



**Revision : A**

**Mixed Use Development**

**at**

**West Way, Botley,**

**for**

**Doric Properties / Mace**

**BN24646**



Revision	Issue Date	Author	Checked By	Sign Off (Partner)
Version A, Revision A	02 February 2016	Ashley Dalton	Stephen Cheesman	Stephen Cheesman

**Mixed Use Development**

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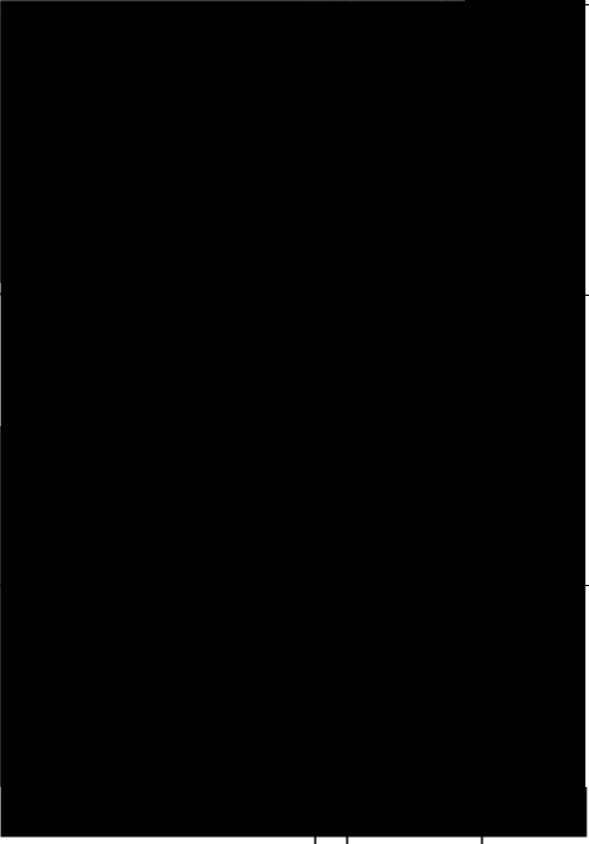
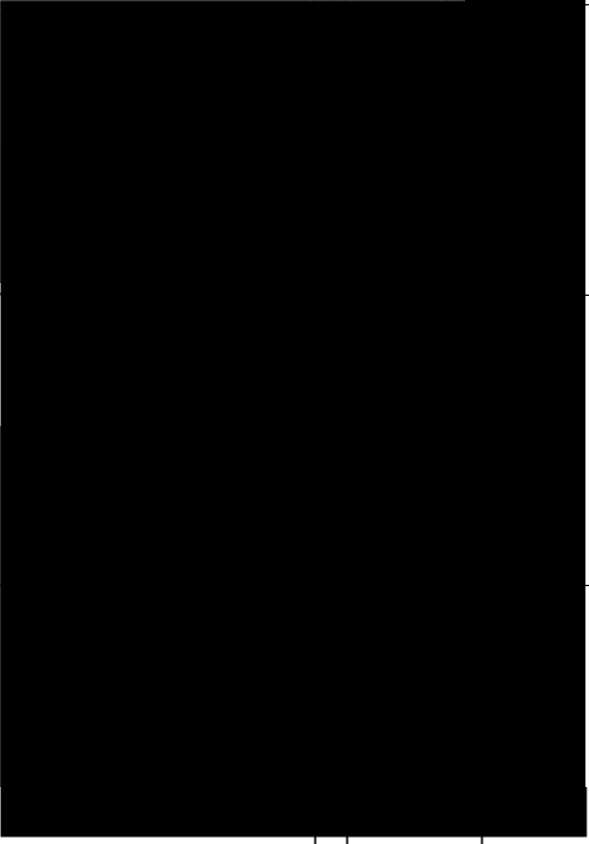
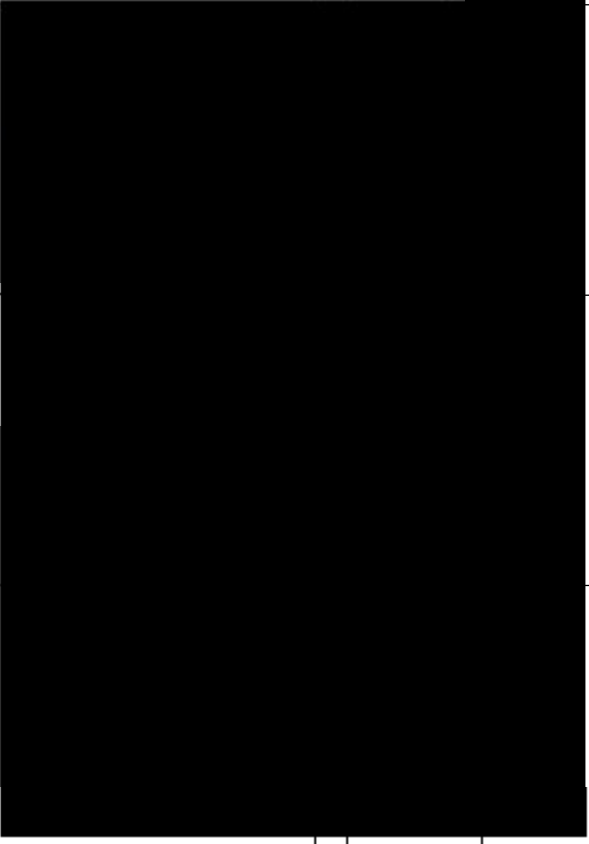
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**Mixed Use Development**  
**3.0 PROJECT COST SUMMARY**

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
1 Block A				30.80
2 Block B				24.50
3 Block C				8.90
4 Block D				8.20
5 Block E				7.20
6 Block F				4.90
7 Site Works				8.10
<b>Sub Total</b>				<b>92.60</b>
8 Tender Inflation to 2Q2017 (-4.95%)				4.60
9 Construction Inflation to 1Q2018 (3.06%)				2.80
<b>Total Project Cost</b>				<b>100.00</b>



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Mixed Use Development  
3.0 PROJECT COST SUMMARY

GIA = 12,133 m<sup>2</sup>

Section - Block A

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
1 FACILITATING WORKS				8.50
2 SUBSTRUCTURE				3.90
3 SUPERSTRUCTURE				31.20
4 INTERNAL FINISHES				6.60
5 FITTINGS, FURNISHINGS AND EQUIPMENT				5.00
6 SERVICES				20.30
7 PREFABRICATED BUILDINGS AND BUILDING UNITS				
8 WORKS TO EXISTING BUILDINGS				0.40
9 EXTERNAL WORKS				
<b>Sub Total</b>				<b>75.90</b>
10 MAIN CONTRACTOR'S PRELIMINARIES (15%)				11.40
11 MAIN CONTRACTOR'S OHP (7%)				5.30
<b>Sub Total</b>				<b>92.60</b>
12 DESIGN DEVELOPMENT (3%)				2.80
13 CONSTRUCTION RISK (3%)				2.80
14 CLIENT CONTINGENCY (2%)				1.80
<b>Total Construction Cost</b>				<b>100.00</b>
<b>Total Construction Cost</b>				<b>100.00</b>



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Mixed Use Development  
3.0 PROJECT COST SUMMARY

Section - Block B

GIA = 9,810 m<sup>2</sup>

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
1 FACILITATING WORKS				5.00
2 SUBSTRUCTURE				34.80
3 SUPERSTRUCTURE				5.00
4 INTERNAL FINISHES				8.00
5 FITTINGS, FURNISHINGS AND EQUIPMENT				23.10
6 SERVICES				
7 PREFABRICATED BUILDINGS AND BUILDING UNITS				
8 WORKS TO EXISTING BUILDINGS				
9 EXTERNAL WORKS				
<b>Sub Total</b>				<b>75.90</b>
10 MAIN CONTRACTOR'S PRELIMINARIES (15%)				11.40
11 MAIN CONTRACTOR'S OHP (7%)				5.30
<b>Sub Total</b>				<b>92.60</b>
12 DESIGN DEVELOPMENT (3%)				2.80
13 RISK ALLOWANCE (3%)				2.80
14 CLIENT CONTINGENCY (2%)				1.80
<b>Total Construction Cost</b>				<b>100.00</b>
<b>Total Construction Cost</b>				<b>100.00</b>



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Mixed Use Development  
3.0 PROJECT COST SUMMARY

Section - Block C

GIA = 3,834 m<sup>2</sup>

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
1 FACILITATING WORKS				6.10
2 SUBSTRUCTURE				34.60
3 SUPERSTRUCTURE				5.50
4 INTERNAL FINISHES				9.70
5 FITTINGS, FURNISHINGS AND EQUIPMENT				20.00
6 SERVICES				
7 PREFABRICATED BUILDINGS AND BUILDING UNITS				
8 WORKS TO EXISTING BUILDINGS				
9 EXTERNAL WORKS				
<b>Sub Total</b>				<b>75.90</b>
10 MAIN CONTRACTOR'S PRELIMINARIES (15%)				11.40
11 MAIN CONTRACTOR'S OHP (7%)				5.30
<b>Sub Total</b>				<b>92.60</b>
12 DESIGN DEVELOPMENT (3%)				2.80
13 RISK ALLOWANCE (3%)				2.70
14 CLIENT CONTINGENCY (2%)				1.90
<b>Total Construction Cost</b>				<b>100.00</b>
<b>Total Construction Cost</b>				<b>100.00</b>





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Mixed Use Development  
3.0 PROJECT COST SUMMARY

GIA = 3,792 m<sup>2</sup>

Section - Block D

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
1 FACILITATING WORKS				8.10
2 SUBSTRUCTURE				36.30
3 SUPERSTRUCTURE				5.30
4 INTERNAL FINISHES				6.30
5 FITTINGS, FURNISHINGS AND EQUIPMENT				19.90
6 SERVICES				
7 PREFABRICATED BUILDINGS AND BUILDING UNITS				
8 WORKS TO EXISTING BUILDINGS				
9 EXTERNAL WORKS				
<b>Sub Total</b>				<b>75.90</b>
10 MAIN CONTRACTOR'S PRELIMINARIES (15%)				11.40
11 MAIN CONTRACTOR'S OHP (7%)				5.30
<b>Sub Total</b>				<b>92.60</b>
12 DESIGN DEVELOPMENT (3%)				2.80
13 RISK ALLOWANCE (3%)				2.80
14 CLIENT CONTINGENCY (2%)				1.80
<b>Total Construction Cost</b>				<b>100.00</b>
<b>Total Construction Cost</b>				<b>100.00</b>



