

Project: Brynsworthy Reconfigurations
 Client: North Devon Council
 Date: 27/07/2022

GIFA 1,940

ORDER OF COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total	£/m2	% cost
Enabling Works							
a	Removal of existing weighbridge & make good	1	item	15,000	15,000	8	0.6%
b	Site preparation (external areas)	1	item	15,000	15,000	8	0.6%
c	Site preparation (internal areas)	1,940	m2	20	39,000	20	1.6%
d	Removal of fencing to BOC compound etc.	1	item	7,500	7,500	4	0.3%
e	Removal of existing bailers	1	item	15,000	15,000	8	0.6%
New build areas (glass/textiles)							
f	Glass	60	m2	1,000	60,000	31	2.5%
g	Textiles	195	m2	1,000	195,000	101	8.1%
h	Works for textiles loading area/access to W/B1	1	item	20,000	20,000	10	0.8%
i	Works for glass loading/access to W/B 2	1	item	35,000	35,000	18	1.5%
j	Works to bale loading area/access to W/B 3	1	item	50,000	50,000	26	2.1%
k	Works to paper loading area/access to W/B 4	1	item	25,000	25,000	13	1.0%
l	New weighbridges	2	nr	65,000	130,000	67	5.4%
m	Reconfiguration/infrastructure works to new W/B areas	1	item	50,000	50,000	26	2.1%
n	Allowance for updated road markings	1	item	15,000	15,000	8	0.6%
o	New BOC storage area (location TBC)	1	item	20,000	20,000	10	0.8%
Other items							
p	Fire suppression system (scope TBC) in recycling area	1,940	m2	80	155,000	80	6.4%
q	Updates to drainage system (scope TBC)	1,940	m2	100	194,000	100	8.0%
r	New modular office (scope TBC)	150	m2	1,200	180,000	93	7.5%
(1) CONSTRUCTION BUDGET SUB-TOTAL					1,221,000	629	51%
(2)	Preliminaries (20%)	20	%	1,221,000	244,000	126	10.1%
(3) SUB-TOTAL					1,465,000	755	61%
(4)	Overheads & Profits (10%)	10	%	1,465,000	147,000	76	6.1%
(5) WORKS COST ESTIMATE EXCLUDING FEES					1,612,000	831	67%
(6)	Project / design team fees estimate (15%)	15	%	1,612,000	242,000	125	10.0%
(7) SUB-TOTAL					1,854,000	956	77%
(8)	Other Development costs (Bailer, Council etc.) (15%)	15	%	1,854,000	Excl.		
(10) BASE COST ESTIMATE					1,854,000	956	77%
(11a)	Design Development Risk (10%)	10	%	1,854,000	185,000	95	7.7%
(11b)	Construction Risk (5%)	5	%	1,854,000	93,000	48	3.9%
(11c)	Employer Change Risk (2.5%)	2.5	%	1,854,000	46,000	24	1.9%
(11d)	Employer Other Risk (2.5%)	2.5	%	1,854,000	46,000	24	1.9%
(12) COST LIMIT EXCLUDING INFLATION & VAT					2,224,000	1,146	92%
(13)	Inflation (1Q2024)	8.47	%	2,224,000	188,000	97	7.8%
(14) COST LIMIT INCLUDING INFLATION, EXCLUDING VAT					2,412,000	1,243	100%