

CONSTRUCTION COST ESTIMATE

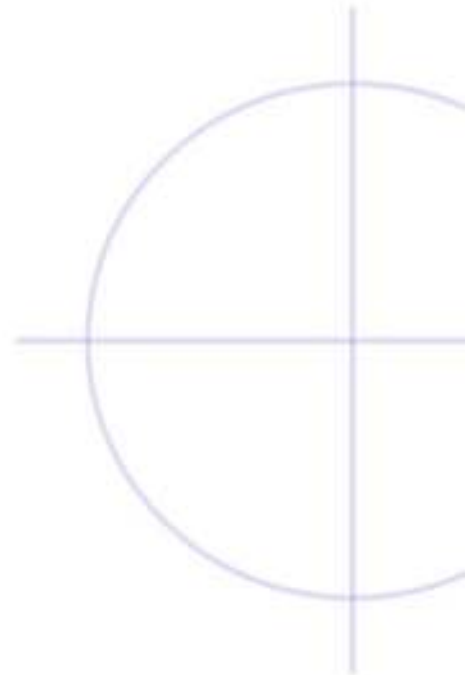
REFURBISHMENT OF MULTI-STOREY CAR PARK

COPTFOLD ROAD, BRENTWOOD CM14 4BN



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JUNE 2016

1. PROJECT DETAILS

1.1 Project Title and Location

Proposed refurbishment of multi-storey car park (Phase 2) at Coptfold Road, Brentwood

1.2 Parties/Consultants

Client:	Brentwood Borough Council, Town Hall, Ingrave Road Brentwood Essex CM15 8AY
Building Surveyor & Contract Administrator:	Daniel Connal Partnership 780 The Crescent Colchester Business Park Colchester Essex CO4 9YQ
Structural Engineer:	MLM North Kiln, Felaw Maltings 46 Felaw Street Ipswich Suffolk IP2 8PN
M&E Services Engineer:	Williams Holloway Associates 9 Wren Close, Stanway Colchester Essex. CO3 8ZB

1.3 Information

The Estimate has been based on the following information:-

1. Budget figures from CRL for concrete repairs
2. Budget figures from Oakray for electrical repairs based upon their electrical testing on-site
3. Phase 1 works carried out Winter/Spring 2015/2016
4. Anticipated tender levels at 1Q2017.
5. Works commencing onsite during 1 Q2017 and taking approximately 6 months, requiring some closure of the car park

2. APPROXIMATE ESTIMATE OF PROJECT COSTS

Consultants Fees		
Daniel Connal Partnership	33,000	quotation
MLM	59,000	quotation 26/06/2016
Williams Holloway Associates	15,000	quotation 20/04/2016
	£107,000	
Construction Works		
Safety improvements to ramps	20,000	as advised by MLM
Stair handrail	42,000	based on CRL quotation
Stairwell glazing	excluded	works outside client demise
Sacrificial anodes	350,000	ramps £100k, decks (50%) £250k
Concrete surface treatment	844,000	as CRL budget (adjusted)
Columns & soffit surface treatment	included 2.5	
Lighting	350,000	allowance
Electrical repairs	30,000	based on Oakray quotation
Drainage	50,000	allowance
Preliminaries	270,000	16%
Contractors OH&P	196,000	10%
Contingency	215,000	10%
	£2,367,000	
Total Project Costs		
Consultants Fees	107,000	
Construction Works	2,367,000	
	£2,474,000	+ VAT

3. NOTES AND EXCLUSIONS

3.1 Notes

- 3.1.1 The estimate is based upon a full design being carried out and works being tendered in competition to suitable contractors on a fixed-price basis.
- 3.1.2 The estimate is based upon current estimated tender levels at 1Q2017 based on BCIS All-In tender price indices.

3.2 Exclusions

No allowances have been made for the following:

- 3.2.1 Works to staircases, offices & other common areas (except stair handrail works)
- 3.2.2 Works to fire alarm or other such systems
- 3.2.3 Structural works to the car park
- 3.2.4 Any works to the external of the building
- 3.2.5 Works to the top 2 decks
- 3.2.6 Stairwell glazing (as discussed, this falls outside the client's demise)



Paul Coleman BSc MCIQB MRICS

Associate

For DANIEL CONNAL PARTNERSHIP

3rd June 2016