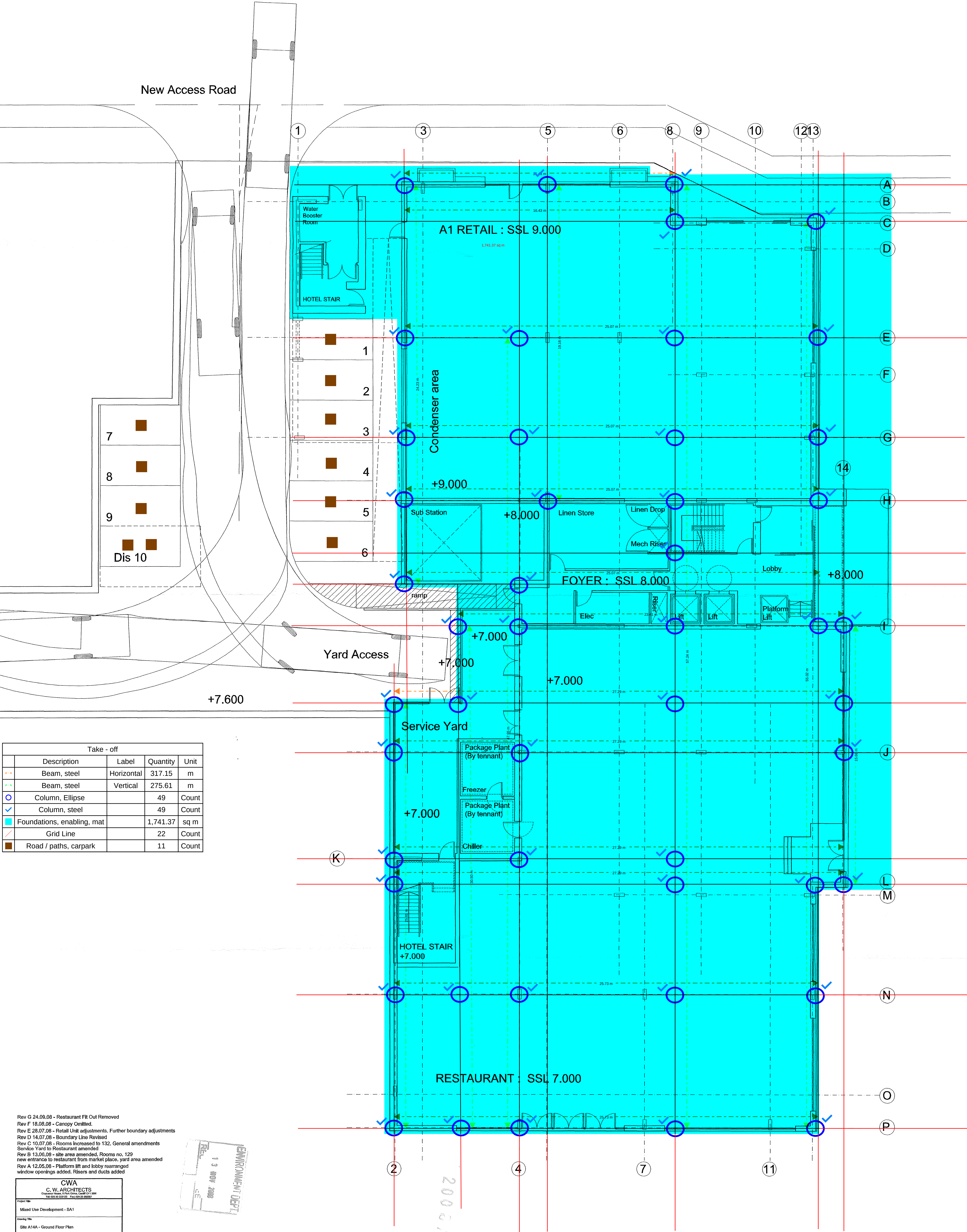




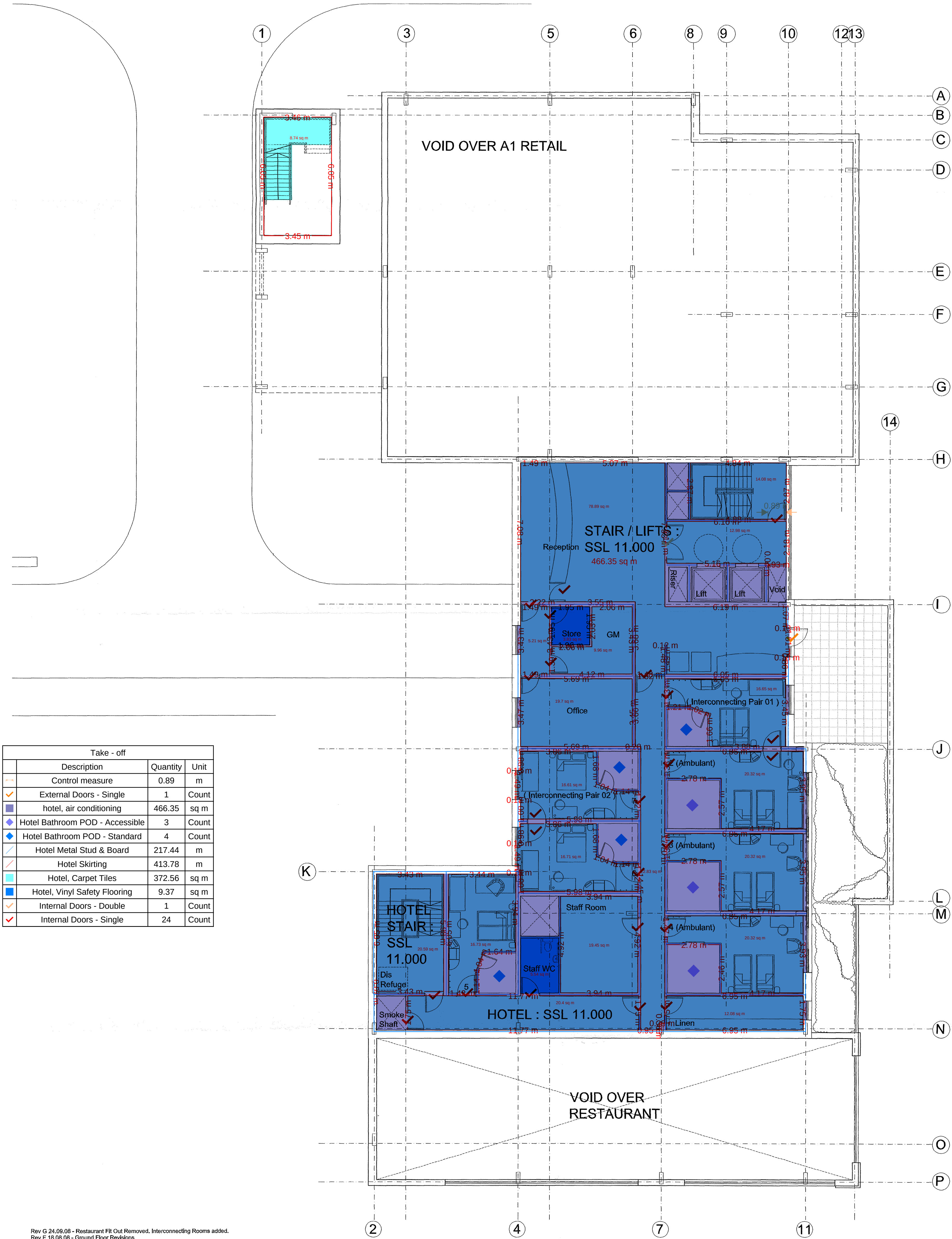
Take - off				
	Description	Label	Quantity	Unit
---	Beam, steel	Horizontal	317.15	m
---	Beam, steel	Vertical	275.61	m
○	Column, Ellipse		49	Count
✓	Column, steel		49	Count
■	Foundations, enabling, mat		1,741.37	sq m
---	Grid Line		22	Count
■	Road / paths, carpark		11	Count

Rev G 24.08.08 - Restaurant Fit Out Removed
Rev F 18.08.08 - Canopy Omitted.
Rev E 28.07.08 - Retail Unit adjustments. Further boundary adjustments
Rev D 14.07.08 - Boundary Line Revised
Rev C 10.07.08 - Rooms increased to 132. General amendments
Service Yard to Restaurant amended
Rev B 13.06.08 - site area amended. Rooms no. 129
new entrance to restaurant from market place, yard area amended
Rev A 12.05.08 - Platform lift and lobby rearranged
window openings added. Risers and ducts added

CWA C. W. ARCHITECTS Commercial Road, P.O. Box 1000, Christchurch 8140 Tel: 03 325 2232 Fax: 03 325 2686			
Project No: Mixed Use Development - SA1			
Drawing No: Site A14A - Ground Floor Plan			
Drawing Number SP136 - P01	Scale 1:100 @ A1	Drawn By G	Drawn Date April 2008



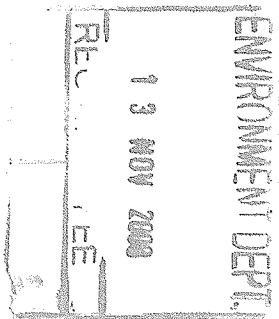
200612232



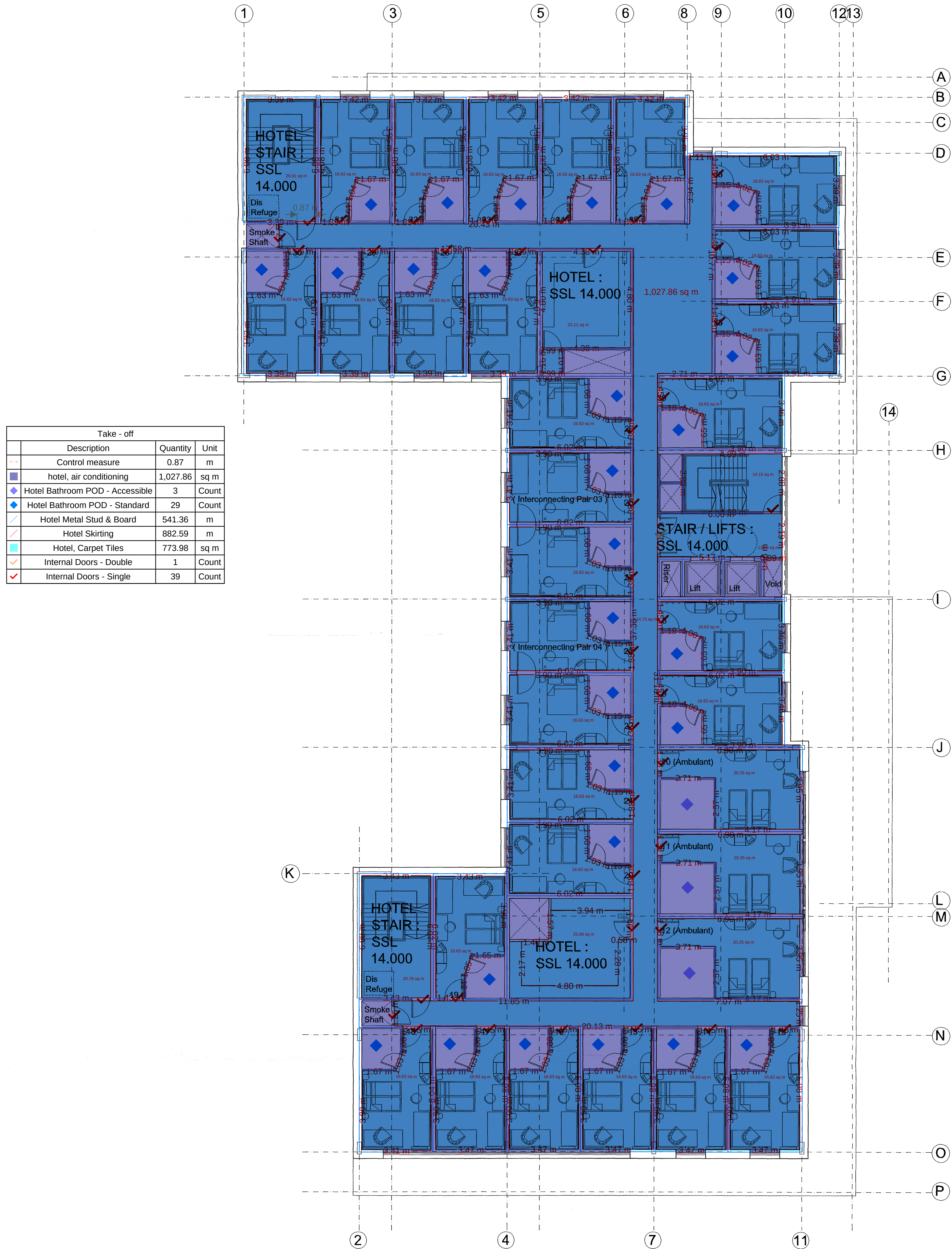
Take - off			
	Description	Quantity	Unit
0.89	Control measure	0.89	m
1	External Doors - Single	1	Count
466.35	hotel, air conditioning	466.35	sq m
3	Hotel Bathroom POD - Accessible	3	Count
4	Hotel Bathroom POD - Standard	4	Count
217.44	Hotel Metal Stud & Board	217.44	m
413.78	Hotel Skirting	413.78	m
372.56	Hotel, Carpet Tiles	372.56	sq m
9.37	Hotel, Vinyl Safety Flooring	9.37	sq m
1	Internal Doors - Double	1	Count
24	Internal Doors - Single	24	Count

Rev G 24.08.08 - Restaurant Fit Out Removed, Interconnecting Rooms added.
Rev F 18.08.06 - Ground Floor Revisions
Rev C 10.07.08 - Rooms Increased to 132, General amendments
Staff Room added, linen store moved
Rev B 13.06.08 - site area amended, Rooms no. 129
new entrance to restaurant from market place, yard area amended
Rev A 12.05.08 - Reception area rearranged, Mezzanine
added to restaurant, Window openings, ducts and risers added

CWA C. W. ARCHITECTS Creative Architects, 11 Park Street, Christchurch 8011 Tel: 03 333 3333 Fax: 03 333 3333	
Project Title Mixed Use Development - SA1	
Drawing Title Site A14A - First Floor Plan	
Drawing Number SP136 - P02	Scale 1:100 @ A1 Rev G
Drawn by sa	Check by sa Date April 2008



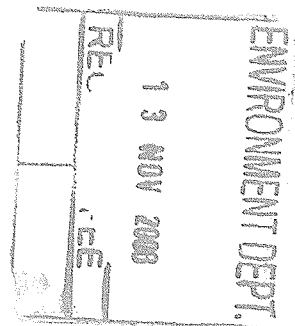
200612232



Take - off			
Description	Quantity	Unit	
Control measure	0.87	m	
hotel, air conditioning	1,027.86	sq m	
Hotel Bathroom POD - Accessible	3	Count	
Hotel Bathroom POD - Standard	29	Count	
Hotel Metal Stud & Board	541.36	m	
Hotel Skirting	882.59	m	
Hotel, Carpet Tiles	773.98	sq m	
Internal Doors - Double	1	Count	
Internal Doors - Single	39	Count	

Rev G 24.09.08 - Interconnecting Rooms added.
Rev F 18.08.08 - Ground Floor Revisions
Rev C 10.07.08 - Rooms increased to 132. General amendments
Rev B 13.06.08 - site area amended. Rooms no. 129
new entrance to restaurant from market place. yard area amended
Rev A 12.05.08 - Stair and lift area amended
Window openings added. Ducts and risers added

CWA C.W. ARCHITECTS Creative House, 9 Park Street, Cardiff CF10 1NF Tel: 0300 222332 Fax: 0300 222332		
Project Title Mixed Use Development - SA1		
Drawing Title Site A14A - Second Floor Plan		
Drawing Number SP136 - P03	Scale 1:100 @ A1 Rev G	Drawn by da Date June 2008



12008/2232



Take - off			
	Description	Quantity	Unit
	Control measure	0.87	m
	hotel, air conditioning	1,027.86	sq m
	Hotel Bathroom POD - Accessible	3	Count
	Hotel Bathroom POD - Standard	29	Count
	Hotel Metal Stud & Board	541.36	m
	Hotel Skirting	882.59	m
	Hotel, Carpet Tiles	773.98	sq m
	Internal Doors - Double	1	Count
	Internal Doors - Single	39	Count

Rev G 24.09.08 - Interconnecting Rooms added.
Rev F 18.08.08 - Ground Floor Revisions
Rev C 10.07.08 - Rooms increased to 132. General amendments
Rev B 13.06.08 - site area amended. Rooms no. 129
new entrance to restaurant from market place. yard area amended
Rev A 12.05.08 - Stair and lift area amended
Window openings added. Ducts and risers added

CWA C. W. ARCHITECTS General House, 100-101, South Street, Adelaide Tel: 08 220 22328 Fax: 08 220 22329			
Project Title Mixed Use Development - SA1			
Drawing Title Site A14A - Third Floor Plan			
Drawing Number SP136 - P04		Scale 1:100 @ A1	Drawn by am
		Rev G	Date April 2009



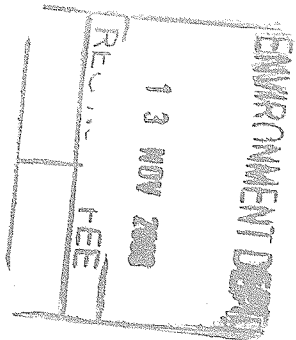
12008/2232



Take - off			
	Description	Quantity	Unit
	Control measure	0.87	m
	hotel, air conditioning	1,027.86	sq m
	Hotel Bathroom POD - Accessible	3	Count
	Hotel Bathroom POD - Standard	29	Count
	Hotel Metal Stud & Board	541.36	m
	Hotel Skirting	882.59	m
	Hotel, Carpet Tiles	773.98	sq m
	Internal Doors - Double	1	Count
	Internal Doors - Single	39	Count

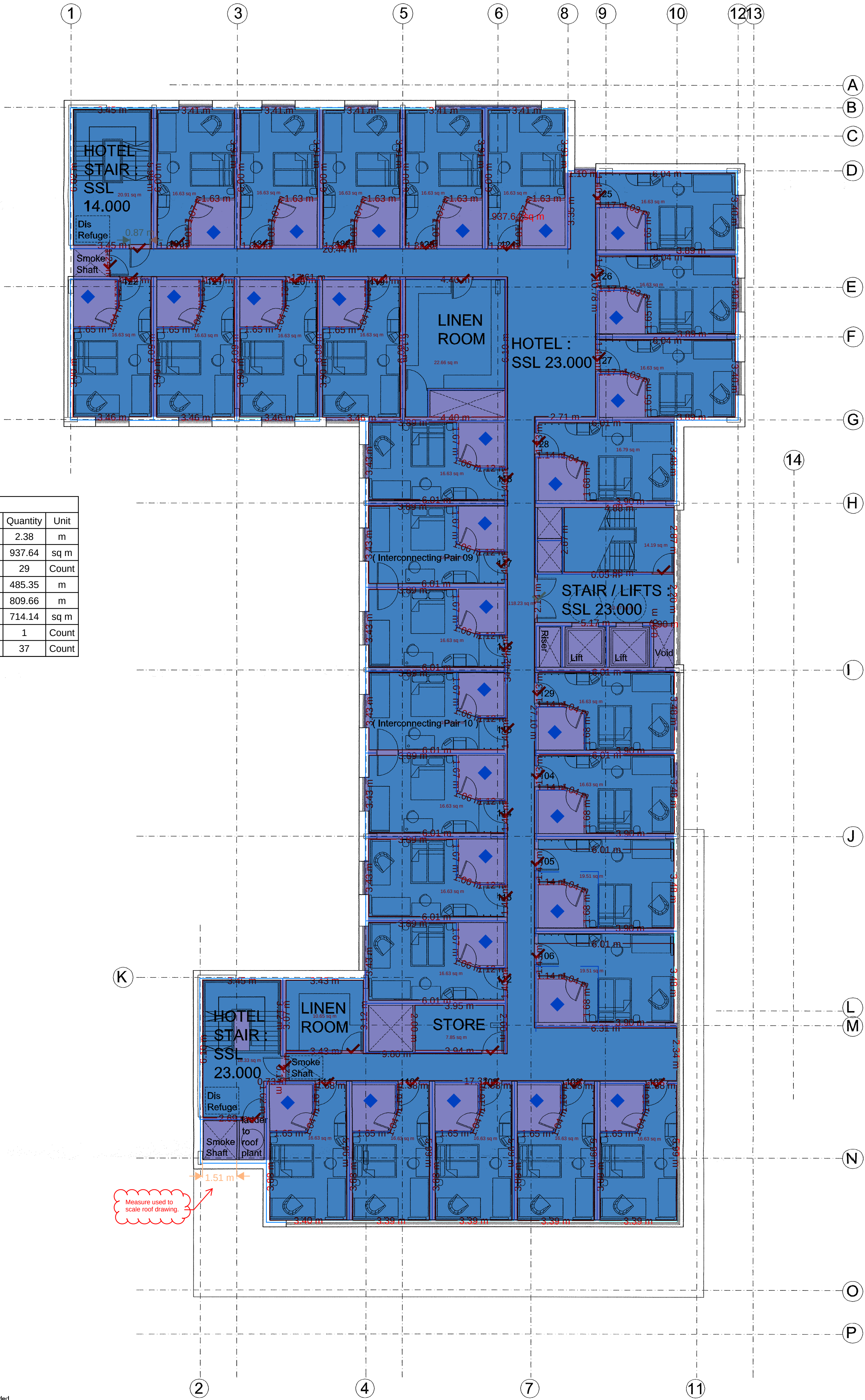
Rev G 24.09.08 - Interconnecting Rooms added.
Rev F 18.08.08 - Ground Floor Revisions
Rev C 10.07.08 - Rooms Increased to 132. General amendments
Rev B 13.06.08 - site area amended, Rooms no. 129
new entrance to restaurant from market place, yard area amended
Rev A 12.05.06 - Stair and lift area amended
Window openings added. Ducts and risers added

