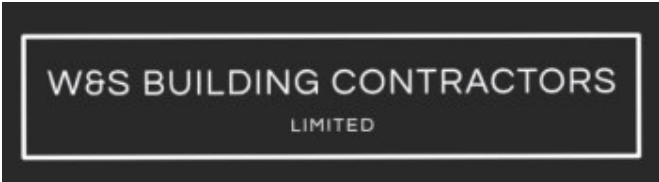


**Cricket Club - Estimate 1**

Cricket club refurbishment

at

Burgess Hill Cricket Pavilion  
St John Park



<b>Gross Internal Floor Areas</b>						
	Ground Floor	442	m2	4,758	sq ft	
	1st Floor	500	m2	5,382	sq ft	
	<b>Total GIA</b>	<b>942</b>	<b>m2</b>	<b>10,140</b>	<b>sq ft</b>	
<u>Tender Price is based on the following information</u>						
<b>Architects Drawings</b>						
CC-21-002						
<b><u>Assumptions:</u></b>						
1	Our tender submission is based on this Schedule of Works breakdown and the quantities & items contained therein					
2	Assume soil is inert and clean of all contaminants					
3	Assumed consumption charges for carrying out the Works will be borne by the Employer					
4	We have included a number of Provisional Sums / Provisional Allowances denoted by 'PS' in the Schedule of Works.					
5	Any variations or additions to these works will be charged at cost plus 20%					
6	Material prices only valid for 30 days					
7	Assume all new downlights throughout the house					

	<b><u>Exclusions:</u></b>					
1	All new incoming statutory services and associated BWIC					
2	Sewer connection and associated BWIC					
3	Breaking out obstructions in the ground or diverting any existing services discovered					
4	Providing an EPC at Practical Completion					
5	Provision of SBEM calculations					
6	Shadow gaps					
7	Providing sample panels.					
8	Scaffolding and hoarding licences					
9	NHBC / other form of Building Warranty. Assumed will be put in place direct by Client					
10	Discharge of planning conditions or liaising with planners					
11	Provision of a Performance Bond					
12	Professional Fees including Building Control					
13	Site Investigations, Surveys and such like other than those highlighted in this report					
14	Removal of Contaminated Soil					
15	CCTV surveys other than those highlighted in this Schedule of Works					
16	Site works and soft landscaping.					
17	FF&E including blinds, soft furnishings, rugs and AV equipment (Furniture Fixtures and Equipment)					
18	VAT or any similar form of tax or imposition upon construction work					

				£/m2	£/sq ft
<b>1</b>	<b>Cricket club conversion</b>		<b>805,732</b>	<b>855.34</b>	<b>79.46</b>
<b>2</b>	<b>External Services (Provisional sum)</b>	PS	<b>5,000</b>	<b>5.31</b>	<b>0.49</b>
<b>3</b>	<b>Below Ground Drainage (Provisional sum)</b>	PS	<b>5,000</b>	<b>5.31</b>	<b>0.49</b>
<b>4</b>	<b>External Works (Provisional sum)</b>	PS	<b>5,000</b>	<b>5.31</b>	<b>0.49</b>
<b>5</b>	<b>Total Measured Work</b>		<b>820,732</b>	<b>871.27</b>	<b>80.94</b>
<b>6</b>	<b>Preliminaries; site management, top hat scaffolding, accommodation, consumables, plant etc (32 weeks)</b>		<b>73,866</b>	<b>78.41</b>	<b>7.28</b>
			<b>894,598</b>	<b>949.68</b>	<b>88.23</b>
<b>7</b>	<b>Contractor OH&amp;P</b>		<b>INCLD</b>	<b>INCLD</b>	<b>INCLD</b>
			<b>894,598</b>	<b>949.68</b>	<b>88.23</b>
<b>8</b>	<b>Client Contingency</b>		<b>EXCLD</b>	<b>EXCLD</b>	<b>EXCLD</b>
<b>9</b>	<b>Total</b>		<b>894,598</b>	<b>949.68</b>	<b>88.23</b>
<b>10</b>	<b>VAT</b>		<b>EXCLD</b>	<b>EXCLD</b>	<b>EXCLD</b>



