

Elemental Cost Plan Nr 3

Mixed-use Community Centre

at

LJ Works, Loughborough Junction

Prepared on behalf of

London Borough of Lambeth

Date: 6 March 2017
2016/079/JMM/JAA

LJ Works, Loughborough Junction
Elemental Cost Plan Nr 3

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LJ Works, Loughborough Junction

1. Summary

	£	£/m ² (GIA)	%
0.1 Toxic Hazardous material removal	0	0.00	0%
0.2 Major demolition works	0	0.00	0%
0.3 Temporary support to adjacent structures	0	0.00	0%
0.4 Specialist groundworks	0	0.00	0%
0.5 Temporary diversion works	0	0.00	0%
0.6 Extraordinary site investigation works	0	0.00	0%
0 Facilitating works Sub-total	0	0.00	0%
1.1 Substructure	78,830	87.98	6%
1 Substructure Sub-total	78,830	87.98	6%
2.1 Frame	31,360	35.00	2%
2.2 Upper floors	31,280	34.91	2%
2.3 Roof	108,360	120.94	8%
2.4 Stairs and ramps	54,000	60.27	4%
2.5 External walls	102,425	114.31	8%
2.6 Windows and external doors	69,050	77.06	5%
2.7 Internal walls and partitions	46,240	51.61	4%
2.8 Internal doors	12,650	14.12	1%
2 Superstructure Sub-total	455,365	508.22	35%
3.1 Wall Finishes	0	0.00	0%
3.2 Floor Finishes	15,640	17.46	1%
3.3 Ceiling Finishes	0	0.00	0%
3 Internal finishes Sub-total	15,640	17.46	1%
4.1 Fittings, furnishings and equipment	3,000	3.35	0%
4 Fittings, furnishings and equipment	3,000	3.35	0%
5.1 Sanitary appliances	15,500	17.30	1%
5.2 Services equipment	0	0.00	0%
5.3 Disposal installations	6,500	7.25	0%
5.4 Water installations	27,510	30.70	2%
5.5 Heat source	0	0.00	0%
5.6 Space heating and air conditioning	31,725	35.41	2%
5.7 Ventilation systems	6,000	6.70	0%
5.8 Electrical installations	38,070	42.49	3%
5.9 Fuel installations	0	0.00	0%
5.10 Lift and conveyor installations	35,000	39.06	3%
5.11 Fire and lightning protection	8,000	8.93	1%
5.12 Communication, security and control systems	0	0.00	0%
5.13 Specialist installations	0	0.00	0%
5.14 Builder's work in connection with services	8,415	9.39	1%
5 Services Sub-total	176,720	197.23	14%
6.1 Prefabricated buildings and building units	0	0.00	0%
6 Prefabricated buildings and building units Sub-total	0	0.00	0%
7.1 Minor demolition works and alteration works	0	0.00	0%
7.2 Repairs to existing services	0	0.00	0%
7.3 Damp-proof courses/fungus and beetle eradication	0	0.00	0%
7.4 Façade retention	0	0.00	0%
7.5 Cleaning existing surfaces	0	0.00	0%
7.6 Renovation works	0	0.00	0%

