15,000
		Allowance for Manual Call Point, Sounder, Smoke Detector, Xenon Beacon and					
		Heat Detector.		24	nr	1,250	30,000
		Distribution for Fire Alarm Panel; 120 minute FR cabling. CCTV & Access Control		1,068	m	25	26,699
		Allowance for CCTV points; Building Entrances/ Front & Rear of Building/ Cycling Storage.		30	nr	250	7,500
		Allowance for Video Door Entry System		6	nr	3,500	21,000
		Distribution for CCTV/ Access Control CCTV to Roof Areas and Terraces		369	m item	50 2,000	18,448 2,000
				1	item	2,000	2,000
		Building I					
		BT Openreach Distribution of copper to serve; Lifts and Fire Alarm Panel		71	m	70	4,988
		Containment for distribution of Fibre to serve Residential Apartments Fire Alarm Systems		309	m	50	15,455
		Allowance for Fire Alarm Panel incl. 24 hour battery backup; to include interface		1	item	10,000	10,000
		with Lift, Heat Pumps, Door Hold Open Contacts, AOV and Access Control. Allowance for Fire Call Room		1	item	15,000	15,000
		Allowance for Manual Call Point, Sounder, Smoke Detector, Xenon Beacon and		1	nr	1,250	1,250
		Heat Detector. Distribution for Fire Alarm Panel; 120 minute FR cabling.		380	m	25	9,509
		CCTV & Access Control				-	-
		Allowance for CCTV points; Building Entrances/ Front & Rear of Building/ Cycling Storage.		8	nr	250	2,000
		Allowance for Video Door Entry System		2	nr	3,500	7,000
		Distribution for CCTV/ Access Control		380	m	50	19,018
		CCTV to Roof Areas and Terraces		1	item	2,500	2,500
		Building I					
		Included above					
5.13		Specialist installations					
	Private F	Building Management System *Assumed Separate Controls*		1.3%	Item	3,647,530	47,418
	Retail F Brivato H	Building Management System *Assumed Separate Controls*			Item	51,249	666 18 277
	Private H Social H	Building Management System *Assumed Separate Controls* Building Management System *Assumed Separate Controls*			ltem Item	1,405,897 2,517,579	18,277 32,729
	Retail H	Building Management System *Assumed Separate Controls*			Item	249,292	3,241
	Private I	Building Management System *Assumed Separate Controls*		1.3%	Item	2,151,805	27,973
	Social I	Building Management System *Assumed Separate Controls*			Item	149,602	1,945
	Social J	Building Management System *Assumed Separate Controls*		1.3%	ltem	686,786	8,928
	Private F Potail F	Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces	7kW charging point	9	nr	3,000	25,562
	Retail F Private H	Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces	7kW charging point 7kW charging point	0 3	nr nr	3,000 3,000	1,438 7,981
	Social H	Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces	7kW charging point	8	nr	3,000	25,289
	Retail H	Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces	7kW charging point	1	nr	3,000	2,730
	Private I	Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces	7kW charging point	6	nr	3,000	16,703
	Social I Social J	Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces	7kW charging point 7kW charging point	0 14	nr nr	3,000 3,000	1,297 42,000
	Social J	Photovoltaic Panels	0.01	40	nr	800	32,000
5.14		Builders' work in connection					
5.14	Private F	Builders' work in connection with services installations		1.1%		3,720,510	40,926
	Retail F	Builders' work in connection with services installations		1.1%		53,353	587
	Private H Social H	Builders' work in connection with services installations Builders' work in connection with services installations		1.1% 1.1%		1,432,155 2,575,596	15,754 28,332
	Retail H	Builders' work in connection with services installations Builders' work in connection with services installations		1.1%		2,575,596	28,332
	Private I	Builders' work in connection with services installations		1.1%		2,196,482	24,161
	Social I Social J	Builders' work in connection with services installations		1.1%		152,843	1,681 8.467
	Sociali	Builders' work in connection with services installations		1.1%		769,715	8,467
5.15	Private F	Testing & Commissioning		10.0%		2 761 426	376,144
	Private F Retail F	Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design		10.0%		3,761,436 53,940	5,394
	Private H	Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design		10.0%		1,447,909	144,791
	Social H	Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design		10.0%		2,603,928	260,393
	Retail H Brivato I	Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design		10.0%		258,070	25,807
	Private I Social I	Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design		10.0% 10.0%		2,220,643 154,525	222,064 15,452
	Social J	Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design		10.0%		778,181	77,818



SI	Phase A Detailed Analysis of Co blit Description		Quantity	Unit Rate/£		Total / £
	Complete kuilding and kuilding units					
	Complete building and building units N/A					
	Work to existing buildings					
	N/A					
	External Works					
	Plot F Ground Level; Public Realm Hard & Soft Landscaping					
	Excavate 600mm capping layer / 350mm topsoil for soft landscaping areas		47	m3	20	
	Excavate 350mm for hard landscaping		777	m3	20	1
	Disposal off site, inert material		824	m3	39	32
	Extra Over for contaminated, non-hazardous; assume 35%		288 82	m3 m3	67 343	1
	Extra Over for contaminated, hazardous; assume 10% Capping Layer to all soft landscaped areas	0.6	82 30	m3	545 55	2
	Patterned Concrete	0.0	369	m2	192	7
	Patterned Block paving; utilising existing road build up	**Granite Sets	549	m2	253	13
	Soft Landscaping		49	m2	120	
	400x400 Perfecta Flags		1,362	m2	153	20
	200x100 Block Paving - Adoptable Road		490	m2	192	9
	Tree Planting	**Allowance**	13	nr	2,000	2
	Large Oval Planters Benches	**Allowance**	8	nr nr	3,500 1,500	2
	External Table and Chairs		6	nr	2,000	1
	Large Play Equipment		1	item	50,000	5
	Allowance for Bollards, Bins, Furniture etc	**Allowance**	1	Item	10,000	1
	White Lining	**Allowance**	1	Item	1,000	
	Signage	**Allowance**	1	Item	1,500	
	Protection to Existing Trees	****	13	nr	500	-
	External Lighting Cycle Stands	**Allowance**	2,819 1	m2 Item	20 5,000	5
	Site drainage					
	Generally; to hard and soft paved areas	**GIA - No Detail	2,819	m2	15	4
	Generally; to adoptable roads	**GIA - No Detail	490	m2	15	
	Attenuation Tank General allowance (Scope to be defined)		1	ltem	25,000	2
	Roof Terraces; Landscaping					
	Hard Landscaping Dutch Clay Brick Pavers to Roof Terraces	60%	334	m2	283	50
	Allowance for Furniture	0070	1	Item	50,000	5
	Soft Landscaping					
	Assumed Amenity Grassland / Planting to Roof Terraces	40%	334	m2	120	1
	278 Works 278 Works Generally; Assumed Area		1	Item	50,000	5
	Plot H					
	Ground Level; Public Realm Hard & Soft Landscaping					
	Excavate 600mm capping layer / 350mm topsoil for soft landscaping areas		380	m3	20	
	Excavate 350mm for hard landscaping		704	m3	20	1
	Disposal off site, inert material Extra Over for contaminated, non-hazardous; assume 35%		1,084 379	m3 m3	39 67	2
	Extra Over for contaminated, hor-hazardous, assume 35%		108	m3	343	3
	Capping Layer to all landscaped areas		240	m3	50	1
	Etched Concrete Pattern	Terracotta Colour	478	m2	192	9
	100x100 Block Paving		215	m2	192	4
	Assumed Rubber-Gravel Mix to play space		299	m2	190	5
	Soft Landscaping		101	m2	120	1
	Allowance for resurfaced blacktop finish to existing road; utilising existing road build up		378	m2	75	2
	400x400 Perfecta Flags		1,320	m2	153	20
	200x100 Block Paving - Adoptable Road; utilising existing road build up		1,682	m2	162	27
	Tree Planting		11	nr	2,000	2
	Large Plant Seating		3	nr	5,000	1
	Benches Seating		5 13	nr nr	1,500 500	
	Large Play Equipment - to Kermichal Street		13	item	40,000	4
	Allowance for Bollards, Bins, Furniture etc		1	Item	10,000	1
	Allowance for bonards, bins, runniture etc		1		/	