<b>Demolition</b>							
1	Demolition of existing interior walls	154	m2	16	2,464		
2	Remove existing interior WCs	15	Item	205	3,075		
3	Remove existing kitchen	1	Item	850	850		
4	Remove existing bar area	1	Item	500	500		
5	Remove existing decoration etc to interior	1	Item	3,840	3,840		
6	Remove existing front dormer	1	Item	1,200	1,200		
7	Remove existing external windows	11	Nr	85	935		
8	Remove existing external doors	14	Item	110	1,540		
9	Remove existing shutter windows	1	Item	135	135		
10	Remove existing roof	1	Item	3,500	3,500		
11	Remove existing timber structure to roof	1	Item	2,650	2,650		
12	Remove existing flooring throughout	740	Item	4	2,960		
13	Remove existing heating system and allowance to make good	1	PS	5,500	5,500		
14	Remove existing external walls	26	m2	58	1,508		
15	Allowance to support external walls	1	Item	720	720		
16	Allowance to support internal structure	1	Item	960	960		
17	Remove existing gutters	1	Item	350	350		
18	Remove existing soffit and fascia	1	Item	1,100	1,100		
19	Remove existing electrical system	1	Item	3,250	3,250		
					<b>37,037</b>		

<b>Substructure</b>							
1	Excavate to reduced levels	65	m3	26	1,697	Assumed 450 deep; existing ground lev	
2	Excavate strip foundations	37	m3	26	973	Assumed 600 wide 1800 deep	
3	EO break out obstructions in the ground				EXCLD		
4	Disposal of excavated material off site	103	m3	35	3,594		
5	Concrete strip foundations	37	m3	228	8,536	Assumed 600 wide 1800 deep	
6	Blockwork cavity wall construction	13	m2	77	1,001		
7	Concrete cavity fill	13	m3	228	2,964		
8	DPC	26	m	3.5	91		
9	Compacting ground	145	m2	2	290		
10	DPM	145	m2	5	725		
11	Concrete RC slab	33	m2	228	7,439		
12	Pad foundation	10	Item	450	4,500		
13	Surface water	1	item	150	150		
14	Ground water	1	item	150	150		
					<b>32,110</b>		

	<b>Frame</b>						
	<u>Steel frame</u>						
1	Steel;	1	PS	30,000	30,000		
2	Mass concrete padstone	10	Nr	170	1,700		
3	Timber posts	10	Nr	750	7,500		
4	Gable structure	1	Item	2,290	2,290		
5	Terrace	1	Item	1,450	1,450		
	<u>Main Roof Structure;</u>						
6	Pitched roof structure	554	m2	98	54,292		
7	Hangers, strapping's bracings, fixing etc.	1	item	2,715	2,715		
8	Double up rafters around room lights	16	m	38	608		
9	Extra over forming dormers	9	Nr	486	4,374		
					<b>104,929</b>		
	<b>Upper Floors</b>						
1	Structural timber floor	287	m2	78	22,386		
2	Floor boarding; 18 thick T&G	287	m2	38	10,906		
3	Insulation between joists; acoustic sound insulation	287	m2	28	8,036		
					<b>41,328</b>		
	<b>Stairs</b>						
1	New staircase construction	1	PS	14,000	14,000		
2	Handrail	12	m	95	1,140		
3	Supply and fix stair runner	12	m	25	300		
4	Lift; including supply, fit & electrical works	1	PS	25,000	25,000		
					<b>40,440</b>		



	<b>Roof</b>						
	Main Roof Coverings; Incl over study						
1	Pitched roof coverings; including felt and battens	554	m2	92	50,968	Machined tile	
2	Extra over ridge	84	m	33	2,772		
3	Extra over hips				EXCLD		
4	Extra over valleys	49	m	75	3,675		
5	Insulation fixed over ceiling joists; 175mm	554	m2	22	12,188		
6	Barge board	58	m	44	2,552		
7	Facias and soffits; timber	84	m	58	4,872		
	<u>UPVC rainwater goods:</u>						
8	Gutter	84	m	30	2,520	uPVC	
9	EO ends	9	Nr	23	207		
10	Outlets	8	Nr	23	184		
11	Downpipes	22	m	30	672		
					<b>80,610</b>		

