

Appendix A

Existing Mansion House

Refurbishment works		850,000
External repairs - roof works	150,000	
External repairs - gutter works	100,000	
External repairs - window works	100,000	
External repairs - brickwork	50,000	
External repairs - stonework	50,000	
External repairs - chimneys	25,000	
External repairs - railings	25,000	
External repairs - decorations	50,000	
Internal - asbestos removal/works	100,000	
Internal - toilet refurb	50,000	
Internal - decorations/general refurb	150,000	
Scaffolding/access		150,000
Construction of new entrance/reception area		125,000
Demolition of 230m ² 1950s addition		-
Construction of link walkway		-
Installation of new lifts		100,000
Statutory compliance works		25,000
M&E works		1,090,000
Boiler room upgrade	120,000	
BMS upgrade	50,000	
New pipework	80,000	
New heat emitters	20,000	
Ventilation	30,000	
Natural gas supply	125,000	
Hot/cold water (point of use)	15,000	
Power	250,000	
Load test	50,000	
Lighting	100,000	
Data	100,000	
IT live equipment (switches)	50,000	
Fire alarm	25,000	
Intruder alarm	20,000	
CCTV	20,000	
PVs	25,000	
Door access	10,000	
FFE		-
Temporary accommodation for 1 year		300,000
Total construction cost		2,640,000
Statutory fees		30,000
Fees - Inception		20,000
12.19% (subject to change)		321,816
Timecharge (10%)		32,182
Allowance for listed status of building (10% of construction cost)		264,000
M&E soft landings		10,000
SBEM		-
Surveys		50,000
Total		3,367,998

Please note:- Major risks that are unknown at this time and therefore specific costs are not included - substar possible structural alterations, Building Regulation standard upgrading of general fabric, CADW requirements

Existing Teaching Block B

Refurbishment 1,440m ² @ approx. £1,000/sq m		1,440,000
Alterations 100m ² @ approx. £500/sq m		50,000
Additional items		20,000
M&E works		20,000
External works		5,000
IT/telecoms		10,000
FFE		25,000
Total construction cost		1,570,000
Statutory fees		5,000
Fees - Inception		10,000
12.19% (subject to change)		191,383
Timecharge (10%)		19,138.30
M&E soft landings		3,000
SBEM		-
Surveys		10,000
		1,808,521

Ex Sports Hall

Refurbishment 235m ² @ approx. £1,000/sq m		235,000
Refurbishment 670m ² @ approx. £500/sq m		335,000
Additional items		-
Asbestos removal works		25,000
M&E works (included)		-
External works (no allowance)		-
IT/telecoms (included)		-
FFE		100,000
Total construction cost		695,000
Statutory fees		5,000
Fees - Inception		10,000
12.19% (subject to change)		84,721
Timecharge (10%)		8,472
M&E soft landings		2,000
SBEM		-
Surveys		10,000
		815,193

Car park & external works

Approx. highway costs		50,000
External works		25,000
External lighting		25,000
Total construction cost		100,000
Statutory fees		5,000
Fees - Inception		10,000
12.19% (subject to change)		12,190
Timecharge (10%)		1,219
Highways		10,000
Surveys		5,000
Total		143,409

Total Option A 6,135,120