	Phase A Detailed Analysis of Cos	ts				
Split	Description		Quantity	Unit	Rate / £	Total / £
	Signage		1	Item	5,000	5,000
	Protection to Existing Trees		12	nr	500	6,000
	External Lighting		4,473	m2	15	67,092
	Cycle Stands		1	Item	10,000	10,000
	Site drainage					
	Generally; to hard and soft paved areas		4,473	m2	15	67,092
	Generally; to adoptable roads		1,682	m2	15	25,235
	Attenuation Tank		1	14	co. 000	co 000
	General allowance		1	Item	60,000	60,000
	Deef Terresee, Londonning					
	Roof Terraces; Landscaping					
	Hard Landscaping	60%	160		283	27 156
	Assumed High Quality Flag Pavers to Roof Terraces Allowance for Furniture	00%	160	m2 Item		27,156 7,500
	Allowance for Furniture		1	item	7,500	7,500
	Coft Landscaping					
	Soft Landscaping	40%	160	m)	120	7,668
	Assumed Amenity Grassland / Planting to Roof Terraces	40%	160	m2	120	7,008
	279 Works					
	278 Works		1	Itom	50,000	E0.000
	278 Works Generally; Assumed Area		1	Item	50,000	50,000
	Diati					
	Plot I Ground Lough Dublic Boolm Hard & Soft Landssoning					
	Ground Level; Public Realm Hard & Soft Landscaping		100	m)	20	1 000
	Excavate 600mm capping layer / 350mm topsoil for soft landscaping areas		100 271	m3 m3	20 20	1,990 5,417
	Excavate 350mm for hard landscaping					
	Disposal off site, inert material		370	m3	39	14,445
	Extra Over for contaminated, non-hazardous; assume 35%		130	m3	67	8,685
	Extra Over for contaminated, hazardous; assume 10%		37	m3	343	12,704
	Capping Layer to all landscaped areas		63	m3	50	3,143
	Assumed 200x100 Block Paving		30	m2	162	4,882
	Footpath - Assumed concrete paving		107	m2	153	16,407
	Soft Landscape		105	m2	120	12,570
	Raised Road - Assumed block paving - Adoptable; Utilising existing road build up		227	m2	162	36,761
	Block Paving		548	m2	192	104,939
	Ground floor - Terrace wall; assumed 1.1m high		67	m2	132	8,790
	Ground floor - Terrace paving		89	m2	162	14,419
	Planters		8	nr 	750	6,000
	Allowance for Bollards, Bins, Furniture etc		1	Item	15,000	15,000
	White Lining		1	Item	5,000	5,000
	Signage		1	Item	5,000	5,000
	Protection to Existing Trees		-	nr	500	-
	External Lighting		1,106	m2	15	16,591
	Cycle Stands		1	Item	2,000	2,000
	Sulo Underground Waste Containers		4	nr	8,500	34,000
	Cite during an					
	Site drainage		1 100		15	16 501
	Generally; to hard and soft paved areas		1,106	m2	15	16,591
	Generally; to adoptable roads		548	m2	15	8,213
	Attenuation Tank			14 -	20.000	20.000
	General allowance (Scope to be defined)		1	Item	30,000	30,000
	Poof Torracos: Landscaning					
	Roof Terraces; Landscaping					
	Hard Landscaping	60%	210	m2	283	35,661
	Dutch Clay Brick Pavers to Roof Terraces	00%				
	Allowance for Furniture		1	Item	25,000	25,000
	C-ft Landaranian					
	Soft Landscaping	400/	210		120	10.000
	Assumed Amenity Grassland / Planting to Roof Terraces	40%	210	m2	120	10,069
	270.14					
	278 Works		1	14	50.000	50.000
	278 Works Generally; Assumed Area		1	Item	50,000	50,000
	Plot J (Residential Boundary)					
	Ground Level; Public Realm Hard & Soft Landscaping		000			40.000
	Excavate 600mm capping layer		903	m3	20	18,063
	Excavate 350mm for hard landscaping		141	m3	20	2,826
	Disposal off site, inert material		1,044	m3	39	40,735
	Extra Over for contaminated, non-hazardous; assume 35%		366	m3	67	24,493
	Extra Over for contaminated, hazardous; assume 10%		104	m3	343	35,826
	Capping Layer to all landscaped areas		903	m3	50	45,158
	Footpath - Assumed concrete paving		361	m2	153	55,338
	Soft Landscape		951	m2	120	114,084



Split						
	Description		Quantity	Unit	Rate / £	Total / £
	Loose Woodchip		43	m2	110	4,71
	Ground floor - Garden Fence		222	m	90	19,98
	Making good existing boundary brick wall; assumed 2m high		180	m2	50	8,99
	Tree Planting		14	nr	2,000	28,00
	Raised Planter		14	nr	750	10,50
	Utility Store		14	nr	795	11,13
	ASHP Store		14	nr	1,300	18,20
	Bike Store		14 1	nr	1,152 15,000	16,12 15,00
	Allowance for Bollards, Bins, Furniture etc		1	ltem Item	5,000	5,00
	White Lining		1	Item	5,000	5,00
	Signage Brotection to Existing Trees		14	nr	500	7,00
	Protection to Existing Trees		1,354	m2	15	20,31
	External Lighting		1,554	1112	15	20,31
	Plot J (Allotments)					
	Ground Level; Public Realm Hard & Soft Landscaping					
	Excavate 600mm capping layer		709	m3	20	14,17
	Excavate 350mm for hard landscaping		143	m3	20	2,80
	Disposal off site, inert material		852	m3	39	33,22
	Extra Over for contaminated, non-hazardous; assume 35%		298	m3	67	19,9
	Extra Over for contaminated, hazardous; assume 10%		85	m3	343	29,22
	Capping Layer to all landscaped areas		709	m3	50	35,4
	Resin Bound Macadam		249	m2	210	52,2
	Soft Landscaping		746	m2	120	89,5
	Loose Woodchip		161	m2	110	17,7
	Raised Planters		13	nr	1,500	19,5
	New Trees		15	nr	2,000	30,0
	Allowance for Bollards, Bins, Furniture etc		15	ltem	15,000	15,0
	White Lining		1	Item		5,0
	-		1	Item	5,000	5,00
	Signage Protection to Evicting Trees		-	nr	153	5,00
	Protection to Existing Trees		- 1,156	m2	133	120 6
	External Lighting		1,150	IIIZ	120	138,6
	Site drainage					
	Generally; to hard and soft paved areas		2,510	m2	15	37,6
	Attenuation Tank					
	General allowance (Scope to be defined)		1	Item	50,000	50,00
	Roof Terraces; Landscaping					
	Green Roof					
				_		
	Green Roof		50	m2	59	2,93
			50 1	m2 Item	59 30,000	
	Green Roof Allowance for Furniture					2,93 30,00
	Green Roof Allowance for Furniture <u>278 Works</u>		1	Item	30,000	30,00
	Green Roof Allowance for Furniture					
	Green Roof Allowance for Furniture <u>278 Works</u>		1	Item	30,000	30,00
	Green Roof Allowance for Furniture <u>278 Works</u> 278 Works Generally; Assumed Area		1	Item	30,000	30,00
	Green Roof Allowance for Furniture <u>278 Works</u> 278 Works Generally; Assumed Area Braithwaite Park		1	Item	30,000	30,00 - - -
	Green Roof Allowance for Furniture <u>278 Works</u> 278 Works Generally; Assumed Area Braithwaite Park <u>Site Clearance</u>		1	Item	30,000	30,00 - - -
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park <u>Site Clearance</u> Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road		1	Item Item item	30,000 50,000 10,000	30,0 - - - 10,0
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park <u>Site Clearance</u> Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing		1	Item	30,000	30,0 50,0 - - 10,0
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park <u>Site Clearance</u> Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E		1	Item Item item	30,000 50,000 10,000	30,0 50,0 - - 10,0
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park <u>Site Clearance</u> Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E <u>Cut / Fill</u>		1	Item Item item	30,000 50,000 10,000	30,0 50,0 - - - 10,0
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut / Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build	0.200	1	Item Item item	30,000 50,000 10,000	30,0 - - - 10,0 43,4
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut/Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas.	0.200	1 1 4,341 576	Item Item item m2 m3	30,000 50,000 10,000 10 20	30,0 50,0 - - 10,0 43,4 - 11,5
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut / Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert.	0.200	1 1 4,341 576 576	Item Item item m2 m3 m3	30,000 50,000 10,000 10 20 35	30,0 - - - 10,0 43,4 - 11,5 20,1
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut / Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35%	0.200	1 1 4,341 576 576 202	Item Item item m2 m3	30,000 50,000 10,000 10 20	30,0 50,0 - - - - - - - - - - - - - - - - - -
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut / Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert.	0.200	1 1 4,341 576 576	Item Item item m2 m3 m3	30,000 50,000 10,000 10 20 35	30,0 50,0 10,0 43,4 11,5 20,1 13,5
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut / Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35% Extra Over for contaminated, hazardous; assume 10% Hard Landscaping Areas	0.200	1 1 4,341 576 576 202	Item Item item m2 m3 m3 m3	30,000 50,000 10,000 10 20 35 67	30,0 50,0 10,0 43,4 11,5 20,1 13,5
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut / Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35% Extra Over for contaminated, hazardous; assume 10%	0.200	1 1 4,341 576 576 202 58	Item Item m2 m3 m3 m3 m3	30,000 50,000 10,000 10 20 35 67 343	30,0 50,0 10,0 43,4 11,5 20,1 13,5 19,7
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut / Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35% Extra Over for contaminated, hazardous; assume 10% Hard Landscaping Areas Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1 material, binder course, macadam, resin dressing with metal trim.	0.200	1 1 4,341 576 576 202	Item Item item m2 m3 m3 m3	30,000 50,000 10,000 10 20 35 67	30,0 50,0 10,0 43,4 11,5 20,1 13,5 19,7
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut / Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35% Extra Over for contaminated, hazardous; assume 10% Hard Landscaping Areas Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1 material, binder course, macadam, resin dressing with metal trim. Rubber-Gravel Mix to play space; Geotextile membrane, Type 1, binder course,	0.200	1 1 4,341 576 202 58 534	Item Item item m2 m3 m3 m3 m3 m3 m3 m3	30,000 50,000 10,000 10 20 35 67 343 210	30,0 50,0 10,0 43,4 11,5 20,1 13,5 19,7
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut / Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35% Extra Over for contaminated, hazardous; assume 10% Hard Landscaping Areas Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1 material, binder course, macadam, resin dressing with metal trim. Rubber-Gravel Mix to play space; Geotextile membrane, Type 1, binder course, macadam and rubber-gravel mix.	0.200	1 1 4,341 576 202 58 534 1,152	Item Item item m2 m3 m3 m3 m3 m2 m2	30,000 50,000 10,000 10 20 35 67 343 210 190	30,0 50,0 10,0 43,4 11,5 20,1 13,5 19,7 112,1 218,9
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut/Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35% Extra Over for contaminated, hazardous; assume 10% Hard Landscaping Areas Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1 material, binder course, macadam, resin dressing with metal trim. Rubber-Gravel Mix to play space; Geotextile membrane, Type 1, binder course, macadam and rubber-gravel mix. Allowance flag paving	0.200	1 1 4,341 576 202 58 534	Item Item item m2 m3 m3 m3 m3 m3 m3 m3	30,000 50,000 10,000 10 20 35 67 343 210	30,0 50,0 10,0 43,4 11,5 20,1 13,5 19,7 112,1 218,9
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut/Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35% Extra Over for contaminated, hazardous; assume 10% Hard Landscaping Areas Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1 material, binder course, macadam, resin dressing with metal trim. Rubber-Gravel Mix to play space; Geotextile membrane, Type 1, binder course, macadam and rubber-gravel mix. Allowance flag paving Soft Landscaping Areas	0.200	1 1 4,341 576 202 58 534 1,152 381	Item Item item m2 m3 m3 m3 m3 m2 m2 m2 m2	30,000 50,000 10,000 10 20 35 67 343 210 190 190	30,0 50,0 10,0 43,4 11,5 20,1 13,5 19,7 112,1 218,5 72,4
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut/Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35% Extra Over for contaminated, hazardous; assume 10% Hard Landscaping Areas Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1 material, binder course, macadam, resin dressing with metal trim. Rubber-Gravel Mix to play space; Geotextile membrane, Type 1, binder course, macadam and rubber-gravel mix. Allowance flag paving Soft Landscaping Areas New Turf for picnic benches	0.200	1 1 4,341 576 202 58 534 1,152	Item Item item m2 m3 m3 m3 m3 m2 m2	30,000 50,000 10,000 10 20 35 67 343 210 190	30,0 50,0 10,0 43,4 11,5 20,1 13,5 19,7 112,1 218,9 72,4
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut / Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35% Extra Over for contaminated, hazardous; assume 10% Hard Landscaping Areas Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1 material, binder course, macadam, resin dressing with metal trim. Ruber-Gravel Mix to play space; Geotextile membrane, Type 1, binder course, macadam and rubber-gravel mix. Allowance flag paving Soft Landscaping Areas New Turf for picnic benches Allowance to strip existing vegetation and replace with turf seeding; assume	0.200	1 1 4,341 576 576 202 58 534 1,152 381 219	Item Item item m2 m3 m3 m3 m3 m2 m2 m2 m2 m2 m2	30,000 50,000 10,000 10 20 35 67 343 210 190 190 30	30,0 50,0 - - - 10,0 43,4 - 11,5 20,1 13,5 19,7 - 112,1 218,9 72,4 - - - - - - - - - - - - - - - - - - -
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut/Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35% Extra Over for contaminated, hazardous; assume 10% Hard Landscaping Areas Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1 material, binder course, macadam, resin dressing with metal trim. Rubber-Gravel Mix to play space; Geotextile membrane, Type 1, binder course, macadam and rubber-gravel mix. Allowance flag paving Soft Landscaping Areas New Turf for picnic benches	0.200	1 1 4,341 576 202 58 534 1,152 381	Item Item item m2 m3 m3 m3 m3 m2 m2 m2 m2	30,000 50,000 10,000 10 20 35 67 343 210 190 190	30,0 - - - 10,0 43,4 - 11,5 20,1 13,5 19,7 - 112,1 218,9 72,4 - 6,5
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut / Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35% Extra Over for contaminated, hazardous; assume 10% Hard Landscaping Areas Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1 material, binder course, macadam, resin dressing with metal trim. Ruber-Gravel Mix to play space; Geotextile membrane, Type 1, binder course, macadam and rubber-gravel mix. Allowance flag paving Soft Landscaping Areas New Turf for picnic benches Allowance to strip existing vegetation and replace with turf seeding; assume	0.200	1 1 4,341 576 576 202 58 534 1,152 381 219	Item Item item m2 m3 m3 m3 m3 m2 m2 m2 m2 m2 m2	30,000 50,000 10,000 10 20 35 67 343 210 190 190 30	30,00 - - - - 10,00 - 43,40 - 11,52 20,12 13,52 - 112,15 218,92 - 72,45 - - - - - - - - - - - - - - - - - - -
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut / Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35% Extra Over for contaminated, hazardous; assume 10% Hard Landscaping Areas Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1 material, binder course, macadam, resin dressing with metal trim. Ruber-Gravel Mix to play space; Geotextile membrane, Type 1, binder course, macadam and rubber-gravel mix. Allowance flag paving Soft Landscaping Areas New Turf for picnic benches Allowance to strip existing vegetation and replace with turf seeding; assume existing topsoil suitable for re-use	0.200	1 1 4,341 576 202 58 534 1,152 381 219 240	Item Item item m2 m3 m3 m3 m3 m2 m2 m2 m2 m2 m2 m2	30,000 50,000 10,000 10 20 35 67 343 210 190 190 30 25	30,00 - - - - 10,00 43,44 - 11,52 20,1 13,5 19,77 - 112,12 218,99 72,44 - 6,56 6,00 9,19
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut / Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35% Extra Over for contaminated, hazardous; assume 10% Hard Landscaping Areas Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1 material, binder course, macadam, resin dressing with metal trim. Rubber-Gravel Mix to play space; Geotextile membrane, Type 1, binder course, macadam and rubber-gravel mix. Allowance to strip existing vegetation and replace with turf seeding; assume existing topsoil suitable for re-use Allowance for new herbaceous meadow planting; including necessary topsoil	0.200	1 1 4,341 576 202 58 534 1,152 381 219 240 61 15	Item Item item m2 m3 m3 m3 m3 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2	30,000 50,000 10,000 10 20 35 67 343 210 190 190 190 30 25 150 2,500	30,00 - - - - 10,00 - - - 110,00 - - - - - - - - - - - - - - - - - -
	Green Roof Allowance for Furniture 278 Works 278 Works Generally; Assumed Area Braithwaite Park Site Clearance Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road Allowance for vegetation clearance and to remove/ dispose of general existing FF&E Cut / Fill Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas. Cart away site strip; Assume inert. Extra Over for contaminated, non-hazardous; assume 35% Extra Over for contaminated, hazardous; assume 10% Hard Landscaping Areas Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1 material, binder course, macadam, resin dressing with metal trim. Rubber-Gravel Mix to play space; Geotextile membrane, Type 1, binder course, macadam and rubber-gravel mix. Allowance flag paving Soft Landscaping Areas New Turf for pincic benches Allowance to strip existing vegetation and replace with turf seeding; assume existing topsoil suitable for re-use Allowance for new herbaceous meadow planting; including necessary topsoil Allowance for new trees; Assume 15nr new required	0.200	1 1 4,341 576 576 202 58 534 1,152 381 219 240 61	Item Item item m2 m3 m3 m3 m3 m3 m2 m2 m2 m2 m2 m2 m2	30,000 50,000 10,000 10 20 35 67 343 210 190 190 190 30 25 150	30,00



