

Appendix 3 – Schedule of Phasing and Areas

Reading Metropolitan

Area Accommodation

tp bennett

A11113AS0003P3

6th May 2020

Phase 1		Phase 2		Phase 3					Total
Building A Residential	Building B Residential	Building C Office	Building D Residential	Building E Residential	Building F Residential	Building G Residential	Building H Residential	Building J Office	
Total Office Net (m ²)		9,688						4,970	14,658
Total Office Terrace Area (m ²)		531						227	758
Total Commercial Net (m ²)									1,650
Units Mix									629
Studio	12	30	14	3	13	2			74
1 Bed	74	15	13	49	12	9	22		194
2 Bed	87	45	46	35	42	42	23		320
3 bed	10		7	2	6				25
3 bed Terrace House	3			4					7
Unit Mix Sub Total	186	90	80	93	73	53	45		620
Phase Unit Total	276		80	264					
Average Area (m ²)									
Studio	46	44	45	40	45	42			
1 Bed	55	51	50	51	50	56	51		
2 Bed	75	72	70	70	70	70	74		
3 bed	80		98	78	99				
3 bed Terrace House	93			93					
Total Residential Net (m ²)	12,264	5,350	5,175	5,528	4,705	3,489	2,840		39,351
Total Building GIA (m ²)	20,629	7,700	6,653	7,923	6,231	5,019	3,357	6,215	76,419

Appendix 4 – Outline Cost plan (including accommodation schedule)



Hermes Investment Management

Caversham Road, Reading Metropolitan

Order of Cost Estimate Nr.2 Rev.A

4102405

29 June 2020

Contents

1. Introduction	4
1.1 Background	4
1.2 Purpose of this Report	4
2. Information Used	5
2.1 Documents provided	5
2.2 Area Accommodation used for estimate	5
3. Methodology	6
3.1 Elemental Estimates	6
3.2 Inflation excluded	6
3.3 Budget	7
4. Clarifications and Assumptions	7
4.1 Exclusions	7
4.2 Residential	7
4.3 Offices	7
4.4 Retail	8
4.5 Basement car park	8
5. Conclusions	8
5.1 Generally	8
Appendix A – Area Accommodation	9
Appendix B – Order of Cost Estimate Summary	10
Appendix C – Individual Estimate Details	11

Revision Control

Rev	Prepared by	To	Details	Date
-	Nick Spurgeon	Barry Kitcherside, Steph Doylend, David Baker	First issue	29 April 2020
A	Nick Spurgeon	Barry Kitcherside, Steph Doylend, David Baker	Main Contractor's Overheads and profit included in estimate	29 June 2020

1. Introduction

1.1 Background

In December 2018 Chartplan (2004) Limited requested Currie & Brown to provide a cost estimate for a mixed use development in the Centre of Reading. Since then the scheme has been developed with the Planning authorities and the accommodation schedule updated. This report provides updated cost estimates to capture these developments.

The site was formerly occupied by the Royal Mail and comprises a disused sorting office, other office buildings and areas of hardstanding.

The proposed development consists of largely residential and offices with minor retail and community or health use.

The intention is to feed the estimated construction cost into a viability audit for the redevelopment.

1.2 Purpose of this Report

This report provides an order of cost estimate for the scheme and outlines the basis of the methodology used and assumptions made.

This report includes tables prepared using spreadsheets and minor differences due to rounding may be apparent.

It should also be appreciated that estimates are, by definition, approximations of cost and accuracy greater than the level of information on which the estimate is based should not be inferred.

2. Information Used

2.1 Documents provided

The following documents were provided to assist with preparation of the estimate:-

- TP Bennett – Caversham Road Reading, Review Presentation 28 June 2018
- TP Bennett – Reading Metropolitan, Review Presentation 2 November 2018
- Hyland Edgar Driver – Caversham Road Reading, Public Realm Sketchbook 03 19 Nov 2018
- Ian Farmer Associates – Ground Investigation Report October 2012
- Arup Interpretative Report on Phase 2 Geo-Environmental Ground Investigation 14 November 2012
- BNP Paribas – Reading Metropolitan : Residential, Office & Retail Market Report dated Dec 2018
- Galliford Try – Caversham Road : Construction Methodology

The following drawings were used:-

- Revised North Elevation – A11113 C 2 202 P4
- Revised Ground Floor Plan – A11113 C 2 100 P13
- Revised Second Floor Plan – A11113 C 2 102 P4
- F0001 P2 Existing Site Plan
- F0002 P1 Application Boundary
- Z0001 P1 Demolition Plan

2.2 Area Accommodation used for estimate

The schedules of area accommodation used in the estimates are included at Appendix A.

The schedules identify Gross External Areas (GEA) for each phase with a total of **79,949m²**.

Estimates are typically built up using Gross Internal Floor Areas (GIFA) so these have been calculated showing a total of **76,419m²**.

Both the GEA and GIFA are set out in the following tables:-

The Gross External Areas used for the estimates are as follows:-

	Phase 1	Phase 2	Phase 3	Total
Blocks	A, B, C, TH1	D only	E, F, G, H, J, TH2	
	GEA (m ²)	GEA (m ²)	GEA (m ²)	GEA (m ²)
Residential	25,601	6,968	22,882	55,451
Office	13,221		6,509	19,730
Retail	1,557		205	1,762
Health & community	197		509	706
Basement car park	2,300			2,300
Total	42,876	6,968	30,105	79,949

The Gross Internal Floor Areas used for the estimates are as follows:-

	Phase 1	Phase 2	Phase 3	Total
Blocks	A, B, C, TH1	D only	E, F, G, H, J, TH2	
	GIFA (m ²)	GIFA (m ²)	GIFA (m ²)	GIFA (m ²)
Residential	24,444	6,653	21,848	52,945
Office	12,692		6,215	18,907
Retail	1,516		196	1,712
Health & community	191		486	677
Basement car park	2,178			2,178
Total	41,021	6,653	28,745	76,419

3. Methodology

3.1 Elemental Estimates

The design information provided was sufficient to allow an initial elemental estimate to be provided for the following:-

- Phase 1
- Phase 2
- Phase 3
- External Works (including site preparation and demolitions)

Totals from the above estimates are shown on a Summary included at Appendix B

Details of the estimates are included at Appendix C

3.2 Inflation excluded

To bring the previous estimate forward from 4th Qtr 2018 to the present an allowance of 2% was applied. This was based on reference to BCIS and Currie & Brown published tender price indices. The estimates are provided at 2nd Qtr 2020 with no allowance for inflation going forwards (i.e. inflation from now to start on site and during the construction period is excluded).

3.3 Budget

Currie & Brown are not aware of the budget for this scheme hence no comparison with the estimate is included in this Report.

4. Clarifications and Assumptions

4.1 Exclusions

- 1) Professional Fees
- 2) Design development risk and construction risk
- 3) Inflation
- 4) Loose FF&E
- 5) VAT
- 6) Agency Fees
- 7) Finance charges and finance arrangement fees
- 8) Developer profit / fee
- 9) Land purchase including legal fees
- 10) Stamp duty land tax
- 11) CIL
- 12) S106 / 278 works

4.2 Residential

Estimates include for internal walls and partitions, internal doors, floor wall and ceiling finishes, sanitaryware, kitchen fit-out.

Sprinklers included to the core / circulation areas only (none within the units)

4.3 Offices

All assumed to be CAT A.

No partitions other than core areas.

Estimates include for screed, dust proof sealer, raised access floors and carpet tiles. Lobby, core areas and WCs include for screed with carpet, tiling or vinyl as appropriate with skirtings.

Suspended ceilings with integral lighting.

Emulsion wall finish to office and core areas, tiling to WCs, tiled splashbacks to kitchenettes

Main services supplies, heating, ventilation, lighting, fire alarm, access control, containment for data, lifts, fire fighting. Sprinklers to all areas.

4.4 Retail

Estimates assume shell only with services connections provided to the boundary of the demise.

Shopfronts excluded (by tenant). Temporary hoarding only included.

4.5 Basement car park

Fully complete including painted walls and soffit, resin floor finish with markings, lighting, ventilation, fire alarm.

5. Conclusions

5.1 Generally

Cost estimates have been provided for each of the three phases together with an estimate for external works including site preparations and demolitions.

To reflect the early nature of the information currently available the cost estimates provided are considered to be preliminary order of costs only.

Costs can be further refined and updated during the design development process.

Appendix A – Area Accommodation

NOTE: All numbers of apartment have been measured from current drawings and are approximate at this stage of the design. They may vary because of (eg) survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured.