CWA C. W. ARCHITECTS Ovington House, 17 Park Street, Ovington, Dorset DT1 1JH Tel: 01929 221125 Fax: 01929 288507	
Project Title Mixed Use Development - SA1	
Drawing Title Site A14A - Fourth Floor Plan	
Drawing Number SP136 - P05	Scale 1:100 @ A1 Drawn by G Date April 2008



12008/2232

Take - off		
Description	Quantity	Unit
Control measure	2.38	m
hotel, air conditioning	937.64	sq m
Hotel Bathroom POD - Standard	29	Count
Hotel Metal Stud & Board	485.35	m
Hotel Skirting	809.66	m
Hotel, Carpet Tiles	714.14	sq m
Internal Doors - Double	1	Count
Internal Fire Doors - Single	37	Count



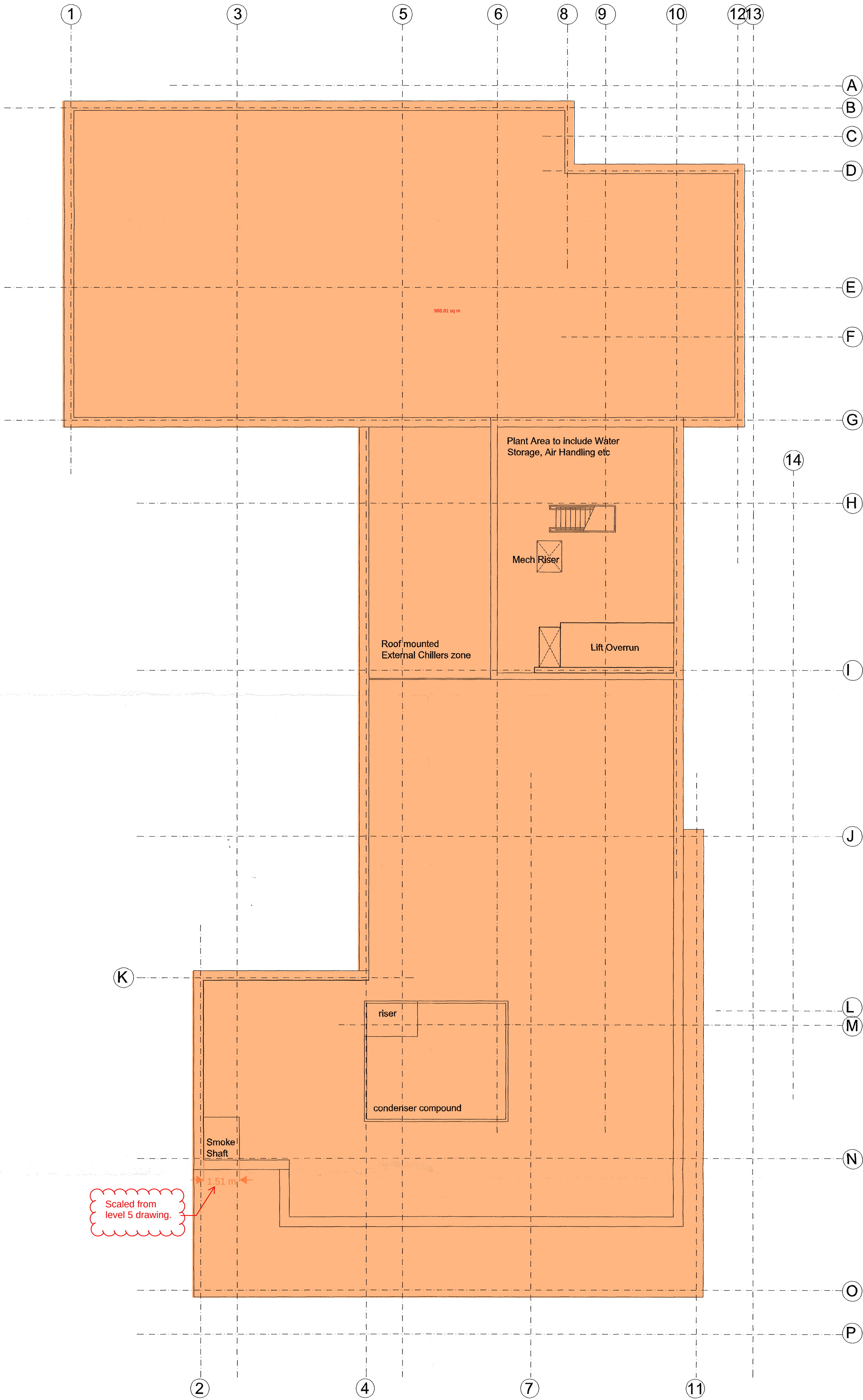
Rev G 24.09.08 - Interconnecting Rooms added.
Rev F 18.08.08 - Ground Floor Revisions
Rev C 10.07.08 - Rooms increased to 132, General amendments
Rev B 13.06.08 - site area amended, Rooms no. 129
new entrance to restaurant from market place, yard area amended
Rev A 12.05.08 - Stair and lift area amended
Window openings added, Ducts and risers added

CWA C.W. ARCHITECTS Draughtsman: B. Park, Designer: C. W. 011 881 1410 Fax: 011 881 1410	
Project Title Mixed Use Development - SA1	
Drawing Title Site A14A - Fifth Floor Plan	
Drawing Number SP136 - P06	Scale 1:100 @ A1 Rev G
Drawn by 08	Date April 2008



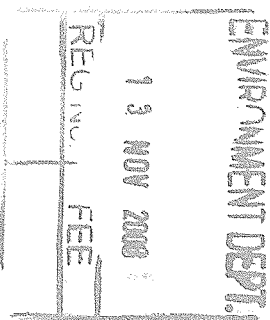
12008/2232

Take - off			
	Description	Quantity	Unit
	Control measure	1.51	m
	roof area	988.81	sq m



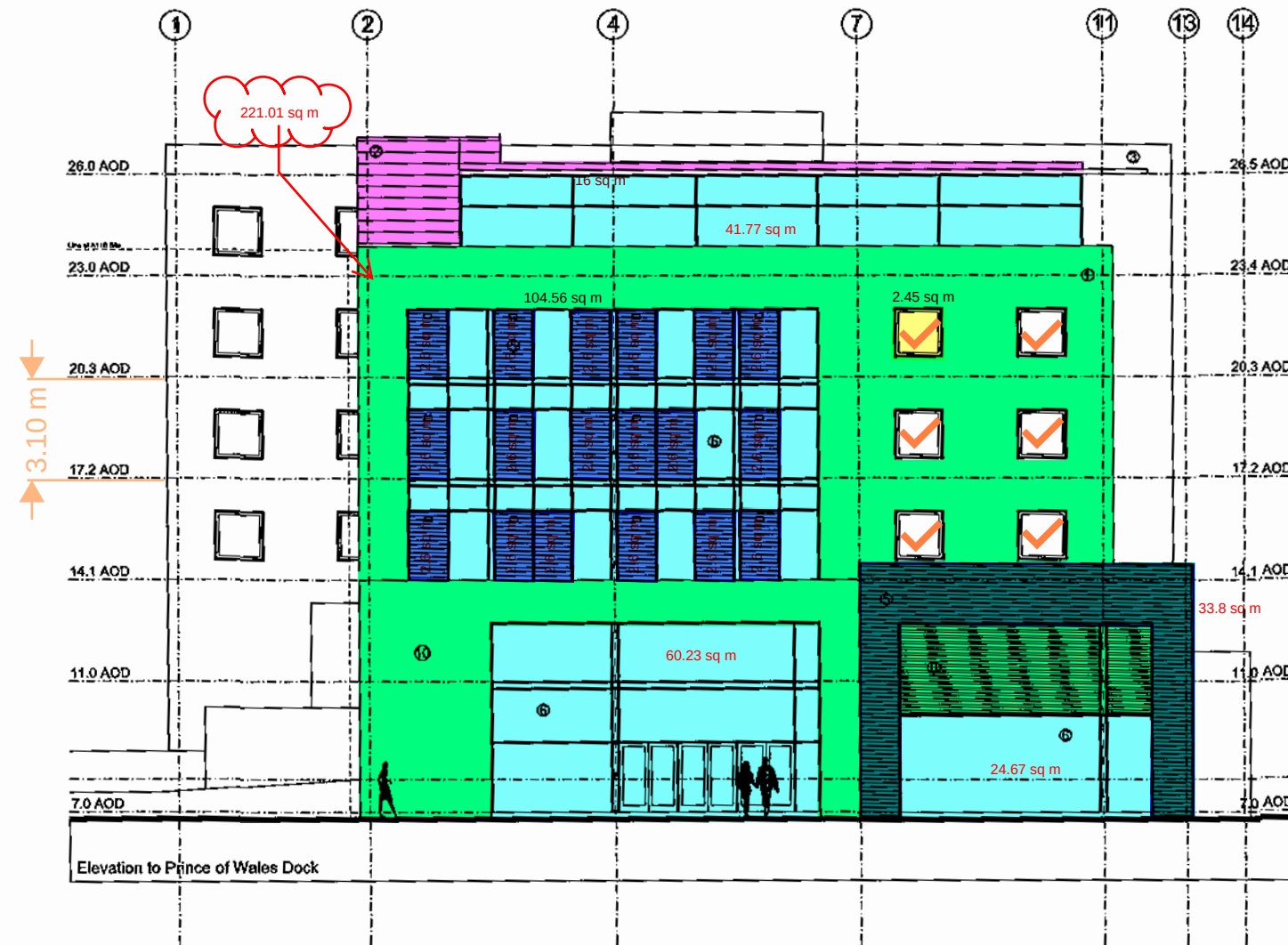
Rev F 18.08.08 - Ground Floor Revisions
Rev C 10.07.08 - General amendments
Rev B 13.05.08 - site area amended, Rooms no. 129
duct and plant areas revised to suit amendments
Rev A 12.05.08 - Ducts and risers added

CWA C. W. ARCHITECTS Glenview House, 3 Park Drive, Glenties, Co. Donegal Tel: 028 27 22112 Fax: 028 27 22112			
Project Title Mixed Use Development - SA1			
Drawing Title Site A14A - Roof Plan			
Drawing Number SP136 - P07		Scale 1:100 @ A1	Drawn by F
		Rev F	Check Date 1 April 2008



2008/2232

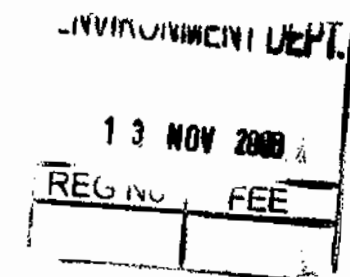
2008/2232



Materials Key

- ① White through colour render RAL 9010
- ② Grey colour coated aluminium cladding RAL 7015
- ③ White levulux 'sunbreaker 90' 1m wide brise soleil (or similar) RAL 9010
- ④ Rough coursed pennant stone
- ⑤ Stained timber boards
- ⑥ Aluminium colour coated clear glass curtain walling RAL 7015
- ⑦ Glass balustrade
- ⑧ Timber louvres
- ⑨ Through colour rendered planter WEBBER IVORY
- ⑩ Cream through colour render WEBBER IVORY

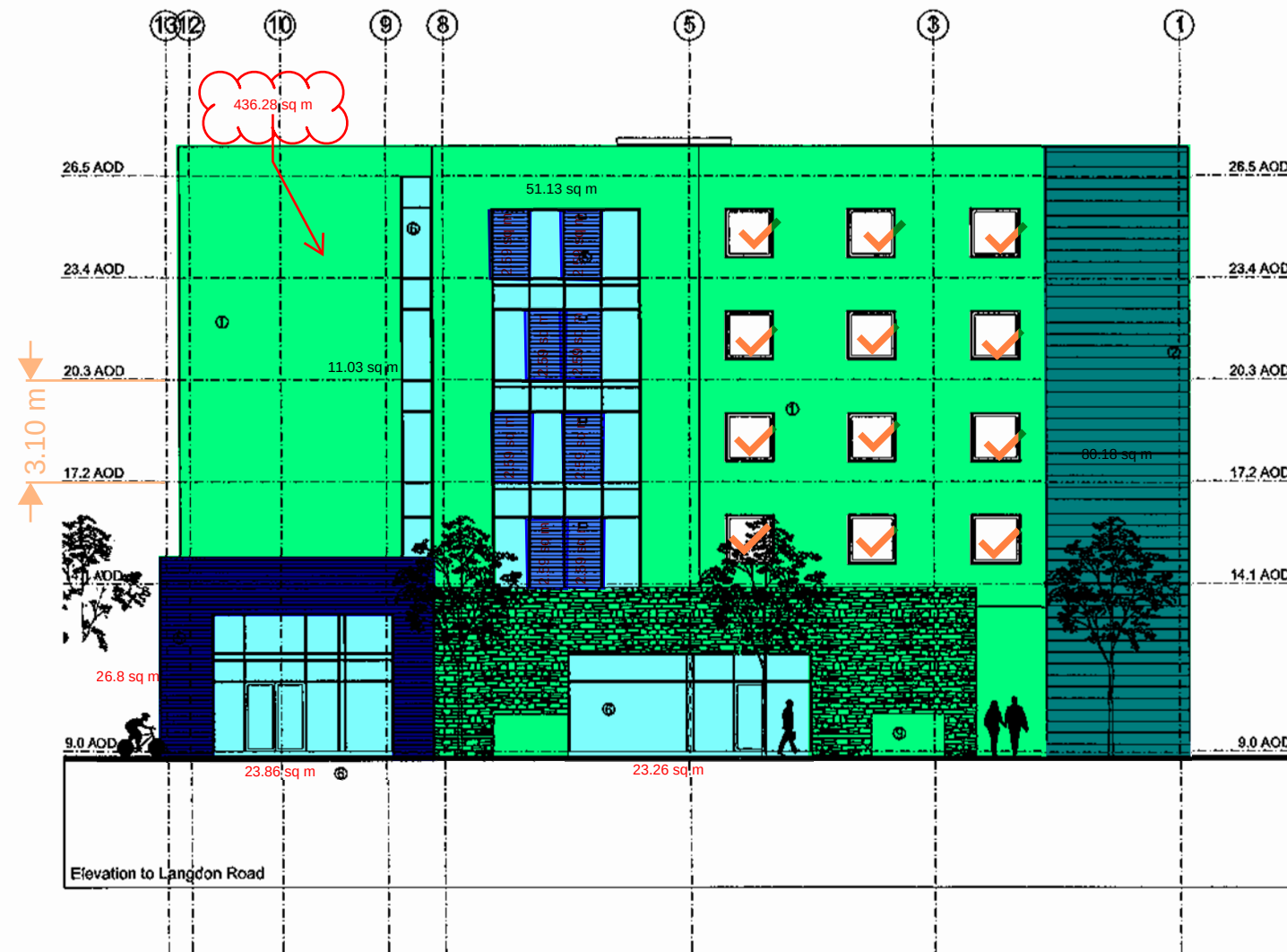
Take - off			
	Description	Quantity	Unit
■	cavity wall, block inner & outer skin	221.01	sq m
↕	Control measure	3.10	m
■	Curtain Walling	231.23	sq m
■	rain screen cladding, trespa	16.00	sq m
■	rain screen timber battens	80.67	sq m
■	Window	2.45	sq m
✓	Window	6	Count



Rev H 24.09.08 - Floor Levels Adjusted.
 Rev G 18.08.08 - Signage omitted.
 Rev F 06.08.08 - Signage, doors, materials amended
 Rev E 28.07.08 - Vents added to elevations
 Rev D 18.07.08 - Signage zones added
 Rev C 10.07.08 - General amendments
 Rev B 13.06.08 - elevational treatment amended to reflect internal changes
 Rev A 12.05.08 - Plan changes reflected. Signage options added. Materials amended. Ground line and levels amended

CWA C. W. ARCHITECTS		
Grosvenor House, 8 Park Grove, Cardiff CF1 3BN Tel: 029 20 223123 Fax: 029 20 358307		
Project Title		
Mixed Use Development - SA1		
Drawing Title		
Site A14A - Elevation to Dockside		
Drawing Number	Scale	Drawn by
SP136 - P12	1:200 @ A3	oa
	Rev. H	Date
		April 2008

2003/02/02



Materials Key

- ① White through colour render RAL 9010
- ② Grey colour coated aluminium cladding RAL 7015
- ③ White levolux 'sunbreaker 90' 1m wide brise soleil (or similar) RAL 9010
- ④ Rough coursed pennant stone
- ⑤ Stained timber boards
- ⑥ Aluminium colour coated clear glass curtain walling RAL 7015
- ⑦ Glass balustrade
- ⑧ Timber louvres
- ⑨ Through colour rendered planter WEBBER IVORY
- ⑩ Cream through colour render WEBBER IVORY