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Mixed Use Development  
3.0 PROJECT COST SUMMARY

GIA = 2,870 m<sup>2</sup>

Section - Block E

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
1 FACILITATING WORKS				8.10
2 SUBSTRUCTURE				45.40
3 SUPERSTRUCTURE				7.20
4 INTERNAL FINISHES				3.60
5 FITTINGS, FURNISHINGS AND EQUIPMENT				11.60
6 SERVICES				
7 PREFABRICATED BUILDINGS AND BUILDING UNITS				
8 WORKS TO EXISTING BUILDINGS				
9 EXTERNAL WORKS				
<b>Sub Total</b>				<b>75.90</b>
10 MAIN CONTRACTOR'S PRELIMINARIES (15%)				11.40
11 MAIN CONTRACTOR'S OHP (7%)				5.30
<b>Sub Total</b>				<b>92.60</b>
12 DESIGN DEVELOPMENT (3%)				2.80
13 RISK ALLOWANCE (3%)				2.70
14 CLIENT CONTINGENCY (2%)				1.90
<b>Total Construction Cost</b>				<b>100.00</b>
<b>Total Construction Cost</b>				<b>100.00</b>



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Mixed Use Development  
3.0 PROJECT COST SUMMARY

GIA = 1,927 m<sup>2</sup>

Section - Block F

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
1 FACILITATING WORKS				9.00
2 SUBSTRUCTURE				34.30
3 SUPERSTRUCTURE				4.50
4 INTERNAL FINISHES				1.90
5 FITTINGS, FURNISHINGS AND EQUIPMENT				25.60
6 SERVICES				
7 PREFABRICATED BUILDINGS AND BUILDING UNITS				
8 WORKS TO EXISTING BUILDINGS				
9 EXTERNAL WORKS				
<b>Sub Total</b>				<b>75.30</b>
10 MAIN CONTRACTOR'S PRELIMINARIES (15%)				11.30
11 MAIN CONTRACTOR'S OHP (8%)				6.00
<b>Sub Total</b>				<b>92.60</b>
12 DESIGN DEVELOPMENT (3%)				2.80
13 RISK ALLOWANCE (3%)				2.70
14 CLIENT CONTINGENCY (2%)				1.90
<b>Total Construction Cost</b>				<b>100.00</b>
<b>Total Construction Cost</b>				<b>100.00</b>

Mixed Use Development  
3.0 PROJECT COST SUMMARY

GIA = 16,118 m<sup>2</sup>

Section - Site Works

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
1 CAR PARK				21.40
2 EXTERNAL WORKS				54.50
3 SERVICES				
<b>Sub Total</b>				<b>75.90</b>
4 MAIN CONTRACTOR'S PRELIMINARIES (15%)				11.40
5 MAIN CONTRACTOR'S OHP (7%)				5.30
<b>Sub Total</b>				<b>92.60</b>
6 DESIGN DEVELOPMENT (3%)				2.80
7 RISK ALLOWANCE (3%)				2.80
8 CLIENT CONTINGENCY (2%)				1.80
<b>Total Construction</b>				<b>100.00</b>
<b>Total Construction Cost</b>				<b>100.00</b>

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 12,133 m<sup>2</sup>**

**Section - Block A**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
<b>FACILITATING WORKS</b>				
1 Toxic / Hazardous Material Treatment				4.0
2 Major Demolition Works				
3 Temporary Support to Adjacent Structures				
4 Mains Services Diversion Works				4.5
5 Temporary Diversion Works				
6 Extraordinary Site Investigation Works				
				<b>8.5</b>
<b>SUBSTRUCTURE</b>				
1 Substructure				3.9
				<b>3.9</b>
<b>SUPERSTRUCTURE</b>				
1 Frame				5.1
2 Upper Floors				7.5
3 Roof				3.7
4 Stairs and Ramps				0.5
5 External Walls				3.3
6 Windows and External Doors				2.7
7 Internal Walls and Partitions				6.3
8 Internal Doors				2.1

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 12,133 m<sup>2</sup>**

**Section - Block A**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
<b>INTERNAL FINISHES</b>				
1 Wall Finishes				31.2
2 Floor Finishes				2.8
3 Ceiling Finishes				2.5
				1.3
				<b>6.6</b>
<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>				
1 Fittings, Furnishings and Equipment				5.0
				<b>5.0</b>
<b>SERVICES</b>				
1 Sanitary Installations				1.2
2 Services Equipment				
3 Mechanical Installations				8.7
4 Electrical Installations				5.5
5 Lift and Conveyor Installations				1.4
6 Specialist Installations				1.6
7 Builder's Work in Connection with Services (5%)				0.9
8 Testing & Commissioning (5%)				0.9
				<b>20.2</b>

**PREFABRICATED BUILDINGS AND BUILDING UNITS**

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 12,133 m<sup>2</sup>**

**Section - Block A**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
1 Prefabricated Buildings and Building Units				0.0
<b>WORKS TO EXISTING BUILDINGS</b>				
1 Minor Demolition Works and Alteration Works				
2 Repairs to Existing Services				
3 Damp Proof Courses / Fungus and Beetle Eradication				
4 Façade Retention				
5 Cleaning Existing Surfaces				
6 Renovation Works				0.0
<b>EXTERNAL WORKS</b>				
1 Site Preparation Works				
2 Roads, Paths, Pavings and Surfacings				
3 Soft Landscaping, Planting and Irrigation Systems				0.5
4 Fencing, Railings and Walls				
5 External Fixtures				
6 External Drainage				
7 External Services				
8 Minor Building Works and Ancillary Buildings				0.5



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Mixed Use Development  
8.0 CONSTRUCTION COST SUMMARY

GFA = 12,133 m<sup>2</sup>

Section - Block A

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
Sub Total				75.9
<b>MAIN CONTRACTOR'S PRELIMINARIES (15%)</b>				
<b>MAIN CONTRACTOR'S OHP (7%)</b>				92.6
Sub Total				
<b>DESIGN DEVELOPMENT (3%)</b>				
<b>CONSTRUCTION RISK (3%)</b>				
<b>CLIENT CONTINGENCY (2%)</b>				
Total Construction Cost				100.0
<b>Total Construction Cost</b>				<b>100.0</b>



**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 9,810 m<sup>2</sup>**

**Section - Block B**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
<b>FACILITATING WORKS</b>				
1				
2				
3				
4				
5				
6				
<b>SUBSTRUCTURE</b>				
1				
<b>SUPERSTRUCTURE</b>				
1				
2				
3				
4				
5				
6				
7				
8				
				<b>0.0</b>
				5.0
				<b>5.0</b>
				5.9
				6.2
				4.1
				1.0
				9.8
				2.4
				4.2
				1.2

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**  
**Section - Block B**

**GFA = 9,810 m<sup>2</sup>**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
<b>INTERNAL FINISHES</b>				
1 Wall Finishes				34.8
2 Floor Finishes				2.1
3 Ceiling Finishes				1.7
				1.2
				<b>5.0</b>
<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>				
1 Fittings, Furnishings and Equipment				8.0
				<b>8.0</b>
<b>SERVICES</b>				
1 Sanitary Installations				11.0
2 Services Equipment				7.5
3 Mechanical Installations				2.4
4 Electrical Installations				1.0
5 Lift and Conveyor Installations				1.0
6 Builder's Work in Connection with Services (5%)				1.0
7 Testing & Commissioning (5%)				1.0
				<b>22.9</b>
<b>PREFABRICATED BUILDINGS AND BUILDING UNITS</b>				
1 Prefabricated Buildings and Building Units				

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

GFA = 9,810 m<sup>2</sup>

**Section - Block B**

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
<b>WORKS TO EXISTING BUILDINGS</b>				
1				0.0
2				
3				
4				
5				
6				
<b>EXTERNAL WORKS</b>				
1				
2				
3				
4				
5				
6				
7				
8				
				0.0
Sub Total				75.9

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 9,810 m<sup>2</sup>**

**Section - Block B**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
<b>MAIN CONTRACTOR'S PRELIMINARIES (15%)</b>				
<b>MAIN CONTRACTOR'S OHP (7%)</b>				
Sub Total				92.6
<b>DESIGN DEVELOPMENT (3%)</b>				
<b>RISK ALLOWANCE (3%)</b>				
<b>CLIENT CONTINGENCY (2%)</b>				
Total Construction Cost				100.0
<b>Total Construction Cost</b>				<b>100.0</b>

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 3,834 m<sup>2</sup>**

**Section - Block C**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
<b>FACILITATING WORKS</b>				
1 Toxic / Hazardous Material Treatment				
2 Major Demolition Works				
3 Temporary Support to Adjacent Structures				
4 Specialist Groundworks				
5 Temporary Diversion Works				
6 Extraordinary Site Investigation Works				
				<b>0.0</b>
<b>SUBSTRUCTURE</b>				
1 Substructure				6.1
				<b>6.1</b>
<b>SUPERSTRUCTURE</b>				
1 Frame				5.9
2 Upper Floors				5.8
3 Roof				4.3
4 Stairs and Ramps				1.2
5 External Walls				8.5
6 Windows and External Doors				2.3
7 Internal Walls and Partitions				5.0
8 Internal Doors				1.5

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 3,834 m<sup>2</sup>**

**Section - Block C**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
<b>INTERNAL FINISHES</b>				
1 Wall Finishes				34.5
2 Floor Finishes				2.6
3 Ceiling Finishes				1.8
				1.1
				<b>5.5</b>
<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>				
1 Fittings, Furnishings and Equipment				9.7
				<b>9.7</b>
<b>SERVICES</b>				
1 Sanitary Installations				7.3
2 Services Equipment				8.7
3 Mechanical Installations				2.2
4 Electrical Installations				0.9
5 Lift and Conveyor Installations				0.9
6 Builder's Work in Connection with Services (5%)				
7 Testing and Commissioning (5%)				
				<b>20.0</b>

**PREFABRICATED BUILDINGS AND BUILDING UNITS**

1 Prefabricated Buildings and Building Units

Mixed Use Development

8.0 CONSTRUCTION COST SUMMARY

GFA = 3,834 m<sup>2</sup>

Section - Block C

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
<b>WORKS TO EXISTING BUILDINGS</b>				
1 Minor Demolition Works and Alteration Works				
2 Repairs to Existing Services				
3 Damp Proof Courses / Fungus and Beetle Eradication				
4 Façade Retention				
5 Cleaning Existing Surfaces				
6 Renovation Works				0.0
<b>EXTERNAL WORKS</b>				
1 Site Preparation Works				
2 Roads, Paths, Pavings and Surfacing				
3 Soft Landscaping, Planting and Irrigation Systems				
4 Fencing, Railings and Walls				
5 External Fixtures				
6 External Drainage				
7 External Services				
8 Minor Building Works and Ancillary Buildings				
Sub Total				75.9
				0.0