A11113 - Reading Metropolitan Area Accommodation

17th April 2020
A11113AS0002P9
Page 2

	GEA (m ²)			Total
	PHASE 1 (Building A, B, C & TH1)	PHASE 2 (Building D)	Phase 3 (Building E, F, G, H, J & TH2)	
Residential	25,601 m ²		22,882 m ²	55,451 m ²
Office	13,221 m ²	6,968 m ²	6,509 m ²	19,730 m ²
Retail	1,557 m ²		205 m ²	1,762 m ²
Health and community centre	197 m ²		509 m ²	706 m ²
Car Park	2,300 m ²			2,300 m ²
	42,876 m ²	6,968 m ²	30,105 m ²	
		79,949 m ²		

	GIA (m ²)			Total
	PHASE 1 (Building A, B, C & TH1)	PHASE 2 (Building D)	Phase 3 (Building E, F, G, H, J & TH2)	
Residential	24,444 m ²		21,848 m ²	52,945 m ²
Office	12,692 m ²	6,653 m ²	6,215 m ²	18,907 m ²
Retail	1,516 m ²		196 m ²	1,712 m ²
Health and community centre	191 m ²		486 m ²	677 m ²
Car Park	2,178 m ²			
	41,021 m ²	6,653 m ²	28,745 m ²	
		76,419 m ²		
				2,178 m ²

NB: All numbers of apartment have been measured from current drawings and are approximate at this stage of the design. They may vary because of (eg) survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured.

Appendix B – Order of Cost Estimate Summary

	Phase 1	Phase 2	Phase 3	Total
	£	£	£	£
Construction Cost	103,949,000	17,075,000	70,452,000	191,476,000
External Works	10,469,000	1,396,000	2,094,000	13,959,000
Sub-Total	114,418,000	18,471,000	72,546,000	205,435,000
Professional Fees	Excluded	Excluded	Excluded	0
Sub-Total	114,418,000	18,471,000	72,546,000	205,435,000
Tender Inflation*	Excluded	Excluded	Excluded	0
Construction Inflation**	Excluded	Excluded	Excluded	0
Sub-Total	114,418,000	18,471,000	72,546,000	205,435,000
Client Contingency 5%	5,721,000	924,000	3,627,000	10,272,000
Total £	120,139,000	19,395,000	76,173,000	215,707,000

Tender Inflation* From base date of estimate to start on site

Construction Inflation** From start on site to mid-point of construction

Appendix C – Individual Estimate Details

Project Title: Caversham Road, Reading Metropolitan - Phase 1
GIFA (m²)
41,021
Project Nr. 4102405

COST CENTRE	GROUP ELEMENT/ELEMENT		COST/M² OF GIFA £/m²	TOTAL COST OF ELEMENT £
FACILITATING WORKS AND BUILDING WORKS				
0	Facilitating Works			
0.1	Toxic/hazardous/contaminated material removal		0	0
0.2	Major demolition works		0	0
0.3	Specialist groundworks		0	0
0.4	Temporary diversion works		0	0
0.5	Extraordinary site investigation works		0	0
	Building Works			
1	Substructure			
1.1	Substructure		139	5,698,345
2	Superstructure			
2.1	Frame		199	8,170,950
2.2	Upper floors		128	5,246,283
2.3	Roof		40	1,658,736
2.4	Stairs and ramps		19	763,000
2.5	External walls		518	21,241,296
2.6	Windows and external doors		15	619,600
2.7	Internal walls and partitions		98	4,039,665
2.8	Internal doors		25	1,044,184
3	Internal finishes			
3.1	Wall finishes		26	1,068,645
3.2	Floor finishes		73	2,986,880
3.3	Ceiling finishes		43	1,751,900
4	Fittings, furnishings and equipment			
4.1	Fittings, furnishings and equipment		50	2,045,125
5	Services			
5.1	Sanitary installations		16	658,846
5.2	Services equipment		0	0
5.3	Disposal installations		15	601,662
5.4	Water installations		37	1,507,250
5.5	Heat source		29	1,177,915
5.6	Space heating and air conditioning		64	2,631,110
5.7	Ventilation		95	3,914,830
5.8	Electrical installations		126	5,173,002
5.9	Gas and other fuel installations		13	538,868
5.10	Lift and conveyor installations		51	2,100,000
5.11	Fire and lightning protection		51	2,091,693
5.12	Communication, security and control systems		52	2,136,036
5.13	Specialist installations		12	500,000
5.14	Builders' work in connection with services		24	974,335
6	Complete buildings and building units			
6.1	Prefabricated buildings and units		0	0
7	Work to existing buildings			
7.1	Minor demolition works and alteration works		0	0
7.2	Repairs to existing services		0	0
7.3	Damp-proof courses/fungus and beetle eradication		0	0
7.4	Facade retention		0	0
7.5	Cleaning existing surfaces		0	0
7.6	Renovation works		0	0
8	External works			
8.1	Site preparation works		0	0
8.2	Roads, paths, pavings and surfacings		0	0
8.3	Soft landscaping, planting and irrigation systems		0	0
8.4	Fencing, railings and walls		0	0
8.5	External fixtures		0	0
8.6	External drainage		0	0
8.7	External services		0	0
8.8	Minor building works and ancillary buildings		0	0
			Sub-total	80,340,156
			Add inflation 4Qtr 2018 to 2 Qtr 2020	2.00%
				1,606,803
	SUB-TOTAL: FACILITATING & BUILDING WORKS (0 to 8)		1,998	81,947,000

9	Main contractor's preliminaries			
9.1	Employer's requirements			included
9.2	Main contractor's cost items	18.00%	360	14,750,000
	SUB-TOTAL: FACILITATING & BUILDING WORKS (including main contractor's preliminaries) (0 to 9)		2,357	96,697,000
10	Main contractor's overheads and profit			
10.1	Main contractor's overheads	5.00%	0	4,835,000
10.2	Main contractor's profit	2.50%	0	2,417,000
	TOTAL: BUILDING WORKS ESTIMATE (0 to 10)		2,534	103,949,000
	PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT			
11	Project/design team fees		0	All excluded
11.1	Consultants' fees		0	0
11.2	Main contractor's pre-construction fees		0	0
11.3	Main contractor's design fees		0	0
12	Other development/project costs		0	0
	TOTAL: PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT COSTS ESTIMATE (0 to 12)		2,534	103,949,000
13	Risks			
13.1	Design development risks	0.00%	0	Excluded
13.2	Construction risks	0.00%	0	Excluded
	COST LIMIT (excluding inflation) (0 to 13)		2,534	103,949,000
14	Inflation			
14.1	Tender inflation	0.00%	0	Excluded
14.2	Construction inflation	0.00%	0	Excluded
	COST LIMIT (excl. VAT assessment) (0 to 14)		2,534	103,949,000
15	VAT ASSESSMENT excluded			Excluded

1. Base date of cost plan: 2Qtr 2020

Caversham Road, Reading Metropolitan - Phase 1

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £
0.00 Facilitating Works	Costed separately					0
1.01 Substructure						5,698,345
.01	Excavate basement and dispose of material off-site	13,180	m ³	35	461,300	
.02	Reinforced concrete retaining walls to basement including water-proofing and backfilling	1,220	m ²	600	732,000	
.03	Reinforced concrete floor slab to basement	3,295	m ²	250	823,750	
.04	Allowance for piled foundation system to basement; including pile caps and r.c. beams	3,295	m ²	950	3,130,250	
.05	Form lift pit	11	Nr	10,000	110,000	
.06	Allowance for piled foundation system to Block C	365	m ²	725	264,625	
.07	Reinforced concrete ground slab to Block C	365	m ²	120	43,800	
.08	Substructure to Town houses	133	m ²	300	39,900	
.09	General allowance for ground water, obstructions and the like		Item		50,000	
.10	Cavity wall construction 750 high to DPC comprising Engineering bricks outer leaf, blockwork inner leaf; DPC; infill cavities with concrete below ground level	356	m	120	42,720	
					<u>5,698,345</u>	
2.00 Superstructure						
2.01 Frame						8,170,950
.01	Allowance for r.c. frame and r.c. core walls	40,755	m ²	200	8,151,000	
.02	Lightweight frame to Townhouses	266	m ²	75	19,950	
		<u>41,021</u>	<u>m²</u>		<u>8,170,950</u>	
2.02 Upper Floors						5,246,283
.01	Upper floors generally; r.c. flat slab construction	37,058	m ²	140	5,188,120	
.02	Upper floors to Townhouses	133	m ²	80	10,640	
.03	Rigid insulation and board to underside of slab	190	m ²	250	47,523	Overhang
					<u>5,246,283</u>	
2.03 Roof						1,658,736
.01	Roof deck	3,850	m ²	100	384,970	
.02	Insulation and waterproofing; green roof system	3,850	m ²	220	846,934	
.03	Allowance for rainwater goods	3,850	m ²	25	96,242	
.04	Allowance for façade access system		Item		300,000	
.05	Townhouse roof; timber trusses with tile coverings; including insulation and rainwater goods	133	m ²	230	30,590	
					<u>1,658,736</u>	