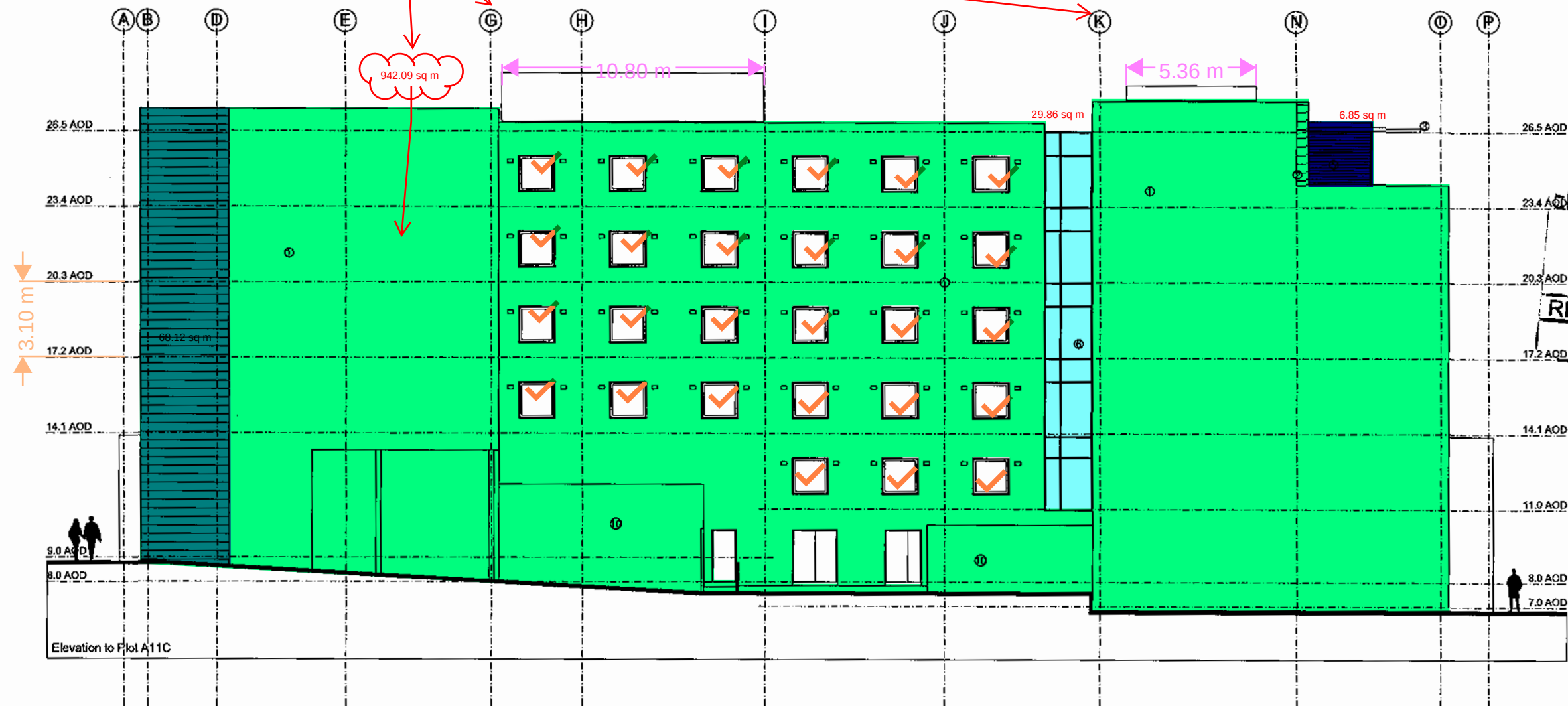
Take - off			
	Description	Quantity	Unit
■	cavity wall, block inner & outter skin	436.28	sq m
↔	Control measure	3.10	m
■	Curtain Walling	109.27	sq m
■	rain screen cladding, trespa	80.18	sq m
■	rain screen timber battens	20.75	sq m
■	rain screen timber battens	26.80	sq m
✓	Window	12	Count



Rev H 24.09.08 - Floor Levels Adjusted.
 Rev G 18.08.08 - Signage omitted.
 Rev F 06.08.08 - Signage, doors, materials amended
 Rev E 28.07.08 - Vents added to elevations
 Rev D 18.07.08 - Signage zones added
 Rev C 10.07.08 - General amendments
 Rev B 13.06.08 - elevational treatment amended to reflect internal changes
 Rev A 12.05.08 - Plan changes reflected. Signage options added. Materials amended. Ground line and levels amended

CWA C. W. ARCHITECTS Groveview House, 8 Park Grove, Cardiff CF1 3BN Tel: 029 20 223123 Fax: 029 20 380367		
Project Title		
Mixed Use Development - SA1		
Drawing Title		
Site A14A - Elevation to Langdon Road		
Drawing Number	Scale	Drawn by
SP136 - P11	1:200 @ A3	oa
Rev.	H	Date
		April 2008

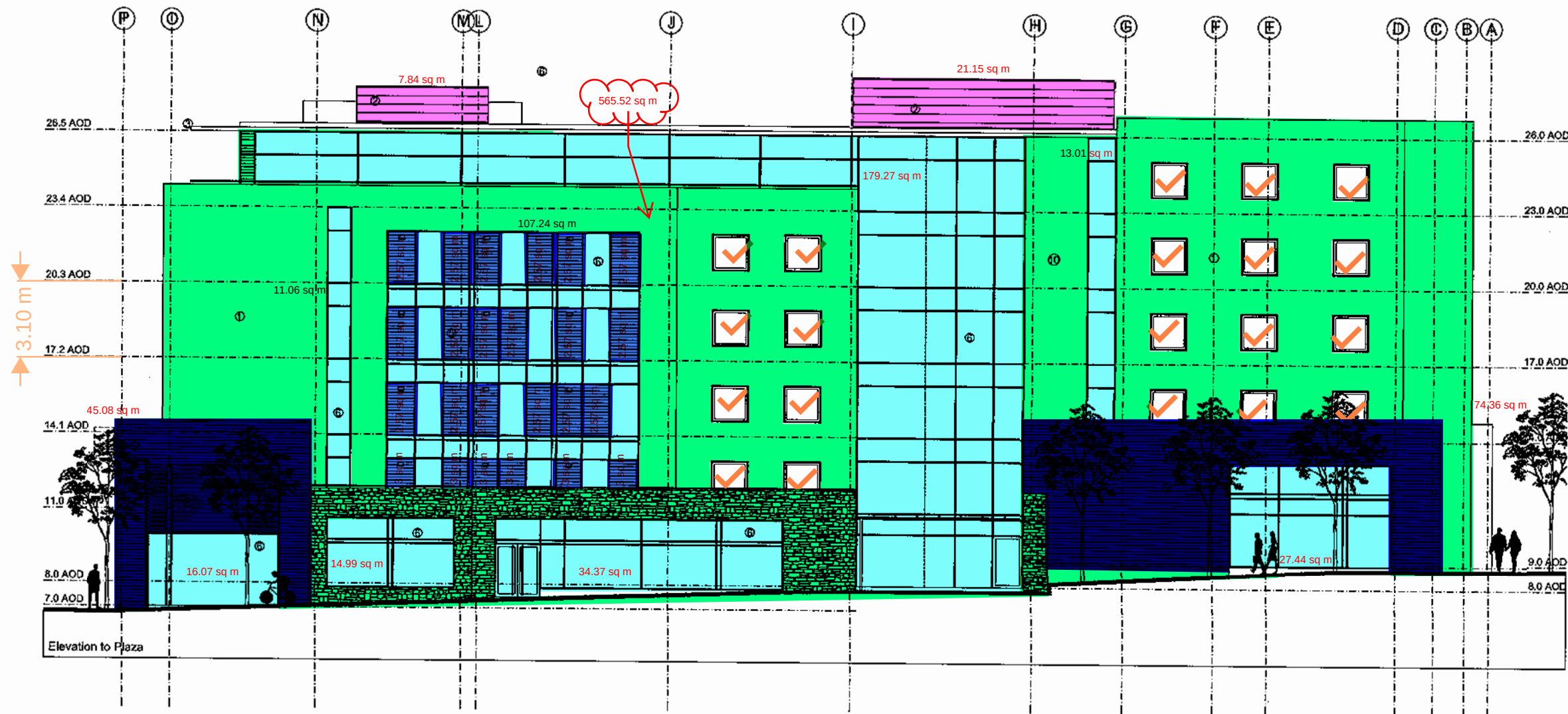
Grid Line G & K additional Wall
Area totals 380.89 m2 + 942.09
= 1322.98 m2



23.4 AOD ENVIRONMENT DEPT.
20.3 AOD 13 NOV 2000
REG INVOICE
17.2 AOD

CWA C. W. ARCHITECTS Grosvenor House, 8 Park Grove, Cardiff CF1 3BN Tel: 029 20 223123 Fax: 029 20 386367		
Project Title Mixed Use Development - SA1		
Drawing Title Site A14A - Elevation to Plot A11C		
Drawing Number SP136 - P13	Scale 1:200 @ A3 Rev. H	Drawn by oa Date April 2008

2008/2232



ENVIRONNEMENT DEPT.
13 NOV 2008
REG NO. FEE

Materials Key

- ① White through colour render RAL 9010
- ② Grey colour coated aluminium cladding RAL 7015
- ③ White levolux 'sunbreaker 90' 1m wide brise soleil (or similar) RAL 9010
- ④ Rough coursed pennant stone
- ⑤ Stained timber boards
- ⑥ Aluminium colour coated clear glass curtain walling RAL 7015
- ⑦ Glass balustrade
- ⑧ Timber louvres
- ⑨ Through colour rendered planter WEBBER IVORY
- ⑩ Cream through colour render WEBBER IVORY

Rev H 24.09.08 - Floor Levels Adjusted.
Rev G 18.08.08 - Signage and Canopy omitted.
Rev F 06.08.08 - Signage, doors, materials amended
Rev E 28.07.08 - Vents added to elevations
Rev D 18.07.08 - Signage zones added
Rev C 10.07.08 - General amendments
Rev B 13.06.08 - new entrance from market place
top floor and plant areas amended
Rev A 12.05.08 - Plan changes reflected. Signage
options added. Materials amended. Ground line
and levels amended

Take - off			
	Description	Quantity	Unit
■	cavity wall, block inner & outter skin	565.52	sq m
↕	Control measure	3.10	m
■	Curtain Walling	403.45	sq m
■	rain screen cladding, trespa	28.99	sq m
■	rain screen timber battens	54.15	sq m
■	rain screen timber battens	119.43	sq m
✓	Window	20	Count

CWA C. W. ARCHITECTS Grosvenor House, 6 Park Grove, Cardiff CF1 3BN Tel: 029 20 223123 Fax: 029 20 388367		
Project Title		
Mixed Use Development - SA1		
Drawing Title		
Site A14A - Elevation to Plaza		
Drawing Number	Scale	Drawn by
SP136 - P10	1:200 @ A3	oa
Rev.	H	Date
		April 2008

Feasibility Estimate

Project

6 Storey mixed use development,
1no ground floor retail unit (Class A1)
1no ground floor food & drink unit (Class A3)
132no Bedroom hotel (Class C1)

132 beds	£115,000.00 per bed	£15,180,000.00
10 car parking spaces	£2,075.00 per car	£20,750.00
Sub Total		£15,200,750.00
Inflation		
TPI 1Q 2015	124	£15,200,750.00
Current TPI 3Q 2024	141.24	£17,314,144.60
Location		
Outer London	1	£17,314,144.60
Wales	0.85	£14,717,022.91
Total		£14,717,022.91

Description	Unit	Range	
Building prices per functional unit			
budget; city centre with dining and bar facilities; 35 to 45m2/bedroom bed 83000.00 to 115000.00			
budget; roadside excluding dining facilities; 28 to 35m2/bedroom	bed	£83,000.00	£115,000.00
PDF page 102		Average	£99,000.00

Description	Unit	Range	
Utilities, Civil Engineering facilities			
Car Parking			
surface car parking; 20 to 22m2/car	car	£2,075.00	£2,900.00
PDF page 101			
		Average	£2,487.50

current index / old index x value

Take the new divide by the old and multiply to the existing rate which will increase it by that amount.

Normalise TPI between Spons & BCIS data		
BCIS TPI for 2015	262.2	
Spons TP for 2015	99.5	
Current BCIS TPI	372.2	Aug-24
Mid project BCIS TPI	372.8	Sep-24
Formula		
Normalised TPI = Current BCIS TPI x (Spons 2015 TPI / BCIS 2015 TPI)		
= 372.2 x (99.5 / 262.2)		
Current TPI 3Q 2024	141.24	Aug-24
Middle TPI 3Q 2024	141.47	Sep-24

Note
BCIS Forecast used, TPI is broken down into months

Assumed project duration	52 weeks
Commencing	01/04/2024
Pratical completion	31/03/2025
Middle of project	30/09/2024

Skirting						
Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
Retail Skirting	84.11	m	0 Floor	£16.50	Page - 208	£1,387.82
						£1,387.82
Resturant Skirting	164	m	0 Floor	£16.50	Page - 208	£2,706.00
						£2,706.00
Hotel Skirting	64.1	m	0 Floor	£16.50	Page - 208	£1,057.65
Hotel Skirting	413.78	m	1st Floor	£16.50	Page - 208	£6,827.37
Hotel Skirting	882.59	m	2nd Floor	£16.50	Page - 208	£14,562.74
Hotel Skirting	882.59	m	3rd Floor	£16.50	Page - 208	£14,562.74
Hotel Skirting	882.59	m	4th Floor	£16.50	Page - 208	£14,562.74
Hotel Skirting	809.66	m	5th Floor	£16.50	Page - 208	£13,359.39
						£64,932.62

2.7.1 Internal Walls and Partitions						
Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
Retail Metal Stud & Board	139.51	sq m	0 Floor	£46.50	Page - 236	£6,487.22
						£6,487.22
Resturant Metal Stud & Board	364.47	sq m	0 Floor	£48.50	Page - 236	£17,676.80
						£17,676.80
Hotel Metal Stud & Board	613.39	sq m	1st Floor	£48.50	Page - 236	£29,749.42
Hotel Metal Stud & Board	1299.26	sq m	2nd Floor	£48.50	Page - 236	£63,014.11
Hotel Metal Stud & Board	1299.26	sq m	3rd Floor	£48.50	Page - 236	£63,014.11
Hotel Metal Stud & Board	1299.26	sq m	4th Floor	£48.50	Page - 236	£63,014.11
Hotel Metal Stud & Board	1164.84	sq m	5th Floor	£48.50	Page - 236	£56,494.74
total	6179.99					£299,450.50

2.7.1 Internal walls and partitions
Frame and panel partitions

Metal stud and board partitions; height range from 2.40m to 3.30m
73mm partition; 48mm studs and channels; one layer of 12.5mm Gyproc
Wallboard each side; joints filled with joint filler and joint tape; emulsion paint
finish; softwood skirtings with gloss finishm2£46.50£56.00
PDF Page 236

2.8.1 Internal Doors						
Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
N/A Retail Internal Fire Doors - Single	0	Count	0 Floor	£500.00	Page - 239	£0.00
N/A Retail Internal Fire Doors - Double	0	Count	0 Floor	£1,150.00	Page - 239	£0.00
						£0.00
Resturant Internal Fire Doors - Single	9	Count	0 Floor	£500.00	Page - 239	£4,500.00
Resturant Internal Fire Doors - Double	1	Count	0 Floor	£1,150.00	Page - 239	£1,150.00
Resturant Internal Fire Doors - Leaf & Half	1	Count	0 Floor	£1,400.00	Provisional Sum	£1,400.00
						£7,050.00
Hotel Internal Fire Doors - Double	1	Count	0 Floor	£1,150.00	Page - 239	£1,150.00
Hotel Internal Fire Doors - Single	24	Count	1st Floor	£500.00	Page - 239	£12,000.00
Hotel Internal Fire Doors - Double	1	Count	1st Floor	£1,150.00	Page - 239	£1,150.00
Hotel Internal Fire Doors - Single	39	Count	2nd Floor	£500.00	Page - 239	£19,500.00
Hotel Internal Fire Doors - Double	1	Count	2nd Floor	£1,150.00	Page - 239	£1,150.00
Hotel Internal Fire Doors - Single	39	Count	3rd Floor	£500.00	Page - 239	£19,500.00
Hotel Internal Fire Doors - Double	1	Count	3rd Floor	£1,150.00	Page - 239	£1,150.00
Hotel Internal Fire Doors - Single	39	Count	4th Floor	£500.00	Page - 239	£19,500.00
Hotel Internal Fire Doors - Double	1	Count	4th Floor	£1,150.00	Page - 239	£1,150.00
Hotel Internal Fire Doors - Single	37	Count	5th Floor	£500.00	Page - 239	£18,500.00
Hotel Internal Fire Doors - Double	1	Count	5th Floor	£1,150.00	Page - 239	£1,150.00
Single	187					£93,500.00
Double	7					£8,050.00
Leaf & half	1					£1,400.00
check	0					£102,950.00
						£0.00

2.8.1 Internal doors
supply and hang of doors, complete with all
frames, architrave, typical medium standard ironmongery set and appropriate
finish
Fire doors
Standard fire doors; cellular core; softwood lining; softwood architrave;
aluminum ironmongery (lockable, self-closure); painting or polishing;
single leaf; Oak veneered; 30 min fire resistance; polishednr£500.00£610.00
double leaf; Oak veneered; 30 min fire resistance; polishednr£1,150.00£1,400.00
PDF Page 239

Leaf & half = double leaf upper rate

2.6.2 External Doors
Steel external doors
Standard doors
single external steel door, including frame, ironmongery, powder coated finish

2.6.2	External Doors					
	Material type	Measurement total	Unit	Floor	Unit Price SPONS Ref	Total
	Retail External Doors - Single	2	Count	0 Floor	£2,125.00 Page - 234	£4,250.00
	Retail External Doors - Automatic Glazed Entrance Doors	1	Count	0 Floor	£9,100.00 Page - 235	£9,100.00
	Resturant External Doors - Automatic Glazed Entrance Doors	1	Count	0 Floor	£9,100.00 Page - 235	£9,100.00
	Resturant External Doors - Double	5	Count	0 Floor	£3,150.00 Page 234	£15,750.00
	Resturant External Doors - Single	1	Count	0 Floor	£2,125.00 Page 234	£2,125.00
	Hotel External Door - Single	1	Count	1st Floor	£2,125.00 Page - 201	£2,125.00
	Hotel External Door - Double	1	Count	0 Floor	£3,150.00 Page - 234	£3,150.00
	Single	4			Single	£8,500.00
	Double	6			Double	£18,900.00
	Automatic	2			Automatic	£18,200.00
	Check	0			Check	£0.00

2.6.2 External Doors

double external steel security door, including frame, ironmongery, powder			
coated finish	nr	£3,150.00	£3,800.00
single external steel security door, including frame, ironmongery, powder			
coated finish	nr	£2,125.00	£2,600.00

PDF Page - 234

2.6.2 External Doors

Automatic glazed entrance doors

Automatic glazed sliding doors in aluminium; polyester powder coated; linear sliding doors; inner pivoted pocket screens; glazed with safety units in accordance with BS. ASSA ABLOY SL510 P RC2 Anti-Burglar Sliding Door System complete with 100mm operator providing automated operation of the sliding door leaves

Double bi-parting; opening 2.00m× 2.30m	nr	£9,100.00	£11,500.00
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3.2.1	Floor Finishes (Screed)					
	Material type	Measurement total	Unit	Floor	Unit Price SPONS Ref	Total
	Retail, Vinyl Safety Flooring	486.87	sq m	0 Floor	£15.50 Page 242	£7,546.49 £7,546.49
	Resturant, Carpet Tiles	617.82	sq m	0 Floor	£68.00 Page 242	£42,011.76 £42,011.76
	Hotel, Carpet Tiles	126.5	sq m	0 Floor	£62.00 Page 242	£7,843.00
	Hotel, Carpet Tiles	372.56	sq m	1st Floor	£62.00 Page 242	£23,098.72
	Hotel, Carpet Tiles	773.98	sq m	2nd Floor	£62.00 Page 242	£47,986.76
	Hotel, Carpet Tiles	773.98	sq m	3rd Floor	£62.00 Page 242	£47,986.76
	Hotel, Carpet Tiles	773.98	sq m	4th Floor	£62.00 Page 242	£47,986.76
	Hotel, Carpet Tiles	714.14	sq m	5th Floor	£62.00 Page 242	£44,276.68
		3535.14				£219,178.68
	Hotel, Vinyl Safety Flooring	9.37	sq m	1st Floor	£15.50 Page 242	£145.24 £145.24

3.2 FLOOR FINISHES

3.2.1 Floor Finishes

Internal floor area (unless otherwise described)

In situ screed and floor finishes; laid level; over 300mm wide

Cement and sand (1:3) screeds; steel trowelled	Cost Range
50mm thick	m ² 18.10 to 22.00
PDF Page 241	18.10
	22.00
	20.05
Rigid tile/slab finishes (includes skirtings; excludes screeds)	
Flexible tiling; welded sheet or butt joint tiles; adhesive fixing	
vinyl floor tiling; 2.00mm thick	m ² 15.50 to 18.80
PDF Page 242	15.50
	18.80
Rigid tile/slab finishes (includes skirtings; excludes screeds)	17.15
Carpet tiles; including underlay, edge grippers	
heavy domestic duty; to floors;	m ² 62.00 to 75.00
PDF Page 242	62.00
	75.00
Rigid tile/slab finishes (includes skirtings; excludes screeds)	68.50
vinyl safety flooring; 2.00–2.50mm thick	m ² 15.50 to 18.80
PDF Page 242	15.5
	18.80
	17.15

