



Indicative Cost Estimate

Lea School, Slough

Refurbishment of existing primary school - Necessary Works Option

for

Slough Borough Council

August 2009

CONSTRUCTION COST SUMMARY

LEA SCHOOL, SLOUGH
NECESSARY WORKS OPTION
SUMMARY

	£
New Extension	528,000
Refurbishment of existing school	664,000
Mechanical & Electrical Services	786,000
External Works, Drainage etc	398,000
	2,376,000
Preliminaries (as essential scheme)	195,000
OHP (5%)	129,000
	2,700,000
Contingency (10%)	270,000
	2,970,000
Professional fees, and surveys etc (18%)	535,000
Slough Borough Council Property Service Fees (2%)	70,000
	70,000
TOTAL CURRENT DAY CONSTRUCTION COST	£ 3,575,000

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

LEA SCHOOL, SLOUGH

NECESSARY 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. Programme duration for the Necessary works has been assumed to be the same as for the essential works.
- 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 classrooms and corridors be replaced has been included, remainder to be cleaned
- 6 Existing ceilings to classrooms and corridors to be painted.
- 7 Walls to corridors and classrooms painted.
- 8 Only two new smart boards provided.
- 9 Refurbish toilets near to year 1 classrooms
- 10 As we have assumed the boilers and pipe work is to be 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 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

NECESSARY 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 improvement to U values of solid external walls and roof.
- 4 Asbestos surveys and removal of existing asbestos from existing buildings.
- 5 Raised roof linking entrance to new build hall.
- 6 Cold water tank does not need to be replaced.
- 7 Potential revised access road layout and drop off point.
- 8 Sprinkler installation.
- 9 Loose furniture.
- 10 External benches & planters.
- 11 Site investigations and surveys.
- 12 Client insurances.
- 13 Legal fees.
- 14 VAT.

**SUMMARY OF ADDITIONAL
COSTS TO NECESSARY SCHEME**

LEA SCHOOL, SLOUGH

SUMMARY OF ADDITIONAL WORKS ITEMS

	£	£
<u>ESSENTIAL SCHEME ESTIMATE</u>		1,936,000
<u>ADDITIONAL NECESSARY SCHEME WORKS</u>		
NEW BUILD EXTENSION		
Entrance Canopy	23,000	
Support for ventilation plant to kitchen	<u>2,400</u>	25,400
REFURBISHMENT OF EXISTING SCHOOL		
Redecorate classrooms and corridors	51,500	
Clean carpets	8,600	
Solar reflective paint to roof	25,000	
Refurbish toilets near to year 1 classrooms	30,000	
Replace existing external doors	52,500	
Smart boards (2nr)	4,000	
Feature rendering to external elevation (allowance)	<u>10,000</u>	181,600
MECHANICAL & ELECTRICAL WORKS		
Replace defective light fittings	40,000	
Ventilation to IT suite (3nr)	45,000	
Disposal system works	4,000	
Additional BWIC + Enhancements for Part L	<u>13,600</u>	102,600
EXTERNAL WORKS		
Fencing off playground area around tree	2,000	
New grass pitch (inc break up existing tarmac area)	102,000	
Make good tarmac to playground area	<u>26,400</u>	<u>130,400</u>
		<u><u>2,376,000</u></u>