Caversham Road, Reading Metropolitan - Phase 1

Elemental Estimate

	Qty	Unit	Rate £	Amount £	Total £
2.04 Stairs					763,000
.01 Pre-cast concrete staircases; steel handrails and balustrades; painted plasterboard to soffit of flights and half landings (measured per floor)					
- Residential	80	Nr	7,000	560,000	
- Office	22	Nr	7,000	154,000	
- Retail				N/A	
- Health & Community				N/A	
- Car-Park	5	Nr	8,000	40,000	
.02 Staircase to townhouses, including handrails	3	Nr	3,000	9,000	
				<u>763,000</u>	
2.05 External Walls					21,241,296
.01 Bespoke curtain walling system, powder coated aluminium frame with double glazed units	14,837	m ²	1,200	17,804,640	Blocks A & B
.02 Shopfront glazing to Retail area by Tenant (allow temporary hoarding only)	425	m ²	120	51,000	
.03 Casing to columns at main entrance	44	m	750	33,000	
.04 External balcony to residential unit	49	Nr	10,000	490,000	
.05 Allowance for canopies		Item		50,000	
.06 Envelope to Block C; Bespoke curtain walling system, powder coated aluminium frame, double glazed units	2,438	m ²	1,100	2,681,316	Block C
.07 Shopfront glazing to Retail area Block C by Tenant (allow temporary hoarding only)	145	m ²	120	17,400	
.08 Casing to columns Block C	72	m ²	350	25,200	
.09 Masonry cavity walls to Townhouses, facing brick outer leaf, insulation, blockwork inner leaf	306	m ²	290	88,740	
				<u>21,241,296</u>	
2.06 Windows and External Doors					619,600
.01 Residential and Office windows & external doors included in envelope item				included	Blocks A & B
.02 Aluminium double glazed windows, polyester powder coated finish, including all ironmongery (Block C)	920	m ²	650	598,000	
.03 Double doors; Block C	2	Nr	1,850	3,700	
.04 Aluminium double glazed windows, polyester powder coated finish, including all ironmongery (Townhouses)	20	m ²	700	14,000	
.05 Single doors; Townhouses	6	Nr	650	3,900	
				<u>619,600</u>	

Caversham Road, Reading Metropolitan - Phase 1

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £
2.07 Internal Walls						4,039,665
.01 Internal walls and partitions to suit location comprising r.c., blockwork or stud construction						
- Residential	24,494	m ²	140	3,429,160		
- Office	12,649	m ²	35	442,715		
- Retail	1,490	m ²	35	52,150		
- Health & Community	188	m ²	30	5,640		
- Car Park	2,200	m ²	50	110,000		
Check	41,021	m ²			4,039,665	
2.08 Internal Doors						1,044,184
.01 Internal doors to suit location including finishes and ironmongery						
- Residential	24,494	m ²	35	857,290		
- Office	12,649	m ²	10	126,490		
- Retail	1,490	m ²	10	14,900		
- Health & Community	188	m ²	8	1,504		
- Car Park	2,200	m ²	20	44,000		
Check	41,021	m ²			1,044,184	
3.01 Wall Finishes						1,068,645
.01 Residential - skim coat plaster and emulsion to units and circulation areas, wall tiling to bathrooms, tiled splashbacks	24,494	m ²	30	734,820		
.02 Office - skim coat plaster and emulsion to cores and external walls, wall tiling to WCs, Tiled splashbacks to kitchenettes	12,649	m ²	25	316,225		
.03 Retail - Excluded	1,490	m ²		By Tenant		
.04 Health & Community - Excluded	188	m ²		By Tenant		
.05 Car Park - paint to r.c. or blockwork walls	2,200	m ²	8	17,600		
Check	41,021	m ²			1,068,645	
3.02 Floor Finishes						2,986,880
.01 Residential - Screed with floor coverings of carpet, laminate, tiling or vinyl including skirtings	24,494	m ²	65	1,592,110		
.02 Office - Screed, dust-proof sealer, raised access floor and carpet tiles	11,384	m ²	98	1,115,642		
Core areas - screed with carpet, tiling or vinyl including skirtings	1,265	m ²	120	151,788		
.03 Retail - Screed only	1,490	m ²	30	44,700		
.04 Health & Community - Screed only	188	m ²	30	5,640		
.05 Car Park - resin floor finish, markings	2,200	m ²	35	77,000		
Check	41,021				2,986,880	

Caversham Road, Reading Metropolitan - Phase 1

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £
3.03 Ceiling Finishes						1,751,900
.01	Residential - plasterboard with emulsion	24,494	m ²	40	979,760	
.02	Office - suspended ceiling	12,649	m ²	60	758,940	
.03	Retail - Excluded	1,490	m ²		By Tenant	
.04	Health & Community - Excluded	188	m ²		By Tenant	
.05	Car Park - painted soffit	2,200	m ²	6	13,200	
	Check	41,021				1,751,900
4.01 Fittings, Furnishings and Equipment						2,045,125
.01	Residential Ground Floor Entrances and cores		Item		50,000	
.02	Residential units - Kitchen fittings, wardrobe / built-in furniture, vanity tops, mirrors, etc.					
	- Studio	42	Nr	5,000	210,000	
	- 1- Bed	89	Nr	6,000	534,000	
	- 2- Bed	132	Nr	7,000	924,000	
	- 3- Bed	10	Nr	8,000	80,000	
	- Townhouse	3	Nr	9,000	27,000	
	Check	276	Nr			
.03	Office - blinds, vanity units, WC cubicles, mirrors kitchenette fittings, statutory signage	12,649	m ²	15	189,735	
.04	Retail	1,490	m ²	5	7,450	
.05	Health & Community	188	m ²	5	940	
.06	Car Park	2,200	m ²	10	22,000	
						2,045,125
5.00 Services						
5.01 Sanitary Appliances and Waste Disposal						658,846
.01	Residential units - WC, basin, bath, shower, kitchen sink with drainer					
	- Studio	42	Nr	1,500	63,000	
	- 1- Bed	89	Nr	2,000	178,000	
	- 2- Bed	132	Nr	2,500	330,000	
	- 3- Bed	10	Nr	2,750	27,500	
	- Townhouse	3	Nr	3,250	9,750	
	Check	276	Nr			
.02	Office - WC areas and kitchenettes	12,649	m ²	4	50,596	
.03	Retail	1,490	m ²		By Tenant	
.04	Health & Community	188	m ²		By Tenant	
.05	Car Park	2,200	m ²		N/A	
						658,846
5.02 Services Equipment	No work envisaged					0

Caversham Road, Reading Metropolitan - Phase 1

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £
5.03 Disposal Installations						601,662
.01 Foul drainage above ground						
- Residential	24,494	m ²	20	489,880		
- Office	12,649	m ²	8	101,192		
- Retail	1,490	m ²	5	7,450		
- Health & Community	188	m ²	5	940		
- Car Park	2,200	m ²	1	2,200		
Check	41,021	m ²			601,662	
5.04 Water Installations						1,507,250
.01 Hot and cold water distribution						
- Residential	24,494	m ²	50	1,224,700		
- Office	12,649	m ²	20	252,980		
- Retail	1,490	m ²	15	22,350		Connection only
- Health & Community	188	m ²	15	2,820		Connection only
- Car Park	2,200	m ²	2	4,400		
Check	41,021	m ²			1,507,250	
5.05 Heat Source						1,177,915
.01 Boiler system						
- Residential	24,494	m ²	35	857,290		
- Office	12,649	m ²	25	316,225		
- Retail	1,490	m ²		By Tenant		
- Health & Community	188	m ²		By Tenant		
- Car Park	2,200	m ²	2	4,400		
Check	41,021	m ²			1,177,915	
5.06 Space Heating and Air Conditioning						2,631,110
.01 Heating system						
- Residential - underfloor heating / radiators	24,494	m ²	45	1,102,230		
- Office	12,649	m ²	120	1,517,880		
- Retail	1,490	m ²		By Tenant		
- Health & Community	188	m ²		By Tenant		
- Car Park	2,200	m ²	5	11,000		
Check	41,021	m ²			2,631,110	
5.07 Ventilation						3,914,830
.01 Ventilation system						
- Residential	24,494	m ²	90	2,204,460		
- Office	12,649	m ²	130	1,644,370		
- Retail	1,490	m ²		By Tenant		
- Health & Community	188	m ²		By Tenant		
- Car Park	2,200	m ²	30	66,000		
Check	41,021	m ²			3,914,830	

Caversham Road, Reading Metropolitan - Phase 1

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £	
5.08 Electrical Installations						5,173,002	
.01	Mains and sub-mains distribution						
-	Residential	24,494	m ²	28	685,832		
-	Office	12,649	m ²	35	442,715		
-	Retail	1,490	m ²		By Tenant		
-	Health & Community	188	m ²		By Tenant		
-	Car Park	2,200	m ²	10	22,000		
.02	Power installations						
-	Residential	24,494	m ²	30	734,820		
-	Office	12,649	m ²	45	569,205		
-	Retail	1,490	m ²		By Tenant		
-	Health & Community	188	m ²		By Tenant		
-	Car Park	2,200	m ²	5	11,000		
.03	Lighting installations						
-	Residential	24,494	m ²	60	1,469,640		
-	Office	12,649	m ²	75	948,675		
-	Retail	1,490	m ²		By Tenant		
-	Health & Community	188	m ²		By Tenant		
-	Car Park	2,200	m ²	45	99,000		
.04	Earthing and bonding						
-	Residential	24,494	m ²	5	122,470		
-	Office	12,649	m ²	5	63,245		
-	Retail	1,490	m ²		By Tenant		
-	Health & Community	188	m ²		By Tenant		
-	Car Park	2,200	m ²	2	4,400		
	Check	41,021	m ²		5,173,002		
5.09 Fuel Installations						538,868	
.01	Gas services						
-	Residential	24,494	m ²	22	538,868		
-	Office	12,649	m ²		N/A		
-	Retail	1,490	m ²		By Tenant		
-	Health & Community	188	m ²		By Tenant		
-	Car Park	2,200	m ²		N/A		
	Check	41,021	m ²		538,868		
5.10 Lift and Conveyor Installations						2,100,000	
.01	Goods lift; 2-stops	1	Nr	75,000	75,000		B
.02	Passenger lift; 8-stops	4	Nr	105,000	420,000		A
.03	Passenger lift; 10-stops	1	Nr	125,000	125,000		C
.04	Passenger lift; 17-stops	2	Nr	200,000	400,000		B
.05	Passenger lift; 25-stops	3	Nr	360,000	1,080,000		A
		11	Nr		2,100,000		