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 3,834 m<sup>2</sup>**

Section - Block C

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
<b>MAIN CONTRACTOR'S PRELIMINARIES (15%)</b>				
<b>MAIN CONTRACTOR'S OHP (7%)</b>				
Sub Total				92.6
<b>DESIGN DEVELOPMENT (3%)</b>				
<b>RISK ALLOWANCE (3%)</b>				
<b>CLIENT CONTINGENCY (2%)</b>				
Total Construction Cost				100.0
<b>Total Construction Cost</b>				<b>100.0</b>



**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 3,792 m<sup>2</sup>**

**Section - Block D**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
<b>FACILITATING WORKS</b>				
1 Toxic / Hazardous Material Treatment				
2 Major Demolition Works				
3 Temporary Support to Adjacent Structures				
4 Specialist Groundworks				
5 Temporary Diversion Works				
6 Extraordinary Site Investigation Works				
				<b>0.0</b>
<b>SUBSTRUCTURE</b>				
1 Substructure				8.1
				<b>8.1</b>
<b>SUPERSTRUCTURE</b>				
1 Frame				6.4
2 Upper Floors				5.6
3 Roof				5.9
4 Stairs and Ramps				1.0
5 External Walls				9.5
6 Windows and External Doors				2.8
7 Internal Walls and Partitions				4.1
8 Internal Doors				1.0

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 3,792 m<sup>2</sup>**

**Section - Block D**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
<b>INTERNAL FINISHES</b>				
1 Wall Finishes				36.3
2 Floor Finishes				2.2
3 Ceiling Finishes				1.8
				1.3
				<b>5.3</b>
<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>				
1 Fittings, Furnishings and Equipment				6.4
				<b>6.4</b>
<b>SERVICES</b>				
1 Sanitary Installations				7.3
2 Services Equipment				8.7
3 Mechanical Installations				2.0
4 Electrical Installations				0.9
5 Lift and Conveyor Installations				0.9
6 Builder's Work in Connection with Services (5%)				
7 Testing and Commissioning (5%)				
				<b>19.8</b>
<b>PREFABRICATED BUILDINGS AND BUILDING UNITS</b>				
1 Prefabricated Buildings and Building Units				

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 3,792 m<sup>2</sup>**

**Section - Block D**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
<b>WORKS TO EXISTING BUILDINGS</b>				
1				0.0
2				
3				
4				
5				
6				
<b>EXTERNAL WORKS</b>				
1				
2				
3				
4				
5				
6				
7				
8				
Sub Total				0.0
				75.9

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 3,792 m<sup>2</sup>**

Section - Block D

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
<b>MAIN CONTRACTOR'S PRELIMINARIES (15%)</b>				
<b>MAIN CONTRACTOR'S OHP (7%)</b>				
Sub Total				92.6
<b>DESIGN DEVELOPMENT (3%)</b>				
<b>RISK ALLOWANCE (3%)</b>				
<b>CLIENT CONTINGENCY (2%)</b>				
Total Construction Cost				100.0
<b>Total Construction Cost</b>				<b>100.0</b>

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 2,870 m<sup>2</sup>**

**Section - Block E**

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
<b>FACILITATING WORKS</b>				
1 Toxic / Hazardous Material Treatment				
2 Major Demolition Works				
3 Temporary Support to Adjacent Structures				
4 Specialist Groundworks				
5 Temporary Diversion Works				
6 Extraordinary Site Investigation Works				
				<b>0.0</b>
<b>SUBSTRUCTURE</b>				
1 Substructure				8.1
				<b>8.1</b>
<b>SUPERSTRUCTURE</b>				
1 Frame				4.9
2 Upper Floors				6.7
3 Roof				5.7
4 Stairs and Ramps				0.6
5 External Walls				13.9
6 Windows and External Doors				5.4
7 Internal Walls and Partitions				5.8
8 Internal Doors				2.3

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 2,870 m<sup>2</sup>**

**Section - Block E**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
<b>INTERNAL FINISHES</b>				
1 Wall Finishes				45.3
2 Floor Finishes				4.2
3 Ceiling Finishes				2.0
				1.1
				<b>7.3</b>
<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>				
1 Fittings, Furnishings and Equipment				3.6
				<b>3.6</b>
<b>SERVICES</b>				
1 Sanitary Installations				0.9
2 Services Equipment				4.1
3 Mechanical Installations				4.0
4 Electrical Installations				1.5
5 Lift and Conveyor Installations				0.5
6 Builder's Work in Connection with Services (5%)				0.5
7 Testing & Commissioning (5%)				0.5
				<b>11.5</b>
<b>PREFABRICATED BUILDINGS AND BUILDING UNITS</b>				
1 Prefabricated Buildings and Building Units				

Mixed Use Development  
8.0 CONSTRUCTION COST SUMMARY

GFA = 2,870 m<sup>2</sup>

Section - Block E

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
<b>WORKS TO EXISTING BUILDINGS</b>				
1				0.0
2				
3				
4				
5				
6				
<b>EXTERNAL WORKS</b>				
1				
2				
3				
4				
5				
6				
7				
8				
				0.0
				75.9
				0.0
				75.9

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 2,870 m<sup>2</sup>**

Section - Block E

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
<b>MAIN CONTRACTOR'S PRELIMINARIES (15%)</b>				
<b>MAIN CONTRACTOR'S OHP (7%)</b>				
Sub Total				92.6
<b>DESIGN DEVELOPMENT (3%)</b>				
<b>RISK ALLOWANCE (3%)</b>				
<b>CLIENT CONTINGENCY (2%)</b>				
Total Construction Cost				100.0
<b>Total Construction Cost</b>				<b>100.0</b>



**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 1,927 m<sup>2</sup>**

**Section - Block F**

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
<b>FACILITATING WORKS</b>				
1 Toxic / Hazardous Material Treatment				
2 Major Demolition Works				
3 Temporary Support to Adjacent Structures				
4 Specialist Groundworks				
5 Temporary Diversion Works				
6 Extraordinary Site Investigation Works				
				<b>0.0</b>
<b>SUBSTRUCTURE</b>				
1 Substructure				9.0
				<b>9.0</b>
<b>SUPERSTRUCTURE</b>				
1 Frame				4.8
2 Upper Floors				3.8
3 Roof				6.5
4 Stairs and Ramps				1.1
5 External Walls				10.3
6 Windows and External Doors				3.7
7 Internal Walls and Partitions				3.3
8 Internal Doors				1.0

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 1,927 m<sup>2</sup>**

**Section - Block F**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
<b>INTERNAL FINISHES</b>				
1 Wall Finishes				34.5
2 Floor Finishes				1.0
3 Ceiling Finishes				1.9
				1.6
				4.5
<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>				
1 Fittings, Furnishings and Equipment				1.8
				1.8
<b>SERVICES</b>				
1 Sanitary Installations				0.6
2 Services Equipment				9.6
3 Mechanical Installations				11.4
4 Electrical Installations				1.7
5 Lift and Conveyor Installations				1.2
6 Builder's Work in Connection with Services (5%)				1.2
7 Testing & Commissioning (5%)				1.2
				25.7
<b>PREFABRICATED BUILDINGS AND BUILDING UNITS</b>				
1 Prefabricated Buildings and Building Units				

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

GFA = 1,927 m<sup>2</sup>

**Section - Block F**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
<b>WORKS TO EXISTING BUILDINGS</b>				
1				0.0
Minor Demolition Works and Alteration Works				
2				
Repairs to Existing Services				
3				
Damp Proof Courses / Fungus and Beetle Eradication				
4				
Façade Retention				
5				
Cleaning Existing Surfaces				
6				
Renovation Works				
<b>EXTERNAL WORKS</b>				
1				
Site Preparation Works				
2				
Roads, Paths, Pavings and Surfacing				
3				
Soft Landscaping, Planting and Irrigation Systems				
4				
Fencing, Railings and Walls				
5				
External Fixtures				
6				
External Drainage				
7				
External Services				
8				
Minor Building Works and Ancillary Buildings				
				<b>0.0</b>
<b>Sub Total</b>				
				75.3

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 1,927 m<sup>2</sup>**

Section - Block F

	Total Cost	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	%
<b>MAIN CONTRACTOR'S PRELIMINARIES (15%)</b>				
<b>MAIN CONTRACTOR'S OHP (8%)</b>				
Sub Total				92.6
<b>DESIGN DEVELOPMENT (3%)</b>				
<b>RISK ALLOWANCE (3%)</b>				
<b>CLIENT CONTINGENCY (2%)</b>				
Total Construction Cost				100.0
<b>Total Construction Cost</b>				<b>100.0</b>

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 16,118 m<sup>2</sup>**

**Section - Site Works**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
<b>CAR PARK</b>				
1 Car Park				21.4
				<b>21.4</b>
<b>EXTERNAL WORKS</b>				
1 Site Preparation Works				30.6
2 Roads, Paths, Pavings and Surfacing				4.3
3 Soft Landscaping, Planting and Irrigation Systems				0.5
4 Fencing, Railings and Walls				4.1
5 External Fixtures				6.8
6 External Drainage				6.9
7 External Services				
8 Minor Building Works and Ancillary Buildings				
9 Testing and Commissioning				1.4
				<b>54.6</b>
<b>SERVICES</b>				
1 Sanitary Installations				
2 Services Equipment				
3 Disposal Installations				
4 Water Installations				
5 Heat Source				
6 Space Heating and Air Conditioning				

**Mixed Use Development**  
**8.0 CONSTRUCTION COST SUMMARY**

**GFA = 16,118 m<sup>2</sup>**

**Section - Site Works**

	<b>Total Cost</b>	<b>Cost/m<sup>2</sup></b>	<b>Cost/ft<sup>2</sup></b>	<b>%</b>
7 Ventilation				
8 Electrical Installations				
9 Fuel Installations				
10 Lift and Conveyor Installations				
11 Fire and Lightning Protection				
12 Communication, Security and Control Systems				
14 Builder's Work in Connection with Services				
Sub Total				<b>0.0</b>
<b>MAIN CONTRACTOR'S PRELIMINARIES (15%)</b>				75.9
<b>MAIN CONTRACTOR'S OHP (7%)</b>				92.6
Sub Total				
<b>DESIGN DEVELOPMENT (3%)</b>				
<b>RISK ALLOWANCE (3%)</b>				
<b>CLIENT CONTINGENCY (2%)</b>				
Total Construction				100.0
<b>Total Construction Cost</b>				<b>100.0</b>