LJ Works, Loughborough Junction

1. Summary

			£	£/m ² (GIA)	%
7	Works to existing buildings Sub-total		0	0.00	0%
8.1	Site preparation works		31,092	34.70	2%
8.2	Roads, paths and pavings		33,804	37.73	3%
8.3	Soft landscaping, planting and irrigation systems		16,215	18.10	1%
8.4	Fencing, railings and walls		12,972	14.48	1%
8.5	External fixtures		10,810	12.06	1%
8.6	External drainage		21,620	24.13	2%
8.7	External services		68,346	76.28	5%
8.8	Minor building works and ancillary buildings		0	0.00	0%
8	External works Sub-total		194,859	217.48	15%
	Building works estimate		924,414	1,031.71	71%
9	Main contractor's preliminaries	13.00%	120,174	134.12	9%
	Sub-total		1,044,588	1,165.83	80%
10	Main contractor's overheads and profit	7.00%	73,121	81.61	6%
	Works cost estimate		1,117,709	1,247.44	86%
11.1	Consultants' fees	0.00%	0	0.00	0%
11.2	Main contractor's pre-construction fee	0.00%	0	0.00	0%
11.3	Main contractor's design fee	5.00%	55,885	62.37	4%
11	Project/Design fees Sub-total		55,885	62.37	4%
	Sub-total		1,173,595	1,309.82	90%
12.1	Other development/project costs (see 'Assumptions')		70,000	78.13	5%
12	Other development/project costs Sub-total		70,000	78.13	5%
	Base cost estimate		1,243,595	1,387.94	95%
13.1	Design development risk	2.50%	31,090	34.70	2%
13.2	Construction risk	2.50%	31,090	34.70	2%
13.3	Employer change risk	0.00%	0	0.00	0%
13.4	Employer other risk	0.00%	0	0.00	0%
13	Risks Sub-total		62,180	69.40	5%
	Cost limit (excluding inflation)		1,305,774	1,457.34	100%
14.1	Tender Inflation	excl.	excl.	excl.	excl.
	Cost limit (excluding construction inflation)		1,305,774	1,457.34	100%
14.2	Construction Inflation	excl.	excl.	excl.	excl.
	Cost limit (including inflation)		1,305,774	1,457.34	100%

GIA: 896 m²

2. Below the Line Items (Separate from the Contract Sum)

	<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
3.1	Wall Finishes				
3.1.1	<u>Finishes to Walls</u>				
3.1.1	Wall tiling; GF kitchen bay	268	m ²	£ 40.00	£ 10,720.00
3.2	Floor Finishes				
3.2.1	<u>Finishes to Floors</u>				
3.2.1	Wash down' finish to floor area of kitchen incubator	362	m ²	£ 30.00	£ 10,860.00
3.3	Ceiling Finishes				
3.3.1	<u>Finishes to Ceilings</u>				
3.3.1	Plasterboard ceiling; painted; GF only	391	m ²	£ 45.00	£ 17,595.00
5.3	Disposal Installations				
5.3.1	<u>Foul Drainage Above Ground</u>				
5.3.1	Disposals; Kitchen incubator; enhanced below ground drainage	362	m ²	£ 50.00	£ 18,100.00
5.4	Water Installations				
5.4.1	<u>Mains Water Supply</u>				
5.4.1	Extra for capped supply to kitchen incubator	1	item	£ 5,000.00	£ 5,000.00
5.7	Ventilation				
5.7.2	<u>Local and Special Ventilation</u>				
5.7.2	Allowance for flue from kitchen extract hood	1	item	£ 15,000.00	£ 15,000.00
5.7.2	Allowance for mechanical supply and extraction to kitchen internally	1	item	£ 20,000.00	£ 20,000.00
5.8	Electrical Installations				
5.8.5	<u>Local Electricity Generation Systems</u>				
5.8.5	PV panels	50	m ²	£ 250.00	£ 12,500.00
5.9	Fuel Installations				
5.9.2	<u>Fuel Distribution Systems</u>				
5.9.2	Gas interlocking safety system	1	item	£ 5,000.00	£ 5,000.00
5.9.2	3 phase power with adequate gas provision to cooking lines	1	item	£ 15,000.00	£ 15,000.00
5.12	Communication, Security & Control Systems				
5.12.1	<u>Communication & Security Systems</u>				
5.12.1	Allowance for fibre optic broadband and security systems	1	item	£ 8,000.00	£ 8,000.00
8	Building works estimate				<u>£137,775.00</u>
9	Main contractor's preliminaries	13.00%			£ 17,911
	Sub-total				<u>£ 155,686</u>
10	Main contractor's overheads and profit	7.00%			£ 10,898
	Works cost estimate				<u>£ 166,584</u>
11.1	Consultants' fees	0.00%			£ -
11.2	Main contractor's pre-construction fee	0.00%			£ -
11.3	Main contractor's design fee	5.00%			£ 8,329
11	Project/Design fees Sub-total				£ 8,329
	Sub-total				<u>£ 174,913</u>
12.1	Other development/project costs				£ -
12	Other development/project costs Sub-total				£ -
	Base cost estimate				<u>£ 174,913</u>
13.1	Design development risk	2.50%			£ 4,373
13.2	Construction risk	2.50%			£ 4,373
13.3	Employer change risk	0.00%			£ -
13.4	Employer other risk	0.00%			£ -
13	Risks Sub-total				<u>£ 183,659</u>
	Cost limit				<u>£ 183,659</u>

