Indicative Cost Estimate

Lea School, Slough

Refurbishment of existing primary school - Essential Works Option

for

Slough Borough Council

August 2009

CONSTRUCTION COST SUMMARY

LEA SCHOOL, SLOUGH

ESSENTIAL WORKS OPTION

SUMMARY

	£
New Extension	502,000
Refurbishment of existing school	464,000
Mechanical & Electrical Services	682,000
External Works, Drainage etc	288,000
	1,936,000
Preliminaries (10%)	194,000
OHP (5%)	106,000
	2,236,000
Contingency (10%)	223,000
	2,459,000
Professional fees, and surveys etc (18%)	443,000
Slough Borough Council Property Service Fees (2%)	58,000
TOTAL CURRENT DAY CONSTRUCTION COST £	**2,960,000**

**BASIS OF INDICATIVE COSTS,
ASSUMPTIONS AND EXCLUSIONS**

LEA SCHOOL, SLOUGH

ESSENTIAL WORKS OPTION

BASIS OF ESTIMATE, ASSUMPTIONS & EXCLUSIONS

Basis of Indicative Costs

- ADP Drawings D104 Rev _, D106 Rev A, D107 Rev B, 110 Rev _, dated 14 May 2009

- ADP Outline Scope of Works

- Value Engineering Meeting held on 6th August 2009 minutes.

Assumptions

In preparing this estimate, we have made the following assumptions:

1   The indicative costs provided are based on commencing work in December 2009.

2   Single stage competitive traditional lump sum tender, no allowance for D&B fees or PreConstruction fees.

3   No windows to be replaced around the two existing extensions - all others to be replaced.

4   No works to the two pitched roofs.

5   An allowance for 25% of floor finishes to be replaced has been included.

6   No works to the existing ceilings has been included.

7   An allowance for 10% of wall finishes to be redecorated has been included.

8

9   Assumed no smart boards, white boards, and pin boards are required.

10   As we have assumed the boilers and pipe work is to replaced as part of the essential works, we have also included new radiators throughout. As it is more cost effective than providing low surface radiator covers throughout.

11   Minimal repair works to the existing roof (10%).

12   Kitchen area finished as ancillary classroom space.

13   Curtain wall glazing provided to entrance and link corridor.

14   Assumes all four boilers are replaced with gas boilers.

15   No specific level of BREAM is being targeted.

16   The internal reconfiguring of the school is as ADP drawings dated 14 May 2009

LEA SCHOOL, SLOUGH

ESSENTIAL WORKS OPTION

BASIS OF ESTIMATE, ASSUMPTIONS & EXCLUSIONS

Exclusions

The cost model excludes the following:

1   IT equipment to the ITC rooms.

2   Fitting out the Food Science Room.

3   No repair to elevations, and no improvement to U values of solid external walls and roof.

4   Asbestos surveys and removal of existing asbestos from existing buildings.

5   Entrance Canopy to main entrance and reception class entrance.

6   Raised roof linking entrance to new build hall.

7   Cold water tank does not need to be replaced.

8   Potential revised access road layout and drop off point.

9   Sprinkler installation.

10   Loose furniture.

11   External benches & planters.

12   Ventilation to IT rooms.

13   Site investigations and surveys.

14   Client insurances.

15   Legal fees.

16   VAT.

DETAILED SUMMARY OF COSTS
NEW EXTENSION

LEA SCHOOL, SLOUGH

NEW EXTENSION

	£
Alterations	19,300
Substructure	61,400
Frame	41,100
Roof	82,800
External Walls	104,400
Windows & External Doors	39,000
Internal Walls	31,300
Internal Doors	35,400
Finishes	76,900
Fittings	7,700
Sanitary Installation & above Ground Drainage	2,700
External Works	-
	502,000

DETAILED SUMMARY OF COSTS
REFURBISHMENT WORKS

LEA SCHOOL, SLOUGH

REFURBISHMENT WORKS

	£
Alterations	17,100
Roof	35,000
Windows & External Doors	223,000
Internal Walls	11,400
Internal Doors	32,000
Finishes	77,000
Fittings	53,800
Sanitary Installation & above Ground Drainage	11,700
External Works	3,000
	464,000

DETAILED SUMMARY OF COSTS
MECHANICAL & ELECTRICAL, & EXTERNAL WORKS

LEA SCHOOL, SLOUGH

MECHANICAL & ELECTRICAL, & EXTERNAL WORKS

MECHANICAL & ELECTRICAL	**£**
Mechanical Installation	388,000
Electrical Installation	294,000
	682,000

EXTERNAL WORKS	**£**
External Works	237,000
Drainage	48,000
External Services	3,000
	288,000