

Italy House, 22 East London Street, Edinburgh, EH7 4BQ

Elemental Cost Plan for the refurbishment, alteration and fit-out works

21.11.2022

SUMMARY

1 Buildings Works

1	Ground Floor	£	255,218
2	First Floor	£	185,903
3	Second Floor	£	107,964
4	Third Floor	£	71,533
5	Fourth Floor & Roof	£	25,000
6	Services	£	350,000
7.1	Structural Works	£	43,750
7.2	Miscellaneous Works	£	125,000
8	External Works	£	90,788
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	Subtotal	£	1,255,156
9	Contingency		none
10	Preliminaries	£	112,964
11	Rounding adjustment	-£	120
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	Total	£	1,368,000

Based on a internal floor area of 1,573 m2

Resulting cost per m2 812 £/m2
(excluding external works)

2 Professional fees

Consultancy professional fees
based on 11% of cost of the building works
(Design and Build procurement) 158,004

articulated as follows:

Stage 3-4 (65% of all fees)	97,812
Stage 5-6 Main Services (30% of all fees)	52,668
Stage 5-6 Testing and Commissioning (5% of all fees)	7,524

3 Furniture, Fixtures, and Equipment (FF&E)

FFE not estimated

4 Statutory charges

Provisional Sum 10,000

Total: 1,694,008

Notes:

- Existing structures deemed to be in good condition
- Costs to be reviewed when the extent and spec of the works is fully defined
- Assumption: only minimal works to main core
- Assumption: retention of the majority of existing partitions
- Assumption: no full replacement of the services - only overhauling
- Exclusions: (i) VAT; (ii) FFE; (iii) removal, storage and relocation costs;
(iv) external repairing works

Bill 1 - Ground Floor

Ref	Description	Quantity	Units	Rate	Value
<u>Partitions and Wall Linings</u>					
GF.1.1	take down and dispose existing partitions	50.00	m2	13.50	675.00
GF.1.2	new insulated metal stud partitions	232.20	m2	67.50	15,673.50
GF.1.3	extra over to security bubble	95.00	m2	100.00	9,500.00
GF.1.4	extra over to consular services counter	36.00	m2	100.00	3,600.00
GF.1.5	Allowance to fire compartmentation	1.00	item	10,000.00	10,000.00
GF.1.6	make good existing perimeter wall linings	1.00	item	5,000.00	5,000.00
<u>Ceilings</u>					
GF.2.1	Strip out and remove from site existing ceiling tiles	15.00	m2	1.88	28.13
GF.2.2	New/ Alteration works to existing grid ceiling in connection with new layout and allowance to replace tiles beyond repair	363.00	m2	30.00	10,890.00
GF.2.3	Supply & Install cavity barrier above suspended ceiling	86.00	Lm	33.75	2,902.50
<u>Flooring</u>					
GF.3.1	Uplift and dispose existing floor finishes	444.00	m2	4.94	2,193.36
GF.3.2	6mm Plywood to vinyl flooring areas	444.00	m2	20.65	9,168.60
GF.3.3	Supply and install vinyl flooring areas	444.00	m2	35.00	15,540.00
<u>Decoration</u>					
GF.4.1	prep & 3 coats emulsion to walls	1,441.00	m2	7.54	10,865.14
GF.4.2	prep & 3 coats emulsion to MF ceilings	88.00	m2	7.88	693.44
GF.4.3	Prep and 3 coats oil based paint to skirtings	420.00	m	6.19	2,599.80
	Prep and 3 coats oil based paint to architraves	25.00	nr	25.00	625.00
<u>WC Cubicles and IPS System</u>					
GF.5.1	DDA WC IPS System	2.00	item	500.00	1,000.00
<u>Joinery</u>					
GF.6.1	supply and fit new main entrance security door and fenestration	1.00	nr	25,000.00	25,000.00
GF.6.2	supply and fit staff entrance door	1.00	nr	10,000.00	10,000.00
GF.6.3	supply and fit new doorsets c/w ironmongery - single security door with glazing	2.00	nr	15,000.00	30,000.00
GF.6.4	supply and fit new doorsets c/w ironmongery - single security door grade without glazing	3.00		5,000.00	15,000.00
GF.6.5	supply and fit new doorsets c/w ironmongery - single standard door	13.00	nr	1,293.75	16,818.75
GF.6.6	Overhauling existing doors	9.00	nr	150.00	1,350.00
GF.6.7	supply and fit new skirting	420.00	m	24.50	10,290.00
GF.6.8	Security room glazing				
GF.6.9	Counter desk glazed security units - 1200 x 1510mm	4.00	nr	2,458.50	9,834.00
GF.6.10	Counter desk glazed security units - 1200 x 1750mm	1.00	nr	2,794.50	2,794.50
GF.6.11	Supply & Install counter desk detail	1.00	item	11,333.90	11,333.90
GF.6.12	Security trays to counter desk	5.00	item	337.50	1,687.50
GF.6.13	Dividing/Privacy Screens to counter desks	2.00	item	2,700.00	5,400.00
GF.6.14	Install roller racking to be supplied by client and associated works	1.00	item	3,125.00	3,125.00
GF.6.15	Anti-intrusion measures to ground floor windows	46.80	m2	100.00	4,680.00
	New DDA Toilet Ironmongery	2.00	item	100.00	200.00
<u>Window Blinds</u>					
GF.7.1	Perimeter Dimout Blinds	24.00	nr	281.25	6,750.00
GF.7.2	Internal Venetian Blinds	0.00	nr		N/A
<u>Design Development</u>					
GF.8.1	General allowance for additional works and extra costs subject to design development				none