LJ Works, Loughborough Junction

3. Front Building Summary

		£	£/m ² (GIA)	%
0.1	Toxic Hazardous material removal	0	0.00	0%
0.2	Major demolition works	0	0.00	0%
0.3	Temporary support to adjacent structures	0	0.00	0%
0.4	Specialist groundworks	0	0.00	0%
0.5	Temporary diversion works	0	0.00	0%
0.6	Extraordinary site investigation works	0	0.00	0%
0	Facilitating works Sub-total	0	0.00	0%
1.1	Substructure	20,700	181.58	9%
1	Substructure Sub-total	20,700	181.58	9%
2.1	Frame	31,360	275.09	14%
2.2	Upper floors	0	0.00	0%
2.3	Roof	4,065	35.66	2%
2.4	Stairs and ramps	15,000	131.58	7%
2.5	External walls	9,705	85.13	4%
2.6	Windows and external doors	23,500	206.14	11%
2.7	Internal walls and partitions	0	0.00	0%
2.8	Internal doors	3,850	33.77	2%
2	Superstructure Sub-total	87,480	767.37	39%
3.1	Wall Finishes	0	0.00	0%
3.2	Floor Finishes	0	0.00	0%
3.3	Ceiling Finishes	0	0.00	0%
3	Internal finishes Sub-total	0	0.00	0%
4.1	Fittings, furnishings and equipment	3,000	26.32	1%
4	Fittings, furnishings and equipment	3,000	26.32	1%
5.1	Sanitary appliances	2,500	21.93	1%
5.2	Services equipment	0	0.00	0%
5.3	Disposal installations	1,500	13.16	1%
5.4	Water installations	2,850	25.00	1%
5.5	Heat source	0	0.00	0%
5.6	Space heating and air conditioning	8,550	75.00	4%
5.7	Ventilation systems	1,000	8.77	0%
5.8	Electrical installations	10,260	90.00	5%
5.9	Fuel installations	0	0.00	0%
5.10	Lift and conveyor installations	0	0.00	0%
5.11	Fire and lightning protection	3,000	26.32	1%
5.12	Communication, security and control systems	0	0.00	0%
5.13	Specialist installations	0	0.00	0%
5.14	Builder's work in connection with services	1,483	13.01	1%
5	Services Sub-total	31,143	273.18	14%
6.1	Prefabricated buildings and building units	0	0.00	0%
6	Prefabricated buildings and building units Sub-total	0	0.00	0%
7.1	Minor demolition works and alteration works	0	0.00	0%
7.2	Repairs to existing services	0	0.00	0%
7.3	Damp-proof courses/fungus and beetle eradication	0	0.00	0%
7.4	Façade retention	0	0.00	0%
7.5	Cleaning existing surfaces	0	0.00	0%
7.6	Renovation works	0	0.00	0%

LJ Works, Loughborough Junction

3. Front Building Summary

			£	£/m ² (GIA)	%
7	Works to existing buildings Sub-total		0	0.00	0%
8.1	Site preparation works		4,042	35.46	2%
8.2	Roads, paths and pavings		4,395	38.55	2%
8.3	Soft landscaping, planting and irrigation systems		2,108	18.49	1%
8.4	Fencing, railings and walls		1,686	14.79	1%
8.5	External fixtures		1,405	12.32	1%
8.6	External drainage		2,811	24.66	1%
8.7	External services		8,885	77.94	4%
8.8	Minor building works and ancillary buildings		0	0.00	0%
8	External works Sub-total		25,332	222.21	11%
	Building works estimate		167,655	1,470.66	75%
9	Main contractor's preliminaries	13.00%	21,795	191.19	10%
	Sub-total		189,450	1,661.84	85%
10	Main contractor's overheads and profit	7.00%	13,262	116.33	6%
	Works cost estimate		202,712	1,778.17	91%
11.1	Consultants' fees	0.00%	0	0.00	0%
11.2	Main contractor's pre-construction fee	0.00%	0	0.00	0%
11.3	Main contractor's design fee	5.00%	10,136	88.91	5%
11	Project/Design fees Sub-total		10,136	88.91	5%
	Sub-total		212,847	1,867.08	95%
12.1	Other development/project costs		0	0.00	0%
12	Other development/project costs Sub-total		0	0.00	0%
	Base cost estimate		212,847	1,867.08	95%
13.1	Design development risk	2.50%	5,321	46.68	2%
13.2	Construction risk	2.50%	5,321	46.68	2%
13.3	Employer change risk	0.00%	0	0.00	0%
13.4	Employer other risk	0.00%	0	0.00	0%
13	Risks Sub-total		10,642	93.35	5%
	Cost limit (excluding inflation)		223,490	1,960.44	100%
14.1	Tender Inflation	excl.	excl.	excl.	excl.
	Cost limit (excluding construction inflation)		223,490	1,960.44	100%
14.2	Construction Inflation	excl.	excl.	excl.	excl.
	Cost limit (including inflation)		223,490	1,960.44	100%