Caversham Road, Reading Metropolitan - Phase 1

Elemental Estimate

	Qty	Unit	Rate £	Amount £	Total £	
5.11 Fire and Lightning Protection					2,091,693	
.01 Lightning protection	41,021	m ²	3	123,063		
.02 Sprinkler installation						
- Residential	7,348	m ²	65	477,633		Core / Circ only
- Office	12,649	m ²	65	822,185		Whole GIFA
- Retail	1,490	m ²	20	29,800		Connection only
- Health & Community	188	m ²	20	3,760		Connection only
- Car Park	2,200	m ²	65	143,000		Whole GIFA
.03 Dry riser system	41,021	m ²	2	82,042		
.04 Smoke ventilation system	41,021	m ²	10	410,210		
				<u>2,091,693</u>		
5.12 Communication, Security and Control Systems					2,136,036	
.01 Phone and data installation						
- Residential	24,494	m ²	20	489,880		
- Office (containment only)	12,649	m ²	5	63,245		
- Retail	1,490	m ²	5	7,450		Connection only
- Health & Community	188	m ²	5	940		Connection only
- Car Park	2,200	m ²		N/A		
	Check 41,021	m ²				
.02 TV / radio distribution network						
- Residential	24,494	m ²	10	244,940		
- Office (containment only)	12,649	m ²	1	12,649		
- Retail	1,490	m ²	2	2,980		Connection only
- Health & Community	188	m ²	2	376		Connection only
- Car Park	2,200	m ²		N/A		
	Check 41,021	m ²				
.03 Fire detection and alarm systems						
- Residential	24,494	m ²	11	269,434		
- Office	12,649	m ²	18	227,682		
- Retail	1,490	m ²	5	7,450		Interface with Landlord
- Health & Community	188	m ²	5	940		Interface with Landlord
- Car Park	2,200	m ²	6	13,200		
	Check 41,021	m ²				
.04 CCTV installation						
- Residential	24,494	m ²	5	122,470		
- Office	12,649	m ²		By Tenant		
- Retail	1,490	m ²		By Tenant		
- Health & Community	188	m ²		By Tenant		
- Car Park	2,200	m ²	8	17,600		
	Check 41,021	m ²				
.05 Security detection and alarm systems						
- Residential	24,494	m ²	4	97,976		
- Office (Landlord security only)	12,649	m ²	5	63,245		
- Retail (Landlord security only)	1,490	m ²	5	7,450		
- Health & Community (Landlord security only)	188	m ²	5	940		
- Car Park	2,200	m ²	5	11,000		
	Check 41,021	m ²				

Caversham Road, Reading Metropolitan - Phase 1

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £
.06	BMS / Controls					
-	Residential	24,494	m ²	6	146,964	
-	Office	12,649	m ²	25	316,225	
-	Retail	1,490	m ²		By Tenant	
-	Health & Community	188	m ²		By Tenant	
-	Car Park	2,200	m ²	5	11,000	
	Check	41,021	m ²			
					2,136,036	
5.13	Specialist Installations					500,000
.01	Allowance for Renewables / PV		Item		500,000	
					500,000	
5.14	Builder's Work in Connection					974,335
.01	For M&E installation generally					
-	Residential	24,494	m ²	30	734,820	
-	Office	12,649	m ²	15	189,735	
-	Retail	1,490	m ²	10	14,900	
-	Health & Community	188	m ²	10	1,880	
-	Car Park	2,200	m ²	15	33,000	
	Check	41,021	m ²			
					974,335	
6.00	Pre-fabricated Buildings and Building Units	No works envisaged				0
7.00	Work to Existing Buildings	No works envisaged				0
8.00	External works	Costed separately				0

Project Title: Caversham Road, Reading Metropolitan - Phase 2
GIFA (m²)
6,653
Project Nr. 4102405

COST CENTRE	GROUP ELEMENT/ELEMENT		COST/M² OF GIFA £/m²	TOTAL COST OF ELEMENT £
FACILITATING WORKS AND BUILDING WORKS				
0	Facilitating Works			
0.1	Toxic/hazardous/contaminated material removal		0	0
0.2	Major demolition works		0	0
0.3	Specialist groundworks		0	0
0.4	Temporary diversion works		0	0
0.5	Extraordinary site investigation works		0	0
	Building Works			
1	Substructure			
1.1	Substructure		103	682,034
2	Superstructure			
2.1	Frame		200	1,330,600
2.2	Upper floors		127	847,280
2.3	Roof		48	318,385
2.4	Stairs and ramps		12	77,000
2.5	External walls		405	2,691,250
2.6	Windows and external doors		123	817,266
2.7	Internal walls and partitions		140	931,420
2.8	Internal doors		35	232,855
3	Internal finishes			
3.1	Wall finishes		30	199,590
3.2	Floor finishes		65	432,445
3.3	Ceiling finishes		40	266,120
4	Fittings, furnishings and equipment			
4.1	Fittings, furnishings and equipment		70	466,000
5	Services			
5.1	Sanitary installations		27	181,250
5.2	Services equipment		0	0
5.3	Disposal installations		20	133,060
5.4	Water installations		50	332,650
5.5	Heat source		35	232,855
5.6	Space heating and air conditioning		45	299,385
5.7	Ventilation		90	598,770
5.8	Electrical installations		123	818,319
5.9	Gas and other fuel installations		22	146,366
5.10	Lift and conveyor installations		39	260,000
5.11	Fire and lightning protection		35	229,529
5.12	Communication, security and control systems		56	372,568
5.13	Specialist installations		15	100,000
5.14	Builders' work in connection with services		30	199,590
6	Complete buildings and building units			
6.1	Prefabricated buildings and units		0	0
7	Work to existing buildings			
7.1	Minor demolition works and alteration works		0	0
7.2	Repairs to existing services		0	0
7.3	Damp-proof courses/fungus and beetle eradication		0	0
7.4	Facade retention		0	0
7.5	Cleaning existing surfaces		0	0
7.6	Renovation works		0	0
8	External works			
8.1	Site preparation works		0	0
8.2	Roads, paths, pavings and surfacings		0	0
8.3	Soft landscaping, planting and irrigation systems		0	0
8.4	Fencing, railings and walls		0	0
8.5	External fixtures		0	0
8.6	External drainage		0	0
8.7	External services		0	0
8.8	Minor building works and ancillary buildings		0	0
			Sub-total	13,196,587
			Add inflation 4Qtr 2018 to 2 Qtr 2020	2.00%
				263,932
SUB-TOTAL: FACILITATING & BUILDING WORKS (0 to 8)			2,023	13,461,000

9	Main contractor's preliminaries			
9.1	Employer's requirements			included
9.2	Main contractor's cost items	18.00%	364	2,423,000
	SUB-TOTAL: FACILITATING & BUILDING WORKS (including main contractor's preliminaries) (0 to 9)		2,387	15,884,000
10	Main contractor's overheads and profit			
10.1	Main contractor's overheads	5.00%	0	794,000
10.2	Main contractor's profit	2.50%	0	397,000
	TOTAL: BUILDING WORKS ESTIMATE (0 to 10)		2,567	17,075,000
	PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT			
11	Project/design team fees			All excluded
11.1	Consultants' fees		0	0
11.2	Main contractor's pre-construction fees		0	0
11.3	Main contractor's design fees		0	0
12	Other development/project costs		0	0
	TOTAL: PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT COSTS ESTIMATE (0 to 12)		2,567	17,075,000
13	Risks			
13.1	Design development risks	0.00%	0	Excluded
13.2	Construction risks	0.00%	0	Excluded
	COST LIMIT (excluding inflation) (0 to 13)		2,567	17,075,000
14	Inflation			
14.1	Tender inflation	0.00%	0	Excluded
14.2	Construction inflation	0.00%	0	Excluded
	COST LIMIT (excl. VAT assessment) (0 to 14)		2,567	17,075,000
15	VAT ASSESSMENT excluded			Excluded