3.3.1		Ceiling finishes						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total	
3.3.3	Retail, ceiling finish, suspended ceiling	486.87	sq m	0 Floor	£21.50	Page 243	£10,467.71	
							£10,467.71	
3.3.3	Resturant, ceiling finish, suspended ceiling	617.82	sq m	0 Floor	£21.50	Page 243	£13,283.13	
							£13,283.13	
3.3.1	Hotel, ceiling finish, plasterboard	126.5	sq m	0 Floor	£24.00	Page 243	£3,036.00	
	Hotel, ceiling finish, plasterboard	372.56	sq m	1st Floor	£24.00	Page 243	£8,941.44	
	Hotel, ceiling finish, plasterboard	773.98	sq m	2nd Floor	£24.00	Page 243	£18,575.52	
	Hotel, ceiling finish, plasterboard	773.98	sq m	3rd Floor	£24.00	Page 243	£18,575.52	
	Hotel, ceiling finish, plasterboard	773.98	sq m	4th Floor	£24.00	Page 243	£18,575.52	
	Hotel, ceiling finish, plasterboard	714.14	sq m	5th Floor	£24.00	Page 243	£17,139.36	
	total	3535.14	sq m				£84,843.36	
3.3.1	Hotel, ceiling finish, paint	126.5	sq m	0 Floor	£5.20	Page 243	£657.80	
	Hotel, ceiling finish, paint	372.56	sq m	1st Floor	£5.20	Page 243	£1,937.31	
	Hotel, ceiling finish, paint	773.98	sq m	2nd Floor	£5.20	Page 243	£4,024.70	
	Hotel, ceiling finish, paint	773.98	sq m	3rd Floor	£5.20	Page 243	£4,024.70	
	Hotel, ceiling finish, paint	773.98	sq m	4th Floor	£5.20	Page 243	£4,024.70	
	Hotel, ceiling finish, paint	714.14	sq m	5th Floor	£5.20	Page 243	£3,713.53	
	total	3535.14	sq m				£18,382.73	
4.1.2		Hotel Bathroom PODS						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total	
	Hotel Bathroom POD - Standard	4	Count	1st Floor	£5,600.00	Page 244	£22,400.00	
	Hotel Bathroom POD - Accessible	3	Count	1st Floor	£7,600.00	Page 244	£22,800.00	
	Hotel Bathroom POD - Standard	29	Count	2nd Floor	£5,600.00	Page 244	£162,400.00	
	Hotel Bathroom POD - Accessible	3	Count	2nd Floor	£7,600.00	Page 244	£22,800.00	
	Hotel Bathroom POD - Standard	29	Count	3rd Floor	£5,600.00	Page 244	£162,400.00	
	Hotel Bathroom POD - Accessible	3	Count	3rd Floor	£7,600.00	Page 244	£22,800.00	
	Hotel Bathroom POD - Standard	29	Count	4th Floor	£5,600.00	Page 244	£162,400.00	
	Hotel Bathroom POD - Accessible	3	Count	4th Floor	£7,600.00	Page 244	£22,800.00	
	Hotel Bathroom POD - Standard	29	Count	5th Floor	£5,600.00	Page 244	£162,400.00	
	Hotel Bathroom POD - Accessible	0	Count	5th Floor	£7,600.00	Page 244	£0.00	
	Standard	120				Standard	£672,000.00	
	Accessible	12				Accessible	£91,200.00	
	check	0						
						Overall Cost	£763,200.00	
5.1.1		Sanitary appliances						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total	
	Retail, sanitary appliances	486.87	sq m	0 Floor	£1.60	Page 245	£778.99	
	Resturant, sanitary appliances	617.82	sq m	0 Floor	£2.20	Page 245	£1,359.20	
	Hotel, sanitary appliances	126.5	sq m	0 Floor	£41.00	Page 245	£5,186.50	
	Hotel, sanitary appliances	372.56	sq m	1st Floor	£41.00	Page 245	£15,274.96	
	Hotel, sanitary appliances	773.98	sq m	2nd Floor	£41.00	Page 245	£31,733.18	
	Hotel, sanitary appliances	773.98	sq m	3rd Floor	£41.00	Page 245	£31,733.18	
	Hotel, sanitary appliances	773.98	sq m	4th Floor	£41.00	Page 245	£31,733.18	
	Hotel, sanitary appliances	714.14	sq m	5th Floor	£41.00	Page 245	£29,279.74	
	total	3535.14	sq m				£144,940.74	
							£147,078.94	

5.11.1	Fire and lighting protection						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	Retail, fire fighting systems	486.87	sq m	0 Floor	£1.15	Page 249	£559.90
	Resturant, fire fighting systems	617.82	sq m	0 Floor	£1.60	Page 249	£988.51
	Hotel, fire fighting systems	126.5	sq m	0 Floor	£40.00	Page 249	£5,060.00
	Hotel, fire fighting systems	372.56	sq m	1st Floor	£40.00	Page 249	£14,902.40
	Hotel, fire fighting systems	773.98	sq m	2nd Floor	£40.00	Page 249	£30,959.20
	Hotel, fire fighting systems	773.98	sq m	3rd Floor	£40.00	Page 249	£30,959.20
	Hotel, fire fighting systems	773.98	sq m	4th Floor	£40.00	Page 249	£30,959.20
	Hotel, fire fighting systems	714.14	sq m	5th Floor	£40.00	Page 249	£28,565.60
	total	3535.14	sq m				£141,405.60
							£142,954.01

5.11.1 Fire Fighting Systems

Gross internal floor area (unless described otherwise); Including lightning protection, sprinklers unless stated otherwise

hotel	m2	£40.00	£56.00
supermarket; lightning protection only	m2	£1.15	£1.60

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Resturant Provisional sum = supermarket, fire fighting upper rate.

5.11.1 Fire Fighting Systems

Gross internal floor area (unless described otherwise); Including lightning protection, sprinklers unless stated otherwise

hotel	m2	£40.00	£56.00
supermarket; lightning protection only	m2	£1.15	£1.60

PDF Page 249

Resturant Provisional sum = supermarket, fire fighting upper rate.

5.10.1	Lift and Conveyor Installations						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	Hotel Lift, 13-person; 6 stops	2	Count	0 - 5th Floor	£105,000.00	Page 248	£210,000.00 <u>£210,000.00</u>
	Resturant Lift, disabled platform	1	Count	0 Floor	£10,000.00	Page 249	£10,000.00 <u>£10,000.00</u>
						<u>Overall Cost</u>	<u>£220,000.00</u>

5.10.1 Lifts and Enclosed Hoists

Passenger lifts (standard brushed stainless steel finish; 2 panel centre opening doors)

13-person; 6 stops; 1.0 m/s speed

nr

£105,000.00

£130,000.00

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5.10.1 Lifts and Enclosed Hoists

5.10.1 Lifts and Enclosed Hoists

Passenger lifts (standard brushed stainless steel finish; 2 panel centre opening doors)

13-person; 6 stops; 1.0 m/s speed	nr	£105,000.00	£130,000.00
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5.10.1 Lifts and Enclosed Hoists

Passenger lifts

Special installations

disabled platform lift single wheelchair; 400 kg; 0.16 m/s	nr	£10,000.00	£12,500.00
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5.6.1	Heating and Air Conditioning						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	Retail, air conditioning	420.52	sq m	0 Floor	£18.00	Page 247	£7,569.36 £7,569.36
	Resturant, air conditioning	618.52	sq m	0 Floor	£210.00	Page 247	£129,889.20 Provisional Sum £129,889.20
	hotel, air conditioning	142.69	sq m	0 Floor	£160.00	Page 247	£22,830.40
	hotel, air conditioning	466.35	sq m	1st Floor	£160.00	Page 247	£74,616.00
	hotel, air conditioning	1027.86	sq m	2nd Floor	£160.00	Page 247	£164,457.60
	hotel, air conditioning	1027.86	sq m	3rd Floor	£160.00	Page 247	£164,457.60
	hotel, air conditioning	1027.86	sq m	4th Floor	£160.00	Page 247	£164,457.60
	hotel, air conditioning	937.64	sq m	5th Floor	£160.00	Page 247	£150,022.40
		4630.26					£740,841.60
							£878,300.16

5.6.1 Space Heating and Air Conditioning

Gross internal floor area (unless described otherwise)

hotel; air conditioning	m2	£160.00	£210.00
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5.6.1 Space Heating and Air Conditioning

Gross internal floor area (unless described otherwise)

supermarket	m2	£18.00	£23.50
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Resturant Provisional sum = hotel; air conditioning, upper rate.

5.6.1 Space Heating and Air Conditioning

Gross internal floor area (unless described otherwise)

hotel; air conditioning	m2	£160.00	£210.00
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5.6.1 Space Heating and Air Conditioning

Gross internal floor area (unless described otherwise)

supermarket	m2	£18.00	£23.50
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Resturant Provisional sum = hotel; air conditioning, upper rate.

5.7.1	Ventilation Systems						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	Retail, general extraction	420.52	sq m	0 Floor	£5.95	Page 247	£2,502.09 £2,502.09
	Restaurant, general extraction	618.52	sq m	0 Floor	£7.85	Page 247	£4,855.38 Provisional Sum £4,855.38
	hotel, general extraction	142.69	sq m	0 Floor	£48.00	Page 247	£6,849.12
	hotel, general extraction	466.35	sq m	1st Floor	£48.00	Page 247	£22,384.80
	hotel, general extraction	1027.86	sq m	2nd Floor	£48.00	Page 247	£49,337.28
	hotel, general extraction	1027.86	sq m	3rd Floor	£48.00	Page 247	£49,337.28
	hotel, general extraction	1027.86	sq m	4th Floor	£48.00	Page 247	£49,337.28
	hotel, general extraction	937.64	sq m	5th Floor	£48.00	Page 247	£45,006.72
		4630.26					£222,252.48
							£229,609.96
5.8.1	Electrical Mains						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	Retail, electrical mains	420.52	sq m	0 Floor	£75.00	Page 247	£31,539.00 £31,539.00
	Restaurant, electrical mains	618.52	sq m	0 Floor	£105.00	Page 247	£64,944.60 Provisional Sum £64,944.60
	hotel, electrical mains	142.69	sq m	0 Floor	£200.00	Page 247	£28,538.00
	hotel, electrical mains	466.35	sq m	1st Floor	£200.00	Page 247	£93,270.00
	hotel, electrical mains	1027.86	sq m	2nd Floor	£200.00	Page 247	£205,572.00
	hotel, electrical mains	1027.86	sq m	3rd Floor	£200.00	Page 247	£205,572.00
	hotel, electrical mains	1027.86	sq m	4th Floor	£200.00	Page 247	£205,572.00
	hotel, electrical mains	937.64	sq m	5th Floor	£200.00	Page 247	£187,528.00
		4630.26					£926,052.00
							£1,022,535.60
5.4.1	Mains Water Supply						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	Retail, mains water supply	420.52	sq m	0 Floor	£30.00	Page 246	£12,615.60 £12,615.60
	Restaurant, mains water supply	618.52	sq m	0 Floor	£41.50	Page 246	£25,668.58 Provisional Sum £25,668.58
	hotel, mains water supply	142.69	sq m	0 Floor	£48.00	Page 246	£6,849.12
	hotel, mains water supply	466.35	sq m	1st Floor	£48.00	Page 246	£22,384.80
	hotel, mains water supply	1027.86	sq m	2nd Floor	£48.00	Page 246	£49,337.28
	hotel, mains water supply	1027.86	sq m	3rd Floor	£48.00	Page 246	£49,337.28
	hotel, mains water supply	1027.86	sq m	4th Floor	£48.00	Page 246	£49,337.28
	hotel, mains water supply	937.64	sq m	5th Floor	£48.00	Page 246	£45,006.72
		4630.26					£222,252.48
							£260,536.66

5.7.1 Ventilation Systems
Gross internal floor area (unless described otherwise)

hotel; general toilet extraction, bathrooms, kitchens	m2	£48.00	£63.00
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5.7.1 Ventilation Systems
Gross internal floor area (unless described otherwise)

supermarket	m2	£5.95	£7.85
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Resturant Provisional sum = retail, general extraction upper rate.

5.8.1 Electric Mains and Sub-Mains Distrubition
Gross internal floor area (unless described otherwise)

hotel	m2	£200.00	£280.00
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5.8.1 Electric Mains and Sub-Mains Distrubition
Gross internal floor area (unless described otherwise)

supermarket	m2	£75.00	£105.00
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Resturant Provisional sum = retail, electrical mains upper rate.

5.4.1 Mains Water Supply
Hot and cold water installations; mains supply; hot and cold water distribution.
Gross internal floor area (unless described otherwise)

hotel	m2	£48.00	£67.00
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5.4.1 Mains Water Supply
Hot and cold water installations; mains supply; hot and cold water distribution.
Gross internal floor area (unless described otherwise)

supermarket	m2	£30.00	£41.50
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Resturant Provisional sum = retail, mains water supply upper rate.

2.6.1	External Windows						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	Retail, external windows		sq m	0 Floor			£0.00
	Resturant, external windows		sq m	0 Floor			£0.00
	hotel, external windows, square total count (Inclusive of hidden windows on elevation drawings)	65	Count	1 - 5 Floor			
	total m2	77	Count	1 - 5 Floor			
		188.65	m2	1 - 5 Floor	£260.00	Page 234	£49,049.00
							£49,049.00

2.6.1 External Windows

Composite aluminium/timber windows; U value = 1.5W/m2K

Purpose-made windows; stainless steel ironmongery; Velfac System 200 or similar

fixed windows over 1.50m2 up to 4.00m2	m2	£260.00	£310.00
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Each square window	2.45	m2
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2.5.1	External Enclosing Walls above ground level						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	curtain wall system	773.81	sq m	0 - 5 Floor	£1,100.00	Page 230	£851,191.00
							£851,191.00
	cavity wall, block inner & outter skin	2164.9	sq m	0 - 5 Floor			
	total which includes area measurement hidden on elevation drawing Plot A11C, grid line G & K	2545.79	sq m	0 - 5 Floor	£165.00	Page 229	£420,055.35
							£420,055.35
2.5.3	rain screen timber battens	308.66	sq m	0 - 5 Floor	£55.00	Page 232	£16,976.30
							£16,976.30
	rain screen cladding, trespa	193.3	sq m	0 - 5 Floor	£250.00	Page 233	£48,325.00
	total	280.27					£48,325.00

2.5 EXTERNAL WALLS

2.5.1 External Enclosing Walls above ground level

Glazed walling

unitized curtain walling system with double glazed units, aluminium structural

framing and spandrel rails. Standard colour powder coated	m2	£1,100.00	£1,350.00
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2.5 EXTERNAL WALLS

2.5.1 External Enclosing Walls above ground level

Brick/block walling

Cavity wall; rendered block outer skin; insulation; with plaster on standard weight

block inner skin; emulsion (U-value = 0.30W/m2 K)

block outer skin; insulation; lightweight block inner skin outer block rendered	m2	£165.00	£200.00
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2.5 EXTERNAL WALLS

2.5.3 Solar/Rain Screen

25mm thick tongued and grooved Western Red Cedar boarding including

timber battens	m2	£55.00	£67.00
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2.5 EXTERNAL WALLS

2.5.3 Solar/Rain Screen

Trespa single skin rainscreen cladding, 8mm thick panel, with secondary

support/frame system; adhesive fixed panels; open joints; 100mm Kingspan

K15 insulation; aluminium subframe fixed to masonry/concrete	m2	£250.00	£305.00
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face 1	+ 3 other faces
Measure	total
21.15	63.45
7.84	23.52
total	86.97

2.4.1	Stair/ramp structures					
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref

Staircase, concrete	4	nr	0 - 5 Floor	£9,700.00	Page 227	£116,400.00
						£116,400.00

2.4.1 Stair/ramp structures

Reinforced concrete construction

Staircase; terrazzo finish; mild steel balustrades and handrails; plastered soffit; balustrades and staircase soffit decorated

3.00m rise; dogleg	nr	£9,700.00	£12,000.00
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plus or minus for each 300mm variation in storey height

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Calacuation					
Cost	nr of stories	nr of stair cases	Notes		total
£9,700.00	4	3	5 stories but 4 floors		£116,400.00

2.3.1	Roof Structure					
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref

Metal deck	988.81	sq m	Roof	£77.00	Page 222	£228,415.11
						£228,415.11

2.3.1 Roof structure

Flat roof decking; structure only

Metal decking

galvanized steel roof decking; insulation; three layer felt roofing and

chippings; 0.70mm thick steel decking (U-value = 0.25W/m2 K)	m2	£77.00	£93.00
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2.2.1	Upper floors, floors					
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref

Upper floor, steel & concrete	988.81	sq m	1 - 5 Floor	£95.00	Page 222	£1,502,991.20
total over 4 lvls	3955.24		1 - 5 Floor	£95.00	Page 222	
						£1,502,991.20

2.2.1 Floors

Composite steel deck flooring

Composite steel and concrete upper floors (Note: all floor thicknesses are nominal); A142 mesh reinforcement

TATA Slimdek SD225 steel decking 1.25mm thick; 130mm reinforced

concrete topping	m2	£95.00	£115.00
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2.1.1	Frame					
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref

Frame, steel beam (Horizontal)	317.15	m	0 - 5 Floor		Page 222	
Frame, steel beam (Vertical)	275.61	m	0 - 5 Floor		Page 222	
total	592.76	m				
Frame, steel colum	48	Count	0 - 5 Floor		Page 222	
universal beams; grade S275	126.456	tonnes	0 - 5 Floor	£2,000.00	Page 222	£252,912.00
universal columns; grade S275	30.4128	tonnes	0 - 5 Floor	£2,000.00	Page 222	£60,825.60
						£313,737.60

2.2.1 Frame

Steel frame

universal beams; grade S275	tonne	£2,000.00	£2,425.00
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universal columns; grade S275	tonne	£2,000.00	£2,425.00
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Using British Steel IPE Sections - IPE 300: 42.24 kg per meter

H Beams on one level	levels	total	weight per m of beam	total	converted to tonnes
598.75 m	5	2993.75 m	42.24 kg	126456 kg	126.456 tonnes

V beams on one level	levels	height	total	weight per m of beam	total	converted to tonnes
48 nr	5	3 m	720 m	42.24 kg	30412.8 kg	30.4128 tonnes

horizontal & vertical total
156.87

1.1.2		Foundations, piling				
Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
Foundations, enabling, mat	522.41	cu m	0 Floor	£11.30	Page 216	£5,903.23
Foundations, prov for plant	1	nr	0 Floor	£19,000.00	Page 216	£19,000.00
Foundations, piles	2160	m	0 Floor	£83.00	Page 216	£179,280.00
Foundations, pile caps	48	nr	0 Floor	£1,675.00	Page 217	£80,400.00
Ground floor, slab	1181.73	m2	0 Floor	£96.00	Page 218	£113,446.08

1.1.2 Specialist foundations

Piling

Enabling works
excavate to form piling mat; supply and lay imported hardcore – recycled

brick and similar to form piling mat	m3	£11.30	£13.70
provision of plant (1 nr rig); including bringing to and removing from site; maintenance, erection and dismantling at each pile position	item	£19,000.00	£23,000.00

Supply and install concrete Continuous Flight Auger (CFA) piles; cart away inactive spoil; measure total length of pile

600mm dia. reinforced concrete CFA piles	m	£83.00	£100.00
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nr pile caps	piles per cap	total	depth piles (m)	total (m)	cost
48	3	144	15	2160	£179,280.00

1.1.2 Specialist foundations

Pile caps

Excavate pit in firm ground by machine, partial backfill, partial disposal, support, compaction, cut off pile and prepare reinforcement, formwork; reinforced in situ concrete cap 25 N/mm²; reinforcement at 50 kg/m²; rates per cap for cap size

2100mm× 2100mm× 1000 mm; 2–3 piles	nr	£1,675.00	£2,050.00
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1.1.3 Lowest Floor Construction

Ground floor construction

Mechanical excavation to reduce levels, disposal, level and compact, hardcore bed blinded with sand, 1200 gauge polythene damp-proof membrane, in situ concrete 20.00 N/mm² – 20mm aggregate (1:2:4)

150mm thick concrete slab with 1 layer of A195 fabric reinforcement	m2	£96.00	£115.00
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8.2.1 Roads, Paths and Pavings

