

## Ladybellgate Quay, Commercial Road

### Public Realm Works Only - Costs Extracted from Overall Cost Plan with Comparison to Original Feasibility Costs

Date: 12 October 2016

Rev

Based on:

Tender Drawings - not all complete

Gross Internal Floor Area - new build / extension

27-29 Commercial Road  
23-25 Commercial Road

340	m <sup>2</sup>
188	m <sup>2</sup>

Note: 340m<sup>2</sup> excludes the roof top terrace.

Gross Internal Floor Area - alterations / refurb

27-29 Commercial Road  
23-25 Commercial Road

806	m <sup>2</sup>
297	m <sup>2</sup>

	Initial Costs (Dated 24/11/15)	quantity	unit	rate	total	Current Costs (Council Funded)	Notes on Cost Variance
<b>EXTERNAL WORKS</b>							
<b>Museum Side Ramp/Steps Reconfiguration</b>	<b>59,695</b>					<b>48,471</b>	Costs reduced now we have initial design information
Enabling works					1,400.00		
Demolition/Removal					6,465.00		
Breaking up surfacing					3,990.00		
Remedial works to Museum wall					3,460.00		
Fill to revised levels					2,050.00		
New Steps					8,825.00		
New Retaining Walls					4,290.00		
Brick pavings					13,161.00		
Handrails					4,830.00		
<b>External Surfacing</b>	<b>110,511</b>					<b>219,853</b>	Scope of works significantly increased to include greater area, more complex levels, steps to Museum, terraced seating and resurfacing to the feature artwork.
Excavations & Disposal					22,527.50		
Surfacing and sub-base					170,950.00		
Steps etc					21,375.00		
Modifications to surface water drainage					5,000.00		
<b>Works to Commercial Road side of buildings</b>	<b>Excluded</b>					<b>5,000</b>	
Infilling, making good, re-paving					5,000.00		
<b>Street Furniture</b>	<b>66,400</b>					<b>152,610</b>	Addition to previous scheme
Gateway portal					19,500.00		
Sculpted steel railings					10,800.00		
Seating					46,850.00		Solid granite with timber seating. Note this is a potential area for value engineering.
Other work					200.00		
External Lighting					75,260.00		
<b>Drainage</b>	<b>Excluded</b>					<b>10,000</b>	
Provisional allowance for Public Realm Area only					10,000		
<b>External Works Total</b>	<b>236,606.00</b>					<b>435,934</b>	
<b>SUMMARY AND ONCOSTS</b>							
<b>Building Works Total</b>	<b>236,606</b>					<b>435,934</b>	
<b>Preliminaries</b>							
General Preliminaries	35,490.90	15.0	%			65,390	
Special Preliminaries:							
Archaeological Watching Brief Compliance	5,000.00					5,000.00	
Hoardings with Graphics	5,000.00					5,000.00	
	<b>282,097</b>					<b>511,324</b>	
<b>Overheads and Profit</b>							
Head office overheads	11,830.30	5.0	%			25,566	
Profit	7,098.18	3.0	%			15,340	
	<b>301,025</b>					<b>552,229</b>	
<b>Contingency</b>							
Contingency	15,051	5.0	%			27,611	
<b>Works Cost Total</b>	<b>316,077</b>					<b>579,841</b>	
<b>Fees</b>							
Professional Design Team fees	46,765		%			46,765	
Surveys	0				0		
Legal	0				0		
Management fee		7.50	%			46,995	
	<b>362,842</b>					<b>673,601</b>	
<b>Other Costs</b>							
Planning fees	0					0	
Building Control fees	1,000					1,000	
	<b>363,842</b>					<b>674,601</b>	
<b>Base Cost</b>	<b>363,842</b>					<b>674,601</b>	
<b>Cost Limit (excluding inflation)</b>	<b>363,842</b>					<b>674,601</b>	
<b>Inflation</b>							
Prices current at 3Q2016				TPI			
Tender inflation to 3Q2016	0	0.0	%	277 287		0	
<b>Cost Limit (including inflation)</b>	<b>363,842</b>					<b>674,601</b>	
<b>VAT</b>							
Value Added Tax - standard rate	0	20.0	%			0	
Value Added Tax - reduced rate	0	5.0	%			0	
Value Added Tax - zero rate	0	0	%			0	
Value Added Tax - exempt	0	0	%			0	
Value Added Tax - outside scope of VAT	0	0	%			0	
<b>Project Total</b>	<b>363,842</b>					<b>674,601</b>	