GIA: 114 m²

L J Works
Elemental Cost Plan - LJ Works - Front Building

Ref	Description	Quantity	Unit	Rate	Total
1.1 Substructure					
1.1.1	Mini-piling; 300mm dia piles; 10-15m long; incl. ground beams	1	item	15,000.00	15,000
1.1.3	Beam and block ground floor construction	57	m ²	100.00	5,700
	Sub-total				20,700
2.1 Frame					
2.1.5	Wikihouse Structure; Encompassing upper floors, roof and internal walls	1	item	31,360.00	31,360
	Sub-total				31,360
2.3 Roof					
2.3.2	Pitched roof covering; fibre cement; insulation	63	m ²	55.00	3,465
2.3.5	Polycarbonate rooflights	4	m ²	150.00	600
	Sub-total				4,065
2.4 Stairs and ramps					
2.4.1	Galvanised steel external walkway and stairs	1	nr	15,000.00	15,000
	Sub-total				15,000
2.5 External walls					
2.5.1	Wall cladding; fibre cement; insulation	123	m ²	65.00	7,995
2.5.1	Wall cladding; corrugated polycarbonate cladding; walkway structure; uninsulated	38	m ²	45.00	1,710
	Sub-total				9,705
2.6 Windows and external doors					
2.6.1	Aluminium/timber composite windows, doors and screens; double glazed	45	m ²	400.00	18,000
2.6.2	Entrance screen to GF	11	m ²	500.00	5,500
	Sub-total				23,500
2.8 Internal doors					
2.8.1	Solid core plywood-faced common doors; single; frame; ironmongery	7	nr	550.00	3,850
	Sub-total				3,850
4.1 Fittings, furnishings and equipment					
4.1.2	Kitchenette	1	nr	3,000.00	3,000
	Sub-total				3,000
5.1 Sanitary installations					
5.1.1	WC/Cloakroom; WC, hand basin	1	nr	1,000.00	1,000
	Disabled WC/Cloakroom; WC, hand basin, WCH adaptations				

L J Works
Elemental Cost Plan - LJ Works - Front Building

Ref	Description	Quantity	Unit	Rate	Total
5.1 Sanitary installations					(Continued)
5.1.1	Disabled WC/Cloakroom; WC, hand basin, WCH adaptations (Continued)	1	nr	1,500.00	1,500
	Sub-total				2,500
5.3 Disposal installations					
5.3.1	Disposals; WC & Kitchen	3	nr	500.00	1,500
	Sub-total				1,500
5.4 Water installations					
5.4.1	Mains water supply; hot and cold water distribution	114	m ²	25.00	2,850
	Sub-total				2,850
5.6 Space heating and air conditioning					
5.6.1	Thermostatic radiators and pipes; incl. combi boiler	114	m ²	75.00	8,550
	Sub-total				8,550
5.7 Ventilation					
5.7.1	Vent axia unit; WC's	2	nr	500.00	1,000
	Sub-total				1,000
5.8 Electrical installations					
5.8.1	Mains electrics, small power, lighting	114	m ²	75.00	8,550
5.8.6	Earthing and bonding systems	114	m ²	15.00	1,710
	Sub-total				10,260
5.11 Fire and lightning protection					
5.11.1	Allowance for fire protection	1	item	1,500.00	1,500
5.11.3	Allowance for lightning protection	1	item	1,500.00	1,500
	Sub-total				3,000
5.14 Builder's work in connection with services					
5.14.1	Builder's work in connection with services	5	%	29,660.00	1,483
	Sub-total				1,483