Car parking alternatives

Rates per car

surface level parking	car	£2,175.00	£2,800.00
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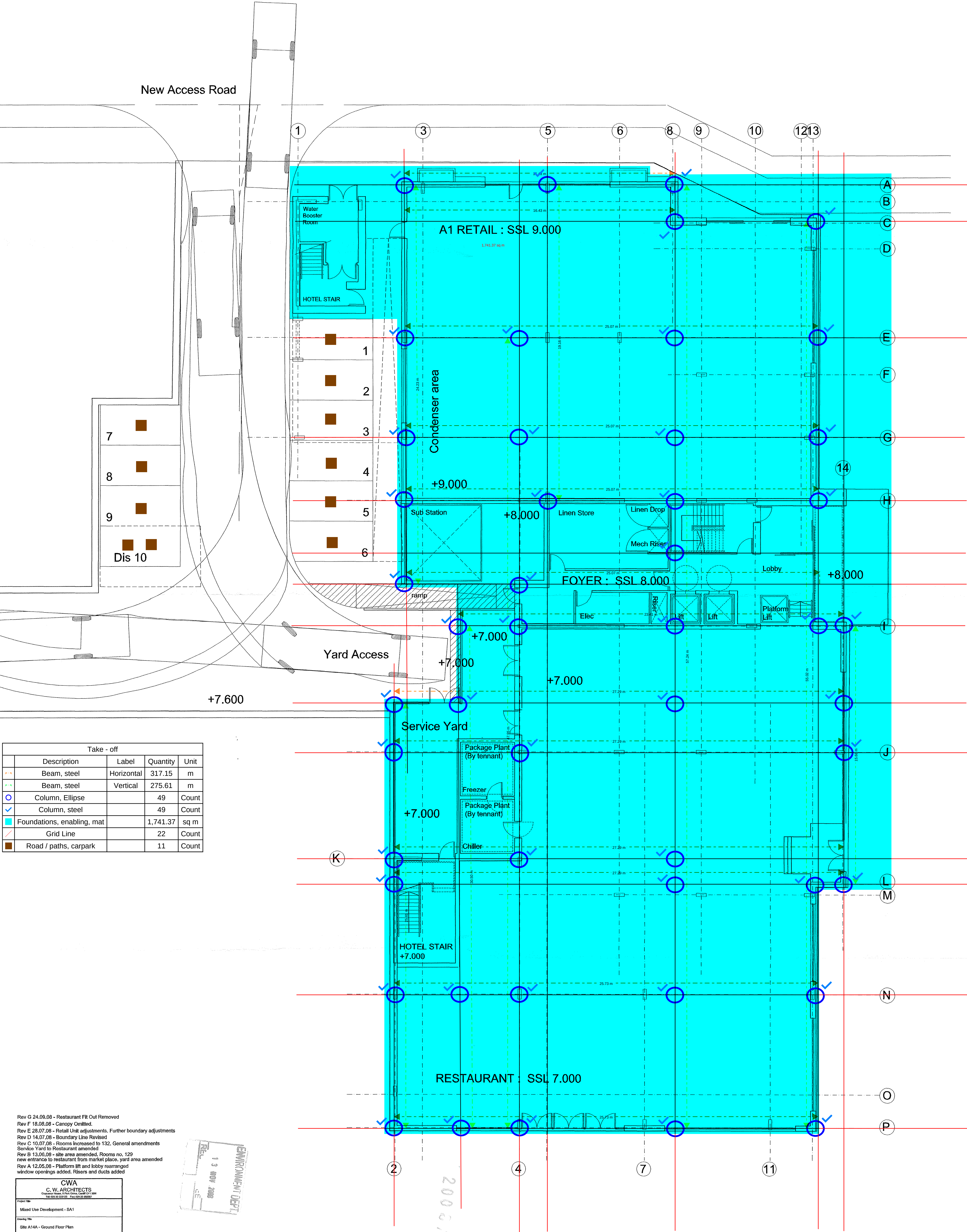
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8.6.1 Surface Water and Foul Water Drainage

Overall £/m² of drained area allowances

building storm water drainage (per m ² of gross internal floor area)	m2	£19.80	£25.00
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PDF Page 255



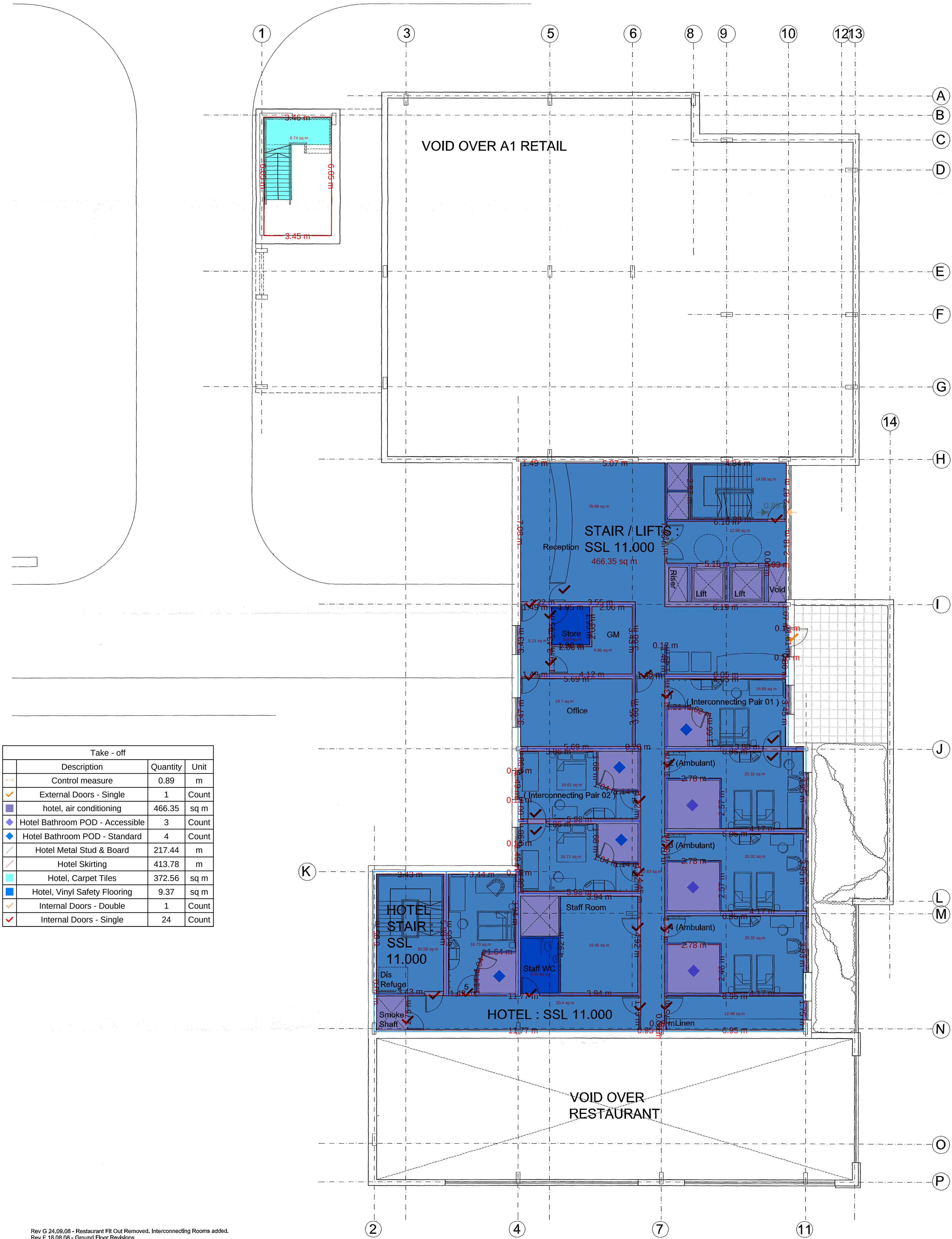
Take - off				
	Description	Label	Quantity	Unit
---	Beam, steel	Horizontal	317.15	m
---	Beam, steel	Vertical	275.61	m
○	Column, Ellipse		49	Count
✓	Column, steel		49	Count
■	Foundations, enabling, mat		1,741.37	sq m
---	Grid Line		22	Count
■	Road / paths, carpark		11	Count

Rev G 24.08.08 - Restaurant Fit Out Removed
Rev F 18.08.08 - Canopy Omitted.
Rev E 28.07.08 - Retail Unit adjustments. Further boundary adjustments
Rev D 14.07.08 - Boundary Line Revised
Rev C 10.07.08 - Rooms increased to 132. General amendments
Service Yard to Restaurant amended
Rev B 13.06.08 - site area amended. Rooms no. 129
new entrance to restaurant from market place, yard area amended
Rev A 12.05.08 - Platform lift and lobby rearranged
window openings added. Risers and ducts added

CWA C. W. ARCHITECTS Commercial Road, 8/100-101, 102/103, 104/105 Tel: 03 22 22 22 22 Fax: 03 22 22 22 22			
Project No: Mixed Use Development - SA1			
Drawing No: Site A14A - Ground Floor Plan			
Drawing Number SP136 - P01	Scale 1:100 @ A1	Drawn By G	Drawn Date April 2008

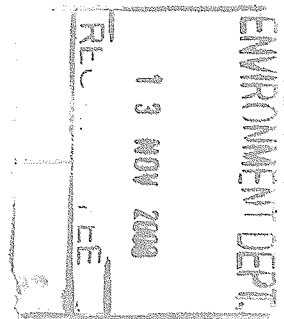


200612232

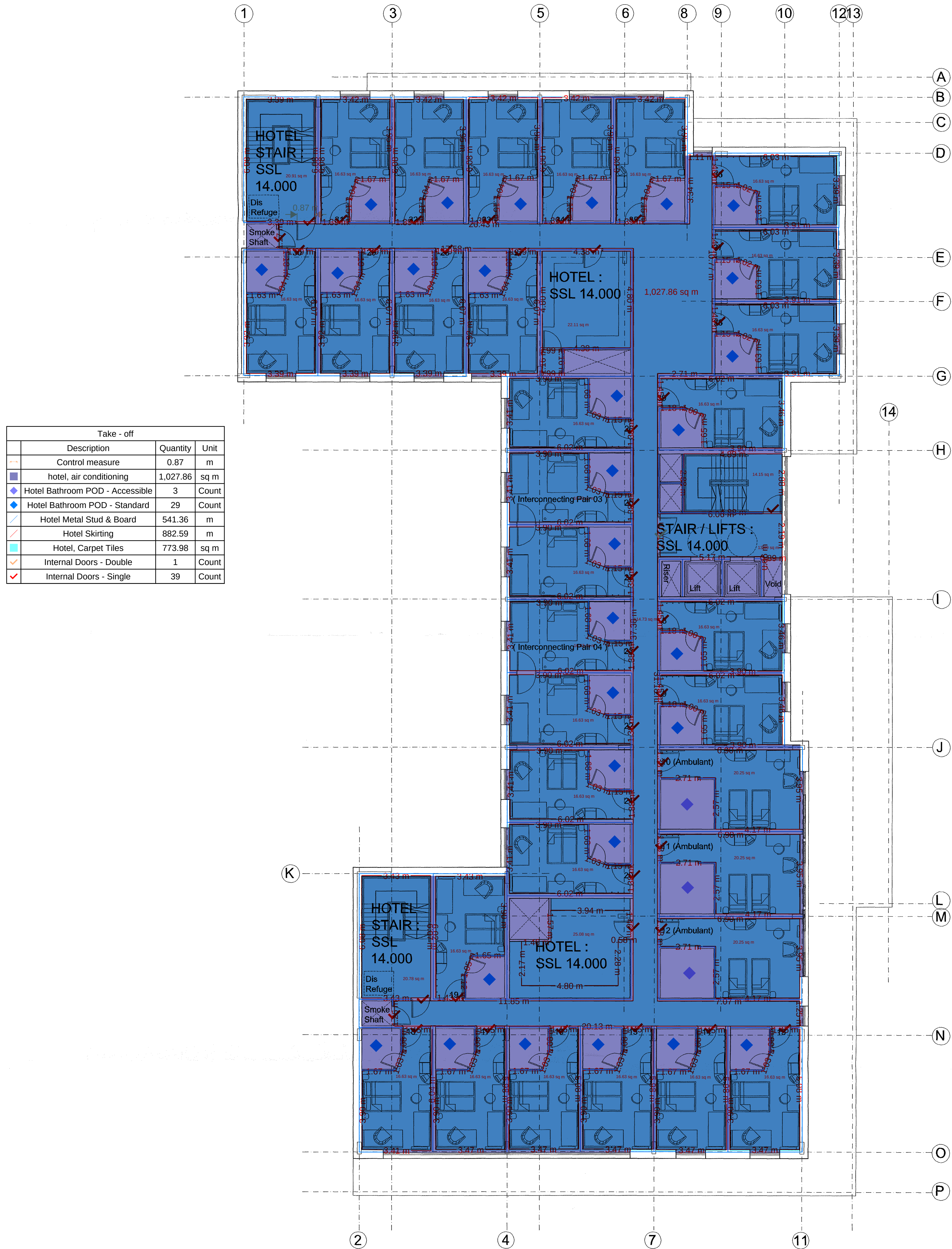


Rev G 24.08.08 - Restaurant Fit Out Removed, Interconnecting Rooms added.
 Rev F 18.08.08 - Ground Floor Revisions
 Rev C 10.07.08 - Rooms Increased to 132, General amendments
 Staff Room added, linen store moved
 Rev B 13.06.08 - site area amended, Rooms no. 129
 new entrance to restaurant from market place, yard area amended
 Rev A 12.05.08 - Reception area rearranged, Mezzanine
 added to restaurant, Window openings, ducts and risers added

CWA C. W. ARCHITECTS Creative Architects, 11 Park Street, Christchurch 8011 Tel: 03 333 3333 Fax: 03 333 3333		
Project Title Mixed Use Development - SA1		
Drawing Title Site A14A - First Floor Plan		
Drawing Number SP136 - P02	Scale 1:100 @ A1 Rev G	Drawn by sa Date April 2008

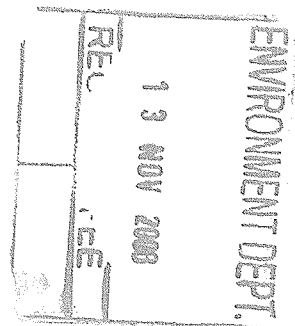


200612232



Rev G 24.09.08 - Interconnecting Rooms added.
Rev F 18.08.08 - Ground Floor Revisions
Rev C 10.07.08 - Rooms increased to 132. General amendments
Rev B 13.06.08 - site area amended. Rooms no. 129
new entrance to restaurant from market place. yard area amended
Rev A 12.05.08 - Stair and lift area amended
Window openings added. Ducts and risers added

CWA C.W. ARCHITECTS Consulting Architects, 9 Park Street, Suite 201, 0101 Tel: 020 7252 2232 Fax: 020 7252 2232		
Project Title Mixed Use Development - SA1		
Drawing Title Site A14A - Second Floor Plan		
Drawing Number SP136 - P03	Scale 1:100 @ A1 Rev G	Drawn by da Date June 2008



12008/2232



Take - off			
	Description	Quantity	Unit
	Control measure	0.87	m
	hotel, air conditioning	1,027.86	sq m
	Hotel Bathroom POD - Accessible	3	Count
	Hotel Bathroom POD - Standard	29	Count
	Hotel Metal Stud & Board	541.36	m
	Hotel Skirting	882.59	m
	Hotel, Carpet Tiles	773.98	sq m
	Internal Doors - Double	1	Count
	Internal Doors - Single	39	Count

Rev G 24.09.08 - Interconnecting Rooms added.
Rev F 18.08.08 - Ground Floor Revisions
Rev C 10.07.08 - Rooms increased to 132. General amendments
Rev B 13.06.08 - site area amended. Rooms no. 129
new entrance to restaurant from market place. yard area amended
Rev A 12.05.08 - Stair and lift area amended
Window openings added. Ducts and risers added

CWA C. W. ARCHITECTS General House, 100-101, South Street, Adelaide Tel: 08 220 22328 Fax: 08 220 22329			
Project Title Mixed Use Development - SA1			
Drawing Title Site A14A - Third Floor Plan			
Drawing Number SP136 - P04		Scale 1:100 @ A1	Drawn by am
		Rev G	Date April 2009



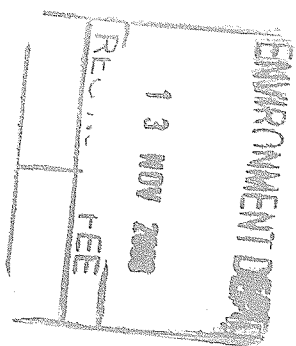
12008/2232



Take - off			
	Description	Quantity	Unit
	Control measure	0.87	m
	hotel, air conditioning	1,027.86	sq m
	Hotel Bathroom POD - Accessible	3	Count
	Hotel Bathroom POD - Standard	29	Count
	Hotel Metal Stud & Board	541.36	m
	Hotel Skirting	882.59	m
	Hotel, Carpet Tiles	773.98	sq m
	Internal Doors - Double	1	Count
	Internal Doors - Single	39	Count

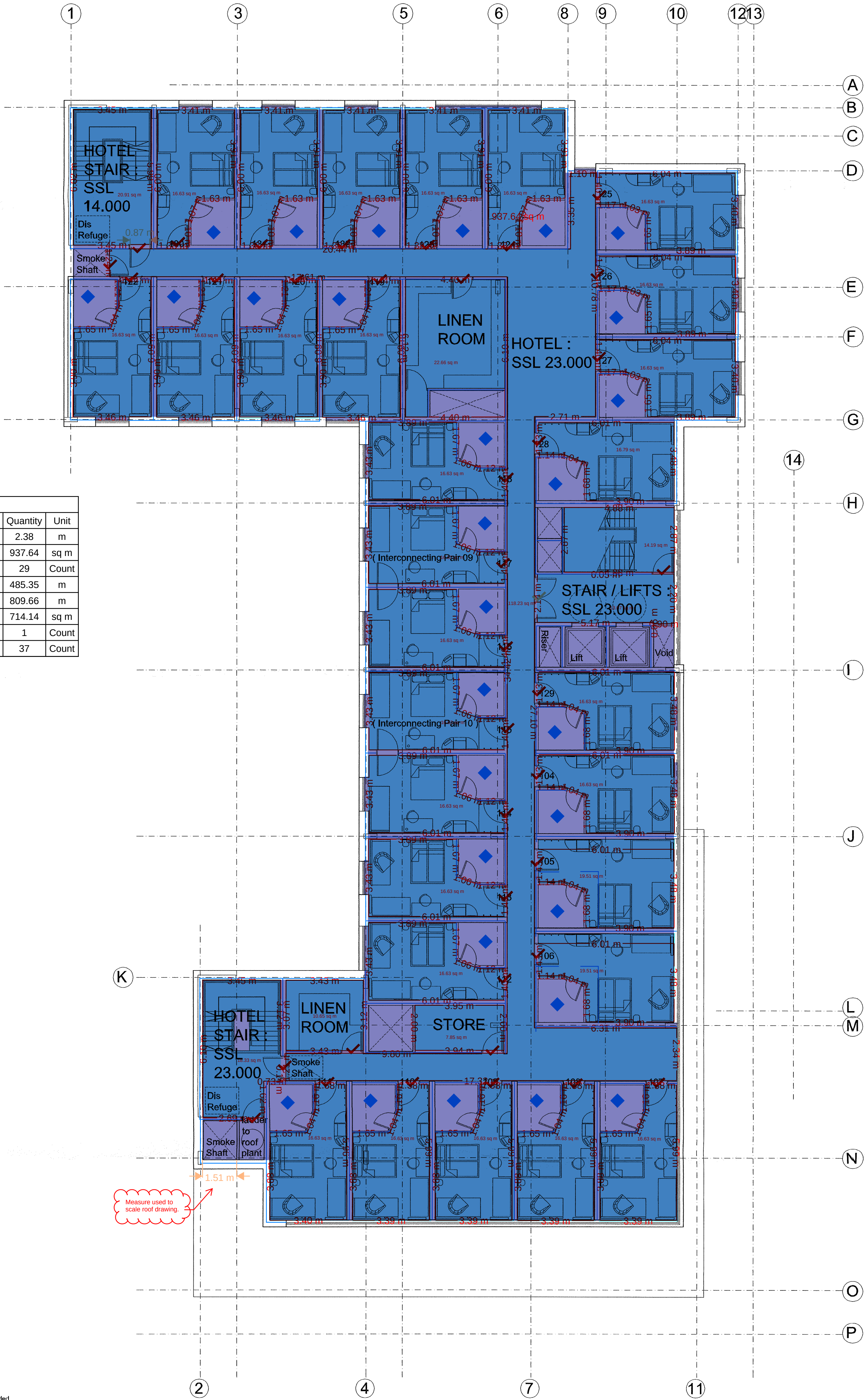
Rev G 24.09.08 - Interconnecting Rooms added.
Rev F 18.08.08 - Ground Floor Revisions
Rev C 10.07.08 - Rooms Increased to 132. General amendments
Rev B 13.06.08 - site area amended, Rooms no. 129
new entrance to restaurant from market place, yard area amended
Rev A 12.05.06 - Stair and lift area amended
Window openings added. Ducts and risers added