1. Base date of cost plan: 2Qtr 2020

Caversham Road, Reading Metropolitan - Phase 2

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £
0.00 Facilitating Works	No works envisaged					0
1.01 Substructure						682,034
.01	Allowance for piled foundation system	633	m ²	850	538,050	
.02	Reinforced concrete floor slab	633	m ²	120	75,960	
.03	Form lift pit	2	Nr	10,000	20,000	
.04	General allowance for ground water, obstructions and the like		Item		35,000	
.05	Cavity wall construction 750 high to DPC comprising Engineering bricks outer leaf, blockwork inner leaf; DPC; infill cavities with concrete below ground level	109	m	120	13,024	
					<u>682,034</u>	
2.00 Superstructure						
2.01 Frame						1,330,600
.01	Allowance for r.c. frame and r.c. core walls	6,653	m ²	200	1,330,600	
					<u>1,330,600</u>	
2.02 Upper Floors						847,280
.01	Upper floors generally; r.c. flat slab construction	6,052	m ²	140	847,280	
					<u>847,280</u>	
2.03 Roof						318,385
.01	Roof deck	633	m ²	100	63,300	
.02	Insulation and waterproofing; green roof system	633	m ²	220	139,260	
.03	Allowance for rainwater goods	633	m ²	25	15,825	
.04	Allowance for façade access system		Item		100,000	
					<u>318,385</u>	
2.04 Stairs						77,000
.01	Pre-cast concrete staircases; steel handrails and balustrades; painted plasterboard to soffit of flights and half landings (measured per floor)	11	Nr	7,000	77,000	
					<u>77,000</u>	
2.05 External Walls						2,691,250
.01	Envelope to Block D; rainscreen, insulated cavity, SFS and two layer board inner leaf	4,250	m ²	525	2,231,250	
.02	External balcony to residential unit	46	nr	10,000	460,000	
					<u>2,691,250</u>	

Caversham Road, Reading Metropolitan - Phase 2

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £
2.06	Windows and External Doors					817,266
.01	Aluminium double glazed windows, polyester powder coated finish, including all ironmongery	1,226	m ²	650	796,866	
.02	Single doors	11	Nr	1,350	14,850	
.03	Double doors	3	Nr	1,850	5,550	
					<u>817,266</u>	
2.07	Internal Walls					931,420
.01	Internal walls and partitions to suit location comprising r.c., blockwork or stud construction					
-	Residential	6,653	m ²	140	931,420	
	Check	6,653	m ²		<u>931,420</u>	
2.08	Internal Doors					232,855
.01	Internal door to suit location including finishes and ironmongery					
-	Residential	6,653	m ²	35	232,855	
	Check	6,653			<u>232,855</u>	
3.01	Wall Finishes					199,590
.01	Residential - skim coat plaster and emulsion to units and circulation areas, wall tiling to bathrooms, tiled splashbacks	6,653	m ²	30	199,590	
					<u>199,590</u>	
3.02	Floor Finishes					432,445
.01	Residential - Screed with floor coverings of carpet, laminate, tiling or vinyl including skirtings	6,653	m ²	65	432,445	
					<u>432,445</u>	
3.03	Ceiling Finishes					266,120
.01	Residential - plasterboard with emulsion	6,653	m ²	40	266,120	
					<u>266,120</u>	
4.01	Fittings, Furnishings and Equipment					466,000
.01	Residential Ground Floor Entrances and cores		Item		20,000	
.02	Residential units - Kitchen fittings, wardrobe / built-in furniture, vanity tops, mirrors, etc.					
-	Studio	14	Nr	5,000	70,000	
-	1- Bed	13	Nr	6,000	78,000	
-	2- Bed	46	Nr	7,000	322,000	
-	3- Bed	7	Nr	8,000	56,000	
	Reduction for affordable housing	80	Nr	-1,000	-80,000	
					<u>466,000</u>	

Caversham Road, Reading Metropolitan - Phase 2

Elemental Estimate

	Qty	Unit	Rate £	Amount £	Total £
5.00 Services					
5.01 Sanitary Appliances and Waste Disposal					181,250
.01 Residential units - WC, basin, bath, shower, kitchen sink with drainer					
- Studio	14	Nr	1,500	21,000	
- 1- Bed	13	Nr	2,000	26,000	
- 2- Bed	46	Nr	2,500	115,000	
- 3- Bed	7	Nr	2,750	19,250	
Check	80	Nr			
				181,250	
5.02 Services Equipment	No work envisaged				0
5.03 Disposal Installations					133,060
.01 Foul drainage above ground					
- Residential	6,653	m ²	20	133,060	
				133,060	
5.04 Water Installations					332,650
.01 Hot and cold water distribution					
- Residential	6,653	m ²	50	332,650	
				332,650	
5.05 Heat Source					232,855
.01 Boiler system					
- Residential	6,653	m ²	35	232,855	
				232,855	
5.06 Space Heating and Air Conditioning					299,385
.01 Heating system					
- Residential - underfloor heating / radiators	6,653	m ²	45	299,385	
				299,385	
5.07 Ventilation					598,770
.01 Ventilation system					
- Residential	6,653	m ²	90	598,770	
				598,770	
5.08 Electrical Installations					818,319
.01 Mains and sub-mains distribution					
- Residential	6,653	m ²	28	186,284	
.02 Power installations					
- Residential	6,653	m ²	30	199,590	
.03 Lighting installations					
- Residential	6,653	m ²	60	399,180	
.04 Earthing and bonding					
- Residential	6,653	m ²	5	33,265	
				818,319	

Caversham Road, Reading Metropolitan - Phase 2

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £
5.09 Fuel Installations						146,366
.01 Gas services						
- Residential	6,653	m ²	22	146,366		
					<u>146,366</u>	
5.10 Lift and Conveyor Installations						260,000
.01 Passenger lift; 11-stops	2	nr	130,000	260,000		
	<u>2</u>			<u>260,000</u>		
5.11 Fire and Lightning Protection						229,529
.01 Lightning protection	6,653	m ²	3	19,959		
.02 Sprinkler installation						
- Residential	1,996	m ²	65	129,734		Core / Circ only
.03 Dry riser system	6,653	m ²	2	13,306		
.04 Smoke ventilation system	6,653	m ²	10	66,530		
					<u>229,529</u>	
5.12 Communication, Security and Control Systems						372,568
.01 Phone and data installation						
- Residential	6,653	m ²	20	133,060		
.02 TV / radio distribution network						
- Residential	6,653	m ²	10	66,530		
.03 Fire detection and alarm systems						
- Residential	6,653	m ²	11	73,183		
.04 CCTV installation						
- Residential	6,653	m ²	5	33,265		
.05 Security detection and alarm systems						
- Residential	6,653	m ²	4	26,612		
.06 BMS / Controls						
- Residential	6,653	m ²	6	39,918		
					<u>372,568</u>	
5.13 Specialist Installations						100,000
.01 Allowance for Renewables / PV		Item		100,000		
					<u>100,000</u>	
5.14 Builder's Work in Connection						199,590
.01 For M&E installation generally						
- Residential	6,653	m ²	30	199,590		
					<u>199,590</u>	
6.00 Pre-fabricated Buildings and Building Units	No works envisaged					
7.00 Work to Existing Buildings	No works envisaged					
8.00 External works	Costed separately					

Project Title: Caversham Road, Reading Metropolitan - Phase 3
GIFA (m²)
28,745
Project Nr. 4102405

COST CENTRE	GROUP ELEMENT/ELEMENT		COST/M² OF GIFA £/m²	TOTAL COST OF ELEMENT £
FACILITATING WORKS AND BUILDING WORKS				
0	Facilitating Works			
0.1	Toxic/hazardous/contaminated material removal		0	0
0.2	Major demolition works		0	0
0.3	Specialist groundworks		0	0
0.4	Temporary diversion works		0	0
0.5	Extraordinary site investigation works		0	0
	Building Works			
1	Substructure			
1.1	Substructure		130	3,741,278
2	Superstructure			
2.1	Frame		199	5,725,500
2.2	Upper floors		122	3,518,896
2.3	Roof		61	1,744,394
2.4	Stairs and ramps		10	292,000
2.5	External walls		340	9,767,884
2.6	Windows and external doors		85	2,446,524
2.7	Internal walls and partitions		115	3,297,685
2.8	Internal doors		29	832,678
3	Internal finishes			
3.1	Wall finishes		28	810,815
3.2	Floor finishes		72	2,063,323
3.3	Ceiling finishes		43	1,246,820
4	Fittings, furnishings and equipment			
4.1	Fittings, furnishings and equipment		65	1,882,635
5	Services			
5.1	Sanitary installations		22	625,860
5.2	Services equipment		0	0
5.3	Disposal installations		17	490,090
5.4	Water installations		43	1,226,930
5.5	Heat source		32	920,055
5.6	Space heating and air conditioning		60	1,728,960
5.7	Ventilation		97	2,774,270
5.8	Electrical installations		128	3,681,704
5.9	Gas and other fuel installations		17	480,656
5.10	Lift and conveyor installations		40	1,155,000
5.11	Fire and lightning protection		44	1,270,906
5.12	Communication, security and control systems		55	1,570,692
5.13	Specialist installations		14	400,000
5.14	Builders' work in connection with services		26	755,485
6	Complete buildings and building units			
6.1	Prefabricated buildings and units		0	0
7	Work to existing buildings			
7.1	Minor demolition works and alteration works		0	0
7.2	Repairs to existing services		0	0
7.3	Damp-proof courses/fungus and beetle eradication		0	0
7.4	Facade retention		0	0
7.5	Cleaning existing surfaces		0	0
7.6	Renovation works		0	0
8	External works			
8.1	Site preparation works		0	0
8.2	Roads, paths, pavings and surfacings		0	0
8.3	Soft landscaping, planting and irrigation systems		0	0
8.4	Fencing, railings and walls		0	0
8.5	External fixtures		0	0
8.6	External drainage		0	0
8.7	External services		0	0
8.8	Minor building works and ancillary buildings		0	0
			Sub-total	54,451,040
			Add inflation 4Qtr 2018 to 2 Qtr 2020	2.00%
				1,089,021
SUB-TOTAL: FACILITATING & BUILDING WORKS (0 to 8)			1,932	55,540,000