LJ Works, Loughborough Junction

5. Rear Building Summary

		£	£/m ² (GIA)	%
0.1	Toxic Hazardous material removal	0	0.00	0%
0.2	Major demolition works	0	0.00	0%
0.3	Temporary support to adjacent structures	0	0.00	0%
0.4	Specialist groundworks	0	0.00	0%
0.5	Temporary diversion works	0	0.00	0%
0.6	Extraordinary site investigation works	0	0.00	0%
0	Facilitating works Sub-total	0	0.00	0%
1.1	Substructure	58,130	74.34	6%
1	Substructure Sub-total	58,130	74.34	6%
2.1	Frame	0	0.00	0%
2.2	Upper floors	31,280	40.00	3%
2.3	Roof	104,295	133.37	10%
2.4	Stairs and ramps	39,000	49.87	4%
2.5	External walls	92,720	118.57	9%
2.6	Windows and external doors	45,550	58.25	5%
2.7	Internal walls and partitions	46,240	59.13	5%
2.8	Internal doors	8,800	11.25	1%
2	Superstructure Sub-total	367,885	470.44	36%
3.1	Wall Finishes	0	0.00	0%
3.2	Floor Finishes	15,640	20.00	2%
3.3	Ceiling Finishes	0	0.00	0%
3	Internal finishes Sub-total	15,640	20.00	2%
4.1	Fittings, furnishings and equipment	0	0.00	0%
4	Fittings, furnishings and equipment	0	0.00	0%
5.1	Sanitary appliances	13,000	16.62	1%
5.2	Services equipment	0	0.00	0%
5.3	Disposal installations	5,000	6.39	0%
5.4	Water installations	24,660	31.53	2%
5.5	Heat source	0	0.00	0%
5.6	Space heating and air conditioning	23,175	29.64	2%
5.7	Ventilation systems	5,000	6.39	0%
5.8	Electrical installations	27,810	35.56	3%
5.9	Fuel installations	0	0.00	0%
5.10	Lift and conveyor installations	35,000	44.76	3%
5.11	Fire and lightning protection	5,000	6.39	0%
5.12	Communication, security and control systems	0	0.00	0%
5.13	Specialist installations	0	0.00	0%
5.14	Builder's work in connection with services	6,932	8.86	1%
5	Services Sub-total	145,577	186.16	14%
6.1	Prefabricated buildings and building units	0	0.00	0%
6	Prefabricated buildings and building units Sub-total	0	0.00	0%
7.1	Minor demolition works and alteration works	0	0.00	0%
7.2	Repairs to existing services	0	0.00	0%
7.3	Damp-proof courses/fungus and beetle eradication	0	0.00	0%
7.4	Façade retention	0	0.00	0%
7.5	Cleaning existing surfaces	0	0.00	0%
7.6	Renovation works	0	0.00	0%

LJ Works, Loughborough Junction

5. Rear Building Summary

			£	£/m ² (GIA)	%
7	Works to existing buildings Sub-total		0	0.00	0%
8.1	Site preparation works		27,050	34.59	3%
8.2	Roads, paths and pavings		29,409	37.61	3%
8.3	Soft landscaping, planting and irrigation systems		14,107	18.04	1%
8.4	Fencing, railings and walls		11,286	14.43	1%
8.5	External fixtures		9,405	12.03	1%
8.6	External drainage		18,809	24.05	2%
8.7	External services		59,461	76.04	6%
8.8	Minor building works and ancillary buildings		0	0.00	0%
8	External works Sub-total		169,527	216.79	17%
	Building works estimate		756,759	967.72	75%
9	Main contractor's preliminaries	13.00%	98,379	125.80	10%
	Sub-total		855,138	1,093.53	85%
10	Main contractor's overheads and profit	7.00%	59,860	76.55	6%
	Works cost estimate		914,998	1,170.07	91%
11.1	Consultants' fees	0.00%	0	0.00	0%
11.2	Main contractor's pre-construction fee	0.00%	0	0.00	0%
11.3	Main contractor's design fee	5.00%	45,750	58.50	5%
11	Project/Design fees Sub-total		45,750	58.50	5%
	Sub-total		960,747	1,228.58	95%
12.1	Other development/project costs		0	0.00	0%
12	Other development/project costs Sub-total		0	0.00	0%
	Base cost estimate		960,747	1,228.58	95%
13.1	Design development risk	2.50%	24,019	30.71	2%
13.2	Construction risk	2.50%	24,019	30.71	2%
13.3	Employer change risk	0.00%	0	0.00	0%
13.4	Employer other risk	0.00%	0	0.00	0%
13	Risks Sub-total		48,037	61.43	5%
	Cost limit (excluding inflation)		1,008,785	1,290.01	100%
14.1	Tender Inflation	excl.	excl.	excl.	excl.
	Cost limit (excluding construction inflation)		1,008,785	1,290.01	100%
14.2	Construction Inflation	excl.	excl.	excl.	excl.
	Cost limit (including inflation)		1,008,785	1,290.01	100%

