

PREPARATION OF A COST PLAN

Table of Contents

1.0 Assumptions and information used on Cost Plan	3
2.0 Comments and Breakdown of Overall Cost	5

1.0 Assumptions and information used on Cost Plan

1. Lack of information/Drawings on Exciting ground conditions and existing buildings. No Facilitating works included.
2. No Allowance made for removal/excavating/taking down any contaminated / Hazardous material. Also, no allowance made for Demolition works for exciting site structures/buildings.
3. Lack of information/Drawings on Exciting ground conditions and existing buildings.
4. Assumed 240kg/m² for reinforcement beams as not shown on drawing.
5. No Drawings for Landscaping and 'EXTERNAL WORKS'. No Allowance made for External works such as Roads, paving, landscaping etc or external drainage etc.
6. Assumed 115mm/0.25W/m²K overall panel thickness for Sheet roof cladding
7. No Allowance for Street lighting works
8. Assuming 'PPC Aluminium rooflight - H11/110C will be (1340mm x 1400mm) x 4No for installation on roof
9. Assuming all stair raisers are 2353mm in total (2No Staircase systems per floor, each end of building (6)) as stated on UWTSD_STL_04_02_DR_A_ZZZZ_11D03_C119_Second Floor Plan)
10. Facing brickwork - Istock Chester Red Blend - F10/110C 215x102.5x65mm for all external walls
11. Gullies and rainwater only included for running down top of roof to bottom of building. No extra drainage or rainwater services have been provided for any other part of the building including channels around the building etc.
12. All interior walls have assumed 'Plaster and 1 mist coat, 3 coats of emulsion paint.
13. All Floor Finishes are assumed to be Vinyl complete with Skirtings, and necessary fittings. 'Entrance matting with aluminium matwell to be installed on 2No openings each end of building
14. Assumed Plasterboard ceiling and emulsion paint finish on all ceilings.
15. Disposal Installations - Assumed amount of uPVC Pipe due to no drawing or specification for toilets and sinks. (500m²)
16. Water Points - Cold and Warm water points assumed to be 14No
17. 'Space Heating and Air Treatment - assumed measurement (taken m² of floor plan on ground floor)
18. All Electrical installations, water and gas have just been assumed on m² of floor plan, price to change once drawings have been issued for these and Sub-contractor advise
19. Fire and lightning protection and 'Communication, security and control systems have been assumed as general and subject to change when drawings are issued
20. Provisional Sum added for 'Water Connections, and mains Supply (Disconnections etc). Subject to change
21. Assumed lift to hold 8 People ('Passenger lifts (standard brushed stainless-steel finish; 2 panel centres opening doors)
22. Solar Panels on Both Sides of Roof Structure assumed approx. 260m² in total
23. Assumed rate or extra over forming openings in interior partition (45Nr)
24. Assumed rate for forming opening in curtain wall system for entrance doors each end of building
25. 'FITTINGS AND FURNISHINGS have been generally assumed, the following have been included. ('Storage units – allowance of 1 double cupboard per classroom, 'Worktops, including cut out for sink, 3000 × 600mm, 'Coat hooks, fixed to masonry, 'Pinboards, 1000 × 2000mm, 'Pinboards, 1000 × 1200mm, 'Whiteboards: Interactive, 'Whiteboards: Magnetic, 'Signage and 'Mirrors 640 × 460mm)

26. FF&E is excluded unless specifically identified within the cost plan.
27. Costs are based upon the information as provided.
28. We have assumed a project bank account will not be required for this scheme.
29. We have assumed that the area of works will be decanted for the project. No allowance is made for throughways or dealing with building occupants.
30. The exact nature of specification for internal doors, screens, folding partitions and finishes is assumed.