<b>External Walls</b>					
<u>Main house</u>					
1	Cavity wall comprising blockwork inner skin, brickwork outer skin, insulation and wall ties	60	m2	179	10,740
2	Projecting timber bay window	1	Item	1,740	1,740
3	Hanging tiles to dormers	316	m2	58	18,328
4	Closing cavities	36	m	14	504
<u>Lintels:</u>					
5	To suit 900 wide	3	Nr	120	360
6	To suit 1800 wide	4	Nr	180	720
					<b>32,392</b>
<b>External Windows and Doors</b>					
1	Provisional sum	1	PS	50,000	50,000
2	Window Boards	1	PS	2,500	2,500
					<b>52,500</b>

	<b>Internal Walls</b>						
1	100mm thick blockwork walls	156	m2	75	11,700		
2	Timber stud partitions; 100mm insulation and boarded both sides	107	m2	60	6,420		
3	Plumbing ducts to Bathroom, WC and Ensuite	10	Nr	135	1,350		
4	Boxing out SVPs / rainwater				INCLD		
					<b>19,470</b>		
	<b>Internal Doors</b>						
1	New solid core single door, shaker style 4 panel door	21	PS	180	3,780	PC Supply £150 a door	
2	Double doors	1	Ps	360	360	PC Supply £300 a door	
3	Frames	112	m	25	2,805		
4	Architraves	224	m	10	2,244		
5	Ironmongery; single	22	Nr	90	1,980	PC Supply £75/door	
6	Fixing door, frame and ironmongery; single	22	Nr	95	2,090		
					<b>13,259</b>		
	<b>Floor Finishes</b>						
1	Screed + insulation; 150mm	145	m2	58	8,352		
2	Ditto to perimeter	80	m	9	720		
	<u>Room Finishes:</u>						
3	Terrazo tiles or similar throughout	740	m2	103	76,220	PC Supply: £40m2	
4	Ditra matting	740	m2	16	11,840		
					<b>97,132</b>		

	<b>Wall Finishes</b>						
1	Plasterboard lining to external walls	60	m2	16	960		
2	Ditto; to reveals				INCLD		
3	Skim coat plaster	1,260	m2	15	18,900		
4	Wall tiling; Bathrooms, WCs and En-suite (half height)	81	m2	100	8,088	PC Supply £35/m2	
5	Tile backer/wedi board				EXCLD		
6	Skirting board	407	m	8	3,419	New skirting boards throughout	
					<b>31,366</b>		
	<b>Ceiling Finishes</b>						
1	Plasterboard; fixed to joists	320	m2	16	5,120		
2	Loft access hatch and ladder				EXCLD		
3	Skim coat plaster	320	m2	16	5,120		
					<b>10,240</b>		
	<b>Decoration</b>						
1	Walls	1,260	m2	8	10,080		
2	Ceilings	320	m2	8	2,560		
3	Doors	22	Nr	80	1,760		
4	Door frames and architraves	337	m	9	3,029		
5	Skirting	407	m	8	3,256		
6	Window boards	1	Item	1,000	1,000		
					<b>21,685</b>		

	<b>Fittings</b>							
1	Supply and installation of kitchen; including appliances	1	PS	15,000	15,000			
2	Supply and installation of bar store	1	PS	4,000	4,000			
3	Extractor fans to Kitchen	3	Nr	1,500	4,500			
					<b>23,500</b>			
	<b>Sanitaryware</b>							
1	Small WCs	6	Nr	1,500	9,000	Provisional Sum		
2	Larger WCs	4	Nr	4,000	16,000			
3	Shower rooms	1	Nr	5,000	5,000			
4	Extractor fans to above	4	Nr	330	1,320			
5	Mastic sealant				INCLD			
					<b>31,320</b>			
	<b>Mechanical</b>							
1	New heating system throughout	1	PS	65,000	65,000			
					<b>65,000</b>			