GIA: 782 m²

L J Works
Elemental Cost Plan - LJ Works - Rear Building

Ref	Description	Quantity	Unit	Rate	Total
1.1 Substructure					
1.1.1	Mini-piling; 300mm dia piles; 10-15m long; incl. ground beams	1	item	25,000.00	25,000
1.1.3	Beam and EPS plank suspended ground floor construction	391	m ²	80.00	31,280
1.1.3	Sleeper walls	37	m ²	50.00	1,850
	Sub-total				58,130
2.2 Upper floors					
2.2.1	Pre-cast concrete beam and block floor; first floor	391	m ²	80.00	31,280
	Sub-total				31,280
2.3 Roof					
2.3.1	Pitched roof structure; composite beams	569	m ²	75.00	42,675
2.3.2	Pitched roof covering; composite cladding	546	m ²	75.00	40,950
2.3.4	Roof drainage	569	m ²	30.00	17,070
2.3.5	Polycarbonate roof lights	24	m ²	150.00	3,600
	Sub-total				104,295
2.4 Stairs and ramps					
2.4.1	Galvanised steel external walkways and stairs	2	nr	15,000.00	30,000
2.4.1	Pre-cast reinforced concrete stairs and landings	2	nr	3,500.00	7,000
2.4.3	Painted metal balustrades and handrails	2	nr	1,000.00	2,000
	Sub-total				39,000
2.5 External walls					
2.5.1	Load-bearing 215mm blockwork wall; exposed internally	270	m ²	60.00	16,200
2.5.1	Load-bearing timber stud wall; exposed internally	266	m ²	80.00	21,240
2.5.1	Wall cladding; composite; insulated	356	m ²	100.00	35,600
2.5.1	Wall cladding; fibre cement; insulated	150	m ²	85.00	12,750
2.5.1	Wall cladding; polycarbonate sheeting; uninsulated	154	m ²	45.00	6,930
	Sub-total				92,720
2.6 Windows and external doors					
2.6.1	Aluminium/timber composite windows, doors and screens; double glazed	112	m ²	400.00	44,800
2.6.2	Steel roller shutter door	1	nr	750.00	750
	Sub-total				45,550
2.7 Internal walls and partitions					
2.7.1	Timber stud partitions; double; insulation	676	m ²	60.00	40,560

L J Works
Elemental Cost Plan - LJ Works - Rear Building

Ref	Description	Quantity	Unit	Rate	Total
2.7 Internal walls and partitions					(Continued)
2.7.1	Structural walls; 215mm Blockwork (Continued)	142	m ²	40.00	5,680
	Sub-total				46,240
2.8 Internal doors					
2.8.1	Solid core plywood-faced common doors; single; frame; ironmongery	16	nr	550.00	8,800
	Sub-total				8,800
3.2 Floor Finishes					
3.2.1	Screed to ground floor; 75mm	391	m ²	15.00	5,865
3.2.1	Screed to first floor; 140mm	391	m ²	25.00	9,775
	Sub-total				15,640
5.1 Sanitary installations					
5.1.1	WC/Cloakroom; WC, hand basin	6	nr	1,000.00	6,000
5.1.1	Disabled WC/Cloakroom; WC, hand basin, WCH adaptions	2	nr	2,000.00	4,000
5.1.1	Shower room; Shower tray, shower, hand basin	2	nr	1,500.00	3,000
	Sub-total				13,000
5.3 Disposal installations					
5.3.1	Disposals; WC & shower room	10	nr	500.00	5,000
	Sub-total				5,000
5.4 Water installations					
5.4.1	Mains water supply; hot and cold water distribution	411	m ²	60.00	24,660
	Sub-total				24,660
5.6 Space heating and air conditioning					
5.6.1	Thermostatic radiators and pipes; Excluding kitchen & co-working office space; incl. combi boiler	309	m ²	75.00	23,175
	Sub-total				23,175
5.7 Ventilation					
5.7.1	Vent axia unit; 1 per WC/shower room	10	nr	500.00	5,000
	Sub-total				5,000
5.8 Electrical installations					
5.8.1	Mains electrics, small power, lighting	309	m ²	75.00	23,175
5.8.6	Earthing and bonding systems	309	m ²	15.00	4,635
	Sub-total				27,810