Split	Description	Quantity	Unit	Rate / £	Total / £
	Planters to Abbott Road retained - note	-	m2	150	-
	Allowance for Fixtures and furnishing		1112	150	-
	Allowance for planters; assumed timber	1	item	38,500	38,50
	Allowance for new signage	- 1	item	20,000	20,00
	Allowance for new low level fencing and entrance to the corner of Abbott Road/				
	Benledi Road and along Abbott Road	1	item	20,000	20,00
	Allowance for new seating/ furniture to new areas (play space/ picnic area/ paved				
	area)	1	item	30,000	30,00
	Allowance for new lighting (Assume all existing and necessary infrastructure in				
	place)	1	item	20,000	20,0
	Allowance for play equipment; Provisional Allowance, scope TBC	1	item	150,000	150,0
	Allowance for ancillary furniture (Bins, wayfinding, cycle stands and the like)	1	item		15,0
	Luca Deed Ower Cases				
	Leven Road Open Space				-
	<u>Site Clearance</u>				-
	Allowance for vegetation clearance and to remove/ dispose of general existing	5,214	m2	8	39,1
	FF&E				
	Allowance to remove existing fence	341	m	15	5,1
	<u>Cut / Fill</u>				
	Cut: All areas besides existing MUGA to be stripped to allow for surface build up -	0.0	2	20	
	Assume 300mm to allow for hard and soft landscaped areas.	0.2 715	m3	20	14,2
	Fill: Allow to fill for enhancements to existing mound to create terraced area;				
	Assumed average of 1m height in imported material; assume cut suitable for re-	638	m3	20	12,
	use			20	,
	Cart away site strip; Assume inert and all can be used as fill for mounds.	77	m3	35	2,
	Extra Over for contaminated, non-hazardous; assume 35%	27	m3	67	1,
	Extra Over for contaminated, hazardous; assume 10%	8		343	2,
	Hard Landscaping Areas			0.0	
	Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1				
	material, binder course, macadam, resin dressing with metal trim.	604	m2	210	126,8
	Coloured anti slip coating and macadam to existing MUGA; Assume surface course				
	macadam complete.	1,094	m2	50	54,3
		643	m2	145	93,
	In-situ concrete paving	045			93, 15,
	EO for introducing pattern to concrete				
	EO Allowance for in-situ concrete / Timber Feature Stairs	1			20,0
	EO Allowance to create stairs suitable for running track	1	item	10,000	10,
	Soft Landscaping Areas	559	m2	110	61,
	Allowance for mixed ornamental shrubs; including necessary topsoil	86		110	
	Allowance for hedge with railing to terrace				10,
	Allowance for meadow; including necessary topsoil	1,158		55	63,
	Allowance for turf seeding; generally	1,155		35	40,
	Allowance for new trees to Leven Road Space; 33nr new required	33	nr	2,500	82,
	Allowance for Fixtures and furnishing	1	itom	20,000	20
	Allowance for new signage	1		,	20,
	Allowance for railing to new planters	45	m	250	11,
	Allowance to create new entrances to existing MUGA fence	1			5,
	Allowance to decorate existing fence to MUGA	1			9,
	Allowance for new furniture (benching etc.)	1	item	10,000	10,
	Allowance for new lighting (Assume all existing and necessary infrastructure in	1	item	20,000	20,
	place) Allowance for new Cum Equipment		itan	20.000	20
	Allowance for new Gym Equipment	1			20
	Allowance for new trim trail equipment	1			30,
		1	item	40,000	40,
	Allowance for feature play/ bouldering equipment Allowance for ancillary furniture (Bins, wayfinding, cycle stands and the like)	1			10,