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<b><u>FACILITATING WORKS</u></b>					
<b>00.02</b>	<b>Major Demolition Works</b>					
1	<u>Demolition Works</u> Allowance for demolition of existing buildings and car park					Slight reduction due to revised scheme size. Based on quote received with old scheme including hard breakout of pavings, crushings, arisings and £150k allowance for asbestos removal, isolation of services included elsewhere
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
00.04	<b>Mains Services Diversion Works</b> <u>Mains services diversion works</u> Allowance for diversion of mains services					
1	<b>Carried to Construction Cost Summary</b>					



**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
	<b>SUBSTRUCTURE</b>					
<b>01.01</b>	<b>Substructure</b>					
	<u>Standard Foundations</u>					
1	Allowance for foundations	2,641	m <sup>2</sup>			
	<u>Lowest Floor Construction</u>					
2	Allowance for ground floor slab	1,487	m <sup>2</sup>			
3	Extra over; lift pit	4	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>02.01</b>	<b>Frame</b>					
	<u>Steel Frames</u>					
1	Allowance for steel frame to LGF/GF	89	t			based on 60kg of steel per m2
2	Allowance for kingframe system above podium structure at 1F	426	t			based on 40kg of steel per m2
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.02</b>	<b>Upper Floors</b>					
	<u>Floors</u>					
1	Allowance for upper floor structure; ribbed metal decks	10,646	m <sup>2</sup>			
2	Allowance for screed/concrete topping	10,646	m <sup>2</sup>			
	<u>Balconies</u>					
3	Allowance for balconies; bolt on; structure, including finishes, balustrading and soffits	123	nr			
4	Allowance for 'winter garden' uplifts	1	item			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>02.03</b>	<b>Roof</b>					
	<u>Roof Structure</u>					
1	Allowance for flat roof structure	1,771	m <sup>2</sup>			
2	Allowance for pitched roof structure; measured to pitch	1,056	m <sup>2</sup>			
	<u>Roof Coverings</u>					
3	Allowance for pitched roof finish; slate tiles	1,056	m <sup>2</sup>			
4	Allowance for perimeter detailing to pitched roofs	447	m			
5	Allowance for green roof	527	m <sup>2</sup>			
6	Allowance for paved finish to courtyards; including flat roof beneath	997	m <sup>2</sup>			
7	Allowance for flat roof finish	249	m <sup>2</sup>			
8	Allowance for perimeter detailing to flat roofs	627	m			
	<u>Roof Drainage</u>					
9	Allowance for roof drainage	2,827	m <sup>2</sup>			
	<u>Roof Features</u>					
10	Allowance for balustrading to open terraces; glass framed balustrade	110	m			
11	Roof acces / safety	1	item			No allowance for mansafe system or permanent safety access to pitched roofs
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.04</b>	<b>Stairs and Ramps</b>					
	<i>Stair / Ramp Structures</i>					
1	Precast Concrete; including balustrades and handrails; five storey stairs	1	nr			
2	Precast Concrete; including balustrades and handrails; eight storey stairs	1	nr			
	<i>Ladders / Chutes / Slides</i>					
3	Allowance for roof access; assumed ladders/hatches	2	nr			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.05</b>	<b>External Walls</b>					
	<u>External Enclosing Walls Above Ground Level</u>					
1	Allowance for kingframe style external wall infill structure	2,973	m <sup>2</sup>			
2	Glazed 'SAPA' cladding to ground	588	m <sup>2</sup>			
3	Allowance for external walls; facing brickwork	1,370	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.06</b>	<b>Windows and External Doors</b>					
	<u>External Windows</u>					
1	Allowance for windows	1,015	m <sup>2</sup>			
	<u>External doors</u>					
2	Allowance for double leaf, residential entrance doors; assumed fully glazed	2	nr			
3	Allowance for double leaf, glazed doors to terraces at varying levels	4	nr			
4	Allowance for double leaf, PPC aluminium doors to green roof at sixth floor, to refuse and energy centre	7	nr			
5	Allowance for entrance doors to restaurants	6	nr			Glazing measured in curtain walling in external walls
6	Allowance for ironmongery to balcony doors	130	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.07</b>	<b>Internal Walls and Partitions</b>					
	<u>Walls and Partitions</u>					
1	Core walls between restaurant units, residential units and staircores	8,445	m <sup>2</sup>			
2	Internal partitions; within residential units; based on m2 of units	7,938	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					



**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.08</b>	<b>Internal Doors</b>					
	<u>Internal Doors</u>					
1	entrance door; to residential units	129	nr			
2	single doors; timber; to residential units	852	nr			
3	single doors; timber; to common areas and stores	41	nr			
4	double doors; timber; to residential staircores	13	nr			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.01</b>	<b><u>INTERNAL FINISHES</u></b>  <b>Wall Finishes</b> <u>Finishes to Walls</u>	34,136	m <sup>2</sup>	[REDACTED]	[REDACTED]	
1	Skim coat plaster and emulsion to internal face of external walls and internal partitions  <b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>03.02</b>	<b>Floor Finishes</b>					
	<u>Finishes to Floors</u>					
1	Floor finish to residential units	7,938	m <sup>2</sup>			
2	Uplift for tiling; assumed 20% of area	1,588	m <sup>2</sup>			
3	Floor finish to residential stores and common areas	1,869	m <sup>2</sup>			
4	Floor finish to GF refuse areas and energy centre; assumed painted slab	204	m <sup>2</sup>			
5	Skirtings to residential stores and common areas	2,084	m			
6	Skirtings to residential units, based on m2 area	7,938	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.03</b>	<b>Ceiling Finishes</b>					
	<u>Finishes to Ceilings</u>					
1	Plasterboard and emulsion to residential cores and units	9,807	m <sup>2</sup>			
2	Paint to underside of slab; stores and refuse GF areas	204	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
	<b><u>FITTINGS, FURNISHINGS AND EQUIPMENT</u></b>					
<b>04.01</b>	<b>Fittings, Furnishings and Equipment</b>					
	<u>General Fittings, Furnishings and Equipment</u>					
1	Basic joinery to studios	5	nr			
2	Basic joinery to 1/2 bed units	122	nr			
3	Basic joinery to 3 bed units	2	nr			
	<u>Domestic Kitchen Fittings and Equipment</u>					
4	Kitchens to studio units	5	nr			
5	Kitchens to 1 bed units	52	nr			
6	Kitchens to 2 bed units	70	nr			
7	Kitchens to 3 bed units	2	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>05.01</b>	<b>Sanitary Installations</b>					
1	<u>Sanitary Appliances</u> Allowance for sanitaryware to 3 bed units	2	nr			
2	Allowance for sanitaryware to studios, 1 and 2 bed units	127	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.09	<b>Mechanical Installations</b>					
	<u>Mechanical Installations</u>					
1	to residential units	129	nr			
2	to residential cores and refuse	2,073	m <sup>2</sup>			
3	to restaurants	1	item			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.08	<b>Electrical Installations</b>					
1	<u>Electrical Installations</u> to residential units	129	nr			
2	to residential cores and refuse	2,073	m <sup>2</sup>			
3	to restaurants	1	item			
<b>Carried to Construction Cost Summary</b>						



**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.10	<b>Lift and Conveyor Installations</b>					
	<u>Lifts and Enclosed Hoists</u>					
1	Allowance for six storey lift	2	nr	[REDACTED]	[REDACTED]	[REDACTED]
2	Allowance for nine storey lift	2	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.13	<b>Specialist Installations</b> <u>Photovoltaics</u> Allowance for photovoltaics	806	m <sup>2</sup>	[REDACTED]	[REDACTED]	[REDACTED]
<b>Carried to Construction Cost Summary</b>						


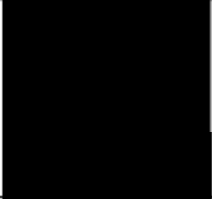

**Mixed Use Development  
9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<p><b>Builder's Work in Connection with Services (5%)</b></p>					
	<p><b>Testing &amp; Commissioning (5%)</b></p>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block A**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
08.02	<b>EXTERNAL WORKS</b> <b>Roads, Paths, Pavings and Surfacing</b>	1,029	m <sup>2</sup>			
1	Roads, Paths and Pavings Road block paving to car park on ground floor <b>Carried to Construction Cost Summary</b>					

Mixed Use Development  
 9.0 DETAILED ELEMENTAL COSTING

Section - Block A

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<u>MAIN CONTRACTOR'S PRELIMINARIES (15%)</u>					
	<u>MAIN CONTRACTOR'S OHP (7%)</u>					
	<u>DESIGN DEVELOPMENT (3%)</u>					
	<u>CONSTRUCTION RISK (3%)</u>					
	<u>CLIENT CONTINGENCY (2%)</u>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
	<b>SUBSTRUCTURE</b>					
<b>01.01</b>	<b>Substructure</b>					
	<u>Standard Foundations</u>					
1	Allowance for foundations to core	1,656	m <sup>2</sup>			
2	Allowance for foundations to suspended	851	m <sup>2</sup>			
	<u>Lowest Floor Construction</u>					
3	Allowance for ground floor slab	1,656	m <sup>2</sup>			
4	Extra over; lift pit	4	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
	<b>SUPERSTRUCTURE</b>					
<b>02.01</b>	<b>Frame</b>					
	<u>Steel Frames</u>					
1	Allowance for frame option to GF; assumed	95	t			based on 60kg of steel per m2
2	Allowance for frame option to upper floors; assumed steel	329	t			based on 40kg of steel per m2
	<u>Specialist Frames</u>					
3	Allowance for glass walkway between Block B and C; assumed steel framing with glazed elevations	1	Item			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
02.02	<b>Upper Floors</b>					
1	<u>Floors</u> Allowance for upper floors	9,887	m <sup>2</sup>			
2	Allowance for structural screed	9,887	m <sup>2</sup>			
3	<u>Balconies</u> Allowance for balconies; bolt on; structure, including finishes, balustrading and soffits	2	nr			
<b>Carried to Construction Cost Summary</b>						