Total for Page: 1

255,218.12

Bill 2 - First Floor

Ref	Description	Quantity	Units	Rate	Value
<u>Partitions and Wall Linings</u>					
1F.1.1	take down and dispose existing partitions	0.00	m2	13.50	0.00
1F.1.2	new insulated metal stud partitions (high acoustic rating)	232.20	m2	101.25	23,510.25
1F.1.3	Acoustic barrier below partitions	86.00	Lm	24.00	2,064.00
1F.1.4	Allowance to fire compartmentation	1.00	item	10,000.00	10,000.00
1F.1.5	make good existing perimeter wall linings	1.00	item	5,000.00	5,000.00
<u>Ceilings</u>					
1F.2.1	New/ Alteration works to existing grid ceiling in connection with new layout and allowance to replace tiles beyond repair	346.00	m2	30.00	10,380.00
1F.2.2	Supply & Install cavity barrier above suspended ceiling	86.00	Lm	33.75	2,902.50
<u>Flooring</u>					
1F.3.1	Uplift and dispose existing floor finishes	444.00	m2	4.94	2,193.36
1F.3.2	6mm Plywood to vinyl flooring areas	444.00	m2	20.65	9,168.60
1F.3.3	Supply and install vinyl flooring areas	444.00	m2	35.00	15,540.00
<u>Decoration</u>					
1F.4.1	prep & 3 coats emulsion to walls	1,441.00	m2	7.54	10,865.14
1F.4.2	prep & 3 coats emulsion to MF ceilings	88.00	m2	7.88	693.44
1F.4.3	Prep and 3 coats oil based paint to skirtings	349.00	m	6.19	2,160.31
1F.4.4	Prep and 3 coats oil based paint to architraves	18.00	nr	25.00	450.00
<u>WC Cubicles and IPS System</u>					
1F.5.1	Repairs to existing WC Cubicles and IPS System	1.00	item	5,000.00	5,000.00
1F.5.2	DDA WC IPS System	2.00	item	500.00	1,000.00
<u>Joinery</u>					
1F.6.1	supply and fit new doorsets c/w ironmongery - single security door grade without glazing	2.00		5,000.00	10,000.00
1F.6.2	supply and fit new doorsets c/w ironmongery - single	12.00	nr	1,293.75	15,525.00
1F.6.3	supply and fit new doorsets c/w ironmongery - double	3.00	nr	1,950.00	5,850.00
1F.6.4	supply and fit new pocket doorsets c/w ironmongery - double	1.00	nr	5,000.00	5,000.00
1F.6.5	Overhauling existing doors	8.00	nr	150.00	1,200.00
1F.6.6	supply and fit new skirting	349.00	m	24.50	8,550.50
1F.6.7	Kitchen	1.00	item	5,500.00	5,500.00
1F.6.8	Library Shelving	50.00	m	500.00	25,000.00
1F.6.9	Teachers built-in cupboards	2.00	m	750.00	1,500.00
1F.6.10	New DDA Toilet Ironmongery	1.00	item	100.00	100.00
<u>Window Blinds</u>					
1F.7.1	Perimeter Dimout Blinds	24.00	nr	281.25	6,750.00
1F.7.2	Internal Venetian Blinds	0.00	nr		N/A
<u>Design Development</u>					
1F.8.1	General allowance for additional works and extra costs subject to design development				none