Facilit	ating	work

Plot F			
Demolition of all structures, including all necessary temporary works and structures, decontamination of the existing structures and cart material away from site. Foundations to be grubbed out up to 2m in depth and the site to be returned at 600mm below ground level.	1 item	240,000	240,000
Plot H Demolition of all structures, including all necessary temporary works and structures, decontamination of the existing structures and cart material away from site. Foundations to be grubbed out up to 2m in depth and the site to be returned at 600mm below ground level.	1 item	425,000	425,000
Plot I			

TOTAL GIFA 29,253 m2 314,881 ft2



		Phase A Detailed Analysis of	COSIS				
	Split	Description		Quantity	Unit	Rate / £	Total / £
		Demolition of all structures, including all necessary temporary works and structures, decontamination of the existing structures and cart material away from site. Foundations to be grubbed out up to 2m in depth and the site to be returned a 600mm below ground level.		1	item	400,000	400
		Plot J Site Vegetation Clearance, including breaking out existing hardscape		2,510	m2	25	62
		Oversailing License Allowance General allowance - Excluded		1	Item		Excluded
1		Incoming Services					
		Electricity - Allowances					
		Contibution to Primary Substation, Distribution Substations & LV Terminations HV / LV Connections	UKPN Budget	1 278	item nr	363,738 1,200	36 33
		HV / LV Connections to Commercial		19	nr	1,200	2
		Gas					
		Gas supply - based upon CMU Supplies	To Retail Units	1	item	47,257	4
		Potable Water					
		Incoming Water Connection		278	nr	950	26
		Incoming Water Connection to serve commercial sprinkler Incoming Water Connection to Commercial		2 19	nr nr	1,500 1,500	2
				19		1,500	2
		Foul Water Foul Water Connection	1pr par plat	4		5,000	2
		Four water connection	1nr per plot	4	nr	3,000	2
		BT / Hyperoptic / Virgin Media BT or similar connection		278	nr	50	1
				278		50	1
		Allowance to relocated existing Borris Bikes on Aberfeldy Street					
)		Network Reinforcements					
		Decommissioning / Removing / Diverting existing services/ off-ste infrastructure works					
		Electricity	UKPN Budget	1.00	item	35,000	3
		Water - Allowance	Excluded - Key Risk	1.00	item	-	
		Gas - Allowance	Cadent Budget	1.00	item	49,462	4
		Telecomms	Utilitas Budgets			210,995	21
				1.00	item	210,000	
		Comms	Excluded - Key Risk	1.00 1.00	item	-	
I		Comms Contractor's preliminaries	Excluded - Key Risk	1.00	item	-	
)	Private F Retail F	Comms Contractor's preliminaries Contractor's preliminaries	•			20,363,961	
)	Retail F Private H	Comms Contractor's preliminaries Contractor's preliminaries Contractor's preliminaries Contractor's preliminaries Contractor's preliminaries	Excluded - Key Risk 16.00% 16.00% 16.00%	1.00	item Item Item Item	20,363,961 896,309 6,915,292	14 1,10
)	Retail F Private H Social H	Comms Contractor's preliminaries Contractor's preliminaries Contractor's preliminaries Contractor's preliminaries Contractor's preliminaries Contractor's preliminaries	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00%	1.00 1 1 1 1 1 1	item Item Item Item	20,363,961 896,309 6,915,292 17,974,630	14 1,10 2,87
)	Retail F Private H	Comms Contractor's preliminaries Contractor's preliminaries Contractor's preliminaries Contractor's preliminaries Contractor's preliminaries	Excluded - Key Risk 16.00% 16.00% 16.00%	1.00	item Item Item Item	20,363,961 896,309 6,915,292 17,974,630 1,786,478	14 1,10 2,87 28
)	Retail F Private H Social H Retail H Private I Social I	Comms Contractor's preliminaries	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00%	1.00 1 1 1 1 1 1 1 1	item Item Item Item Item Item Item	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796	14 1,10 2,87 28 1,82 13
)	Retail F Private H Social H Retail H Private I	Comms Contractor's preliminaries	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00%	1.00 1 1 1 1 1 1 1 1	item Item Item Item Item Item	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796	14 1,10 2,87 28 1,82 13
	Retail F Private H Social H Retail H Private I Social I Social J	Comms Contractor's preliminaries Contractor's overheads and profit	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00%	1.00 1 1 1 1 1 1 1 1 1	item Item Item Item Item Item Item	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796 7,208,160	14 1,10 2,87 28 1,82 13 1,15
	Retail F Private H Social H Retail H Private I Social I	Comms Contractor's preliminaries Contractor's overheads and profit Main contractor's overheads and profit	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00%	1.00 1 1 1 1 1 1 1 1	item Item Item Item Item Item Item	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796 7,208,160 23,622,195	14 1,10 2,87 28 1,82 13 1,15 1,15
	Retail F Private H Social H Retail H Private I Social I Social J Private F	Comms Contractor's preliminaries Contractor's overheads and profit	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 5.00% 5.00% 5.00%	1.00 1 1 1 1 1 1 1 1 1 1	item Item Item Item Item Item Item	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796 7,208,160 23,622,195 1,039,718	14 1,10 2,87 28 1,82 13 1,15 1,15 1,18 5 40
	Retail F Private H Social H Retail H Private I Social I Social J Private F Retail F Private H Social H	Comms Contractor's preliminaries Contractor's overheads and profit Main contractor's overheads and profit	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 5.00% 5.00% 5.00%	1.00 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Item Item Item Item Item Item Item Item	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796 7,208,160 23,622,195 1,039,718 8,021,738 20,850,571	3,25 14 1,10 2,87 28 1,82 13 1,15 1,18 5 40 1,04
	Retail F Private H Social H Retail H Private I Social I Social J Private F Retail F Private H Social H Retail H	Comms Contractor's preliminaries Contractor's overheads and profit Main contractor's overheads and profit	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 5.00% 5.00% 5.00% 5.00% 5.00%	1.00 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	item Item Item Item Item Item Item Item I	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796 7,208,160 23,622,195 1,039,718 8,021,738 20,850,571 2,072,315	14 1,10 2,87 28 1,82 13 1,15 1,18 5 40 1,04 10
	Retail F Private H Social H Retail H Private I Social I Social J Private F Retail F Private H Social H	Comms Contractor's preliminaries Contractor's overheads and profit Main contractor's overheads and profit	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 5.00% 5.00% 5.00%	1.00 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Item Item Item Item Item Item Item Item	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796 7,208,160 23,622,195 1,039,718 8,021,738 20,850,571 2,072,315 13,197,660	14 1,10 2,87 28 1,82 1,15 1,15 1,18 5 40 1,04 10 65
	Retail F Private H Social H Retail H Private I Social I Social J Private F Retail F Private H Social H Retail H Private I	Comms Contractor's preliminaries Contractor's overheads and profit Main contractor's overheads and profit	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00%	1.00 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	item Item Item Item Item Item Item Item I	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796 7,208,160 23,622,195 1,039,718 8,021,738 20,850,571 2,072,315 13,197,660 993,884	14 1,10 2,87 28 1,82 13 1,15 1,18 5 400 1,04 10 65 4
L	Retail F Private H Social H Retail H Private I Social I Social J Private F Retail F Private H Social H Retail H Private I Social I	Comms Contractor's preliminaries Contractor's overheads and profit Main contractor's overheads and profit	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00%	1.00 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	item Item Item Item Item Item Item Item I	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796 7,208,160 23,622,195 1,039,718 8,021,738 20,850,571 2,072,315 13,197,660 993,884	14 1,10 2,87 28 1,82 13 1,15 1,18 5 40 1,04 1,04 10 65 4
1	Retail F Private H Social H Retail H Private I Social J Private F Retail F Private H Social H Retail H Private I Social I Social J	Comms Contractor's preliminaries Contractor's overheads and profit Main contractor's overheads and profit	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 5.		item Item Item Item Item Item Item Item I	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796 7,208,160 23,622,195 1,039,718 8,021,738 20,850,571 2,072,315 13,197,660 993,884 8,361,466	14 1,10 2,87 28 1,82 13 1,15 1,18 5 40 1,04 10 65 41 41
1	Retail F Private H Social H Retail H Private I Social I Social J Private F Retail F Private H Social H Retail H Private I Social J Social J	Comms Contractor's preliminaries Contractor's overheads and profit Main con	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 5.	1.00	item Item Item Item Item Item Item Item I	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796 7,208,160 23,622,195 1,039,718 8,021,738 20,850,571 2,072,315 13,197,660 993,884 8,361,466	14 1,10 2,87 28 1,82 1,15 1,18 5 40 1,04 10 65 4 4 41 20 5 3 3
1	Retail F Private H Social H Retail H Private I Social J Private F Retail F Private H Social H Retail H Private I Social I Social J	Comms Contractor's preliminaries Contractor's overheads and profit Main	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 5.		item Item Item Item Item Item Item Item I	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796 7,208,160 23,622,195 1,039,718 8,021,738 20,850,571 13,197,660 993,884 8,361,466 20,363,961 896,309 6,915,292	14 1,10 2,87 28 1,82 13 1,15 1,18 5 40 1,04 10 65 41 41
1	Retail F Private H Social H Retail H Private I Social I Social J Private F Retail F Private H Social I Social J	Comms Contractor's preliminaries Contractor's overheads and profit Main con	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 5	1.00	item Item Item Item Item Item Item Item I	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796 7,208,160 23,622,195 1,039,718 8,021,738 20,850,571 2,072,315 13,197,660 993,884 8,361,466	14 1,10 2,87 28 1,82 1,3 1,15 1,18 5 40 1,04 10 65 4 4 41 20 85 3 3 29
0	Retail F Private H Social H Retail H Private I Social I Social J Private F Retail F Private H Social I Social J Social J	Comms Contractor's preliminaries Contractor's overheads and profit Main contractor's overheads and profit Project / design team fees	Excluded - Key Risk 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 16.00% 5	1.00	item Item Item Item Item Item Item Item I	20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293 856,796 7,208,160 23,622,195 1,039,718 8,021,738 20,850,571 2,072,315 13,197,660 993,884 8,361,466 20,363,961 896,309 6,915,292 17,974,630 1,786,478 11,377,293	14 1,10 2,87 28 1,82 13 1,15 1,18 5 40 0 1,04 10 65 4 4 10 65 4 4 10 85 3 3 29 75