L J Works
 Elemental Cost Plan - LJ Works - Rear Building

Ref	Description	Quantity	Unit	Rate	Total
5.10 Lift and conveyer installations					(Continued)
5.10.1	Electric traction lift; 2 storeys (Continued)	1	nr	35,000.00	35,000
	Sub-total				35,000
5.11 Fire and lightning protection					
5.11.1	Allowance for fire protection	1	item	2,500.00	2,500
5.11.3	Allowance for lightning protection	1	item	2,500.00	2,500
	Sub-total				5,000
5.14 Builder's work in connection with services					
5.14.1	Builder's work in connection with services	5	%	138,645.00	6,932
	Sub-total				6,932

LJ Works, Loughborough Junction**7. Area Schedule**

Floor	Building 1	Building 2	Gross Internal Area
Ground Floor	391 m ²	57 m ²	448 m ²
1st Floor	391 m ²	57 m ²	448 m ²
Total	782 m²	114 m²	896 m²

Notes

Areas shown above are measured from the drawings listed in the assumptions.

The Gross Internal Area is measured to the internal face of the external wall and no deduction is made for internal walls or voids.

Balconies are not included in the figures above.

Other includes bin stores, cycle stores, plant rooms, risers, shafts, voids and walls between other spaces.

LJ Works, Loughborough Junction

8. Assumptions

The following has been assumed in the preparation of this Elemental estimate:

- 1 Work will be procured under a fixed-price competitively tendered design and build contract
- 2 Piled foundations will be used
- 3 The frame and upper floors of the building will be constructed in traditional load-bearing masonry with concrete floors
- 5 Costs are at 1Q 2017 levels without inflation except as shown on the summary
- 6 As we await detailed landscaping plans, we have made an allowance for external works on the GFA £/m² basis, aside from the external services, which we have received quotations for
- 7 Other development/project costs under Section 12 of the main elemental summary includes the following:
 - Japanese Knotweed remediation - £20,000.00
 - Section 278 works - £10,000.00
 - Mayoral CIL fees - £40,000.00 (Subject to change - exact figure to be confirmed by Tom Rumble)

8 The following 00 Architect's drawings were used in the preparation of this estimate:

0197_(PL)001	Site Location Plan
0197_(PL)002	Existing Site Plan
0197_(PL)003	Existing Site Sections
0197_(PL)005	Proposed Site Plan_Phase 1_A
0197_(PL)006	Proposed Site Plan_Phase 2_A
0197_(PL)007	Proposed Site Sections
0197_(PL)010	Rear Building GF Plans
0197_(PL)011	Rear Building 1st Floor Plans
0197_(PL)015	Front Building Floor Plans
0197_(PL)030	Rear Building Elevations 01
0197_(PL)031	Rear Building Elevations 02
0197_(PL)035	Front Building Elevations

8 The following XCO2 drawings were used in the preparation of this estimate:

8805_SK_E_001	Studio Building 1 Electrical Services Layout
8805_SK_E_002	Studio Building 2 Ground Floor Electrical Services Layout
8805_SK_E_003	Studio Building 2 First Floor Electrical Services Layout
8805_SK_M_001	Studio Building 1 Mechanical Services Layout
8805_SK_M_002	Studio Building 2 Ground Floor Mechanical Services Layout
8805_SK_M_003	Studio Building 2 First Floor Mechanical Services Layout