**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.03</b>	<b>Roof</b>					
	<u>Roof Structure</u>					
1	Allowance for flat roof structure; to external podium landscaping	1,976	m <sup>2</sup>			
2	Allowance for pitched roof structure	456	m <sup>2</sup>			
	<u>Roof Coverings</u>					
3	Allowance for green roof	1,289	m <sup>2</sup>			
4	Allowance for paving to flat roofs; waterproof finish below	687	m			
5	Allowance for perimeter detailing	380	m			
6	Allowance for slated tiled pitched roof finish	456	m <sup>2</sup>			
7	Allowance for perimeter detailing	87	m			
	<u>Roof Drainage</u>					
8	Allowance for roof drainage	2,432	m <sup>2</sup>			
	<u>Roof Features</u>					
9	Allowance for glass balustrading to terraces; PPC aluminium framed	147	m			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.04</b>	<b>Stairs and Ramps</b>					
	<u>Stair / Ramp Structures</u>					
1	Precast Concrete; including balustrades and handrails; three storey stairs	1	nr			
2	Precast Concrete; including balustrades and handrails; four storey stairs	2	nr			
3	Precast Concrete; including balustrades and handrails; six storey stairs	1	nr			
4	Precast Concrete; including balustrades and handrails; seven storey stairs	1	nr			
	<u>Ladders / Chutes / Slides</u>					
5	Allowance for roof access; assumed ladders/hatches	2	nr			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.05</b>	<b>External Walls</b>					
	<u>External Enclosing Walls Above Ground Level</u>					
1	Allowance for kingframe style external wall infill structure	6,765	m <sup>2</sup>			
2	Glazed 'SAPA' cladding to ground floor, and hotel fifth floor	633	m <sup>2</sup>			
3	Allowance for external walls; facing brickwork	3,054	m <sup>2</sup>			
4	Allowance for external walls; fibre cement cladding	942	m <sup>2</sup>			
5	Allowance for external wall; TECU cladding system	816	m <sup>2</sup>			
	External Soffits					
6	Allowance for finish to underside of suspended slab over car park at FF level	851	m <sup>2</sup>			assumed painted or finished concrete
<b>Carried to Construction Cost Summary</b>						


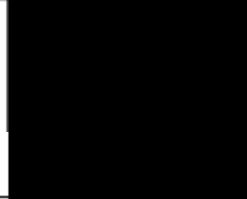

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.06</b>	<b>Windows and External Doors</b>					
	<u>External Windows</u>					
1	Allowance for windows	869	m <sup>2</sup>			
	<u>External doors</u>					
2	Allowance for double leaf, food store door. Assumed fully glazed	6	nr			
3	Allowance for PPC aluminium door to food store, assumed delivery entrance	1	nr			
4	Allowance for double leaf, student and hotel entrance door. Assumed fully glazed	3	nr			
5	Allowance for ironmongery to balcony doors	2	nr			
6	Allowance for double leaf, PPC aluminium door to refuse store	2	nr			
7	Allowance for double leaf doors to terraces	4	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
02.07	<b>Internal Walls and Partitions</b>					
	<u>Walls and Partitions</u>					
1	Core walls to food store, hotel and student circulation	4,067	m <sup>2</sup>			
2	Party walls between student and hotel units	4,152	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>02.08</b>	<b>Internal Doors</b>					
	<u>Internal Doors</u>					
1	Single doors; timber; to student and hotel rooms	301	nr			
2	Single doors; fire rated; to common areas	28	nr			
3	Single doors; to riser cupboards	51	nr			
	<b>Carried to Construction Cost Summary</b>					


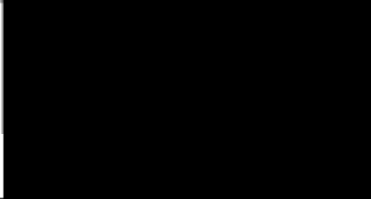

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.01</b>	<b><u>INTERNAL FINISHES</u></b>  <b>Wall Finishes</b> <u>Finishes to Walls</u>					
1	Skim coat plaster and emulsion to internal face of external walls and internal partitions  <b>Carried to Construction Cost Summary</b>	20,623	m <sup>2</sup>	[REDACTED]	[REDACTED]	[REDACTED]

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

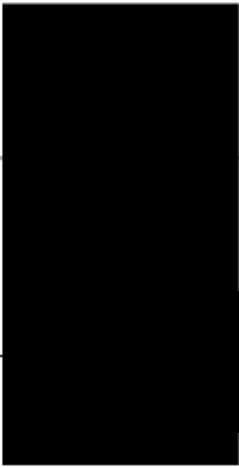
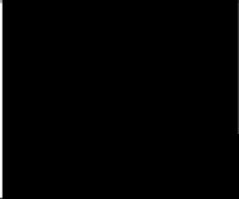

**Section - Block B**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.02</b>	<b>Floor Finishes</b>					
	<u>Finishes to Floors</u>					
1	Floor finish to student and hotel common areas	1,334	m <sup>2</sup>			
2	Floor finish to student rooms, hotel rooms and amenity areas	5,413	m <sup>2</sup>			
3	Floor finish to refuse stores	82	m <sup>2</sup>			
4	Allowance for skirting	6,364	m			
	<b>Carried to Construction Cost Summary</b>					



**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.03</b>	<b>Ceiling Finishes</b>					
	<u>Finishes to Ceilings</u>					
1	Plasterboard and emulsion to hotel	6,796	m <sup>2</sup>			
2	Painted finish to refuse store	82	m <sup>2</sup>			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<b><u>FITTINGS, FURNISHINGS AND EQUIPMENT</u></b>					
<b>04.01</b>	<b>Fittings, Furnishings and Equipment</b>					
	<u>General Fittings, Furnishings and Equipment</u>					
1	Allowance for hotel; excluding rooms	1	item			Meet and greet, desks and shelving
2	Allowance for hotel rooms	122	nr			Bedhead, desk and wardrobe
	<u>Domestic Kitchen Fittings and Equipment</u>					
3	Kitchens to student units	119	nr			
	<u>Special Purpose Fittings, Furnishings and Equipment</u>					
4	Pods to student rooms, studios and flats	119	nr			
5	Pods to hotel rooms	122	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>05.03</b>	<b><u>SERVICES</u></b> <b>Mechanical Installations</b>					
1	<u>Mechanical Installations</u> to student accommodation	3,756	m <sup>2</sup>	[REDACTED]	[REDACTED]	[REDACTED]
2	to hotel	4,514	m <sup>2</sup>			
3	to food store	1	item			
<b>Carried to Construction Cost Summary</b>						
Allowance for below ground drainage and sprinkler tank						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.08	<b>Electrical Installations</b>					
1	<u>Electrical Installations</u> to student accommodation	3,756	m <sup>2</sup>			
2	to hotel	4,514	m <sup>2</sup>			
3	to food store	1	item			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.10	<b>Lift and Conveyor Installations</b>					
	<u>Lifts and Enclosed Hoists</u>					
1	seven storey lift, to student	2	nr			
2	eight storey lift, to hotel	3	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block B**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	Builder's Work in Connection with Services (5%)					
	Testing & Commissioning (5%)					

Mixed Use Development  
**9.0 DETAILED ELEMENTAL COSTING**

Section - Block B

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<u>MAIN CONTRACTOR'S PRELIMINARIES (15%)</u>					
	<u>MAIN CONTRACTOR'S OHP (7%)</u>					
	<u>DESIGN DEVELOPMENT (3%)</u>					
	<u>RISK ALLOWANCE (3%)</u>					
	<u>CLIENT CONTINGENCY (2%)</u>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
	<b>SUBSTRUCTURE</b>					
<b>01.01</b>	<b>Substructure</b>					
	<u>Standard Foundations</u>					
1	Allowance for foundations	940	m <sup>2</sup>			
	<u>Lowest Floor Construction</u>					
2	Allowance for ground floor slab	940	m <sup>2</sup>			
3	extra over; lift pit	2	nr			
	<b>Carried to Construction Cost Summary</b>					



**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>02.01</b>	<b>Frame</b>					
	<u>Steel Frames</u>					
1	Allowance for frame option to GF; assumed steel	54	t			based on 60kg of steel per m2
2	Allowance for frame option to upper floors; assumed steel	118	t			based on 40kg of steel per m2
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
02.02	<b>Upper Floors</b>					
1	<u>Floors</u> Allowance for upper floor structure	3,186	m <sup>2</sup>	[REDACTED]	[REDACTED]	[REDACTED]
2	Allowance for structural screed to upper floors	3,186	m <sup>2</sup>			
3	<u>Balconies</u> Allowance for balconies; bolt on; structure, including finishes, balustrading and soffits	5	nr			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.03</b>	<b>Roof</b>					
	<u>Roof Structure</u>					
1	Allowance for roof structure; to flat roof/landscaping	956	m <sup>2</sup>			
	<u>Roof Coverings</u>					
2	Allowance for green roof	637	m <sup>2</sup>			
3	Allowance for paving to flat roofs; waterproof finish below	319	m <sup>2</sup>			
4	Allowance for perimeter detailing	198	m			
	<u>Roof Drainage</u>					
5	Allowance for roof drainage	956	m <sup>2</sup>			
	<u>Roof Features</u>					
6	Allowance for glass balustrading to terraces; PPC aluminium framed	52	m			
7	Roof access / safety	1	item			No allowance for mansafe system or permanent safety acces
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
02.04	<b>Stairs and Ramps</b>					
	<u>Stair / Ramp Structures</u>					
1	Precast Concrete; including balustrades and handrails; five storey stairs	2	nr	[REDACTED]	[REDACTED]	[REDACTED]
	<u>Ladders / Chutes / Slides</u>					
2	Allowance for roof access; assumed ladders/hatches	1	nr	[REDACTED]	[REDACTED]	[REDACTED]
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>02.05</b>	<b>External Walls</b>					
	<u>External Enclosing Walls Above Ground Level</u>					
1	Allowance for kingframe style external wall infill structure	2,468	m <sup>2</sup>	[REDACTED]	[REDACTED]	[REDACTED]
2	Glazed 'SAPA' cladding to ground floor	148	m <sup>2</sup>			
3	Allowance for external walls; rendered finish	2,046	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.06</b>	<b>Windows and External Doors</b>					
	<u>External Windows</u>					
1	Allowance for windows	274	m <sup>2</sup>			
	<u>External doors</u>					
2	Allowance for double leaf, commercial entrance door. Assumed fully glazed	6	nr			
3	Allowance for double leaf, student entrance door. Assumed fully glazed	2	nr			
4	Allowance for ironmongery to balcony doors	8	nr			
5	Allowance for double leaf; PPC aluminium door to refuse store	1	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
02.07	<b>Internal Walls and Partitions</b>					
	<u>Walls and Partitions</u>					
1	Core walls to retail and student circulation	1,673	m <sup>2</sup>	[REDACTED]	[REDACTED]	[REDACTED]
2	Party walls between student units	1,921	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>02.08</b>	<b>Internal Doors</b>					
	<u>Internal Doors</u>					
1	Single doors; timber; to student rooms	90	nr			
2	Single doors; fire rated; to common areas	32	nr			
3	Single doors; to riser cupboards	50	nr			
<b>Carried to Construction Cost Summary</b>						