TOTAL GIFA 29,253 m2 314,881 ft2



		Phase A Detailed Analysis of Cos	ts				
	Split	Description		Quantity	Unit Ra	ate / £	Total / £
13		Contingency					
		Design Development Risk					
	Private F	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	25,658,591	256,58
	Retail F	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	1,129,349	11,29
	Private H	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	8,713,267	87,13
	Social H	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	22,648,034	226,48
	Retail H	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	2,250,963	22,51
	Private I	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	14,335,389	143,35
	Social I	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	1,079,564	10,79
	Social J	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	9,082,282	90,82
		Construction Risk					
		Client Held Contingency - Unforeseen Costs During Construction		Excluded	Red	commend 5% is	held by Develope
		Employer Change / Employer Other Risk					
		Client Held Contingency - To Cover Client Change		Excluded			
14		Inflation					
		Circle Cost Plan based upon Current Day pricing - no allowance for inflation					
1							

Aberfeldy Village (Phase A)

Stage 2 Cost Plan

Unit and Area Schedule

																																							C	IRC	LE
																					PHASE A A	rea Schedul	e																		
				Private	/Intermediat	te NIA					Sc	ocial NIA				NIA	-	Circulation	/ Communal							Ancillary Space	ce						Comme	rcial Space			Areas outside (SIA			GIA
																100			,																						GIA
Location	Total	Studio	1 Bedro	om 2 Bedro	om 3 Bedro	oom 4 Bedroo	im Area	Studio	1 Bedroor	m 2 Bedroom	3 Bedroom	n 4 Bedroom	n 5 Bedrooi	m 6 Bedroom	Area	Area	Stair Core	Lift Core	Corridor	Demising	Entrance	Lift Lobby	Parcel	Residents	Bulky	Security	Risers	Refuse / Bir	n Plant Space	Substation /	Cycle Store	Marketing	Retail		Retail BOH /			Insitu	Insitu Terrace	Ground Floor	Area
																				walls	Lobby	,	Room	Facilities	Storage	,		Store		UKPN	-,	Suite		Plant	Refuse	Walkways	Balconies	Balconies	Balconies		
	no	no	no	no	no	no	m2	no	no	no	no	no	no	no	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2		m2	L	m2	m2	m2	m2	Total
								_								•					UILDING F																				
																				5	OILDING F																				
Ground	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	14	10	29	36	18	23	14	29	3	13	6	76	89	50	151	292	196	0	17	0	0	0	0	0	1,066
Level 1	12	1	6	5	0	-	742		0	0	0	0	0	0	0	742	14	10	69	73	0	0	0	0	0	0	10	0	30	0	0	0	0	0	0	0	0	54	129	0	947
Level 2	12	1	5	6	0		774		0	0	0	0	0	0	0	774	14	10	69	70	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	101	0	0	947 947
Level 3 Level 4	12	1	5	6	0	-	774		0	0	0	0	0	0	0	774	14	10	69 69	70	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	101	0	0	947
Level 5	12	1	5	6	0		774		0	0	0	0	0	0	0	774	14	10	69	70	0	0	0	0	0	0	10		0	0	0	0	0	0	0	0	0	101	0	0	947
Level 6	12	1	5	6	0		774		0	0	0	0	0	0	0	774	14	10	69	70	0	0	0	0	0	0	10		0	0	0	0	0	0	0	0	0	101	0	0	947
Level 7	6	0	2	3	1	0	435		0	0	0	0	0	0	0	435	14	10	36	40	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	47	38	0	545
Level 8	6	0	2	3	1	0	435		0	0	0	0	0	0	0	435	14	10	36	40	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	57	0	0	545
Level 9	6	0	2	3	1	0	435	0	0	0	0	0	0	0	0	435	14	10	36	40	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	57	0	0	545
Level 10	6	0	2	3	1	0	435	0	0	0	0	0	0	0	0	435	14	10	36	40	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	57	0	0	545
Level 11	6	0	2	3	1	0	435	0	0	0	0	0	0	0	0	435	14	10	36	40	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	545
Roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total:	102	6	41	50	5	0	6,786	5 0	0	0	0	0	0	0	0	6,786	168	120	623	659	18	23	14	29	3	13	116	76	119	50	151	292	196	0	17	0	0	777	167	0	9,473
																				R	UILDING H												1								
	1																				on Dinto II									1		1						1			
Ground	0	0	0	0	0		0		0		0	0	0	0	0	0	39	30	70	112	142	0	18	0	0	0	22		125	0	155	0	756	90	54	0	0	0	0	0	1,727
Level 1	19	0	0	0	0	0	0	0	1	8	2	8	0	0	1,434	1434	39	30	86	118	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	0	125	0	0	1,729
Level 2	13	2	3	4	0	-	535		0	2	2	0	0	0	815	1350	39	30	86	124	0	0	0	0	0	0	22		0	0	0	0	0	0	0	73	0	145	49	0	1,651
Level 3	19	2	3	4	0	0	535		2	4	4	0	0	0	817	1352	39	30	86	121	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0	73	0	145	49	0	1,649
Level 4	19	2	3	4	0	0	535	0	2	4	4	0	0	0	818	1353	39	30	86	121	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0	73	0	145	49	0	1,651
Level 5 Level 6	14	0	0	0	4		396	0	2	4	4	0	0	0	817 818	1213 818	39 30	20	50	110 55	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0	73	0	145 145	49 49	0	1,500 981
Level 7	10	0	0	0	0		0	0	2	4	4	0	0	0	817	817	30	20	50	55	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	39	49	0	980
Roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	01/	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total:	104	6	9	12	4	0	2,000) 0	11	30	24	8	0	0	6,336	8,336	294	220	600	815	142	0	18	0	0	0	148	114	125	0	155	0	756	90	54	365	0	889	295	0	11,867
		-	-			-						-	-	-	5,000							-		-	-	-				-		-					-				
																				В	UILDING I																				
Ground	2	0	0	0	0	0	0	0	0	2	0	0	0	0	91	91	18	9	16	38	22	18	10	82	3	0	5	24	109	0	78	0	0	0	0	0	0	0	0	56	521
Level 1	5	0	2	2	0	0	263	0	0	1	0	0	0	0	167	430	18	9	23	45	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	41	0	0	530
Level 2	6	0	2	4	0	0	419	0	0	0	0	0	0	0	0	419	18	9	34	38	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	50	0	0	522
Level 3	6	0	2	4	0	0	419		0	0	0	0	0	0	0	419	18	9	34	38	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	50	0	0	522
Level 4	6	0	2	4	0		419		0	0	0	0	0	0	0	419	18	9	34	38	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	50	0	0	522
Level 5	6	0	2	4	0		419		0	0	0	0	0	0	0	419	18	9	34	38	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	50	0	0	522
Level 6	5	0	2	3	0		332		0	0	0	0	0	0	0	332	18	9	34	35	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	42	0	0	434
Level 7	4	0	2	2	0	-	255		0	0	0	0	0	0	0	255	18	a	28	31	U	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	33	0	0	346
Level 8 Level 9	4	0	2	2	0	0	265		0	0	0	0	0	0	0	265 265	18	9	28	22 22	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	33	0	0	348 348
Level 9 Level 10	4	0	2	2	0		265		0	0	0	0	0	0	0	265	18	9	28	22	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	33	0	0	348
Roof	4	0	0	0	0		205	0	0	0	0	0	0	0	0	205	18	9	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total:	-	0	20	-		-	3,321	-	0	3	0	0	0	0	258	3,579	198	99	321	365	22	18	10	82	3	0	55	-	109	0	78	0	0	0	0	0	0	414	0	56	4,962
	52		20	23	0		3,32	· ·		,					200	5,575	150						10		,			24	105		/0	0			0		v	-1.4			-,
																				BUILDING.	l (Lochnaga	r Street)																			
Ground	16	0	0	0	0	0	0	0	0	0	3	9	0	4	905	905	15	3	0	119	19	0	0	0	0	0	1	0	8	0	8	0	0	0	0	0	0	0	0	0	1,078
Level 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	931	931	20	3	0	164	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1,120
Level 2	2	0	0	0	0	0	0	0	0	0	2	0	0	0	249	249	20	3	0	61	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	118	0	334
Level 3	0	0					0	0	0	0	0	0	0	0	102	102	20	3	0	30	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	156
Level 4		0					0		0	0	2	0	0	0	102	102	20	3	0	6	0	0	0	0	0	0	1		0	0	0	0	0	0	0	0	0	0	25	0	132
Level 5		0							0		0	0	0		102	102	0	3	0	26	0	0	0		0		1		0	0	0	0	0	0	0	0	0	0	0	0	132
Roof	-		0		_	0	-		0		0	0	0	-	0	0	0	0		0		0	0		0	-			0		0	0	0	0	0	0	0	0	0	0	0
Total:	20	0	0	0	0	0	0	0	0	0	7	9	0	4	2,391	2,391	96	18	0	406	19	0	0	0	0	0	7	0	8	0	8	0	0	0	0	0	0	0	143	0	2,952
														-							-				-												-				
Scheme Total:	278	12	70	91	9	0	12,10	/ 0	11	33	31	17	O	4	8,986	21,093	/55	457	1,544	2,245	201	40	42	111	6	13	326	214	361	50	392	292	952	90	71	365	0	2,080	605	56	29,253
-	-																																								