CWA C. W. ARCHITECTS Ovington House, 17 Park Street, Ovington, Dorset DT1 1JH Tel: 01929 221125 Fax: 01929 286057	
Project Title Mixed Use Development - SA1	
Drawing Title Site A14A - Fourth Floor Plan	
Drawing Number SP136 - P05	Scale 1:100 @ A1 Drawn by G Date April 2008



12008/2232

Take - off		
Description	Quantity	Unit
Control measure	2.38	m
hotel, air conditioning	937.64	sq m
Hotel Bathroom POD - Standard	29	Count
Hotel Metal Stud & Board	485.35	m
Hotel Skirting	809.66	m
Hotel, Carpet Tiles	714.14	sq m
Internal Doors - Double	1	Count
Internal Fire Doors - Single	37	Count



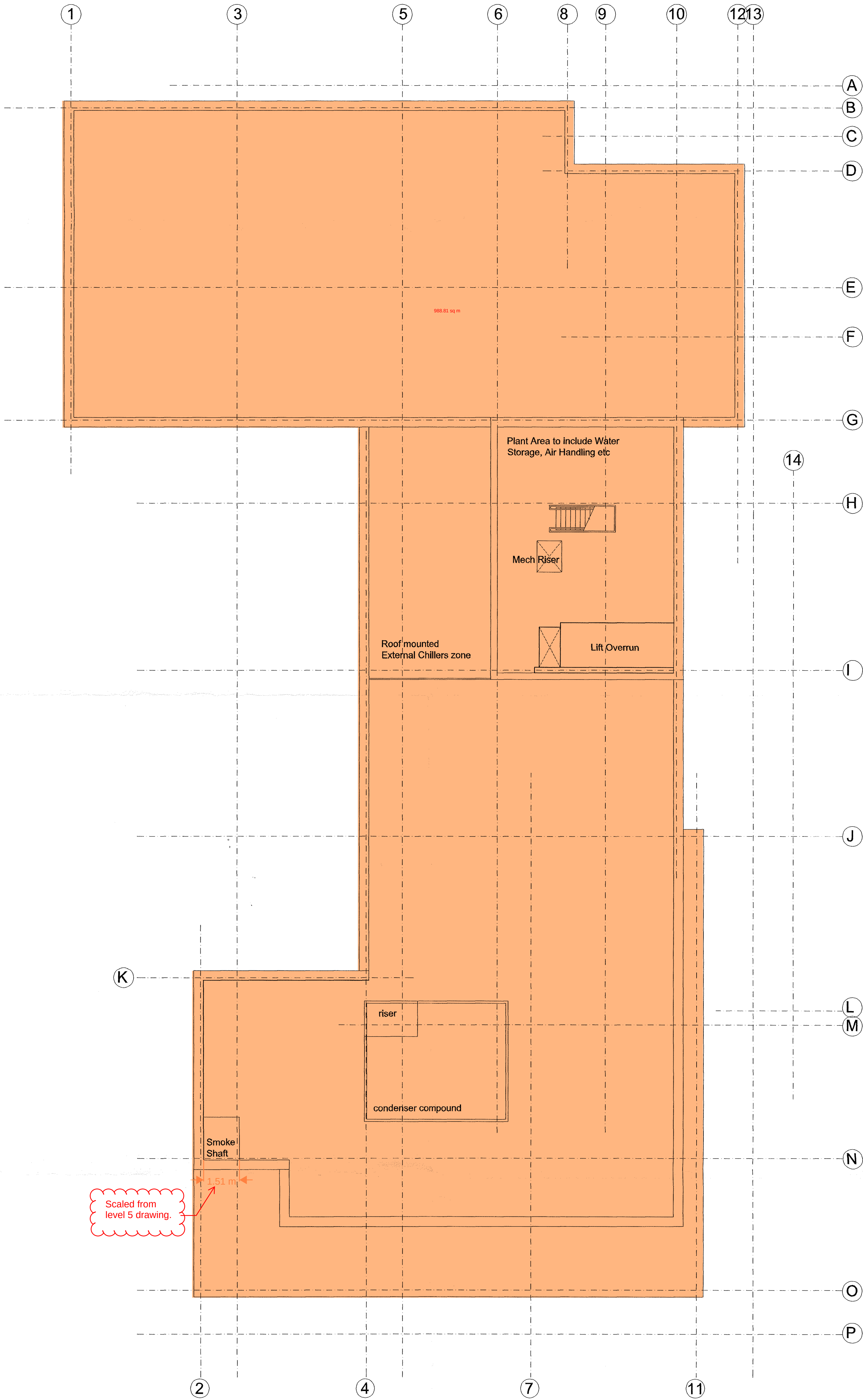
Rev G 24.09.08 - Interconnecting Rooms added.
Rev F 18.08.08 - Ground Floor Revisions
Rev C 10.07.08 - Rooms increased to 132, General amendments
Rev B 13.06.08 - site area amended, Rooms no. 129
new entrance to restaurant from market place, yard area amended
Rev A 12.05.08 - Stair and lift area amended
Window openings added, Ducts and risers added

CWA C.W. ARCHITECTS Draughtsman: B. Park, Designer: C. W. 011 881 1410 Fax: 011 881 1410	
Project Title Mixed Use Development - SA1	
Drawing Title Site A14A - Fifth Floor Plan	
Drawing Number SP136 - P06	Scale 1:100 @ A1 Rev G
Drawn by 08	Date April 2008



12008/2232

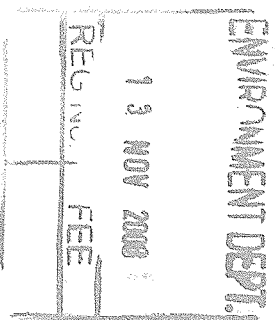
Take - off			
Description	Quantity	Unit	
Control measure	1.51	m	
roof area	988.81	sq m	



Scaled from level 5 drawing.

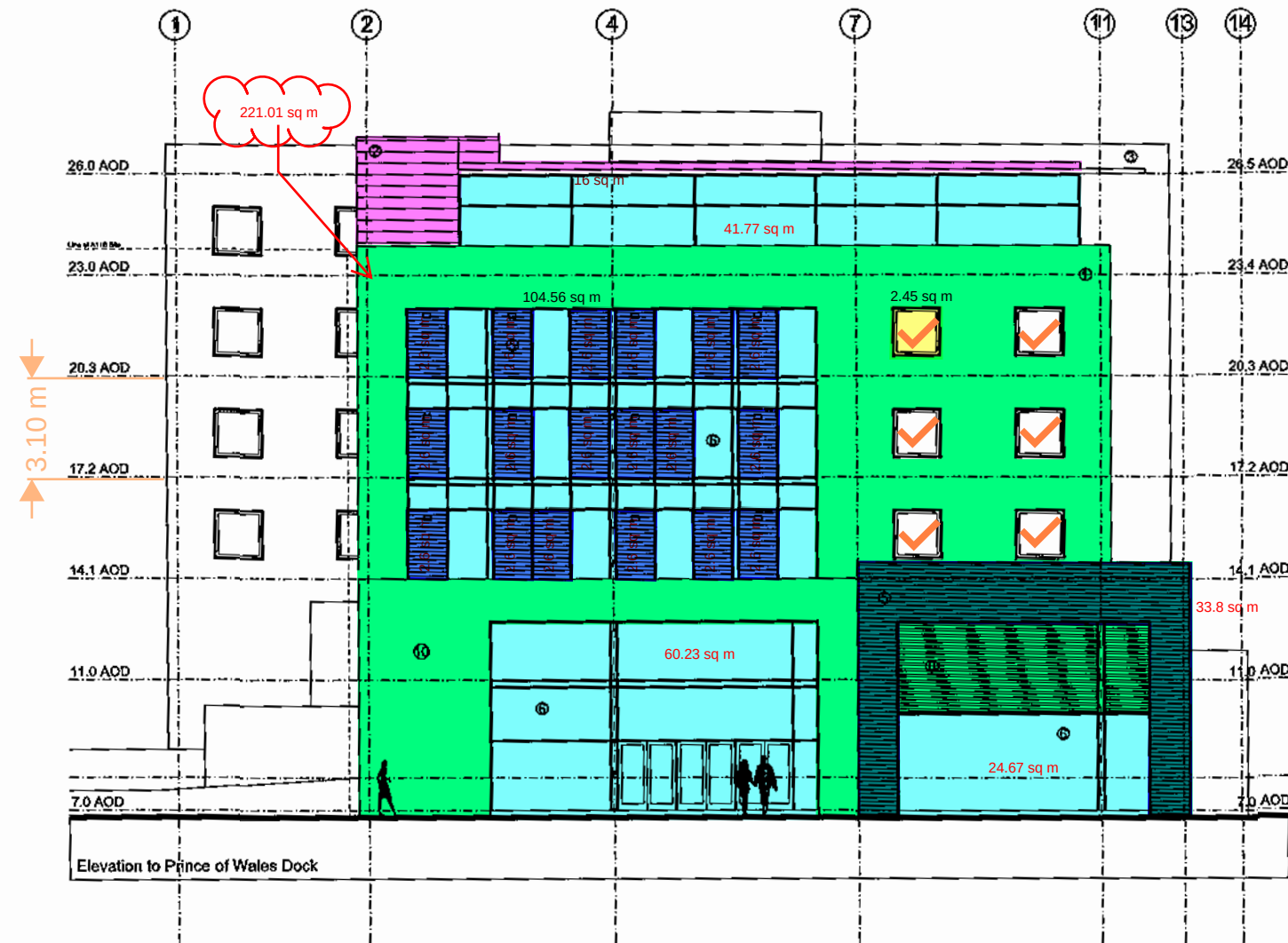
Rev F 18.08.08 - Ground Floor Revisions
 Rev C 10.07.08 - General amendments
 Rev B 13.05.08 - site area amended, Rooms no. 129
 duct and plant areas revised to suit amendments
 Rev A 12.05.08 - Ducts and risers added

CWA C. W. ARCHITECTS Geography House, 3 Park Drive, Clontarf, Dublin 4 Tel: 01 224 2212 Fax: 01 224 2212		
Project Title Mixed Use Development - SA1		
Drawing Title Site A14A - Roof Plan		
Drawing Number SP136 - P07		
Scale 1:100 @ A1	Drawn by F	Checked by 08
Rev F	Date 7 April 2008	



2008/2232

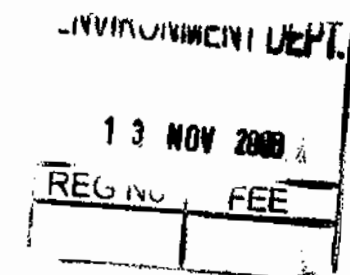
2008/2232



Materials Key

- ① White through colour render RAL 9010
- ② Grey colour coated aluminium cladding RAL 7015
- ③ White levulux 'sunbreaker 90' 1m wide brise soleil (or similar) RAL 9010
- ④ Rough coursed pennant stone
- ⑤ Stained timber boards
- ⑥ Aluminium colour coated clear glass curtain walling RAL 7015
- ⑦ Glass balustrade
- ⑧ Timber louvres
- ⑨ Through colour rendered planter WEBBER IVORY
- ⑩ Cream through colour render WEBBER IVORY

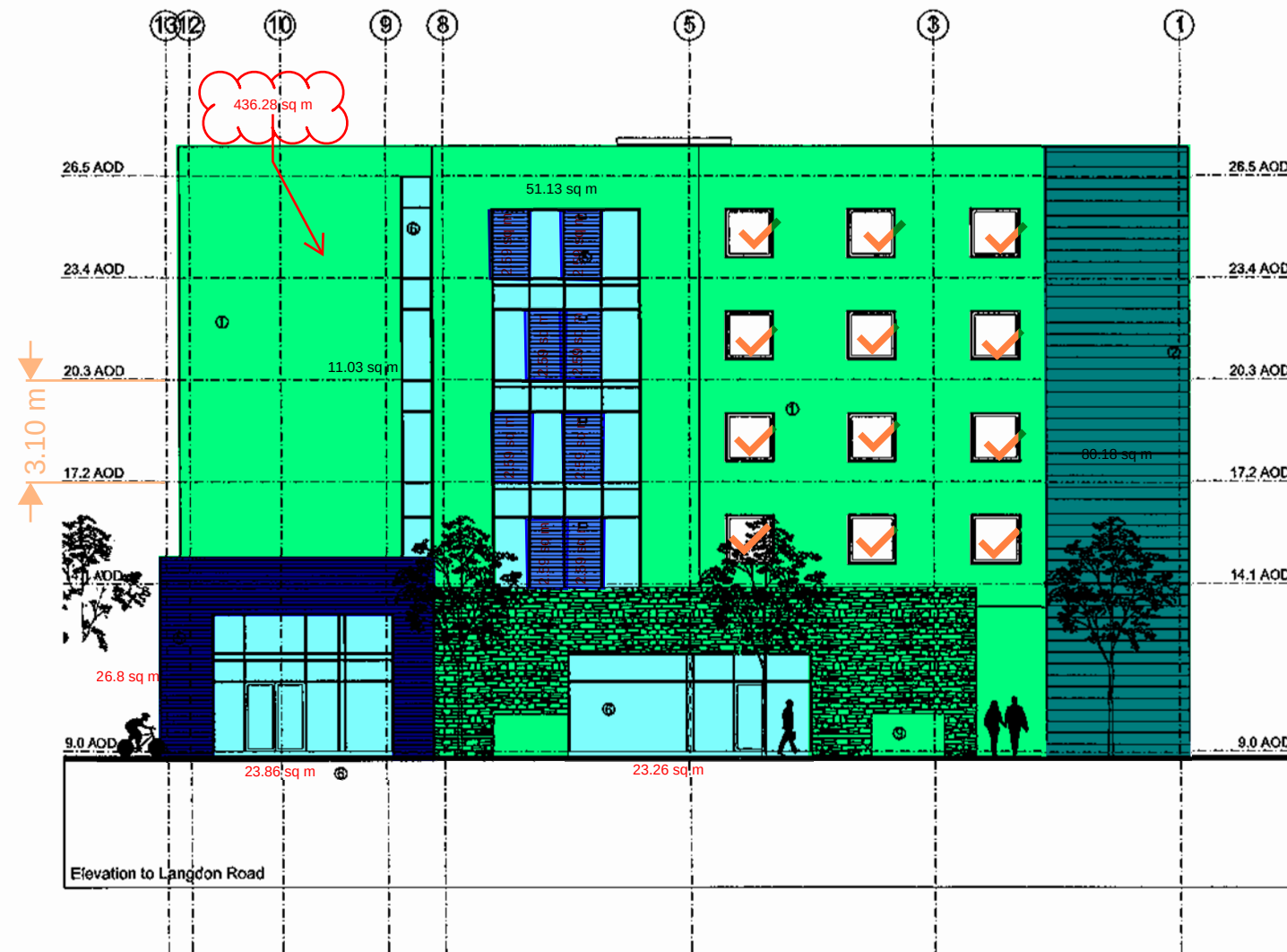
Take - off			
	Description	Quantity	Unit
■	cavity wall, block inner & outer skin	221.01	sq m
↕	Control measure	3.10	m
■	Curtain Walling	231.23	sq m
■	rain screen cladding, trespa	16.00	sq m
■	rain screen timber battens	80.67	sq m
■	Window	2.45	sq m
✓	Window	6	Count



Rev H 24.09.08 - Floor Levels Adjusted.
 Rev G 18.08.08 - Signage omitted.
 Rev F 06.08.08 - Signage, doors, materials amended
 Rev E 28.07.08 - Vents added to elevations
 Rev D 18.07.08 - Signage zones added
 Rev C 10.07.08 - General amendments
 Rev B 13.06.08 - elevational treatment amended to reflect internal changes
 Rev A 12.05.08 - Plan changes reflected. Signage options added. Materials amended. Ground line and levels amended

CWA C. W. ARCHITECTS Grosvenor House, 8 Park Grove, Cardiff CF1 3BN Tel: 029 20 223123 Fax: 029 20 358307		
Project Title		
Mixed Use Development - SA1		
Drawing Title		
Site A14A - Elevation to Dockside		
Drawing Number	Scale	Drawn by
SP136 - P12	1:200 @ A3	oa
Rev.	H	Date
		April 2008

2003/02/02



Materials Key

- ① White through colour render RAL 9010
- ② Grey colour coated aluminium cladding RAL 7015
- ③ White levolux 'sunbreaker 90' 1m wide brise soleil (or similar) RAL 9010
- ④ Rough coursed pennant stone
- ⑤ Stained timber boards
- ⑥ Aluminium colour coated clear glass curtain walling RAL 7015
- ⑦ Glass balustrade
- ⑧ Timber louvres
- ⑨ Through colour rendered planter WEBBER IVORY
- ⑩ Cream through colour render WEBBER IVORY

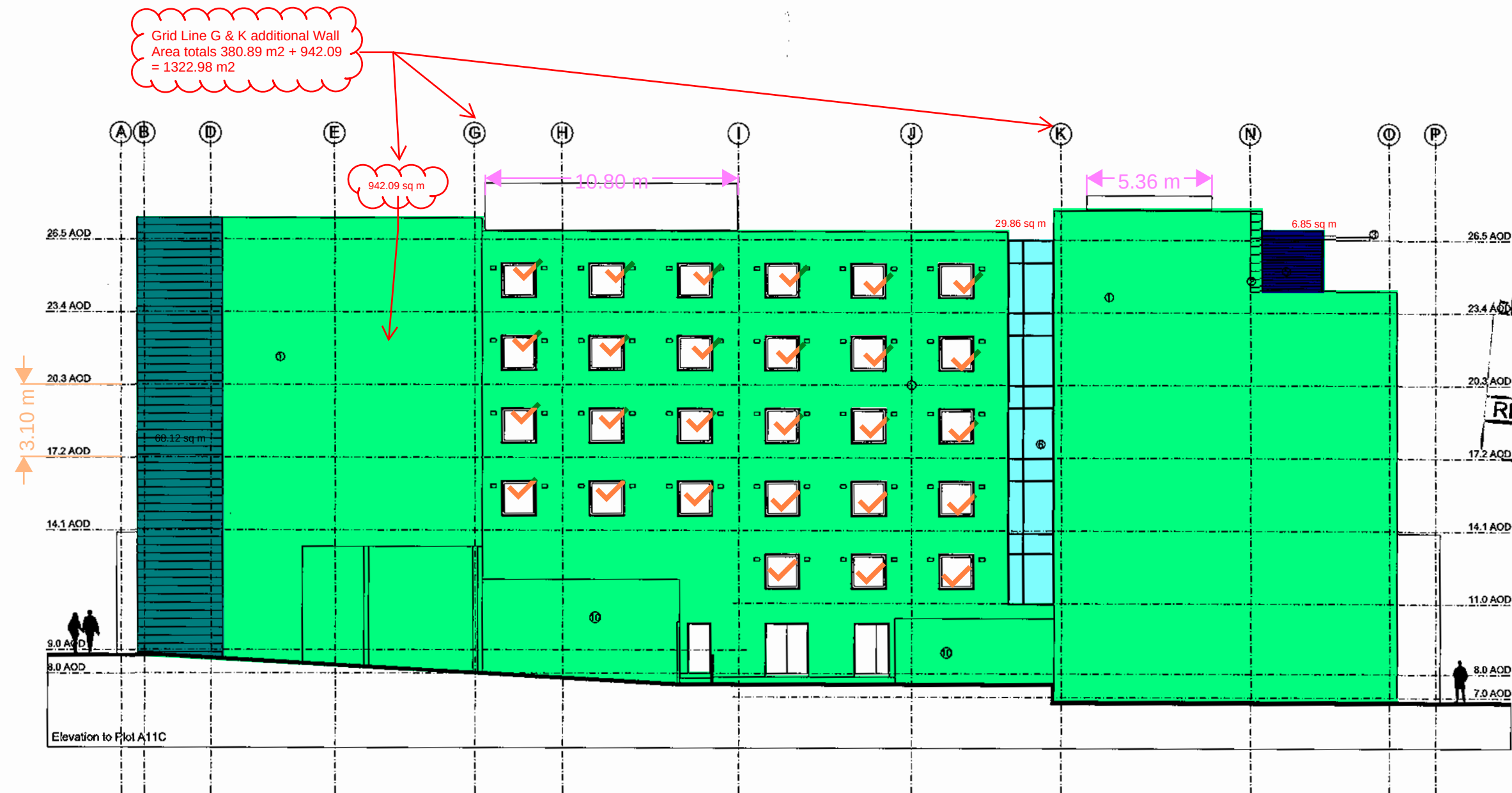
Take - off			
	Description	Quantity	Unit
■	cavity wall, block inner & outter skin	436.28	sq m
↔	Control measure	3.10	m
■	Curtain Walling	109.27	sq m
■	rain screen cladding, trespa	80.18	sq m
■	rain screen timber battens	20.75	sq m
■	rain screen timber battens	26.80	sq m
✓	Window	12	Count