**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.01</b>	<b><u>INTERNAL FINISHES</u></b>  <b>Wall Finishes</b> <u>Finishes to Walls</u>	9,382	m <sup>2</sup>	[REDACTED]	[REDACTED]	[REDACTED]
1	Skim coat plaster and emulsion to internal face of external walls and internal partitions  <b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.02</b>	<b>Floor Finishes</b>					
	<u>Finishes to Floors</u>					
1	Floor finish to student common areas	384	m <sup>2</sup>			
2	Floor finish to student rooms and amenity	1,911	m <sup>2</sup>			
3	Floor finish to refuse store	65	m <sup>2</sup>			
4	Allowance for skirting	2,792	m			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.03</b>	<b>Ceiling Finishes</b>					
	<u>Finishes to Ceilings</u>					
1	Plasterboard and emulsion to student areas	2,360	m <sup>2</sup>			
2	Painted finish to refuse store	65	m <sup>2</sup>			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
	<b><u>FITTINGS, FURNISHINGS AND EQUIPMENT</u></b>					
<b>04.01</b>	<b>Fittings, Furnishings and Equipment</b>					
	<u>Domestic Kitchen Fittings and Equipment</u>					
1	Kitchens to student units	89	nr			
	<u>Special Purpose Fittings, Furnishings and Equipment</u>					
2	Bathroom pods to student rooms, studios and flats	89	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<b>SERVICES</b>					
<b>05.03</b>	<b>Mechanical Installations</b>					
	<u>Mechanical Installations</u>					
1	to student accommodation	3,091	m <sup>2</sup>			
2	to retail	1	item			3nr. units
<b>Carried to Construction Cost Summary</b>						


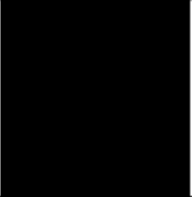

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.08	<b>Electrical Installations</b>					
1	<u>Electrical Installations</u> to student accommodation	3,091	m <sup>2</sup>			
2	to retail	1	item			3nr. units
<b>Carried to Construction Cost Summary</b>						

Mixed Use Development  
 9.0 DETAILED ELEMENTAL COSTING

Section - Block C

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.10	<b>Lift and Conveyor Installations</b> <u>Lifts and Enclosed Hoists</u> Allowance for six storey lift	2	nr			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block C**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<b>Builder's Work in Connection with Services (5%)</b>					
	<b>Testing and Commissioning (5%)</b>					



Mixed Use Development  
**9.0 DETAILED ELEMENTAL COSTING**

Section - Block C

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<u>MAIN CONTRACTOR'S PRELIMINARIES (15%)</u>					
	<u>MAIN CONTRACTOR'S OHP (7%)</u>					
	<u>DESIGN DEVELOPMENT (3%)</u>					
	<u>RISK ALLOWANCE (3%)</u>					
	<u>CLIENT CONTINGENCY (2%)</u>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
	<b>SUBSTRUCTURE</b>					
<b>01.01</b>	<b>Substructure</b>					
	<u>Standard Foundations</u>					
1	Allowance for foundations	1,131	m <sup>2</sup>			
2	<u>Lowest Floor Construction</u>					
	Allowance for ground floor slab	1,168	m <sup>2</sup>			
3	Extra over; lift pit	2	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>02.01</b>	<b>Frame</b>					
	<u>Steel Frames</u>					
1	Allowance for frame option to GF; assumed steel	68	t			based on 60kg of steel per m2
2	Allowance for frame option to upper floors; assumed steel	106	t			based on 40kg of steel per m2
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>02.02</b>	<b>Upper Floors</b>					
	<u>Floors</u>					
1	Allowance for upper floors	2,898	m <sup>2</sup>			
2	Allowance for structural screed to upper floors	2,898	m <sup>2</sup>			
3	<u>Balconies</u> Allowance for balconies; bolt on; structure, including finishes, balustrading and soffits	4	nr			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.03</b>	<b>Roof</b>					
	<u>Roof Structure</u>					
1	Allowance for flat roof structure; to external podium landscaping	817	m <sup>2</sup>			
2	Allowance for pitched roof structure	376	m <sup>2</sup>			
	<u>Roof Coverings</u>					
3	Allowance for green roof	271	m <sup>2</sup>			
4	Allowance for paving to flat roofs; waterproof finish below	546	m <sup>2</sup>			
5	Allowance for perimeter detailing	160	m			
6	Allowance for slate tiled pitched roof finish	376	m <sup>2</sup>			
7	Allowance for perimeter detailing	110	m			
	<u>Roof Drainage</u>					
8	Allowance for roof drainage	1,193	m <sup>2</sup>			
	<u>Roof Features</u>					
9	Allowance for glass balustrading to terraces; PPC aluminium framed	100	m			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.04</b>	<b>Stairs and Ramps</b>					
	<i>Stair / Ramp Structures</i>					
1	Precast Concrete; including balustrades and handrails; three storey stairs	1	nr			
2	Precast Concrete; including balustrades and handrails; five storey stairs	1	nr			
	<i>Ladders / Chutes / Slides</i>					
3	Allowance for access to pitched roof	1	Item			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.05</b>	<b>External Walls</b>					
	<u>External Enclosing Walls Above Ground Level</u>					
1	Allowance for kingframe style external wall infill structure	2,087	m <sup>2</sup>			
2	Glazed 'SAPA' cladding to ground floor retail and residential entrances	327	m <sup>2</sup>			
3	Allowance for external walls; facing brickwork	1,760	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.06</b>	<b>Windows and External Doors</b>					
	<u>External Windows</u>					
1	Allowance for PPC aluminium windows and doors	289	m <sup>2</sup>			
	<u>External doors</u>					
2	Allowance for double leaf, commercial entrance door. Assumed fully glazed	8	nr			
3	Allowance for double leaf, residential entrance door. Assumed fully glazed	2	nr			
4	Allowance for ironmongery to balcony doors	6	nr			
5	Allowance for double leaf; PPC aluminium door to refuse store	1	nr			
6	Allowance for double leaf doors to terraces	1	nr			
	<b>Carried to Construction Cost Summary</b>					



**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.07</b>	<b>Internal Walls and Partitions</b>					
	<u>Walls and Partitions</u>					
1	Core walls to retail and student circulation	1,593	m <sup>2</sup>			
2	Party walls between student units	1,038	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
02.08	<b>Internal Doors</b>					
	<u>Internal Doors</u>					
1	Single doors; timber; to student rooms	58	nr	[REDACTED]	[REDACTED]	[REDACTED]
2	Single doors; fire rated; to common areas	14	nr			
3	Single doors; to riser cupboards	42	nr			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.01</b>	<b><u>INTERNAL FINISHES</u></b>  <b>Wall Finishes</b> <u>Finishes to Walls</u>					
1	Skim coat plaster and emulsion to internal face of external walls and internal partitions  <b>Carried to Construction Cost Summary</b>	7,348	m <sup>2</sup>	[REDACTED]	[REDACTED]	[REDACTED]

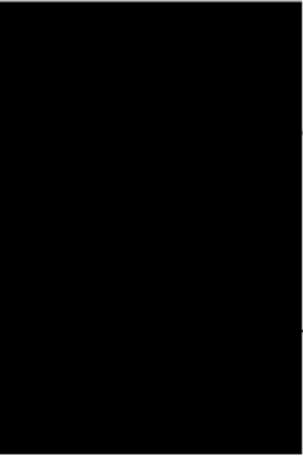
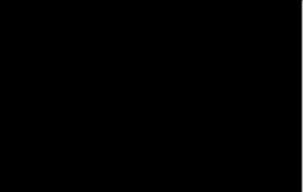
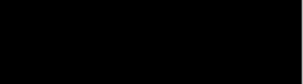
**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.02</b>	<b>Floor Finishes</b>					
	<u>Finishes to Floors</u>					
1	Floor finish to student common areas	546	m <sup>2</sup>			
2	Floor finish to student rooms and amenity	1,838	m <sup>2</sup>			
3	Floor finish to refuse store	67	m <sup>2</sup>			
4	Allowance for skirting	2,276	m			
	<b>Carried to Construction Cost Summary</b>					




**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.03</b>	<b>Ceiling Finishes</b>					
	<u>Finishes to Ceilings</u>					
1	Plasterboard and emulsion to residential	2,470	m <sup>2</sup>			
2	Painted finish to refuse store	67	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>04.01</b>	<b><u>FITTINGS, FURNISHINGS AND EQUIPMENT</u></b>					
	<b>Fittings, Furnishings and Equipment</b>					
1	<u>Domestic Kitchen Fittings and Equipment</u> Kitchens to student units	54	nr			
2	<u>Special Purpose Fittings, Furnishings and Equipment</u> Pods to student rooms, studios and flats	54	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<b>SERVICES</b>					
<b>05.03</b>	<b>Mechanical Installations</b>					
1	<u>Mechanical Installations</u> to student accommodation	2,836	m <sup>2</sup>			
2	to retail	1	item			
<b>Carried to Construction Cost Summary</b>						

Mixed Use Development  
9.0 DETAILED ELEMENTAL COSTING

Section - Block D

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.08	<b>Electrical Installations</b>					
1	<u>Electrical Installations</u> to student accommodation	2,836	m <sup>2</sup>			
2	to retail	1	item			
<b>Carried to Construction Cost Summary</b>						



**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.10	<b>Lift and Conveyor Installations</b> <u>Lifts and Enclosed Hoists</u> five storey lift to student	2	nr	[REDACTED]	[REDACTED]	[REDACTED]
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block D**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<b>Builder's Work in Connection with Services (5%)</b>					
	<b>Testing and Commissioning (5%)</b>					