APPENDIX F - PHASES B, C & D COST PLAN



- OVERALL PROJECT SUMMARY -										
		Masterplan 1	otal (Phase B, C & D)							
	Phase	Tota	al Phase Costs							
	GIFA (sf)		1,299,560							
	Residential Units		1,327							
			_,							
	Element	£ / ft ² Gross	Elemental Cost £							
1	SUBSTRUCTURE	17	22,318,295							
2	SUPERSTRUCTURE		124,957,587							
2.10	Frame	10	12,547,942							
2.20	Upper floors	12	16,240,546							
2.30	Roof	6	8,210,348							
2.40	Stairs and ramps	1	1,944,920							
2.50	External Walls	46	59,639,368							
2.60	Windows and external doors	2	2,163,824							
2.70	Internal walls and partitions	14	18,547,259							
2.80	Internal doors	4	5,663,381							
3	INTERNAL FINISHES		18,217,473							
3.10	Wall finishes	4	4,659,098							
3.20	Floor finishes	7	8,565,902							
3.30	Ceiling finishes	4	4,992,473							
4	FITTINGS, FURNISHINGS AND EQUIPMENT	11	13,751,935							
5	SERVICES		65,674,678							
5.01	Service equipment	48	62,956,874							
5.02	Lift and conveyor installations	2	2,717,805							
8	EXTERNAL WORKS	12	15,571,464							
9	FACILITATING WORKS	4	5,042,293							
9a	Incoming Services	3	3,277,939							
9b	Network Reinforcements	2	2,909,309							
TOTAL B	ASE BUILD CONSTRUCTION COST	209	271,720,975							
10	Contractor's Preliminaries	33	43,475,356							
11	Main Contractor's Overheads and Profit	15	18,911,780							
12	Project / Design Team Fees	9	11,412,281							
13	Design Development Contingency	2	3,020,450							
14	Inflation - Excluded (Current Day Pricing)		Excluded							
TOTAL P	ROJECT CONSTRUCTION COST	268	348,540,842							



- OVERALL PROJECT SUMMARY -											
		Ph	ase B Total								
	Phase	Tota	al Phase Costs								
	GIFA (sf)		554,241								
	Residential Units		551								
	Element	£ / ft² Gross	Elemental Cost £								
1	SUBSTRUCTURE	18	10,011,919								
2	SUPERSTRUCTURE		55,624,996								
2.10	Frame	10	5,351,489								
2.20	Upper floors	12	6,926,322								
2.30	Roof	6	3,501,577								
2.40	Stairs and ramps	1	829,476								
2.50	External Walls	50	27,739,048								
2.60	Windows and external doors	2	922,835								
2.70	Internal walls and partitions	14	7,928,593								
2.80	Internal doors	4	2,425,656								
3	INTERNAL FINISHES		7,790,178								
3.10	Wall finishes	4	1,993,903								
3.20	Floor finishes	7	3,663,239								
3.30	Ceiling finishes	4	2,133,036								
4	FITTINGS, FURNISHINGS AND EQUIPMENT	11	6,016,806								
5	SERVICES		28,422,902								
5.01	Service equipment	49	27,259,334								
5.02	Lift and conveyor installations	2	1,163,568								
8	EXTERNAL WORKS	17	9,242,270								
9	FACILITATING WORKS	4	2,150,454								
9a	Incoming Services	2	1,361,177								
9b	Network Reinforcements	2	1,083,440								
TOTAL B	ASE BUILD CONSTRUCTION COST	220	121,704,142								
10	Contractor's Preliminaries	35	19,472,663								
11	Main Contractor's Overheads and Profit	15	8,470,608								
12	Project / Design Team Fees	9	5,111,574								
13	Design Development Contingency	2	1,352,863								
14	Inflation - Excluded (Current Day Pricing)		Excluded								
TOTAL PI	ROJECT CONSTRUCTION COST	282	- 156,111,850								



			ELEMENTAL ANALYSIS								
		OMS	S / Intermediate		Social Rent						
	Plots / Buildings		Building A / B		Building A / B						
	GIFA (sf)		388,196		153,198						
	Residential Units		406		145						
		£ / ft²		£ / ft²							
	Element	Gross	Elemental Cost £	Gross	Elemental Cost £						
1	SUBSTRUCTURE	18	6,987,523	18	2,757,569						
2	SUPERSTRUCTURE		39,036,236		15,405,332						
2.10	Frame	10	3,748,236	10	1,479,211						
2.20	Upper floors	12	4,851,265	12	1,914,512						
2.30	Roof	6	2,452,539	6	967,875						
2.40	Stairs and ramps	1	580,973	1	229,276						
2.50	External Walls	50	19,428,706	50	7,667,380						
2.60	Windows and external doors	2	646,363	2	255,082						
2.70	Internal walls and partitions	14	5,602,135	14	2,210,837						
2.80	Internal doors	4	1,726,018	4	681,159						
3	INTERNAL FINISHES		5,507,984		2,173,681						
3.10	Wall finishes	4	1,413,815	4	557,950						
3.20	Floor finishes	7	2,590,654	7	1,022,380						
3.30	Ceiling finishes	4	1,503,516	4	593,350						
4	FITTINGS, FURNISHINGS AND EQUIPMENT	11	4,270,153	11	1,685,181						
5	SERVICES		20,727,255		7,317,542						
5.01	Service equipment	51	19,901,872	46	6,991,812						
5.02	Lift and conveyor installations	2	825,383	2	325,731						
8	EXTERNAL WORKS	17	6,473,378	17	2,554,666						
9	FACILITATING WORKS	4	1,506,200	4	594,409						
9a	Incoming Services	2	956,074	2	361,321						
9b	Network Reinforcements	2	758,852	2	299,475						
TOTAL BA	ASE BUILD CONSTRUCTION COST	222	86,223,655	216	33,149,176						
10	Contractor's Preliminaries	36	13,795,785	35	5,303,868						
11	Main Contractor's Overheads and Profit	15	6,001,166	15	2,307,183						
12	Project / Design Team Fees	9	3,621,394	9	1,392,265						
13	Design Development Contingency	2	958,462	2	368,486						
14	Inflation		Excluded		Excluded						
TOTAL CO	DNSTRUCTION COST	285	110,600,462	278	42,520,978						



			ELEMENTAL ANALYSIS			
			Workspace		Retail	
	Phas	2	Building A / B		Building B	
	GIFA (s	E)	8,896		3,950	
	GIFA (S	''	0,000		3,330	
	Element	£ / ft² Gross	Elemental Cost £	£ / ft² Gross	Elemental Cost £	
1	SUBSTRUCTURE	22	195,720	18	71,106	
2	SUPERSTRUCTURE		820,073		363,356	
2.10	Frame	10	85,899	10	38,143	
2.20	Upper floors	12	111,177	12	49,367	
2.30	Roof	6	56,205	6	24,957	
2.40	Stairs and ramps	1	13,314	1	5,912	
2.50	External Walls	50	445,252	50	197,710	
2.60	Windows and external doors	2	14,813	2	6,578	
2.70	Internal walls and partitions	9	80,067	9	35,553	
2.80	Internal doors	2	13,345	1	5,135	
3	INTERNAL FINISHES		83,626		24,887	
3.10	Wall finishes	2	17,793	1	4,345	
3.20	Floor finishes	4	39,144	3	11,061	
3.30	Ceiling finishes	3	26,689	2	9,481	
4	FITTINGS, FURNISHINGS AND EQUIPMENT	5	48,040	3	13,431	
5	SERVICES		279,346		98,759	
5.01	Service equipment	30	266,891	25	98,759	
5.02	Lift and conveyor installations	1	12,455	-	-	
8	EXTERNAL WORKS	17	148,352	17	65,874	
9	FACILITATING WORKS	4	34,518	4	15,327	
9a	Incoming Services	3	27,891	4	15,891	
9b	Network Reinforcements	2	17,391	2	7,722	
TOTAL B	ASE BUILD CONSTRUCTION COST	186	1,654,956	171	676,354	
10	Contractor's Preliminaries	30	264,793	27	108,217	
11	Main Contractor's Overheads and Profit	13	115,185	12	47,074	
12	Project / Design Team Fees	8	69,508	7	28,407	
13	Design Development Contingency	2	18,396	2	7,518	
14	Inflation		Excluded		Excluded	
TOTAL C	ONSTRUCTION COST	239	2,122,838	220	867,571	



- OVERALL PROJECT SUMMARY -					
	Phase C Total				
Phase			Total Phase Costs		
GIFA (sf)			563,293		
	Residential Units				
	Element	£ / ft ² Gross	Elemental Cost £		
1	SUBSTRUCTURE	17	9,575,984		
2	SUPERSTRUCTURE		52,171,555		
2.10	Frame	10	5,438,895		
2.20	Upper floors	12	7,039,450		
2.30	Roof	6	3,558,768		
2.40	Stairs and ramps	1	843,024		
2.50	External Walls	42	23,859,063		
2.60	Windows and external doors	2	937,908		
2.70	Internal walls and partitions	14	8,038,822		
2.80	Internal doors	4	2,455,625		
3	INTERNAL FINISHES		7,912,872		
3.10	Wall finishes	4	2,024,257		
3.20	Floor finishes	7	3,721,428		
3.30	Ceiling finishes	4	2,167,186		
4	FITTINGS, FURNISHINGS AND EQUIPMENT	10	5,873,001		
5	SERVICES		28,819,249		
5.01	Service equipment	49	27,633,632		
5.02	Lift and conveyor installations	2	1,185,617		
8	EXTERNAL WORKS	8	4,613,806		
9	FACILITATING WORKS	4	2,185,578		
9a	Incoming Services	3	1,465,728		
9b	Network Reinforcements	3	1,591,879		
			-		
TOTAL B	ASE BUILD CONSTRUCTION COST	203	114,209,650		
10	Contractor's Preliminaries	32	18,273,544		
11	Main Contractor's Overheads and Profit	14	7,948,992		
12	Project / Design Team Fees	9	4,796,805		
13	Design Development Contingency	2	1,269,554		
14	Inflation - Excluded (Current Day Pricing)		Excluded		
TOTAL PI	ROJECT CONSTRUCTION COST	260	- 146,498,546		