9 The following Momentum Structural Engineers drawings were used in the preparation of this estimate

2967_1000_1	Rear Building Ground Floor Foundations
2967_1001_1	Rear Building First Floor
2967_1002_1	Rear Building Roof GA

LJ Works, Loughborough Junction**9. Exclusions**

The following items are excluded from this Elemental estimate. They are known to have costs and allowances should be provided from other budgets:

- 1 Professional/legal fees, planning/building control fees, statutory fees, site surveys, monitoring costs, environmental audits
- 2 Project insurances
- 3 Value Added Tax (VAT)
- 4 Inflation except as stated in the Summary
- 5 Site acquisition fees/costs, air rights, rights to light (or any other third party compensation settlements), over-sailing licences, scaffold licences, sale or letting fees/costs and other developer's costs
- 6 Costs arising from a Section 106 agreement
- 7 Independent Commissioning Management fees
- 8 Client finance costs and insurances
- 9 Monitoring of adjacent buildings
- 10 Local Authority charges, road closures, etc.
- 11 Archaeological survey or excavation costs
- 12 Any off-site reinforcement of services infrastructure
- 13 Asbestos Removal

The following items are excluded from this Elemental estimate. They may result in additional costs and a separate contingency allowance should be retained to cover these costs:

- 1 BREEAM assessment costs
- 2 Abnormal ground conditions, buried structures and basements in existing structures
- 3 Feature hoarding
- 4 Out of hours working
- 5 Cost of project collaboration tool (e.g. project intranet)
- 6 Marketing costs
- 7 Boosted water mains
- 8 Sewerage pumps
- 9 Deep sewer outfalls in excess of 3 m
- 10 Service diversions
- 11 Artworks
- 12 Measures associated with barriers against methane/carbon dioxide gas

LJ Works, Loughborough Junction

10. Definitions

Terms used in this Elemental Cost Plan have the following meanings:

Base Cost Estimate	The estimated cost of the works including allowances for preliminaries, overheads & profit and fees, but excluding risk and inflation
Building Works Estimate	The estimated cost of the construction works before the application of allowances for preliminaries, overheads & profit, fees, risk allowances and inflation
Construction Inflation	Inflation from the anticipated tender return date to the mid-point of the construction period
Construction Risk	Risks relating to the construction process (e.g. underground obstructions, geotechnical problems, services, site access, weather, disputes)
Consultants' Fees	Fees to consultants paid by the client (e.g. project and design team fees, specialist consultants' fees, site investigation fees)
Cost per square metre	The Cost Limit divided by the Gross Internal Area
Cost per unit	The Cost Limit divided by the total number of residential units
Cost Limit	The maximum estimated expenditure for the works including the estimated cost of the construction works with allowances added for fees, overheads & profit and risk
Design Development Risk	Risks relating to the development of the design (e.g. uncertainty of design, design coordination, uncertainty of area schedules)
Employer Change Risk	Risks relating to employer changes (e.g. changes in scope, quality or programme)
Employer Other Risk	Risks relating to other employer matters (e.g. brief changes, project programme, funding, tender strategy, insolvency, claims, planning delays, market conditions)
Gross Internal Area (GIA)	The internal area of the building measured to the inner face of the external walls with no deduction for the space occupied by internal walls, interruptions or voids
Main Contractor's Design Fees	Fees to consultants paid by the contractor to complete the design, including post novation fees
Main Contractor's Pre-construction Fees	Costs incurred by the main contractor during any pre-construction period project involvement (e.g. management and staff costs, specialist advice, temporary accommodation, overheads & profit on these)
Net Internal Area (NIA)	The useable internal area of the building - usually, the lettable or saleable area. This is measured to the inner face of the external walls with the space occupied by internal walls, interruptions or voids Note: architects' area schedules often use NIA for the total area of flats in a building, although this calculation may be composed of the individual GIAs for the flats added together and is not, strictly, in accordance with the definition of NIA.
Other Development/Project Costs	Other client costs not covered in the building works estimate, preliminaries, overheads & profit and fees (e.g. land acquisition costs, finance costs, planning fees, building control fees and the like, adoption charges, planning contributions, insurances, decanting costs, furniture, marketing)
Tender Inflation	Inflation from the estimate date to the anticipated tender return date