	<b>Electrical</b>						
1	First fix cable to below points	942	m2	12	11,304		
2	Downlights	205	Nr	65	13,325		
3	Double sockets	129	Nr	65	8,385		
4	LED Lighting	4	Item	450	1,800		
5	Wall light	25	Nr	65	1,625		
6	TV points	5	Nr	65	325		
7	Light switches	88	Nr	65	5,720		
8	External lighting points	27	Nr	97	2,619		
9	Cat data cabling; allowance	1	PS	1,000	1,000		
10	Distribution board	1	PS	7,500	7,500		
11	BWIC	1	item	2,115	2,115		
12	Testing and commissioning incld. O&M manuals	1	item	1,777	1,777		
13	Sundries	1	item	124	124		
14	Outdoor lights	23	Nr	125	2,875		
15	Exterior score board	1	PS	5,000	5,000		
					<b>65,494</b>		
	<b>Disposal</b>						
1	Above ground drainage, svp's etc	740	m2	8	5,920		
					<b>5,920</b>		

<b>Room Data Sheet</b>								
<b>Room</b>	<b>Area</b>	<b>Unit</b>	<b>Perimeter</b>	<b>Unit</b>	<b>Height</b>	<b>Unit</b>	<b>Wall Area</b>	<b>Unit</b>
<b>GF</b>								
Groundsman Store	17	sq m	21.0	m	2.8	m	59	sq m
WC 1,2,3,4	8	sq m	30.0	m	2.8	m	84	sq m
Ladies WC	16	sq m	20.0	m	2.8	m	56	sq m
Mens WC	14	sq m	15.0	m	2.8	m	42	sq m
Coffee shop	16	sq m	17.0	m	2.8	m	48	sq m
Disabled WC	5	sq m	23.0	m	2.8	m	64	sq m
Lobby	7	sq m	13.0	m	2.8	m	36	sq m
Store	6	sq m	7.0	m	2.8	m	20	sq m
Open space	140	sq m	56.0	m	2.8	m	157	sq m
Playgroup entrance	7	sq m	12.0	m	2.8	m	34	sq m
Stairwell & Lift	18	sq m	28.0	m	2.8	m	78	sq m
Store	8	sq m	10.0	m	2.8	m	28	sq m
Bar	16	sq m	16.0	m	2.8	m	45	sq m
Bar Store	12	sq m	13.0	m	2.8	m	36	sq m
Kitchen	21	sq m	19.0	m	2.8	m	53	sq m
Store	13	sq m	15.0	m	2.8	m	42	sq m
Player entrance	8	sq m	15.0	m	2.8	m	42	sq m
Changing 1	21	sq m	27.0	m	2.8	m	76	sq m
Shower	3	sq m	9.0	m	2.8	m	25	sq m
Shower	5	sq m	5.0	m	2.8	m	14	sq m
WC	2	sq m	7.0	m	2.8	m	20	sq m
Changing 2	21	sq m	27.0	m	2.8	m	76	sq m
Shower	3	sq m	9.0	m	2.8	m	25	sq m
Shower	5	sq m	5.0	m	2.8	m	14	sq m
WC	2	sq m	7.0	m	2.8	m	20	sq m
Store & lobby area	16	sq m	28.0	m	2.8	m	78	sq m
Store	32	sq m	26.0	m	2.8	m	73	sq m

<b>1ST</b>							
Community Space	180	sq m	41.0	m	2.4	m	98 sq m
Disabled WC	107	sq m	8.0	m	2.4	m	19 sq m
Stairwell & Lift	11	sq m	28.0	m	2.4	m	67 sq m
Lounge	125	sq m	46.0	m	2.4	m	110 sq m
Bar & Desk	15	sq m	20.0	m	2.4	m	48 sq m
Store	9	sq m	17.0	m	2.4	m	41 sq m
Mens WC	8	sq m	12.0	m	2.4	m	29 sq m
Ladies WC	11	sq m	14.0	m	2.4	m	34 sq m
Ladies Changing	21	sq m	23.0	m	2.4	m	55 sq m
Ladies showers/WC	13	sq m	14.0	m	2.4	m	34 sq m