		ELEMENTAL ANALYSIS			
		OMS / Intermediate		Social Rent	
	Plots / Buildings	Building C / E		Building C / E	
	GIFA (sf)	477,688		69,001	
	Residential Units	541			56
		£ / ft²		£ / ft ²	
	Element	f / ft Gross	Elemental Cost £	Gross	Elemental Cost £
1	SUBSTRUCTURE	17	8,120,694	17	1,173,015
2	SUPERSTRUCTURE		44,360,855		6,407,822
2.10	Frame	10	4,612,330	10	666,240
2.20	Upper floors	12	5,969,645	12	862,301
2.30	Roof	6	3,017,932	6	435,933
2.40	Stairs and ramps	1	714,907	1	103,267
2.50	External Walls	42	20,233,132	42	2,922,629
2.60	Windows and external doors	2	795,371	2	114,890
2.70	Internal walls and partitions	14	6,893,616	14	995,767
2.80	Internal doors	4	2,123,923	4	306,796
3	INTERNAL FINISHES		6,777,759		979,032
3.10	Wall finishes	4	1,739,746	4	251,302
3.20	Floor finishes	7	3,187,886	7	460,483
3.30	Ceiling finishes	4	1,850,126	4	267,246
4	FITTINGS, FURNISHINGS AND EQUIPMENT	11	5,059,191	11	730,788
5	SERVICES		25,631,161		2,666,710
5.01	Service equipment	52	24,615,500	37	2,520,000
5.02	Lift and conveyor installations	2	1,015,661	2	146,710
8	EXTERNAL WORKS	8	3,912,632	8	565,171
9	FACILITATING WORKS	4	1,853,429	4	267,724
9a	Incoming Services	3	1,270,537.21	2	160,273
9b	Network Reinforcements	3	1,349,956	3	194,998
TOTAL BA	ASE BUILD CONSTRUCTION COST	206	98,336,215	191	13,145,532
10	Contractor's Preliminaries	33	15,733,794	30	2,103,285
11	Main Contractor's Overheads and Profit	14	6,844,201	13	914,929
12	Project / Design Team Fees	9	4,130,121	8	552,112
13	Design Development Contingency	2	1,093,105	2	146,126
14	Inflation		Excluded		Excluded
TOTAL CO	DNSTRUCTION COST	264	126,137,436	244	16,861,985



2SUPERSTRUCTURE14,402,8772.10Frame10160,3242.20Upper floors12207,5042.30Roof6104,9032.40Stairs and ramps124,8502.50External Walls42703,3022.60Windows and external doors227,6472.70Internal walls and partitions9149,4402.80Internal walls and partitions9149,4402.80Internal walls and partitions233,2093INTERNAL FINISHES233,2093.00Ceiling finishes233,2093.00Ceiling finishes349,8134FITTINGS, FURNISHINGS AND EQUIPMENT583,0225SERVICES521,3785.01Service equipment305.02Lift and conveyor installations12.32,46234,9189NAURS8136,0039FACILITATING WORKS464,4253Incoming Services234,9189bNetwork Reinforcements346,924TOTAL BASE BUILD CONSTRUCTION COST1642,727,90310Contractor's Preliminaries26436,45511Main Contractor's Overheads and Profit11189,86212Project / Design Team Fees7114,57213Design Development Contingency230,32314InflationExcluded2<		ELEMENTAL ANALYSIS				
GIFA (sf) 16.604 Element £ / ft ² Gross Elemental Cost £ 1 SUBSTRUCTURE 17 282,275 2 SUPERSTRUCTURE 14,002,877 2.10 Frame 10 160,324 2.00 Upper floors 12 207,504 2.00 Stairs and ramps 13 24,850 2.00 Stairs and ramps 1 24,850 2.00 External Walls 42 703,302 2.00 External doors 2 27,664 2.00 Internal walls and partitions 9 149,440 2.01 Internal walls and partitions 9 149,440 3.10 Wall finishes 3 32,09 3.10 Wall finishes 3 15,081 3.10 Venting finishes			Workspace			
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Element£ / ft² GrossElemental Cost £1SUBSTRUCTURE17282,2752SUPERSTRUCTURE10160,3242.10Frame10160,3242.20Upper floors12207,5042.30Roof6104,9032.40Stairs and ramps124,8552.50External Walls42703,3022.60Windows and external doors227,6472.70Internal walls and partitions9149,4402.80Internal doors233,2093.10Wall finishes233,2093.20Floor finishes437,0593.01Wall finishes349,8133.02Floor finishes349,8134FITINGS, FURNISHINGS AND EQUIPMENT583,0225SERVICES521,37835.01Service equipment30498,1325.02Lift and conveyor installations123,2468EXTERNAL WORKS8136,0039FACILITATING VORKS464,4259aIncoming Services234,9189bNetwork Reinforcements346,924TOTAL BASE BUILD CONSTRUCTION COST1642,727,90310Contractor's Overheads and Profit11189,86212Project / Design Team Frees7114,57213Design Development Contingency230,32314Inflation2 <th></th> <th>GIFA (sf)</th> <th></th> <th>16,604</th>		GIFA (sf)		16,604		
Image: construction of the system of the s						
2SUPERSTRUCTURE14,402,8772.10Frame10160,3242.20Upper floors12207,5042.30Roof6104,9032.40Stairs and ramps124,8502.50External Walls42703,3022.60Windows and external doors227,6472.70Internal walls and partitions9149,4402.80Internal walls and partitions9149,4402.80Internal walls and partitions233,2093INTERNAL FINISHES233,2093.00Ceiling finishes233,2093.00Ceiling finishes349,8134FITTINGS, FURNISHINGS AND EQUIPMENT583,0225SERVICES521,3785.01Service equipment305.02Lift and conveyor installations12.32,46234,9189NAURS8136,0039FACILITATING WORKS464,4253Incoming Services234,9189bNetwork Reinforcements346,924TOTAL BASE BUILD CONSTRUCTION COST1642,727,90310Contractor's Preliminaries26436,45511Main Contractor's Overheads and Profit11189,86212Project / Design Team Fees7114,57213Design Development Contingency230,32314InflationExcluded2<		Element	£ / ft² Gross	Elemental Cost £		
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2.10 Frame 10 160,324 2.20 Upper floors 207,504 207,504 2.30 Roof 6 104,903 2.40 Stairs and ramps 1 24,850 2.40 Stairs and ramps 1 24,850 2.60 Windows and external doors 2 27,7647 2.00 Internal walls and partitions 9 149,440 2.80 Internal doors 2 24,907 3 INTERNAL FINISHES 33,209 33,209 3.10 Wall finishes 3 49,813 3.10 Wall finishes 3 49,813 4 FITTINGS, FURNISHINGS AND EQUIPMENT 5 83,022 5 SERVICES 5 521,378 5.01 Service equipment 30 498,132 5.02 Lift and conveyor installations 1 23,246 8 EXTENAL WORKS 8 136,003 9 FACILITATING WORKS 4 64,424,22	2	SUPERSTRUCTURE		1,402,877		
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3.10Wall finishes233,2093.20Floor finishes473,0593.30Ceiling finishes349,8134FITTINGS, FURNISHINGS AND EQUIPMENT583,0225SERVICES5521,3785.01Service equipment30498,1325.02Lift and conveyor installations123,2468EXTERNAL WORKS8136,0039FACILITATING WORKS464,4259aIncoming Services234,9189bNetwork Reinforcements346,924TOTAL BASE BUILD CONSTRUCTION COST1642,727,90310Contractor's Preliminaries26436,46511Main Contractor's Overheads and Profit1113Design Development Contingency230,32314Inflation223,22314Inflation114,57214Service33	2.80	Internal doors	2	24,907		
3.20Floor finishes473,0593.30Ceiling finishes349,8134FITTINGS, FURNISHINGS AND EQUIPMENT583,0225SERVICES5521,3785.01Service equipment30498,1325.02Lift and conveyor installations123,2468EXTERNAL WORKS8136,0039FACILITATING WORKS464,4259aIncoming Services234,9189bNetwork Reinforcements346,924TOTAL BASE BUILD CONSTRUCTION COST1642,727,90310Contractor's Preliminaries26436,46511Main Contractor's Overheads and Profit1112Project / Design Team Fees713Design Development Contingency230,32314Inflation114,57213Unflation1114189,86230,32314Inflation1						
3.30Ceiling finishes349,8134FITTINGS, FURNISHINGS AND EQUIPMENT583,0225SERVICES5521,3785.01Service equipment30498,1325.02Lift and conveyor installations123,2468EXTERNAL WORKS8136,0039FACILITATING WORKS464,4259aIncoming Services234,9189bNetwork Reinforcements346,924TOTAL BASE BUILD CONSTRUCTION COST1642,727,90310Contractor's Preliminaries26436,46511Main Contractor's Overheads and Profit11189,86212Project / Design Team Fees7114,57213Design Development Contingency230,32314Inflation230,323						
4FITTINGS, FURNISHINGS AND EQUIPMENT583,0225SERVICES521,3785.01Service equipment30123,2468EXTERNAL WORKS19FACILITATING WORKS49aIncoming Services29aIncoming Services29bNetwork Reinforcements310Contractor's Preliminaries2611189,86212Project / Design Team Fees713Design Development Contingency214Inflation215Excluded2						
5SERVICES521,3785.01Service equipment30498,1325.02Lift and conveyor installations123,2468EXTERNAL WORKS8136,0039FACILITATING WORKS464,4259aIncoming Services234,9189bNetwork Reinforcements346,924TOTAL BASE BUILD CONSTRUCTION COST1642,727,90310Contractor's Preliminaries26436,46511Main Contractor's Overheads and Profit11189,86212Project / Design Team Fees7114,57213Design Development Contingency230,32314InflationExcluded	3.30	Ceiling finishes	3	49,813		
5.01Service equipment30498,1325.02Lift and conveyor installations123,2468EXTERNAL WORKS8136,0039FACILITATING WORKS464,4259aIncoming Services234,9189bNetwork Reinforcements346,924TOTAL BASE BUILD CONSTRUCTION COST16410Contractor's Preliminaries26436,46511Main Contractor's Overheads and Profit11189,86212Project / Design Team Fees7114,57213Design Development Contingency230,32314InflationExcluded2	4	FITTINGS, FURNISHINGS AND EQUIPMENT	5	83,022		
5.02Lift and conveyor installations123,2468EXTERNAL WORKS8136,0039FACILITATING WORKS464,4259aIncoming Services234,9189bNetwork Reinforcements346,924TOTAL BASE BUILD CONSTRUCTION COST16410Contractor's Preliminaries26436,46511Main Contractor's Overheads and Profit11189,86212Project / Design Team Fees7114,57213Design Development Contingency230,32314InflationExcludedExcluded	5	SERVICES		521,378		
8EXTERNAL WORKS8136,0039FACILITATING WORKS464,4259aIncoming Services234,9189bNetwork Reinforcements346,924TOTAL BASE BUILD CONSTRUCTION COST1642,727,90310Contractor's Preliminaries26436,46511Main Contractor's Overheads and Profit11189,86212Project / Design Team Fees7114,57213Design Development Contingency230,32314InflationExcludedExcluded	5.01	Service equipment	30	498,132		
9FACILITATING WORKS464,4259aIncoming Services234,9189bNetwork Reinforcements346,924TOTAL BASE BUILD CONSTRUCTION COST1642,727,90310Contractor's Preliminaries26436,46511Main Contractor's Overheads and Profit11189,86212Project / Design Team Fees7114,57213Design Development Contingency230,32314InflationExcluded10	5.02	Lift and conveyor installations	1	23,246		
9aIncoming Services234,9189bNetwork Reinforcements346,924TOTAL BASE BUILD CONSTRUCTION COST10Contractor's Preliminaries2611Main Contractor's Overheads and Profit1112Project / Design Team Fees713Design Development Contingency214InflationExcluded	8	EXTERNAL WORKS	8	136,003		
9bNetwork Reinforcements346,924TOTAL BASE BUILD CONSTRUCTION COST1642,727,90310Contractor's Preliminaries26436,46511Main Contractor's Overheads and Profit11189,86212Project / Design Team Fees7114,57213Design Development Contingency230,32314InflationExcluded14	9	FACILITATING WORKS	4	64,425		
9bNetwork Reinforcements346,924TOTAL BASE BUILD CONSTRUCTION COST1642,727,90310Contractor's Preliminaries26436,46511Main Contractor's Overheads and Profit11189,86212Project / Design Team Fees7114,57213Design Development Contingency230,32314InflationExcluded14	9a	Incoming Services	2	34,918		
10Contractor's Preliminaries26436,46511Main Contractor's Overheads and Profit11189,86212Project / Design Team Fees7114,57213Design Development Contingency230,32314InflationExcluded	9b	Network Reinforcements	3	46,924		
10Contractor's Preliminaries26436,46511Main Contractor's Overheads and Profit11189,86212Project / Design Team Fees7114,57213Design Development Contingency230,32314InflationExcluded	TOTAL B	ASE BUILD CONSTRUCTION COST	164	2,727,903		
11Main Contractor's Overheads and Profit11189,86212Project / Design Team Fees7114,57213Design Development Contingency230,32314InflationExcluded	40	Contracto de Ductionica de		100.000		
12Project / Design Team Fees7114,57213Design Development Contingency230,32314InflationExcluded						
13 Design Development Contingency 2 30,323 14 Inflation Excluded						
14 Inflation Excluded						
			2			
TOTAL CONSTRUCTION COST 211 3,499,125						
	TOTAL C	ONSTRUCTION COST	211	3,499,125		