Total for Page: 1

185,903.10

Bill 3 - Second Floor

Ref	Description	Quantity	Units	Rate	Value
<u>Partitions and Wall Linings</u>					
2F.1.1	take down and dispose existing partitions	0.00	m2	13.50	0.00
2F.1.2	new insulated metal stud partitions	148.50	m2	101.25	15,035.63
2F.1.3	Acoustic barrier below partitions	55.00	Lm	24.00	1,320.00
2F.1.4	make good existing perimeter wall linings	1.00	item	5,000.00	5,000.00
<u>Ceilings</u>					
2F.2.1	New/ Alteration works to existing grid ceiling in connection with new layout and allowance to replace tiles beyond repair	190.00	m2	30.00	5,700.00
2F.2.2	Supply & Install cavity barrier above suspended ceiling	55.00	Lm	33.75	1,856.25
<u>Flooring</u>					
2F.3.1	Uplift and dispose existing floor finishes	444.00	m2	4.94	2,193.36
2F.3.2	6mm Plywood to vinyl flooring areas	444.00	m2	20.65	9,168.60
2F.3.3	Supply and install vinyl flooring areas	444.00	m2	35.00	15,540.00
<u>Decoration</u>					
2F.4.1	prep & 3 coats emulsion to walls	1,441.00	m2	7.54	10,865.14
2F.4.2	prep & 3 coats emulsion to MF ceilings	88.00	m2	7.88	693.44
2F.4.3	Prep and 3 coats oil based paint to skirtings	349.00	m	6.19	2,160.31
2F.4.4	Prep and 3 coats oil based paint to architraves	7.00	nr	25.00	175.00
<u>WC Cubicles and IPS System</u>					
2F.5.1	Repairs to existing WC Cubicles and IPS System	1.00	item	5,000.00	5,000.00
2F.5.2	DDA WC IPS System	2.00	item	500.00	1,000.00
<u>Joinery</u>					
2F.6.1	supply and fit new doorsets c/w ironmongery - single	7.00	nr	1,293.75	9,056.25
2F.6.2	Overhauling existing doors	16.00	nr	150.00	2,400.00
2F.6.3	supply and fit new skirting	349.00	m	24.50	8,550.50
2F.6.4	Kitchen	1.00	item	5,500.00	5,500.00
<u>Window Blinds</u>					
2F.7.1	Perimeter Dimout Blinds	24.00	nr	281.25	6,750.00
2F.7.2	Internal Venetian Blinds	0.00	nr		N/A
<u>Design Development</u>					
2F.8.1	General allowance for additional works and extra costs subject to design development				none
Total for Page: 1					107,964.48