Mixed Use Development  
**9.0 DETAILED ELEMENTAL COSTING**

Section - Block D

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<u>MAIN CONTRACTOR'S PRELIMINARIES (15%)</u>					
	<u>MAIN CONTRACTOR'S OHP (7%)</u>					
	<u>DESIGN DEVELOPMENT (3%)</u>					
	<u>RISK ALLOWANCE (3%)</u>					
	<u>CLIENT CONTINGENCY (2%)</u>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>01.01</b>	<b>SUBSTRUCTURE</b>					
	<b>Substructure</b>					
	<u>Standard Foundations</u>					
1	Allowance for foundations	957	m <sup>2</sup>			
2	<u>Lowest Floor Construction</u>	1,053	m <sup>2</sup>			
3	Allowance for ground floor slab extra over; lift pit	2	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
02.01	<b>SUPERSTRUCTURE</b>  <b>Frame</b> <u>Steel Frames</u> Allowance for frame option; assumed steel	115	t	[REDACTED]	[REDACTED]	based on 40kg of steel per m2
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.02</b>	<b>Upper Floors</b>					
	<u>Floors</u>					
1	Allowance for upper floors	1,913	m <sup>2</sup>			
2	Allowance for structural screed to upper floors	1,913	m <sup>2</sup>			
	<u>Balconies</u>					
3	Allowance for balconies; bolt on; structure, including finishes, balustrading and soffits	28	nr			
	<b>Carried to Construction Cost Summary</b>					


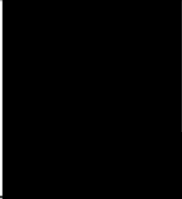

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.03</b>	<b>Roof</b>					
	<u>Roof Structure</u>					
1	Allowance for roof structure; pitched ; measured on plan	1,053	m <sup>2</sup>			
	<u>Roof Coverings</u>					
2	Allowance for metal clad pitched roof covering	1,053	m <sup>2</sup>			
3	Allowance for perimeter treatment/edge detail	200	m			
	<u>Roof Drainage</u>					
4	Allowance for roof drainage	1,053	m <sup>2</sup>			
	<u>Roof Features</u>					
5	Roof access / safety	1	Item			No allowance for mansafe system or permanent safety access
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
02.04	<b>Stairs and Ramps</b> <i>Stair / Ramp Structures</i>	2	nr			
1	Precast Concrete; including balustrades and handrails; two storey stairs					
	<b>Carried to Construction Cost Summary</b>					



**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.05</b>	<b>External Walls</b>					
	<u>External Enclosing Walls Above Ground Level</u>					
1	Allowance for kingframe style external wall infill structure	1,963	m <sup>2</sup>			
2	Glazed 'SAPA' cladding to ground floor retail and residential entrances	576	m <sup>2</sup>			
3	Allowance for external walls; metal cladding	956	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.06</b>	<b>Windows and External Doors</b>					
	<u>External Windows</u>					
1	Allowance for windows	431	m <sup>2</sup>			
	<u>External doors</u>					
2	Allowance for double leaf, residential entrance doors; assumed fully glazed	2	nr			
3	Allowance for entrance doors to retail units	21	nr			Glazing measured in curtain walling in external walls
4	Allowance for double leaf; PPC aluminium doors to refuse and stores	13	nr			
5	Allowance for ironmongery to balcony doors	20	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
02.07	<b>Internal Walls and Partitions</b>					
	<u>Walls and Partitions</u>					
1	Core walls between retail units, residential units and staircores	2,037	m <sup>2</sup>			
2	Internal partitions; within residential units; based on m2 of units	1,425	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.08</b>	<b>Internal Doors</b>					
	<u>Internal Doors</u>					
1	entrance door; to residential units	20	nr			
2	single doors; timber; to residential units	146	nr			
3	single doors; timber; to common areas and stores	11	nr			
4	double doors; timber; to residential staircores	6	nr			
	<b>Carried to Construction Cost Summary</b>					
						assumed 9nr. for 87m2 units, 7nr. 70m2 units and 6nr. 51m2 unit

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.01</b>	<b><u>INTERNAL FINISHES</u></b>  <b>Wall Finishes</b> <u>Finishes to Walls</u>					
1	Skim coat plaster and emulsion to internal face of external walls and internal partitions  <b>Carried to Construction Cost Summary</b>	12,223	m <sup>2</sup>	[REDACTED]	[REDACTED]	[REDACTED]

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>03.02</b>	<b>Floor Finishes</b>					
	<u>Finishes to Floors</u>					
1	Floor finish to residential units	1,425	m <sup>2</sup>			
2	Uplift for tiling; assumed 20% of area	285	m <sup>2</sup>			
3	Floor finish to residential stores and common areas	341	m <sup>2</sup>			
4	Floor finish to GF stores and refuse areas; assumed painted slab	137	m <sup>2</sup>			
5	Skirtings to residential stores and common areas	535	m			
6	Skirtings to residential units, based on m2 area	1,425	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.03</b>	<b>Ceiling Finishes</b>					
	<u>Finishes to Ceilings</u>					
1	Plasterboard and emulsion to residential cores and units	1,775	m <sup>2</sup>	[REDACTED]	[REDACTED]	[REDACTED]
2	Paint to underside of slab; stores and refuse GF areas	137	m <sup>2</sup>			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<b><u>FITTINGS, FURNISHINGS AND EQUIPMENT</u></b>					
<b>04.01</b>	<b>Fittings, Furnishings and Equipment</b>					
	<u>General Fittings, Furnishings and Equipment</u>					
1	Basic joinery to 1/2 bed units	16	nr			
2	Basic joinery to 3 bed units	4	nr			
	<u>Domestic Kitchen Fittings and Equipment</u>					
3	Kitchens to 1 bed unit	2	nr			
4	Kitchens to 2 bed units	14	nr			
5	Kitchens to 3 bed units	4	nr			
	<b>Carried to Construction Cost Summary</b>					



Mixed Use Development  
9.0 DETAILED ELEMENTAL COSTING

Section - Block E

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<b>SERVICES</b>					
<b>05.01</b>	<b>Sanitary Installations</b>					
	Sanitary Appliances					
1	Allowance for sanitaryware to 3 bed units	4	nr			
2	Allowance for sanitaryware to 1/2 bed units	16	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>05.03</b>	<b>Mechanical Installations</b>					
	<u>Mechanical Installations</u>					
1	to residential units	20	nr			
2	to residential cores and refuse	488	m <sup>2</sup>			
3	to retail	1	item			
	<b>Carried to Construction Cost Summary</b>					

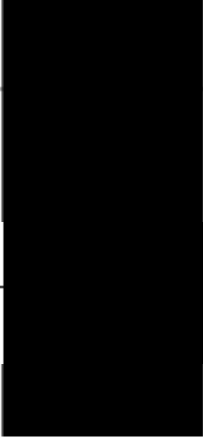


Mixed Use Development  
9.0 DETAILED ELEMENTAL COSTING

Section - Block E

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.08	<b>Electrical Installations</b>					
	<u>Electrical Installations</u>					
1	to residential units	20	nr			
2	to residential cores and refuse	488	m <sup>2</sup>			
3	to retail	1	item			
	<b>Carried to Construction Cost Summary</b>					

Mixed Use Development  
 9.0 DETAILED ELEMENTAL COSTING

Section - Block E

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.10	<b>Lift and Conveyor Installations</b> <u>Lifts and Enclosed Hoists</u> three storey lift, to residential units	2	nr			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development  
9.0 DETAILED ELEMENTAL COSTING**

**Section - Block E**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<p><b>Builder's Work in Connection with Services (5%)</b></p>					
	<p><b>Testing &amp; Commissioning (5%)</b></p>					

Mixed Use Development  
**9.0 DETAILED ELEMENTAL COSTING**

Section - Block E

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<u>MAIN CONTRACTOR'S PRELIMINARIES (15%)</u>					
	<u>MAIN CONTRACTOR'S OHP (7%)</u>					
	<u>DESIGN DEVELOPMENT (3%)</u>					
	<u>RISK ALLOWANCE (3%)</u>					
	<u>CLIENT CONTINGENCY (2%)</u>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
	<b>SUBSTRUCTURE</b>					
<b>01.01</b>	<b>Substructure</b>					
	<u>Standard Foundations</u>					
1	Allowance for foundations	748	m <sup>2</sup>			
	<u>Lowest Floor Construction</u>					
2	Allowance for ground floor slab	748	m <sup>2</sup>			
3	Extra over; lift pit	2	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
02.01	<b>SUPERSTRUCTURE</b>  <b>Frame</b> <u>Steel Frames</u>	77	t	[REDACTED]	[REDACTED]	based on 40kg of steel per m2
1	Allowance for frame option; assumed steel  <b>Carried to Construction Cost Summary</b>					



**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
02.02	<b>Upper Floors</b>					
1	Floors Allowance for upper floors	1,235	m <sup>2</sup>			
2	Allowance for structural screed to upper floors	1,235	m <sup>2</sup>			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.03</b>	<b>Roof</b>					
	<u>Roof Structure</u>					
1	Allowance for flat roof structure; also to external podium landscaping	746	m <sup>2</sup>			
	<u>Roof Coverings</u>					
2	Allowance for green roof	198	m <sup>2</sup>			
3	Allowance for perimeter detailing	51	m			
4	Allowance for paving to flat roofs; waterproof finish below	475	m <sup>2</sup>			
5	Allowance for perimeter detailing	106	m			
	<u>Roof Drainage</u>					
6	Allowance for roof drainage	746	m <sup>2</sup>			
	<u>Roof Features</u>					
7	Allowance for glass balustrading to terraces; PPC aluminium framed	135	m			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
02.04	<b>Stairs and Ramps</b>					
	<i>Stair / Ramp Structures</i>					
1	Precast Concrete; including balustrades and handrails; two storey stairs	1	nr			
2	Precast Concrete; including balustrades and handrails; three storey stairs	1	nr			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>02.05</b>	<b>External Walls</b>					
	<u>External Enclosing Walls Above Ground Level</u>					
1	Allowance for kingframe style external wall infill structure	998	m <sup>2</sup>			
2	Glazed 'SAPA' cladding to ground floor	305	m <sup>2</sup>			
3	Allowance for external walls; metal cladding	442	m <sup>2</sup>			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.06</b>	<b>Windows and External Doors</b>					
	<u>External Windows</u>					
1	Allowance for windows	251	m <sup>2</sup>			
	<u>External doors</u>					
2	Allowance for double leaf, community entrance doors; assumed fully glazed	3	nr			
3	Allowance for double leaf, residential entrance doors; assumed fully glazed	1	nr			
4	Allowance for double leaf, baptist entrance doors; assumed fully glazed	1	nr			
5	Allowance for ironmongery to balcony doors	3	nr			
6	Allowance for single; PPC Aluminium door to roof patio	1	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.07</b>	<b>Internal Walls and Partitions</b>					
	<u>Walls and Partitions</u>					
1	Core walls between community units, residential units and staircores	890	m <sup>2</sup>			
2	Internal partitions	129	m <sup>2</sup>			
3	Internal partitions; within residential units; based on m2 of units	118	m <sup>2</sup>			
	<u>Moveable Room Dividers</u>					
4	Allowance for sliding partition to community hall and lounge	1	item			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
<b>02.08</b>	<b>Internal Doors</b>					
	<u>Internal Doors</u>					
1	Entrance door; single leaf to residential units	5	nr			
2	Single doors; timber; to residential units	25	nr			
3	Single doors; timber; to residential staircase	3	nr			
4	Single doors; timber; to library and business staircase	3	nr			
5	Single door; timber; to cafe kitchen	1	nr			
6	Single doors; timber; to common areas	13	nr			
7	Entrance door; double leaf to library; assumed glazed vision panel	1	nr			
8	Entrance door; double leaf to office; assumed glazed vision panel	1	nr			
9	Entrance door; double leaf to cafe; assumed glazed vision panel	1	nr			
	<b>Carried to Construction Cost Summary</b>					

assumed 9nr. for 3 bed units, 7nr. for 2 bed units, 6nr. for 1 bed units and 5nr. for studios