Rev H 24.09.08 - Floor Levels Adjusted.
 Rev G 18.08.08 - Signage omitted.
 Rev F 06.08.08 - Signage, doors, materials amended
 Rev E 28.07.08 - Vents added to elevations
 Rev D 18.07.08 - Signage zones added
 Rev C 10.07.08 - General amendments
 Rev B 13.06.08 - elevational treatment amended to reflect internal changes
 Rev A 12.05.08 - Plan changes reflected. Signage options added. Materials amended. Ground line and levels amended

CWA C. W. ARCHITECTS Groveview House, 8 Park Grove, Cardiff CF1 3BN Tel: 029 20 223123 Fax: 029 20 380367		
Project Title		
Mixed Use Development - SA1		
Drawing Title		
Site A14A - Elevation to Langdon Road		
Drawing Number	Scale	Drawn by
SP136 - P11	1:200 @ A3	oa
Rev.	H	Date
		April 2008

2008/2232



Materials Key

- ① White through colour render RAL 9010
- ② Grey colour coated aluminium cladding RAL 7015
- ③ White levulux 'sunbreaker 90' 1m wide brise soleil (or similar) RAL 9010
- ④ Rough coursed pennant stone
- ⑤ Stained timber boards
- ⑥ Aluminium colour coated clear glass curtain walling RAL 7015
- ⑦ Glass balustrade
- ⑧ Timber louvres
- ⑨ Through colour rendered planter WEBBER IVORY
- ⑩ Cream through colour render WEBBER IVORY

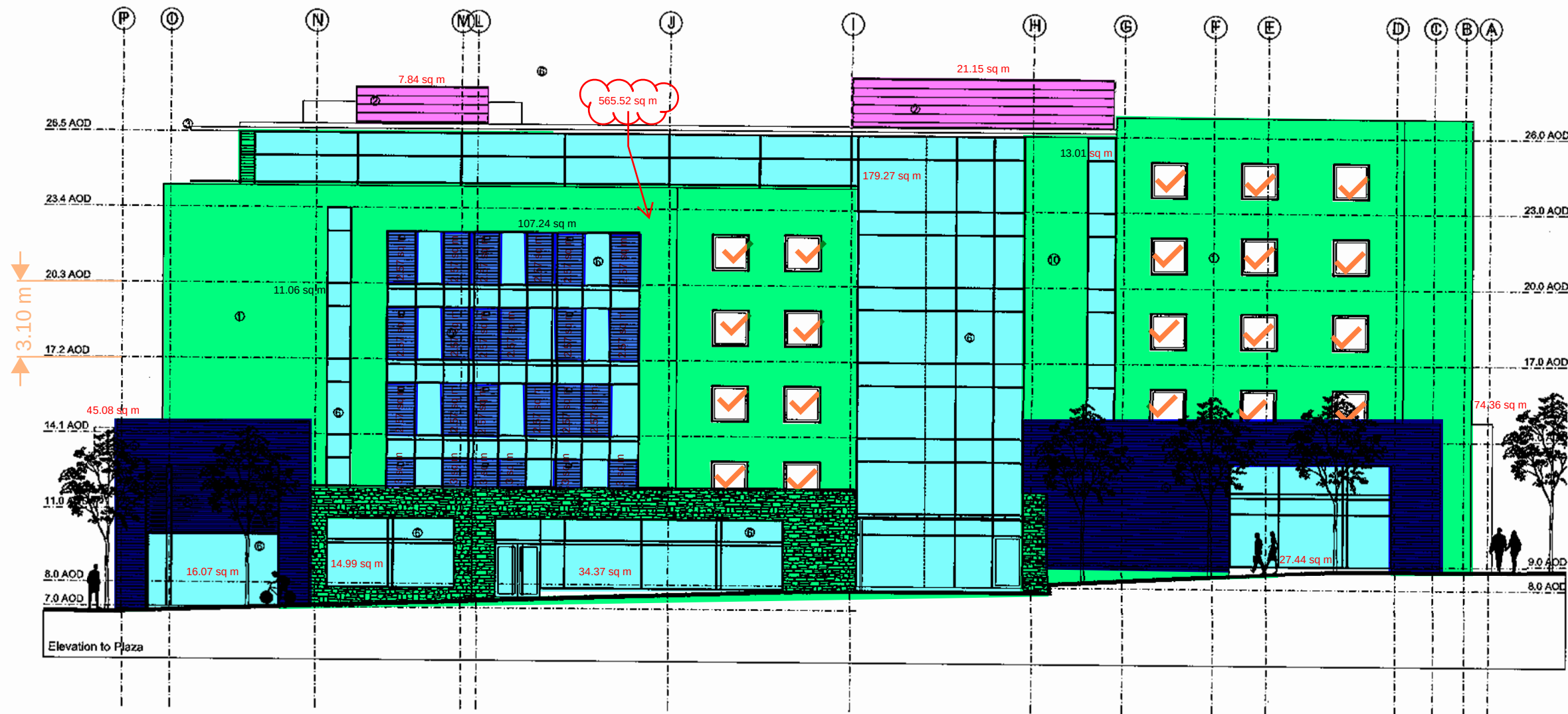
Take - off

	Description	Quantity	Unit
■	cavity wall, block inner & outer skin	942.09	sq m
—	Control measure	3.10	m
■	Curtain Walling	29.86	sq m
—	rain screen cladding, trespa	16.16	m
■	rain screen cladding, trespa	68.12	sq m
■	rain screen timber battens	6.85	sq m
✓	Window	27	Count

Rev H 24.09.08 - Floor Levels Adjusted.
 Rev G 18.08.08 - Signage omitted.
 Rev F 06.08.08 - Signage, doors, materials amended
 Rev E 28.07.08 - Vents added to elevations
 Rev D 18.07.08 - Signage zones added
 Rev C 10.07.08 - General amendments
 Rev B 13.06.08 - elevational treatment amended to reflect internal changes
 Rev A 12.05.08 - Plan changes reflected. Signage options added. Materials amended. Ground line and levels amended

CWA C. W. ARCHITECTS Gresham House, 6 Park Grove, Cardiff CF1 3BH Tel: 029 20 223123 Fax: 029 20 383307		
Project Title		
Mixed Use Development - SA1		
Drawing Title		
Site A14A - Elevation to Plot A11C		
Drawing Number	Scale	Drawn by
SP136 - P13	1:200 @ A3	os
Rev.	H	Date
		April 2008

2008/2232



ENVIRONNEMENT DEPT.
13 NOV 2008
REG NO. FEE

Materials Key

- ① White through colour render RAL 9010
- ② Grey colour coated aluminium cladding RAL 7015
- ③ White levolux 'sunbreaker 90' 1m wide brise soleil (or similar) RAL 9010
- ④ Rough coursed pennant stone
- ⑤ Stained timber boards
- ⑥ Aluminium colour coated clear glass curtain walling RAL 7015
- ⑦ Glass balustrade
- ⑧ Timber louvres
- ⑨ Through colour rendered planter WEBBER IVORY
- ⑩ Cream through colour render WEBBER IVORY

Take - off			
	Description	Quantity	Unit
■	cavity wall, block inner & outter skin	565.52	sq m
↑	Control measure	3.10	m
■	Curtain Walling	403.45	sq m
■	rain screen cladding, trespa	28.99	sq m
■	rain screen timber battens	54.15	sq m
■	rain screen timber battens	119.43	sq m
✓	Window	20	Count

Rev H 24.09.08 - Floor Levels Adjusted.
Rev G 18.08.08 - Signage and Canopy omitted.
Rev F 06.08.08 - Signage, doors, materials amended
Rev E 28.07.08 - Vents added to elevations
Rev D 18.07.08 - Signage zones added
Rev C 10.07.08 - General amendments
Rev B 13.06.08 - new entrance from market place
top floor and plant areas amended
Rev A 12.05.08 - Plan changes reflected. Signage
options added. Materials amended. Ground line
and levels amended

CWA C. W. ARCHITECTS Grosvenor House, 6 Park Grove, Cardiff CF1 3BN Tel: 029 20 223123 Fax: 029 20 388367		
Project Title		
Mixed Use Development - SA1		
Drawing Title		
Site A14A - Elevation to Plaza		
Drawing Number	Scale	Drawn by
SP136 - P10	1:200 @ A3	oa
Rev.	H	Date
		April 2008

Feasibility Estimate

Project

6 Storey mixed use development,
1no ground floor retail unit (Class A1)
1no ground floor food & drink unit (Class A3)
132no Bedroom hotel (Class C1)

132 beds	£115,000.00 per bed	£15,180,000.00
10 car parking spaces	£2,075.00 per car	£20,750.00
Sub Total		£15,200,750.00
Inflation		
TPI 1Q 2015	124	£15,200,750.00
Current TPI 3Q 2024	141.24	£17,314,144.60
Location		
Outer London	1	£17,314,144.60
Wales	0.85	£14,717,022.91
Total		£14,717,022.91

Description	Unit	Range	
Building prices per functional unit			
budget; city centre with dining and bar facilities; 35 to 45m2/bedroom bed 83000.00 to 115000.00			
budget; roadside excluding dining facilities; 28 to 35m2/bedroom	bed	£83,000.00	£115,000.00
PDF page 102		Average	£99,000.00

Description	Unit	Range	
Utilities, Civil Engineering facilities			
Car Parking			
surface car parking; 20 to 22m2/car	car	£2,075.00	£2,900.00
PDF page 101			
		Average	£2,487.50

current index / old index x value

Take the new divide by the old and multiply to the existing rate which will increase it by that amount.

Normalise TPI between Spons & BCIS data		
BCIS TPI for 2015	262.2	
Spons TP for 2015	99.5	
Current BCIS TPI	372.2	Aug-24
Mid project BCIS TPI	372.8	Sep-24
Formula		
Normalised TPI = Current BCIS TPI x (Spons 2015 TPI / BCIS 2015 TPI)		
= 372.2 x (99.5 / 262.2)		
Current TPI 3Q 2024	141.24	Aug-24
Middle TPI 3Q 2024	141.47	Sep-24

Note
BCIS Forecast used, TPI is broken down into months

Assumed project duration	52 weeks
Commencing	01/04/2024
Pratical completion	31/03/2025
Middle of project	30/09/2024

Skirting						
Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
Retail Skirting	84.11	m	0 Floor	£16.50	Page - 208	£1,387.82
						£1,387.82
Resturant Skirting	164	m	0 Floor	£16.50	Page - 208	£2,706.00
						£2,706.00
Hotel Skirting	64.1	m	0 Floor	£16.50	Page - 208	£1,057.65
Hotel Skirting	413.78	m	1st Floor	£16.50	Page - 208	£6,827.37
Hotel Skirting	882.59	m	2nd Floor	£16.50	Page - 208	£14,562.74
Hotel Skirting	882.59	m	3rd Floor	£16.50	Page - 208	£14,562.74
Hotel Skirting	882.59	m	4th Floor	£16.50	Page - 208	£14,562.74
Hotel Skirting	809.66	m	5th Floor	£16.50	Page - 208	£13,359.39
						£64,932.62

2.7.1 Internal Walls and Partitions						
Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
Retail Metal Stud & Board	139.51	sq m	0 Floor	£46.50	Page - 236	£6,487.22
						£6,487.22
Resturant Metal Stud & Board	364.47	sq m	0 Floor	£48.50	Page - 236	£17,676.80
						£17,676.80
Hotel Metal Stud & Board	613.39	sq m	1st Floor	£48.50	Page - 236	£29,749.42
Hotel Metal Stud & Board	1299.26	sq m	2nd Floor	£48.50	Page - 236	£63,014.11
Hotel Metal Stud & Board	1299.26	sq m	3rd Floor	£48.50	Page - 236	£63,014.11
Hotel Metal Stud & Board	1299.26	sq m	4th Floor	£48.50	Page - 236	£63,014.11
Hotel Metal Stud & Board	1164.84	sq m	5th Floor	£48.50	Page - 236	£56,494.74
total	6179.99					£299,450.50

2.7.1 Internal walls and partitions
Frame and panel partitions

Metal stud and board partitions; height range from 2.40m to 3.30m
73mm partition; 48mm studs and channels; one layer of 12.5mm Gyproc
Wallboard each side; joints filled with joint filler and joint tape; emulsion paint

finish; softwood skirtings with gloss finish	m2	£46.50	£56.00
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PDF Page 236

2.8.1 Internal Doors						
Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
N/A Retail Internal Fire Doors - Single	0	Count	0 Floor	£500.00	Page - 239	£0.00
N/A Retail Internal Fire Doors - Double	0	Count	0 Floor	£1,150.00	Page - 239	£0.00
						£0.00
Resturant Internal Fire Doors - Single	9	Count	0 Floor	£500.00	Page - 239	£4,500.00
Resturant Internal Fire Doors - Double	1	Count	0 Floor	£1,150.00	Page - 239	£1,150.00
Resturant Internal Fire Doors - Leaf & Half	1	Count	0 Floor	£1,400.00		£1,400.00 Provisional Sum
						£7,050.00
Hotel Internal Fire Doors - Double	1	Count	0 Floor	£1,150.00	Page - 239	£1,150.00
Hotel Internal Fire Doors - Single	24	Count	1st Floor	£500.00	Page - 239	£12,000.00
Hotel Internal Fire Doors - Double	1	Count	1st Floor	£1,150.00	Page - 239	£1,150.00
Hotel Internal Fire Doors - Single	39	Count	2nd Floor	£500.00	Page - 239	£19,500.00
Hotel Internal Fire Doors - Double	1	Count	2nd Floor	£1,150.00	Page - 239	£1,150.00
Hotel Internal Fire Doors - Single	39	Count	3rd Floor	£500.00	Page - 239	£19,500.00
Hotel Internal Fire Doors - Double	1	Count	3rd Floor	£1,150.00	Page - 239	£1,150.00
Hotel Internal Fire Doors - Single	39	Count	4th Floor	£500.00	Page - 239	£19,500.00
Hotel Internal Fire Doors - Double	1	Count	4th Floor	£1,150.00	Page - 239	£1,150.00
Hotel Internal Fire Doors - Single	37	Count	5th Floor	£500.00	Page - 239	£18,500.00
Hotel Internal Fire Doors - Double	1	Count	5th Floor	£1,150.00	Page - 239	£1,150.00
Single	187					£93,500.00
Double	7					£8,050.00
Leaf & half	1					£1,400.00
check	0					£102,950.00
						£0.00

2.8.1 Internal doors

supply and hang of doors, complete with all
frames, architrave, typical medium standard ironmongery set and appropriate
finish

Fire doors

Standard fire doors; cellular core; softwood lining; softwood architrave;
aluminum ironmongery (lockable, self-closure); painting or polishing;

single leaf; Oak veneered; 30 min fire resistance; polished	nr	£500.00	£610.00
double leaf; Oak veneered; 30 min fire resistance; polished	nr	£1,150.00	£1,400.00

PDF Page 239

Leaf & half = double leaf upper rate

2.6.2 External Doors

Steel external doors

Standard doors

single external steel door, including frame, ironmongery, powder coated finish

2.6.2		External Doors					
Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total	
Retail External Doors - Single	2	Count	0 Floor	£2,125.00	Page - 234	£4,250.00	
Retail External Doors - Automatic Glazed Entrance Doors	1	Count	0 Floor	£9,100.00	Page - 235	£9,100.00	
Resturant External Doors - Automatic Glazed Entrance Doors	1	Count	0 Floor	£9,100.00	Page - 235	£9,100.00	
Resturant External Doors - Double	5	Count	0 Floor	£3,150.00	Page 234	£15,750.00	
Resturant External Doors - Single	1	Count	0 Floor	£2,125.00	Page 234	£2,125.00	
Hotel External Door - Single	1	Count	1st Floor	£2,125.00	Page - 201	£2,125.00	
Hotel External Door - Double	1	Count	0 Floor	£3,150.00	Page - 234	£3,150.00	
Single	4				Single	£8,500.00	
Double	6				Double	£18,900.00	
Automatic	2				Automatic	£18,200.00	
Check	0				Check	£0.00	

2.6.2 External Doors

double external steel security door, including frame, ironmongery, powder			
coated finish	nr	£3,150.00	£3,800.00
single external steel security door, including frame, ironmongery, powder			
coated finish	nr	£2,125.00	£2,600.00

PDF Page - 234

2.6.2 External Doors

Automatic glazed entrance doors

Automatic glazed sliding doors in aluminium; polyester powder coated; linear sliding doors; inner pivoted pocket screens; glazed with safety units in accordance with BS. ASSA ABLOY SL510 P RC2 Anti-Burglar Sliding Door System complete with 100mm operator providing automated operation of the sliding door leaves

Double bi-parting; opening 2.00m× 2.30m	nr	£9,100.00	£11,500.00
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3.2.1		Floor Finishes (Screed)					
Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total	
Retail, Vinyl Safety Flooring	486.87	sq m	0 Floor	£15.50	Page 242	£7,546.49	£7,546.49
Resturant, Carpet Tiles	617.82	sq m	0 Floor	£68.00	Page 242	£42,011.76	£42,011.76
Hotel, Carpet Tiles	126.5	sq m	0 Floor	£62.00	Page 242	£7,843.00	
Hotel, Carpet Tiles	372.56	sq m	1st Floor	£62.00	Page 242	£23,098.72	
Hotel, Carpet Tiles	773.98	sq m	2nd Floor	£62.00	Page 242	£47,986.76	
Hotel, Carpet Tiles	773.98	sq m	3rd Floor	£62.00	Page 242	£47,986.76	
Hotel, Carpet Tiles	773.98	sq m	4th Floor	£62.00	Page 242	£47,986.76	
Hotel, Carpet Tiles	714.14	sq m	5th Floor	£62.00	Page 242	£44,276.68	
	3535.14					£219,178.68	
Hotel, Vinyl Safety Flooring	9.37	sq m	1st Floor	£15.50	Page 242	£145.24	£145.24

3.2 FLOOR FINISHES

3.2.1 Floor Finishes

Internal floor area (unless otherwise described)

In situ screed and floor finishes; laid level; over 300mm wide

Cement and sand (1:3) screeds; steel trowelled	Cost Range
50mm thick	m ² 18.10 to 22.00
PDF Page 241	18.10
	22.00
	20.05
Rigid tile/slab finishes (includes skirtings; excludes screeds)	
Flexible tiling; welded sheet or butt joint tiles; adhesive fixing	
vinyl floor tiling; 2.00mm thick	m ² 15.50 to 18.80
PDF Page 242	15.50
	18.80
Rigid tile/slab finishes (includes skirtings; excludes screeds)	
Carpet tiles; including underlay, edge grippers	m ² 62.00 to 75.00
heavy domestic duty; to floors;	62.00
PDF Page 242	75.00
	68.50
Rigid tile/slab finishes (includes skirtings; excludes screeds)	
vinyl safety flooring; 2.00–2.50mm thick	m ² 15.50 to 18.80
PDF Page 242	15.5
	18.80
	17.15