9	Main contractor's preliminaries			
9.1	Employer's requirements			included
9.2	Main contractor's cost items	18.00%	348	9,997,000
	SUB-TOTAL: FACILITATING & BUILDING WORKS (including main contractor's preliminaries) (0 to 9)		2,280	65,537,000
10	Main contractor's overheads and profit			
10.1	Main contractor's overheads	5.00%	0	3,277,000
10.2	Main contractor's profit	2.50%	0	1,638,000
	TOTAL: BUILDING WORKS ESTIMATE (0 to 10)		2,451	70,452,000
	PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT			
11	Project/design team fees		0	All excluded
11.1	Consultants' fees		0	0
11.2	Main contractor's pre-construction fees		0	0
11.3	Main contractor's design fees		0	0
12	Other development/project costs		0	0
	TOTAL: PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT COSTS ESTIMATE (0 to 12)		2,451	70,452,000
13	Risks			
13.1	Design development risks	0.00%	0	Excluded
13.2	Construction risks	0.00%	0	Excluded
	COST LIMIT (excluding inflation) (0 to 13)		2,451	70,452,000
14	Inflation			
14.1	Tender inflation	0.00%	0	Excluded
14.2	Construction inflation	0.00%	0	Excluded
	COST LIMIT (excl. VAT assessment) (0 to 14)		2,451	70,452,000
15	VAT ASSESSMENT excluded			Excluded

1. Base date of cost plan: 2Qtr 2020

Caversham Road, Reading Metropolitan - Phase 3

Elemental Estimate

	Qty	Unit	Rate £	Amount £	Total £
0.00 Facilitating Works	No works envisaged				0
1.01 Substructure					3,741,278
.01 Allowance for piled foundation system	3,576	m ²	850	3,039,600	
.02 Reinforced concrete floor slab	3,576	m ²	120	429,120	
.03 Form lift pit	11	Nr	10,000	110,000	
.04 Substructure to Townhouses	188	m ²	300	56,541	
.05 General allowance for ground water, obstructions and the like		Item		50,000	
.06 Cavity wall construction 750 high to DPC comprising Engineering bricks outer leaf, blockwork inner leaf; DPC; infill cavities with concrete below ground level	467	m	120	56,017	
				<u>3,741,278</u>	
2.00 Superstructure					
2.01 Frame					5,725,500
.01 Allowance for r.c. frame and r.c. core walls	28,557	m2	200	5,711,400	
.02 Lightweight frame to Townhouses	188	m ²	75	14,100	
				<u>5,725,500</u>	
2.02 Upper Floors					3,518,896
.01 Upper floors generally; r.c. flat slab construction	24,827	m ²	140	3,475,817	
.02 Upper floors to Town houses	171	m ²	80	13,659	
.03 Rigid insulation and board to underside of cantilever slab	118	m ²	250	29,420	
				<u>3,518,896</u>	
2.03 Roof					1,744,394
.01 Roof deck	3,747	m ²	100	374,700	
.02 Insulation and waterproofing; green roof system	3,747	m ²	250	936,750	
.03 Allowance for rainwater goods	3,747	m ²	25	93,675	
.04 Allowance for mansafe system		Item		300,000	
.05 Townhouse roof; timber trusses with tile coverings; including insulation and rainwater goods	171	m ²	230	39,269	
				<u>1,744,394</u>	
2.04 Stairs					292,000
.01 Pre-cast concrete staircases; steel handrails and balustrades; painted plasterboard to soffit of flights and half landings (measured per floor)					
- Residential	32	Nr	7,000	224,000	
- Office	8	Nr	7,000	56,000	
.02 Staircase to townhouses & duplexes, handrails	4	Nr	3,000	12,000	
				<u>292,000</u>	

Caversham Road, Reading Metropolitan - Phase 3

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £
2.05 External Walls						9,767,884
.01	Curtain walling system to Block J, powder coated aluminium frame with double glazed units	1,943	m ²	800	1,554,506	
.02	Shopfront /curtain walling system to Retail by Tenant (allow temporary hoarding only)	315	m ²	120	37,800	
.03	Casing to columns at main entrance	16	m	750	12,213	
.04	Envelope to Resi Block; rainscreen, insulated cavity, SFS and two layer board inner leaf	13,314	m ²	525	6,989,850	
.05	External balcony to residential unit	105	nr	10,000	1,050,000	
.06	Masonry cavity walls to Town Houses, facing brick outer leaf, insulation, blockwork inner leaf	426	m ²	290	123,515	
						<u>9,767,884</u>
2.06 Windows and External Doors						2,446,524
.01	Aluminium double glazed windows, polyester powder coated finish, including all ironmongery	3,600	m ²	650	2,339,896	
.02	Aluminium double glazed windows, polyester powder coated finish, including all ironmongery (Townhouses)	47	m ²	700	32,928	
.03	Single doors	11	Nr	1,350	14,850	
.04	Double doors	29	Nr	1,850	53,650	
.05	Single doors; Town Houses	8	Nr	650	5,200	
						<u>2,446,524</u>
2.07 Internal Walls						3,297,685
.01	Internal walls and partitions to suit location comprising r.c., blockwork or stud construction					
-	Residential	21,848	m ²	140	3,058,720	
-	Retail	196	m ²	35	6,860	
-	Office	6,215	m ²	35	217,525	
-	Health & Community	486	m ²	30	14,580	
	Check	28,745	m ²			<u>3,297,685</u>
2.08 Internal Doors						832,678
.01	Internal door to suit location including finishes and ironmongery					
-	Residential	21,848	m ²	35	764,680	
-	Retail	196	m ²	10	1,960	
-	Office	6,215	m ²	10	62,150	
-	Health & Community	486	m ²	8	3,888	
	Check	28,745	m ²			<u>832,678</u>

Caversham Road, Reading Metropolitan - Phase 3

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £
3.01 Wall Finishes						810,815
.01	Residential - skim coat plaster and emulsion to units and circulation areas, wall tiling to bathrooms, tiled splashbacks	21,848	m ²	30	655,440	
.02	Retail - Excluded	196	m ²		By Tenant	
.03	Office - skim coat plaster and emulsion to cores and external walls, wall tiling to WCs, Tiled splashbacks to kitchenettes	6,215	m ²	25	155,375	
.04	Health & Community - Excluded	486	m ²		By Tenant	
	Check	28,745	m ²		810,815	
3.02 Floor Finishes						2,063,323
.01	Residential - Screed with floor coverings of carpet, laminate, tiling or vinyl including skirtings	21,848	m ²	65	1,420,120	
.02	Retail - screed only	196	m ²	30	5,880	
.03	Office - Screed, dust-proof sealer, raised access floor and carpet tiles	5,594	m ²	98	548,163	
	Core areas - screed with carpet, tiling or vinyl including skirtings	622	m ²	120	74,580	
.04	Health & Community - Screed only	486	m ²	30	14,580	
	Check	28,745	m ²		2,063,323	
3.03 Ceiling Finishes						1,246,820
.01	Residential - plasterboard with emulsion	21,848	m ²	40	873,920	
.02	Retail - Excluded	196	m ²		By Tenant	
.03	Office - suspended ceiling	6,215	m ²	60	372,900	
.04	Health & Community - Excluded	486	m ²		By Tenant	
	Check	28,745	m ²		1,246,820	
4.01 Fittings, Furnishings and Equipment						1,882,635
.01	Residential Ground Floor Entrances and cores		Item		50,000	
.02	Retail	196	m ²	5	980	
.03	Residential units - Kitchen fittings, wardrobe / built-in furniture, vanity tops, mirrors, etc.					
	- Studio	18	Nr	5,000	90,000	
	- 1- Bed	92	Nr	6,000	552,000	
	- 2- Bed	142	Nr	7,000	994,000	
	- 3- Bed	8	Nr	8,000	64,000	
	- Townhouse	4	Nr	9,000	36,000	
	Check	264	Nr			
.04	Office - blinds, joinery, vanity units, WC cubicles, mirrors, kitchenette, statutory signage	6,215	m ²	15	93,225	
.05	Health & Community	486	m ²	5	2,430	
					1,882,635	