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.01</b>	<b>INTERNAL FINISHES</b>  <b>Wall Finishes</b> <u>Finishes to Walls</u>					
1	Skim coat plaster and emulsion to internal face of external walls and internal partitions  <b>Carried to Construction Cost Summary</b>	2,020	m <sup>2</sup>			



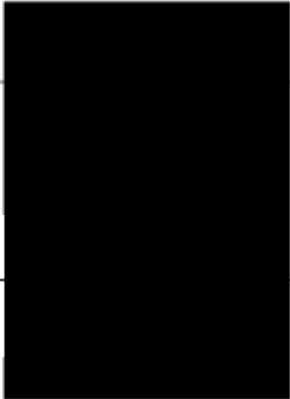
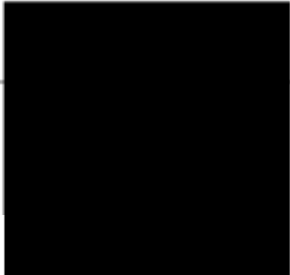

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.02</b>	<b>Floor Finishes</b>					
	<u>Finishes to Floors</u>					
1	Floor finish to community areas	340	m <sup>2</sup>			
2	Allowance for skirting	155	m			
3	Floor finish to baptist	419	m <sup>2</sup>			
4	Allowance for skirting	145	m			
5	Floor finish to office space	349	m <sup>2</sup>			
6	Allowance for skirting	127	m			
7	Floor finish to residential	246	m <sup>2</sup>			
8	Allowance for skirting	214	m			
9	Floor finish to library	208	m <sup>2</sup>			
10	Allowance for skirting	170	m			
11	Tiling to residential bathrooms	32	m <sup>2</sup>			
12	Allowance for skirting; based on m2 area	32	m <sup>2</sup>			
13	Tiling to kitchen and toilets	73	m <sup>2</sup>			
14	Allowance for skirting and toilets	65	m			
	<b>Carried to Construction Cost Summary</b>					
						Assumed 20% of studio area

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>03.03</b>	<b>Ceiling Finishes</b>					
	<u>Finishes to Ceilings</u>					
1	Plasterboard and emulsion to residential	246	m <sup>2</sup>			
	<u>Demountable Suspended Ceilings</u>					
2	Suspended ceiling tiles to all; excluding residential and stair cores	1,389	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>04.01</b>	<b><u>FITTINGS, FURNISHINGS AND EQUIPMENT</u></b>					
	<b>Fittings, Furnishings and Equipment</b>					
1	General Fittings, Furnishings and Equipment Allowance for general fittings to baptist church	1	item			
2	Allowance for general fittings to library	1	item			
3	Domestic Kitchen Fittings and Equipment Kitchen to residential units	5	nr			
4	Cafe kitchen	1	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>05.01</b>	<b>SANITARY INSTALLATIONS</b>					
	<u>Sanitary Appliances</u>					
1	Allowance for sanitaryware to residential units	5	nr			
2	Allowance for communal sanitaryware	1	item			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.03	<b>Mechanical Installations</b>					
1	<u>Mechanical Installations</u> to residential units	5	nr	[REDACTED]	[REDACTED]	[REDACTED]
2	to all; excluding residential units	1,695	m <sup>2</sup>			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.08	<b>Electrical Installations</b>					
	<u>Electrical Installations</u>					
1	to residential units	5	nr			
2	to all; excluding residential units	1,695	m <sup>2</sup>			
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
05.10	<b>Lift and Conveyor Installations</b>					
	<u>Lifts and Enclosed Hoists</u>					
1	Two storey lift to community	1	nr			
2	Two storey lift to residential	1	nr			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development  
9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
	<b>Builder's Work in Connection with Services (5%)</b>					
	<b>Testing &amp; Commissioning (5%)</b>					



**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Block F**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<u>MAIN CONTRACTOR'S PRELIMINARIES (15%)</u>					
	<u>MAIN CONTRACTOR'S OHP (8%)</u>					
	<u>DESIGN DEVELOPMENT (3%)</u>					
	<u>RISK ALLOWANCE (3%)</u>					
	<u>CLIENT CONTINGENCY (2%)</u>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Site Works**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<b>CAR PARK</b>					
<b>01.01</b>	<b>Car Park</b>					
	<u>Foundations</u>					
1	Retaining wall foundations	184	m			
2	External wall foundations	33	m			
	<u>Floor Construction</u>					
3	Basement floor slab	2,939	m <sup>2</sup>			
4	Extra over for thickening below ramps	146	m <sup>2</sup>			
5	Upper floor slab including supporting columns	2,939	m <sup>2</sup>			
6	Extra over for ramps	146	m <sup>2</sup>			
	<u>Basement Excavation</u>					
7	Excavate to reduce levels	4,700	m <sup>3</sup>			
	<u>Retaining and External Walls</u>					
8	Retaining walls to South, West and part North perimeter	300	m <sup>2</sup>			
9	External walls to East and part North perimeter	110	m <sup>2</sup>			
	<b>Carried to Construction Cost Summary</b>					


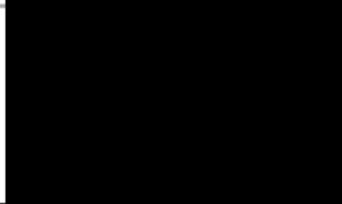
**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Site Works**

<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Notes</b>
	<b>EXTERNAL WORKS</b>					
<b>08.02</b>	<b>Roads, Paths, Pavings and Surfacing</b>					
	<u>Roads, Paths and Pavings</u>					
1	Road and pedestrian paving	7,710	m <sup>2</sup>			West Way entrances areas included
2	Extra over for sloped access ramp to car park	1	item			
3	Extra over for steps between Blocks C and D	13	m <sup>2</sup>			
4	Resurfacing roads and pedestrian paving	2,150	m <sup>2</sup>			Hardscape Kellen Breccia 400 x 200 x 80 slabs on mortar bed. Community parking included
5	Play surface or soft landscaping	380	m <sup>2</sup>			
6	Allowance for kerbs	1,230	m			
7	Allowance for edging	150	m			
8	Allowance for steps to car park (17 m2 on plan)	1	nr			
9	Allowance for highway works / west way strategy	1	item			Slight reduction in value from original scheme. No detail provided
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Site Works**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
08.03	<b>Soft Landscaping, Planting and Irrigation Systems</b> <u>External Planting</u> Soft landscaping; turf and trees	1	item			Allowance made on review on landscape architect details, some plant sizes may need to reduce to budget, no allowance for subsoil and topsoil replacement to 1m topsoil replacement to 1m depth not cost effective
<b>Carried to Construction Cost Summary</b>						

Mixed Use Development  
**9.0 DETAILED ELEMENTAL COSTING**

Section - Site Works

Item	Description	Qty	Unit	Rate	Total (£)	Notes
08.04	<b>Fencing, Railings and Walls</b> <u>Fencing and Railings</u> Allowance for fencing to boundaries	1	item	[REDACTED]	[REDACTED]	[REDACTED]
<b>Carried to Construction Cost Summary</b>						

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Site Works**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>08.05</b>	<b>External Fixtures</b>					
	<u>Site / Street Furniture and Equipment</u>					
1	Allowance for benching, bins etc	1	item			
2	Allowance for cycle hoops externally	62	nr			
3	Allowance for cycle stores for residential	1	item			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Site Works**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
<b>08.06</b>	<b>External Drainage</b>					
	<u>External Drainage</u>					
1	SW Attenuation Storage	555	m <sup>3</sup>			
2	SW manholes	35	nr			
3	Petrol Interceptors	2	nr			
4	Hydrobrake	2	nr			
5	SW pipework in trench	1,287	m			Average depth and pipe size used for rate
6	FW manholes	17	nr			
7	FW pipework in trench	525	m			Average depth and pipe size used for rate
8	Allowance for gullies and connections not shown on drawings at present	1	item			
	<b>Carried to Construction Cost Summary</b>					

**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Site Works**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
08.07	<b>External Services</b> <u>External Services</u> Allowance for external services	1	item	[REDACTED]	[REDACTED]	External lighting/cctv to public areas and incoming services to facilitating works
<b>Carried to Construction Cost Summary</b>						



**Mixed Use Development**  
**9.0 DETAILED ELEMENTAL COSTING**

**Section - Site Works**

Item	Description	Qty	Unit	Rate	Total (£)	Notes
1	<p><b>Testing and Commissioning</b>  <u>Testing and Commissioning</u>                      Allowance for testing and commissioning</p>	1	item	[REDACTED]	[REDACTED]	[REDACTED]
<p><b>Carried to Construction Cost Summary</b></p>						

Mixed Use Development  
**9.0 DETAILED ELEMENTAL COSTING**

Section - Site Works

Item	Description	Qty	Unit	Rate	Total (£)	Notes
	<u>MAIN CONTRACTOR'S PRELIMINARIES (15%)</u>					
	<u>MAIN CONTRACTOR'S OHP (7%)</u>					
	<u>DESIGN DEVELOPMENT (3%)</u>					
	<u>RISK ALLOWANCE (3%)</u>					
	<u>CLIENT CONTINGENCY (2%)</u>					