3.3.1	Ceiling finishes						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
3.3.3	Retail, ceiling finish, suspended ceiling	486.87	sq m	0 Floor	£21.50	Page 243	£10,467.71 £10,467.71
3.3.3	Resturant, ceiling finish, suspended ceiling	617.82	sq m	0 Floor	£21.50	Page 243	£13,283.13 £13,283.13
3.3.1	Hotel, ceiling finish, plasterboard	126.5	sq m	0 Floor	£24.00	Page 243	£3,036.00
	Hotel, ceiling finish, plasterboard	372.56	sq m	1st Floor	£24.00	Page 243	£8,941.44
	Hotel, ceiling finish, plasterboard	773.98	sq m	2nd Floor	£24.00	Page 243	£18,575.52
	Hotel, ceiling finish, plasterboard	773.98	sq m	3rd Floor	£24.00	Page 243	£18,575.52
	Hotel, ceiling finish, plasterboard	773.98	sq m	4th Floor	£24.00	Page 243	£18,575.52
	Hotel, ceiling finish, plasterboard	714.14	sq m	5th Floor	£24.00	Page 243	£17,139.36
	total	3535.14	sq m				£84,843.36
3.3.1	Hotel, ceiling finish, paint	126.5	sq m	0 Floor	£5.20	Page 243	£657.80
	Hotel, ceiling finish, paint	372.56	sq m	1st Floor	£5.20	Page 243	£1,937.31
	Hotel, ceiling finish, paint	773.98	sq m	2nd Floor	£5.20	Page 243	£4,024.70
	Hotel, ceiling finish, paint	773.98	sq m	3rd Floor	£5.20	Page 243	£4,024.70
	Hotel, ceiling finish, paint	773.98	sq m	4th Floor	£5.20	Page 243	£4,024.70
	Hotel, ceiling finish, paint	714.14	sq m	5th Floor	£5.20	Page 243	£3,713.53
	total	3535.14	sq m				£18,382.73
4.1.2	Hotel Bathroom PODS						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	Hotel Bathroom POD - Standard	4	Count	1st Floor	£5,600.00	Page 244	£22,400.00
	Hotel Bathroom POD - Accessible	3	Count	1st Floor	£7,600.00	Page 244	£22,800.00
	Hotel Bathroom POD - Standard	29	Count	2nd Floor	£5,600.00	Page 244	£162,400.00
	Hotel Bathroom POD - Accessible	3	Count	2nd Floor	£7,600.00	Page 244	£22,800.00
	Hotel Bathroom POD - Standard	29	Count	3rd Floor	£5,600.00	Page 244	£162,400.00
	Hotel Bathroom POD - Accessible	3	Count	3rd Floor	£7,600.00	Page 244	£22,800.00
	Hotel Bathroom POD - Standard	29	Count	4th Floor	£5,600.00	Page 244	£162,400.00
	Hotel Bathroom POD - Accessible	3	Count	4th Floor	£7,600.00	Page 244	£22,800.00
	Hotel Bathroom POD - Standard	29	Count	5th Floor	£5,600.00	Page 244	£162,400.00
	Hotel Bathroom POD - Accessible	0	Count	5th Floor	£7,600.00	Page 244	£0.00
	Standard	120			Standard		£672,000.00
	Accessible	12			Accessible		£91,200.00
	check	0			Overall Cost		£763,200.00
5.1.1	Sanitary appliances						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	Retail, sanitary appliances	486.87	sq m	0 Floor	£1.60	Page 245	£778.99
	Resturant, sanitary appliances	617.82	sq m	0 Floor	£2.20	Page 245	£1,359.20
	Hotel, sanitary appliances	126.5	sq m	0 Floor	£41.00	Page 245	£5,186.50
	Hotel, sanitary appliances	372.56	sq m	1st Floor	£41.00	Page 245	£15,274.96
	Hotel, sanitary appliances	773.98	sq m	2nd Floor	£41.00	Page 245	£31,733.18
	Hotel, sanitary appliances	773.98	sq m	3rd Floor	£41.00	Page 245	£31,733.18
	Hotel, sanitary appliances	773.98	sq m	4th Floor	£41.00	Page 245	£31,733.18
	Hotel, sanitary appliances	714.14	sq m	5th Floor	£41.00	Page 245	£29,279.74
	total	3535.14	sq m				£144,940.74
							£147,078.94
3.3.3	Demountable Suspended Ceilings						
	Armstrong suspended ceiling; assume large rooms over 250m2						
	mineral fibre; basic range; Cortega, Tatra, Academy; exposed grid	m2			£21.50		£28.00
	PDF Page 243						
3.3.1	Finishes to Ceiling						
	Other board finishes; with fire-resisting properties; excluding decoration						
	15mm thick Gyproc Fireline board	m2			£24.00		£29.00
	PDF Page 243						
3.3.1	Finishes to Ceiling						
	Comparative ceiling finishes						
	Emulsion paint to plaster						
	one mist and two coats	m2			£2.50		£6.30
	PDF Page 243						
	4639.83						
4.1.2	Domestic Kitchen Fittings and Equipment						
	Hotel bathroom pods						
	Fully fitted out, finished and furnished bathroom pods; installed; suitable for business class hotels						
	standard pod (4.50m plan area)	nr			£5,600.00		£7,100.00
	accessible pod (4.50m plan area)	nr			£7,600.00		£9,500.00
	PDF Page 244						
5.1.1	Sanitary appliances						
	Rates are for gross internal floor area – GIFA unless otherwise described						
	hotel	m2			£41.00		£57.00
	supermarket	m2			£1.60		£2.20</

5.11.1

Fire and lighting protection							
Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total	
Retail, fire fighting systems	486.87	sq m	0 Floor	£1.15	Page 249	£559.90	
Resturant, fire fighting systems	617.82	sq m	0 Floor	£1.60	Page 249	£988.51	
Hotel, fire fighting systems	126.5	sq m	0 Floor	£40.00	Page 249	£5,060.00	
Hotel, fire fighting systems	372.56	sq m	1st Floor	£40.00	Page 249	£14,902.40	
Hotel, fire fighting systems	773.98	sq m	2nd Floor	£40.00	Page 249	£30,959.20	
Hotel, fire fighting systems	773.98	sq m	3rd Floor	£40.00	Page 249	£30,959.20	
Hotel, fire fighting systems	773.98	sq m	4th Floor	£40.00	Page 249	£30,959.20	
Hotel, fire fighting systems	714.14	sq m	5th Floor	£40.00	Page 249	£28,565.60	
total	3535.14	sq m				£141,405.60	
						£142,954.01	

5.11.1 Fire Fighting Systems

Gross internal floor area (unless described otherwise); Including lightning protection, sprinklers unless stated otherwise

hotel	m2	£40.00	£56.00
supermarket; lightning protection only	m2	£1.15	£1.60

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Resturant Provisional sum = supermarket, fire fighting upper rate.

5.10.1

Lift and Conveyor Installations							
Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total	
Hotel Lift, 13-person; 6 stops	2	Count	0 - 5th Floor	£105,000.00	Page 248	£210,000.00	
						£210,000.00	
Resturant Lift, disabled platform	1	Count	0 Floor	£10,000.00	Page 249	£10,000.00	
						£10,000.00	
				Overal Cost		£220,000.00	

5.10.1 Lifts and Enclosed Hoists

Passenger lifts (standard brushed stainless steel finish; 2 panel centre opening doors)

13-person; 6 stops; 1.0 m/s speed	nr	£105,000.00	£130,000.00
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5.10.1 Lifts and Enclosed Hoists

Passenger lifts

Special installations

disabled platform lift single wheelchair; 400 kg; 0.16 m/s	nr	£10,000.00	£12,500.00
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5.6.1

Heating and Air Conditioning							
Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total	
Retail, air conditioning	420.52	sq m	0 Floor	£18.00	Page 247	£7,569.36	
						£7,569.36	
Resturant, air conditioning	618.52	sq m	0 Floor	£210.00	Page 247	£129,889.20 Provisional Sum	
						£129,889.20	
hotel, air conditioning	142.69	sq m	0 Floor	£160.00	Page 247	£22,830.40	
hotel, air conditioning	466.35	sq m	1st Floor	£160.00	Page 247	£74,616.00	
hotel, air conditioning	1027.86	sq m	2nd Floor	£160.00	Page 247	£164,457.60	
hotel, air conditioning	1027.86	sq m	3rd Floor	£160.00	Page 247	£164,457.60	
hotel, air conditioning	1027.86	sq m	4th Floor	£160.00	Page 247	£164,457.60	
hotel, air conditioning	937.64	sq m	5th Floor	£160.00	Page 247	£150,022.40	
	4630.26					£740,841.60	
						£878,300.16	

5.6.1 Space Heating and Air Conditioning

Gross internal floor area (unless described otherwise)

hotel; air conditioning	m2	£160.00	£210.00
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5.6.1 Space Heating and Air Conditioning

Gross internal floor area (unless described otherwise)

supermarket	m2	£18.00	£23.50
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Resturant Provisional sum = hotel; air conditioning, upper rate.

5.7.1	Ventilation Systems						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	Retail, general extraction	420.52	sq m	0 Floor	£5.95	Page 247	£2,502.09 £2,502.09
	Restaurant, general extraction	618.52	sq m	0 Floor	£7.85	Page 247	£4,855.38 Provisional Sum £4,855.38
	hotel, general extraction	142.69	sq m	0 Floor	£48.00	Page 247	£6,849.12
	hotel, general extraction	466.35	sq m	1st Floor	£48.00	Page 247	£22,384.80
	hotel, general extraction	1027.86	sq m	2nd Floor	£48.00	Page 247	£49,337.28
	hotel, general extraction	1027.86	sq m	3rd Floor	£48.00	Page 247	£49,337.28
	hotel, general extraction	1027.86	sq m	4th Floor	£48.00	Page 247	£49,337.28
	hotel, general extraction	937.64	sq m	5th Floor	£48.00	Page 247	£45,006.72
		4630.26					£222,252.48
							£229,609.96
5.8.1	Electrical Mains						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	Retail, electrical mains	420.52	sq m	0 Floor	£75.00	Page 247	£31,539.00 £31,539.00
	Restaurant, electrical mains	618.52	sq m	0 Floor	£105.00	Page 247	£64,944.60 Provisional Sum £64,944.60
	hotel, electrical mains	142.69	sq m	0 Floor	£200.00	Page 247	£28,538.00
	hotel, electrical mains	466.35	sq m	1st Floor	£200.00	Page 247	£93,270.00
	hotel, electrical mains	1027.86	sq m	2nd Floor	£200.00	Page 247	£205,572.00
	hotel, electrical mains	1027.86	sq m	3rd Floor	£200.00	Page 247	£205,572.00
	hotel, electrical mains	1027.86	sq m	4th Floor	£200.00	Page 247	£205,572.00
	hotel, electrical mains	937.64	sq m	5th Floor	£200.00	Page 247	£187,528.00
		4630.26					£926,052.00
							£1,022,535.60
5.4.1	Mains Water Supply						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	Retail, mains water supply	420.52	sq m	0 Floor	£30.00	Page 246	£12,615.60 £12,615.60
	Restaurant, mains water supply	618.52	sq m	0 Floor	£41.50	Page 246	£25,668.58 Provisional Sum £25,668.58
	hotel, mains water supply	142.69	sq m	0 Floor	£48.00	Page 246	£6,849.12
	hotel, mains water supply	466.35	sq m	1st Floor	£48.00	Page 246	£22,384.80
	hotel, mains water supply	1027.86	sq m	2nd Floor	£48.00	Page 246	£49,337.28
	hotel, mains water supply	1027.86	sq m	3rd Floor	£48.00	Page 246	£49,337.28
	hotel, mains water supply	1027.86	sq m	4th Floor	£48.00	Page 246	£49,337.28
	hotel, mains water supply	937.64	sq m	5th Floor	£48.00	Page 246	£45,006.72
		4630.26					£222,252.48
							£260,536.66

5.7.1 Ventilation Systems
Gross internal floor area (unless described otherwise)

hotel; general toilet extraction, bathrooms, kitchens	m2	£48.00	£63.00
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5.7.1 Ventilation Systems
Gross internal floor area (unless described otherwise)

supermarket	m2	£5.95	£7.85
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Resturant Provisional sum = retail, general extraction upper rate.

5.8.1 Electric Mains and Sub-Mains Distrubition
Gross internal floor area (unless described otherwise)

hotel	m2	£200.00	£280.00
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5.8.1 Electric Mains and Sub-Mains Distrubition
Gross internal floor area (unless described otherwise)

supermarket	m2	£75.00	£105.00
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Resturant Provisional sum = retail, electrical mains upper rate.

5.4.1 Mains Water Supply
Hot and cold water installations; mains supply; hot and cold water distribution.
Gross internal floor area (unless described otherwise)

hotel	m2	£48.00	£67.00
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5.4.1 Mains Water Supply
Hot and cold water installations; mains supply; hot and cold water distribution.
Gross internal floor area (unless described otherwise)

supermarket	m2	£30.00	£41.50
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Resturant Provisional sum = retail, mains water supply upper rate.

2.6.1	External Windows						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	Retail, external windows		sq m	0 Floor			£0.00
	Resturant, external windows		sq m	0 Floor			£0.00
	hotel, external windows, square total count (Inclusive of hidden windows on elevation drawings)	65	Count	1 - 5 Floor			
	total m2	77	Count	1 - 5 Floor			
		188.65	m2	1 - 5 Floor	£260.00	Page 234	£49,049.00
							£49,049.00

2.6.1 External Windows

Composite aluminium/timber windows; U value = 1.5W/m2K

Purpose-made windows; stainless steel ironmongery; Velfac System 200 or similar

fixed windows over 1.50m2 up to 4.00m2	m2	£260.00	£310.00
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Each square window	2.45	m2
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2.5.1	External Enclosing Walls above ground level						
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
	curtain wall system	773.81	sq m	0 - 5 Floor	£1,100.00	Page 230	£851,191.00
							£851,191.00
	cavity wall, block inner & outter skin	2164.9	sq m	0 - 5 Floor			
	total which includes area measurement hidden on elevation drawing Plot A11C, grid line G & K	2545.79	sq m	0 - 5 Floor	£165.00	Page 229	£420,055.35
							£420,055.35
2.5.3	rain screen timber battens	308.66	sq m	0 - 5 Floor	£55.00	Page 232	£16,976.30
							£16,976.30
	rain screen cladding, trespa	193.3	sq m	0 - 5 Floor	£250.00	Page 233	£48,325.00
	total	280.27					£48,325.00

2.5 EXTERNAL WALLS

2.5.1 External Enclosing Walls above ground level

Glazed walling

unitized curtain walling system with double glazed units, aluminium structural

framing and spandrel rails. Standard colour powder coated	m2	£1,100.00	£1,350.00
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2.5 EXTERNAL WALLS

2.5.1 External Enclosing Walls above ground level

Brick/block walling

Cavity wall; rendered block outer skin; insulation; with plaster on standard weight

block inner skin; emulsion (U-value = 0.30W/m2 K)

block outer skin; insulation; lightweight block inner skin outer block rendered	m2	£165.00	£200.00
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2.5 EXTERNAL WALLS

2.5.3 Solar/Rain Screen

25mm thick tongued and grooved Western Red Cedar boarding including

timber battens	m2	£55.00	£67.00
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2.5 EXTERNAL WALLS

2.5.3 Solar/Rain Screen

Trespa single skin rainscreen cladding, 8mm thick panel, with secondary

support/frame system; adhesive fixed panels; open joints; 100mm Kingspan

K15 insulation; aluminium subframe fixed to masonry/concrete	m2	£250.00	£305.00
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face 1	+ 3 other faces
Measure	total
21.15	63.45
7.84	23.52
total	86.97

2.4.1	Stair/ramp structures					
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref

Staircase, concrete	4	nr	0 - 5 Floor	£9,700.00	Page 227	£116,400.00
						£116,400.00

2.4.1 Stair/ramp structures

Reinforced concrete construction

Staircase; terrazzo finish; mild steel balustrades and handrails; plastered soffit; balustrades and staircase soffit decorated

3.00m rise; dogleg	nr	£9,700.00	£12,000.00
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plus or minus for each 300mm variation in storey height

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Calacuation					
Cost	nr of stories	nr of stair cases	Notes		total
£9,700.00	4	3	5 stories but 4 floors		£116,400.00

2.3.1	Roof Structure					
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref

Metal deck	988.81	sq m	Roof	£77.00	Page 222	£228,415.11
						£228,415.11

2.3.1 Roof structure

Flat roof decking; structure only

Metal decking

galvanized steel roof decking; insulation; three layer felt roofing and

chippings; 0.70mm thick steel decking (U-value = 0.25W/m2 K)	m2	£77.00	£93.00
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2.2.1	Upper floors, floors					
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref

Upper floor, steel & concrete	988.81	sq m	1 - 5 Floor	£95.00	Page 222	£1,502,991.20
total over 4 lvs	3955.24		1 - 5 Floor	£95.00	Page 222	
						£1,502,991.20

2.2.1 Floors

Composite steel deck flooring

Composite steel and concrete upper floors (Note: all floor thicknesses are nominal); A142 mesh reinforcement

TATA Slimdek SD225 steel decking 1.25mm thick; 130mm reinforced

concrete topping	m2	£95.00	£115.00
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2.1.1	Frame					
	Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref

Frame, steel beam (Horizontal)	317.15	m	0 - 5 Floor		Page 222	
Frame, steel beam (Vertical)	275.61	m	0 - 5 Floor		Page 222	
total	592.76	m				
Frame, steel colum	48	Count	0 - 5 Floor		Page 222	
universal beams; grade S275	126.456	tonnes	0 - 5 Floor	£2,000.00	Page 222	£252,912.00
universal columns; grade S275	30.4128	tonnes	0 - 5 Floor	£2,000.00	Page 222	£60,825.60
						£313,737.60

2.2.1 Frame

Steel frame

universal beams; grade S275	tonne	£2,000.00	£2,425.00
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universal columns; grade S275	tonne	£2,000.00	£2,425.00
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Using British Steel IPE Sections - IPE 300: 42.24 kg per meter

H Beams on one level	levels	total	weight per m of beam	total	converted to tonnes
598.75 m	5	2993.75 m	42.24 kg	126456 kg	126.456 tonnes

V beams on one level	levels	height	total	weight per m of beam	total	converted to tonnes
48 nr	5	3 m	720 m	42.24 kg	30412.8 kg	30.4128 tonnes

horizontal & vertical total
156.87

1.1.2		Foundations, piling				
Material type	Measurement total	Unit	Floor	Unit Price	SPONS Ref	Total
Foundations, enabling, mat	522.41	cu m	0 Floor	£11.30	Page 216	£5,903.23
Foundations, prov for plant	1	nr	0 Floor	£19,000.00	Page 216	£19,000.00
Foundations, piles	2160	m	0 Floor	£83.00	Page 216	£179,280.00
Foundations, pile caps	48	nr	0 Floor	£1,675.00	Page 217	£80,400.00
Ground floor, slab	1181.73	m2	0 Floor	£96.00	Page 218	£113,446.08

1.1.2 Specialist foundations

Piling

Enabling works
excavate to form piling mat; supply and lay imported hardcore – recycled

brick and similar to form piling mat	m3	£11.30	£13.70
provision of plant (1 nr rig); including bringing to and removing from site; maintenance, erection and dismantling at each pile position	item	£19,000.00	£23,000.00

Supply and install concrete Continuous Flight Auger (CFA) piles; cart away inactive spoil; measure total length of pile

600mm dia. reinforced concrete CFA piles	m	£83.00	£100.00
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nr pile caps	piles per cap	total	depth piles (m)	total (m)	cost
48	3	144	15	2160	£179,280.00

1.1.2 Specialist foundations

Pile caps

Excavate pit in firm ground by machine, partial backfill, partial disposal, support, compaction, cut off pile and prepare reinforcement, formwork; reinforced in situ concrete cap 25 N/mm²; reinforcement at 50 kg/m²; rates per cap for cap size

2100mm× 2100mm× 1000 mm; 2–3 piles	nr	£1,675.00	£2,050.00
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1.1.3 Lowest Floor Construction

Ground floor construction

Mechanical excavation to reduce levels, disposal, level and compact, hardcore bed blinded with sand, 1200 gauge polythene damp-proof membrane, in situ concrete 20.00 N/mm² – 20mm aggregate (1:2:4)

150mm thick concrete slab with 1 layer of A195 fabric reinforcement	m2	£96.00	£115.00
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8.2.1 Roads, Paths and Pavings

Car parking alternatives

Rates per car

surface level parking	car	£2,175.00	£2,800.00
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8.6.1 Surface Water and Foul Water Drainage

Overall £/m² of drained area allowances

building storm water drainage (per m ² of gross internal floor area)	m2	£19.80	£25.00
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