- OVERALL PROJECT SUMMARY -					
	Phase D Total				
Phase Total Phase Costs			al Phase Costs		
	GIFA (sf)		182,026		
	Residential Units		179		
	Element	£ / ft² Gross	Elemental Cost £		
1	SUBSTRUCTURE	15	2,730,392		
2	SUPERSTRUCTURE		17,161,037		
2.10	Frame	10	1,757,559		
2.20	Upper floors	12	2,274,773		
2.30	Roof	6	1,150,003		
2.40	Stairs and ramps	1	272,420		
2.50	External Walls	44	8,041,256		
2.60	Windows and external doors	2	303,081		
2.70	Internal walls and partitions	14	2,579,844		
2.80	Internal doors	4	782,100		
3	INTERNAL FINISHES		2,514,423		
3.10	Wall finishes	4	640,937		
3.20	Floor finishes	6	1,181,234		
3.30	Ceiling finishes	4	692,251		
4	FITTINGS, FURNISHINGS AND EQUIPMENT	10	1,862,128		
5	SERVICES		8,432,528		
5.01	Service equipment	44	8,063,908		
5.02	Lift and conveyor installations	2	368,619		
8	EXTERNAL WORKS	9	1,715,389		
9	FACILITATING WORKS	4	706,262		
9a	Incoming Services	2	451,034		
9b	Network Reinforcements	1	233,990		
TOTAL B	ASE BUILD CONSTRUCTION COST	197	35,807,183		
10	Contractor's Preliminaries	31	5,729,149		
11	Main Contractor's Overheads and Profit	14	2,492,180		
12	Project / Design Team Fees	8	1,503,902		
13	Design Development Contingency	2	398,033		
14	Inflation - Excluded (Current Day Pricing)		Excluded		
TOTAL P	ROJECT CONSTRUCTION COST	252	45,930,446		



		ELEMENTAL ANALYSIS			
		OMS	S / Intermediate		Social Rent
	Plots / Buildings		Building D		Building D
	GIFA (sf)	110,740		62,630	
	Residential Units		122	57	
	Element	£ / ft² Gross	Elemental Cost £	£ / ft ² Gross	Elemental Cost £
1	SUBSTRUCTURE	15	1,661,101	15	939,446
2	SUPERSTRUCTURE		10,485,509		5,930,146
2.10	Frame	10	1,069,254	10	604,723
2.20	Upper floors	12	1,383,914	12	782,681
2.30	Roof	6	699,633	6	395,682
2.40	Stairs and ramps	1	165,733	1	93,732
2.50	External Walls	44	4,892,095	44	2,766,755
2.60	Windows and external doors	2	184,387	2	104,281
2.70	Internal walls and partitions	14	1,598,114	14	903,823
2.80	Internal doors	4	492,379	4	278,468
3	INTERNAL FINISHES		1,571,255		888,633
3.10	Wall finishes	4	403,317	4	228,098
3.20	Floor finishes	7	739,032	7	417,964
3.30	Ceiling finishes	4	428,906	4	242,570
4	FITTINGS, FURNISHINGS AND EQUIPMENT	11	1,172,848	11	663,311
5	SERVICES		5,603,456		2,612,664
5.01	Service equipment	48	5,368,000	40	2,479,500
5.02	Lift and conveyor installations	2	235,456	2	133,164
8	EXTERNAL WORKS	9	1,043,599	9	590,214
9	FACILITATING WORKS	4	429,672	4	243,003
9a	Incoming Services	3	284,960	2	148,563
9b	Network Reinforcements	1	142,354	1	80,509
TOTAL BA	ASE BUILD CONSTRUCTION COST	202	22,394,753	193	12,096,490
10	Contractor's Preliminaries	32	3,583,160	31	1,935,438
11	Main Contractor's Overheads and Profit	14	1,558,675	13	841,916
12	Project / Design Team Fees	8	940,580	8	508,053
13	Design Development Contingency	2	248,940	2	134,465
14	Inflation		Excluded		Excluded
TOTAL CO	DNSTRUCTION COST	259	28,726,108	248	15,516,361



			Retail
	Phas	e	Building D
	GIFA (8,656
	GIFA (6,050
	Element	£ / ft ² Gross	Elemental Cost £
	Element	E/IL GIOSS	
1	SUBSTRUCTURE	15	129,845
2	SUPERSTRUCTURE		745,382
2.10	Frame	10	83,581
2.20	Upper floors	12	108,178
2.30	Roof	6	54,689
2.40	Stairs and ramps	1	12,955
2.50	External Walls	44	382,405
2.60	Windows and external doors	2	14,413
2.70	Internal walls and partitions	9	77,907
2.80	Internal doors	1	11,253
3	INTERNAL FINISHES		54,535
3.10	Wall finishes	1	9,522
3.20	Floor finishes	3	24,238
3.30	Ceiling finishes	2	20,775
4	FITTINGS, FURNISHINGS AND EQUIPMENT	3	25,969
5	SERVICES		216,408
5.01	Service equipment	25	216,408
5.02	Lift and conveyor installations	-	-
8	EXTERNAL WORKS	9	81,576
9	FACILITATING WORKS	4	33,587
9a	Incoming Services	2	17,511
	-		
9b	Network Reinforcements	1	11,128
TOTAL B	ASE BUILD CONSTRUCTION COST	152	1,315,940
10	Contractor's Preliminaries	24	210,550
11	Main Contractor's Overheads and Profit	11	91,589
12	Project / Design Team Fees	6	55,269
13	Design Development Contingency	2	14,628
14	Inflation		Excluded
TOTAL C	ONSTRUCTION COST	195	1,687,977