Caversham Road, Reading Metropolitan - Phase 3

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £
5.00 Services						
5.01 Sanitary Appliances and Waste Disposal						625,860
.01	Residential units - WC, basin, bath, shower, kitchen sink with drainer					
-	Studio	18	Nr	1,500	27,000	
-	1- Bed	92	Nr	2,000	184,000	
-	2- Bed	142	Nr	2,500	355,000	
-	3- Bed	8	Nr	2,750	22,000	
-	Townhouse	4	Nr	3,250	13,000	
	Check	264	Nr			
.02	Retail	196	m ²		By Tenant	
.03	Office - WC areas and kitchenettes	6,215	m ²	4	24,860	
.04	Health & Community	486	m ²		By Tenant	
					625,860	
5.02 Services Equipment	No work envisaged					0
5.03 Disposal Installations						490,090
.01	Foul drainage above ground					
-	Residential	21,848	m ²	20	436,960	
-	Retail	196	m ²	5	980	
-	Office	6,215	m ²	8	49,720	
-	Health & Community	486	m ²	5	2,430	
	Check	28,745	m ²		490,090	
5.04 Water Installations						1,226,930
.01	Hot and cold water distribution					
-	Residential	21,848	m ²	50	1,092,400	
-	Retail	196	m ²	15	2,940	Connection only
-	Office	6,215	m ²	20	124,300	
-	Health & Community	486	m ²	15	7,290	Connection only
	Check	28,745	m ²		1,226,930	
5.05 Heat Source						920,055
.01	Boiler system					
-	Residential	21,848	m ²	35	764,680	
-	Retail	196	m ²		By Tenant	
-	Office	6,215	m ²	25	155,375	
-	Health & Community	486	m ²		By Tenant	
	Check	28,745	m ²		920,055	
5.06 Space Heating and Air Conditioning						1,728,960
.01	Heating system					
-	Residential - underfloor heating / radiators	21,848	m ²	45	983,160	
-	Retail	196	m ²		By Tenant	
-	Office	6,215	m ²	120	745,800	
-	Health & Community	486	m ²		By Tenant	
	Check	28,745	m ²		1,728,960	

Caversham Road, Reading Metropolitan - Phase 3

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £	
5.07 Ventilation						2,774,270	
.01	Ventilation system						
	- Residential	21,848	m ²	90	1,966,320		
	- Retail	196	m ²		By Tenant		
	- Office	6,215	m ²	130	807,950		
	- Health & Community	486	m ²		By Tenant		
	Check	28,745	m ²		2,774,270		
5.08 Electrical Installations						3,681,704	
.01	Mains and sub-mains distribution						
	- Residential	21,848	m ²	28	611,744		
	- Retail	196	m ²		By Tenant		
	- Office	6,215	m ²	35	217,525		
	- Health & Community	486	m ²		By Tenant		
.02	Power installations						
	- Residential	21,848	m ²	30	655,440		
	- Retail	196	m ²		By Tenant		
	- Office	6,215	m ²	45	279,675		
	- Health & Community	486	m ²		By Tenant		
.03	Lighting installations						
	- Residential	21,848	m ²	60	1,310,880		
	- Retail	196	m ²		By Tenant		
	- Office	6,215	m ²	75	466,125		
	- Health & Community	486	m ²		By Tenant		
.04	Earthing and bonding						
	- Residential	21,848	m ²	5	109,240		
	- Retail	196	m ²		By Tenant		
	- Office	6,215	m ²	5	31,075		
	- Health & Community	486	m ²		By Tenant		
	Check	28,745	m ²		3,681,704		
5.09 Fuel Installations						480,656	
.01	Gas services						
	- Residential	21,848	m ²	22	480,656		
	- Retail	196	m ²		By Tenant		
	- Office	6,215	m ²		N/A		
	- Health & Community	486	m ²		By Tenant		
	Check	28,745	m ²		480,656		
5.10 Lift and Conveyor Installations						1,155,000	
.01	Goods lift; 2-stops	1	Nr	75,000	75,000		J
.02	Passenger lift; 7-stops	2	Nr	90,000	180,000		J
.03	Passenger lift; 8-stops	4	Nr	105,000	420,000		G & H
.04	Passenger lift; 11-stops	4	Nr	120,000	480,000		E & F
		11	Nr		1,155,000		

Caversham Road, Reading Metropolitan - Phase 3

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £	
5.11 Fire and Lightning Protection						1,270,906	
.01	Lightning protection	28,745	m ²	3	86,235		
.02	Sprinkler installation						
	- Residential	6,554	m ²	65	426,036		Core / Circ only
	- Office	6,215	m ²	65	403,975		Whole GIFA
	- Health & Community	486	m ²	20	9,720		Connection only
.03	Dry riser system	28,745	m ²	2	57,490		
.04	Smoke ventilation system	28,745	m ²	10	287,450		
					<u>1,270,906</u>		
5.12 Communication, Security and Control Systems						1,570,692	
.01	Phone and data installation						
	- Residential	21,848	m ²	20	436,960		
	- Retail	196	m ²	5	980		
	- Office	6,215	m ²	5	31,075		
	- Health & Community	486	m ²	5	2,430		Connection only
	Check	28,745	m ²				
.02	TV / radio distribution network						
	- Residential	21,848	m ²	10	218,480		
	- Retail	196	m ²	2	392		
	- Office	6,215	m ²	1	6,215		
	- Health & Community	486	m ²	2	972		Connection only
	Check	28,745	m ²				
.03	Fire detection and alarm systems						
	- Residential	21,848	m ²	11	240,328		
	- Retail	196	m ²	5	980		
	- Office	6,215	m ²	18	111,870		
	- Health & Community	486	m ²	5	2,430		Interface with Landlord
	Check	28,745	m ²				
.04	CCTV installation						
	- Residential	21,848	m ²	5	109,240		
	- Retail	196	m ²		By Tenant		
	- Office	6,215	m ²		By Tenant		
	- Health & Community	486	m ²		By Tenant		
	Check	28,745	m ²				
.05	Security detection and alarm systems						
	- Residential	21,848	m ²	4	87,392		
	- Retail (Landlord security only)	196	m ²	5	980		
	- Office (Landlord security only)	6,215	m ²	5	31,075		
	- Health & Community (Landlord security only)	486	m ²	5	2,430		
	Check	28,745	m ²				
.06	BMS / Controls						
	- Residential	21,848	m ²	6	131,088		
	- Retail	196	m ²		By Tenant		
	- Office	6,215	m ²	25	155,375		
	- Health & Community	486	m ²		By Tenant		
	Check	28,745	m ²				
					<u>1,570,692</u>		

Caversham Road, Reading Metropolitan - Phase 3

Elemental Estimate

		Qty	Unit	Rate £	Amount £	Total £
5.13 Specialist Installations						400,000
.01 Allowance for Renewables / PV			Item		400,000	
					<u>400,000</u>	
5.14 Builder's Work in Connection						755,485
.01 For M&E installation generally						
- Residential		21,848	m ²	30	655,440	
- Retail		196	m ²	10	1,960	
- Office		6,215	m ²	15	93,225	
- Health & Community		486	m ²	10	4,860	
	Check	28,745	m ²		<u>755,485</u>	
6.00 Pre-fabricated Buildings and Building Units			No works envisaged			0
7.00 Work to Existing Buildings			No works envisaged			0
8.00 External works			Costed separately			0

Project Title: Caversham Road, Reading Metropolitan - Externals
GIFA (m²)
76,419
Project Nr. 4102405

COST CENTRE	GROUP ELEMENT/ELEMENT		COST/M² OF GIFA £/m²	TOTAL COST OF ELEMENT £
FACILITATING WORKS AND BUILDING WORKS				
0	Facilitating Works			
0.1	Toxic/hazardous/contaminated material removal		1	75,000
0.2	Major demolition works		9	725,000
0.3	Specialist groundworks		0	30,000
0.4	Temporary diversion works		3	250,000
0.5	Extraordinary site investigation works		0	15,000
	Building Works			
1	Substructure			
1.1	Substructure		0	0
2	Superstructure			
2.1	Frame		0	0
2.2	Upper floors		0	0
2.3	Roof		0	0
2.4	Stairs and ramps		0	0
2.5	External walls		0	0
2.6	Windows and external doors		0	0
2.7	Internal walls and partitions		0	0
2.8	Internal doors		0	0
3	Internal finishes			
3.1	Wall finishes		0	0
3.2	Floor finishes		0	0
3.3	Ceiling finishes		0	0
4	Fittings, furnishings and equipment			
4.1	Fittings, furnishings and equipment		0	0
5	Services			
5.1	Sanitary installations		0	0
5.2	Services equipment		0	0
5.3	Disposal installations		0	0
5.4	Water installations		0	0
5.5	Heat source		0	0
5.6	Space heating and air conditioning		0	0
5.7	Ventilation		0	0
5.8	Electrical installations		0	0
5.9	Gas and other fuel installations		0	0
5.10	Lift and conveyor installations		0	0
5.11	Fire and lightning protection		0	0
5.12	Communication, security and control systems		0	0
5.13	Specialist installations		0	0
5.14	Builders' work in connection with services		0	0
6	Complete buildings and building units			
6.1	Prefabricated buildings and units		0	0
7	Work to existing buildings			
7.1	Minor demolition works and alteration works		0	0
7.2	Repairs to existing services		0	0
7.3	Damp-proof courses/fungus and beetle eradication		0	0
7.4	Facade retention		0	0
7.5	Cleaning existing surfaces		0	0
7.6	Renovation works		0	0
8	External works			
8.1	Site preparation works		10	775,250
8.2	Roads, paths, pavings and surfacings		39	3,018,085
8.3	Soft landscaping, planting and irrigation systems		9	656,920
8.4	Fencing, railings and walls		7	545,300
8.5	External fixtures		7	516,975
8.6	External drainage		24	1,814,625
8.7	External services		30	2,266,215
8.8	Minor building works and ancillary buildings		1	100,000
			Sub-total	10,788,370
			Add inflation 4Qtr 2018 to 2 Qtr 2020	2.00%
				215,767
SUB-TOTAL: FACILITATING & BUILDING WORKS (0 to 8)			144	11,004,000