Design Drawings;

UWTSD_STL_04_00_DR_A_ZZZZ_11D01_C119_Ground Floor Plan
UWTSD_STL_04_01_DR_A_ZZZZ_11D02_C119_First Floor Plan
UWTSD_STL_04_02_DR_A_ZZZZ_11D03_C119_Second Floor Plan
UWTSD_STL_04_ZZ_DR_A_ZZZZ_21D01_C119_Technical Elevations Sheet 1
UWTSD_STL_04_ZZ_DR_A_ZZZZ_21D02_C119_Technical Elevations Sheet 2
UWTSD_STL_04_ZZ_DR_A_ZZZZ_62D01_C119_Window Elevations
UWTSD_STL_04_ZZ_DR_A_ZZZZ_64D01_C119_Curtain Wall Elevations Sheet 1
UWTSD_STL_04_ZZ_DR_A_ZZZZ_64D02_C119_Curtain Wall Elevations Sheet 2
UWTSD_STL_04_ZZ_DR_A_ZZZZ_71D02_C119_Library Door Elevations
UWTSD_STL_04_ZZ_SH_A_ZZZZ_71D01_C119_Library Door Schedule
UWTSD Library FIRST
UWTSD Library GROUND
UWTSD Library SECOND
19109 -180-C4 Library Building Piling Layout
19109 -181-C7 Library Building Foundation Layout
19109 -182-C5 Library Building Ground Floor Layout
19109 -183-C6 Library Building Sub-structure Sections
19109 -280-C3 Library Building Column Layout
19109 -281-C4 Library Building First Floor Layout
19109 -282-C4 Library Building Second Floor Layout
19109 -283-C2 Library Building Roof Layout
19109 -284-C2 Library Building Elevations Sheet 1
19109 -285-C2 Library Building Elevations Sheet 2
19109 -286-C3 Library Building Section
19109 -290-C1 Library Building Shear Walls GA Sheet 1
19109 -291-C2 Library Building Shear Walls GA Sheet 2

Information as provided by Coastal;

Spon's Architects and builders price book 2020 (Edited by Aecom, 145th Edition)

2.0 Comments and Breakdown of Overall Cost

Project details	UWTSD Library, University of Wales Trinity Saint David, Swansea. SA1	
Description	Y Fforwm Building	
Works cost estimate		<u>£244,640.00</u> for Main Contractors Risk during this project for the cost given. <u>£5,173,450.00 Overall Cost</u>
Building works estimate		
Proposed Ground Floor Plan	FACILITATING WORKS	£0
Group element 1	SUBSTRUCTURE	£483,382
Group element 2	SUPERSTRUCTURE	£3,002,570
Group element 3	INTERNAL FINISHES	£294,620
Group element 4	FITTINGS AND FURNISHINGS	£43,420
Group element 5	SERVICES	£624,016
Group element 9	MAIN CONTRACTOR'S PRELIMINARIES	£444,801
Works cost estimate (sub total A)		£4,892,810
Project design team fees and other development costs (sub total B)		0
Base cost estimate A + B (sub total C)		£4,892,810
Group element 10	Risk allowance @ 5% of total Value	£244,640
Total Risk allowances (sub total D)		£244,640
Total Construction Cost (C + D)		<u>£5,137,450</u>

No Allowance has been made for Site Preparation works and Facilitating works such as cabins and workspace area during the project. Also, no allowance in this cost for any kerbs, paving and landscaping etc (external works)

£483,382.00 to complete substructure (Foundations and ground floor slab)

£3,002,570.00 to complete Superstructure (Frame, external walls, upper floors suspended concrete slab, Stair & ramps, Roof, Windows & Doors, internal walls)

£444,801.00 for Main Contractors Preliminaries for being on site to complete the works (Overhead)

£294,620.00 to complete Internal finishes (Wall finishes, ceiling finishes, and floor finishes)

£43,420.00 to complete Fittings and furnishings ('General fittings, furnishings and equipment including Whiteboards and storage etc as explained in the 1.0 Assumptions and information given)

£624,016.00 to complete Services (Sanitary installations such as toilets and hand basins, Disposal Installations for pipework and vent installation for toilets and sinks, 'Water installations, 'Space Heating and Air Treatment, 'Ventilation Installations, 'Electrical and Gas Installations, lift installations, fire alarm, communication, and data connection. Solar Panels for Roof