Bill 4 - Third Floor

Ref	Description	Quantity	Units	Rate	Value
<u>Partitions and Wall Linings</u>					
3F.1.1	take down and dispose existing partitions	0.00	m2	13.50	0.00
3F.1.2	new insulated metal stud partitions	13.50	m2	101.25	1,366.88
3F.1.3	Acoustic barrier below partitions	0.00	Lm	24.00	0.00
3F.1.4	make good existing perimeter wall linings	1.00	item	5,000.00	5,000.00
<u>Ceilings</u>					
3F.2.1	New/ Alteration works to existing grid ceiling in connection with new layout and allowance to replace tiles beyond repair	10.00	m2	30.00	300.00
3F.2.2	Supply & Install cavity barrier above suspended ceiling	55.00	Lm	33.75	1,856.25
<u>Flooring</u>					
3F.3.1	Uplift and dispose existing floor finishes	444.00	m2	4.94	2,193.36
3F.3.2	6mm Plywood to vinyl flooring areas	444.00	m2	20.65	9,168.60
3F.3.3	Supply and install vinyl flooring areas	444.00	m2	35.00	15,540.00
<u>Decoration</u>					
3F.4.1	prep & 3 coats emulsion to walls	574.00	m2	7.54	4,327.96
3F.4.2	prep & 3 coats emulsion to MF ceilings	88.00	m2	7.88	693.44
3F.4.3	Prep and 3 coats oil based paint to skirtings	181.00	m	6.19	1,120.39
3F.4.4	Prep and 3 coats oil based paint to architraves	11.00	nr	25.00	275.00
<u>WC Cubicles and IPS System</u>					
3F.5.1	Repairs to existing WC Cubicles and IPS System	1.00	item	5,000.00	5,000.00
3F.5.2	DDA WC IPS System	2.00	item	500.00	1,000.00
<u>Joinery</u>					
3F.6.1	supply and fit new doorsets c/w ironmongery - single	7.00	nr	1,293.75	9,056.25
3F.6.2	Overhauling existing doors	13.00	nr	150.00	1,950.00
3F.6.3	supply and fit new skirting	181.00	m	24.50	4,434.50
3F.6.4	Tea Point	1.00	item	1,500.00	1,500.00
<u>Window Blinds</u>					
3F.7.1	Perimeter Dimout Blinds	24.00	nr	281.25	6,750.00
3F.7.2	Internal Venetian Blinds	0.00	nr		N/A
<u>Design Development</u>					
3F.8.1	General allowance for additional works and extra costs subject to design development				none
Total for Page: 1					71,532.63

Bill 5 - Fourth Floor

Ref	Description	Quantity	Units	Rate	Value
4F.1.1	Miscellaneous Works <u>Design Development</u>	1.00	item	25,000.00	25,000.00
4F.2.1	General allowance for additional works and extra costs subject to design development				none
Total for Page: 1					25,000.00

Bill 5 - Mechanical, Electrical and Plumbing Works

Ref	Description	Quantity	Units	Rate	Value
MEP.1	Electrical Services Installation	1.00	item	150,000.00	150,000.00
MEP.2	Mechanical Services Installation	1.00	item	200,000.00	200,000.00
MEP.3	Plumbing Works	1.00	item	inc. above	inc. above
	<u>Design Development</u>				
	General allowance for additional works and extra costs subject to design				none
MEP.4	development				

Total for Page: 1 **350,000.00**

Ref	Description	Quantity	Units	Rate	Value
S.1.1	Form new structural openings in first floor for new stairwell	1.00	item	43,750.00	43,750.00
S.1.2	Form new structural openings in first floor for lift				inc. above
	<i>Design Development</i>				
S.2.1	General allowance for additional works and extra costs subject to design development				none
Total for Page: 1					43,750.00

Ref	Description	Quantity	Units	Rate	Value
M.1.1	supply and fit new staircase from ground to first floor	1.00	item	20,000.00	20,000.00
M.1.2	New lift installation	1.00	item	25,000.00	25,000.00
M.1.3	White Goods - Preliminary allowance	1.00	item	10,000.00	10,000.00
M.1.4	Fixtures and Fittings - Preliminary allowance	1.00	item	10,000.00	10,000.00
M.1.5	Repairs to raised access flooring	1.00	item	10,000.00	10,000.00
M.1.6	Repairs to Lift	1.00	item	50,000.00	50,000.00
	<u>Design Development</u>				
	General allowance for additional works and extra costs subject to design development				none
M.2.1	development				
Total for Page: 1					125,000.00

Ref	Description	Quantity	Units	Rate	Value
E.1.1	New Perimeter Fencing	194.00	m	337.50	65,475.00
E.1.2	Visitors Entrance Gate	1.00	item	3,937.50	3,937.50
E.1.3	Staff Entrance Gate	2.00	nr	2,250.00	4,500.00
E.1.4	Vehicular Entrance Gate	1.00	item	11,250.00	11,250.00
E.1.5	Rising Arm Barrier	1.00	item	5,625.00	5,625.00
E.1.6	External Landscaping Works (excluded)	1.00	item	0.00	0.00
	<u>Design Development</u>				
	General allowance for addional works and extra costs subject to design development				none
E.2.1	development				
Total for Page: 1					90,788