9	Main contractor's preliminaries			
9.1	Employer's requirements			included
9.2	Main contractor's cost items	18.00%	26	1,981,000
	SUB-TOTAL: FACILITATING & BUILDING WORKS (including main contractor's preliminaries) (0 to 9)		170	12,985,000
10	Main contractor's overheads and profit			
10.1	Main contractor's overheads	5.00%	0	649,000
10.2	Main contractor's profit	2.50%	0	325,000
	TOTAL: BUILDING WORKS ESTIMATE (0 to 10)		183	13,959,000
	PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT			
11	Project/design team fees			
11.1	Consultants' fees		0	0
11.2	Main contractor's pre-construction fees		0	0
11.3	Main contractor's design fees		0	0
12	Other development/project costs		0	0
	TOTAL: PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT COSTS ESTIMATE (0 to 12)		183	13,959,000
13	Risks			
13.1	Design development risks	0.00%	0	Excluded
13.2	Construction risks	0.00%	0	Excluded
	COST LIMIT (excluding inflation) (0 to 13)		183	13,959,000
14	Inflation			
14.1	Tender inflation	0.00%	0	Excluded
14.2	Construction inflation	0.00%	0	Excluded
	COST LIMIT (excl. VAT assessment) (0 to 14)		183	13,959,000
15	VAT ASSESSMENT excluded			Excluded

1. Base date of cost plan: 2Qtr 2020

Caversham Road, Reading Metropolitan - External Works

Elemental Estimate

0 Facilitating Works

0.1 Toxic/hazardous/contaminated material removal

.01	Allowance for removal of hazardous material due to presence of hydrocarbons and asbestos	Item	75,000	75,000
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0.2 Major demolition works

.01	Demolish Royal Mail sorting centre including ground floor slab and grubbing out foundations to 2.5m depth; disposal of all material	Item	300,000	
.02	Demolish Office Buildings including ground floor slab and grubbing out foundations to 2.5m depth; disposal of all material	Item	250,000	
.03	Works to terminate all services to above buildings	Item	75,000	
.04	Allowance for asbestos removal to buildings	Item	<u>100,000</u>	725,000

0.3 Specialist groundworks

.01	Break out existing tanks (already decommissioned by a specialist contractor)	2 Nr	15,000	30,000	30,000
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0.4 Temporary diversion works

.01	Allowance only for temporary diversion works	Item	200,000	
.02	Temporary culvert diversion	Item	<u>50,000</u>	250,000

0.5 Extraordinary site investigation works

.01	Allowance only for extraordinary site investigation works	Item	15,000	15,000
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8 External Works

8.1 Site Preparation Works

.01	Breaking out existing hard pavings, roads, car-park surfacing, drainage pipes, manholes, etc. remove from site	13,500 m ²	25	337,500	
.02	Allowance for breaking out obstructions	Item		100,000	
.03	Clearing trees and shrubs	Item		10,000	
.04	Strip surface average 500mm deep and remove from site	13,500 m ²	19	256,500	
.05	Forming new site contours and adjusting existing site levels	22,500 m ²	2	45,000	
.06	Applying herbicides	22,500 m ²	0.50	11,250	
.07	Tree protection measures	Item		5,000	
.08	Ecology and habitat works	Item		10,000	
.09	Allowance for S106 / 278 works	Item		<u>Excluded</u>	775,250

8.2 Roads, paths, pavings and surfacings

.01	Site roads generally, including excavation, filling, kerbs and surfacing			
	- Main roads	914 m ²	120	109,680
	- Access roads	2,389 m ²	120	286,680
	- Shared roads	1,084 m ²	120	130,080
	- Form roundabout	1 Nr	75,000	75,000
	- Traffic calming measures	Item		20,000
.02	Pavings generally, including excavation, filling, kerbs and edgings			
	- Main (plain yellow)	10,984 m ²	125	1,373,000
	- Paviour type (striped yellow)	2,445 m ²	140	342,300
	- Café type (grey hatched)	1,070 m ²	110	117,700
	- Hardstandings	431 m ²	95	40,945
	Paved area	19,317		
.03	Extra for steps to paved areas including walls and handrails	Item		250,000
.04	Extra for ramps to paved areas including walls and handrails	Item		75,000
.05	Pedestrian crossings to roads; traffic lights, barriers raised surface, drop kerbs, tactile paving	2 Nr	35,000	70,000
.06	Tree grilles in paved areas; large	41 Nr	1,500	61,500
.07	Tree grilles in paved areas; small	14 Nr	800	11,200
.08	Vehicle protection barriers	300 m	150	45,000
.09	Road and pavement markings; white / yellow paint	Item		<u>10,000</u>
				3,018,085

8.3 Soft landscaping, planting and irrigation systems

.01	Grassed areas; including placing of imported top-soil 250mm deep, cultivating, fertiliser, seeding	1,030 m ²	15	15,450
.02	Shrub areas; including placing of imported top-soil 400mm deep, cultivating, fertiliser, planting	1,107 m ²	50	55,350
.03	Raised beds; including placing of imported top-soil, cultivating, fertiliser, planting	1,140 m ²	60	68,400
.04	Small trees; including planting and protection	74 Nr	750	55,500
.05	Specimen trees; excavating and backfilling tree pits; planting trees	41 Nr	2,500	102,500
.06	R.C. walls to raised planter beds	487 m	500	243,500
.07	Allowance for trees at roof level (as indicated in some sketches)	Item		100,000
.08	Maintenance of grass areas for 24 months	1,030 m ²	5	5,150
.09	Maintenance of trees / shrubs for 24 months	1,107 m ²	10	<u>11,070</u>
				656,920

8.4 Fencing, railings and walls

.01	Allowance for fencing and railings	Item		200,000	
.02	Walls; 1800mm high	32 m	900	28,800	
.03	Screens; 1800mm high	12 m	750	9,000	
.04	Security fencing; 2m high galvanised steel fence system including posts in concrete foundations	100 m	220	22,000	
.05	Pair of gates in security fence, including ironmongery	2 Nr	1,500	3,000	
.06	Steel mesh enclosures to external plant	50 m	250	12,500	
.07	Allowance for retaining walls to site generally	Item		250,000	
.08	External guards/balustrades at doors	Item		<u>20,000</u>	545,300

8.5 External fixtures

.01	Bollards	53 Nr	275	14,575	
.02	Seats / benches	20 Nr	2,500	50,000	
.03	Seating fixed to planters	351 m	400	140,400	
.04	Litter bins	20 Nr	750	15,000	
.05	Directional signs, road signs	Item		25,000	
.06	Vehicle control barriers at car-park entrances / exit	2 Nr	12,000	24,000	
.07	Bus stop with bus shelter	Item		25,000	
.08	Individual cycle hoops	100 Nr	230	23,000	
.09	Allowance for artworks	Item		<u>200,000</u>	516,975

8.6 External drainage

.01	Foul and surface water drainage to building	76,419 m ²	15	1,146,285	
.02	Surface water drainage to paved areas / roads	19,317 m ²	20	386,340	
.03	Oil interceptors	2 Nr	6,000	12,000	
.04	Rainwater harvesting / storm attenuation	Item		250,000	
.05	Connections to mains drainage	Item		<u>20,000</u>	1,814,625

8.7 External services

.01	Connection from statutory undertaker's water main to Energy Centre	Item		50,000	
.02	Connection from statutory undertaker's electricity main to Energy Centre	Item		250,000	
.03	Connection from statutory undertaker's gas main to Energy Centre	Item		50,000	
.04	BT communications link to intake room	Item		150,000	
.05	BWIC incoming services	Item		50,000	
.06	Water ring main distribution, connection to buildings	250 m	125	31,250	
.07	Electric ring main distribution, including feeder pillars and connection to building	250 m	300	75,000	
.08	HV/LV Sub-station with Transformers	1 Nr	150,000	150,000	
.09	Gas connection from Energy Centre to buildings	250 m	100	25,000	
.10	LTHW below ground buried mains routed from Energy Centre using pipe-in-pipe pre-insulated system	250 m	275	68,750	
.11	CHW below ground buried mains routed from Energy Centre using pipe-in-pipe pre-insulated system	250 m	275	68,750	
.12	Fire hydrant main; including hydrants	500 m	125	62,500	
.13	Underground sprinkler storage tanks	3 Nr	200,000	600,000	
.14	Irrigation pipe to planted areas; hosepipe connection	500 m	40	20,000	
.15	Surveillance systems, CCTV	Item		100,000	
.16	Security detection equipment	Item		20,000	
.17	Security alarm equipment	Item		30,000	
.18	Security lights and lighting systems	Item		20,000	
.19	Allowance for feature lighting	Item		200,000	
.20	External lighting to roads	4,387 m ²	15	65,805	
.21	External lighting to paved areas, hardstandings and the like	14,930 m ²	12	<u>179,160</u>	2,266,215

8.8 Minor building works and ancillary buildings

.01	Energy Centre building works included in Phase 1 Estimate			Included	
.02	Allowance only for other minor building works	Item		<u>100,000</u>	100,000



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