

**REFURBISHMENT AND IMPROVEMENTS, TILBURY MANOR JUNIOR SCHOOL/ TILBURY PIONEER ACADEMY, 43 DICKENS AVE, TILBURY RM18 8HJ**

**APPROXIMATE COSTING**

Approximate costing calculation based on building floor area using SPONS Price Book rates.

**Existing building floor area (Less demolished sections)**

Gross floor area = 1062 m<sup>2</sup>

SPONS rate £1350 per m<sup>2</sup>

1062 x 1350 = **£1,433,700**

**Say £1.435 million**

As a cross-check on the 'Approximate' costs for the refurbishment works, we have also calculated more detailed building cost for building elements.

**ELEMENTAL COSTING**

ITEM	DESCRIPTION	COST
1.	Cut out and replace damaged timber superstructure	£50,000.00
2.	Under-pinning/ remedial works to minor subsidence/ settlement	£200,000.00
3.	Remove existing timber cladding and replace with new felt, battens and Hardie-plank cladding 500 m <sup>2</sup>	£200,000.00
4.	Repair/ replace external windows and doors	£100,000.00
5.	Replace PVC window surrounds. Remove existing 100m <sup>2</sup>	£6,500.00
6.	New carpet and vinyl flooring	£60,000.00
7.	Repair Drainage, replace sanitaryware and cubicles	£50,000.00
8.	New classroom joinery 6 no @ £4k	£24,000.00
9.	Flat Roof, replace and insulate. Corridors and changing block 163m <sup>2</sup>	£16,300.00
10.	Pitched Roof repairs, renew valleys, gutters, downpipes etc	£60,000.00
11.	External works; repairs to tarmac. New Play area.	£100,000.00
12.	LED lighting to all areas	£80,000.00

13.	Ceiling- suspended 1000 m <sup>2</sup> x £780/m <sup>2</sup> =	£70,000.00
14.	Electrics, Dado and additional sockets to classrooms	£80,000.00
15.	Data cable upgrades	£40,000.00
16.	Asbestos removal	£100,000.00
17.	Fire stopping	£20,000.00
18.	DDA improvement, DDA toilet, door widening etc.	£15,000.00
19.	New fire doors; 24 x £400	£9,600.00
20.	Replace glazing to internal corridor windows	£20,000.00
21.	Works to mitigate Legionella risks	£10,000.00
22.	Works to distribution boards	£5,000.00
23.	Works to main switch-gear	£20,000.00
<b>SUB-TOTAL</b>		<b>£1,333,400.00</b>

Elemental cost: £1,333,400.00

Contractors profit and overhead 10% of £133,400.00 = **£1,466,740.00**

## NOTES

Costs exclude contingency (5% = £72,500), planning & building regulation application fees and professional fees

## INFLATED COSTS

Building material and labour costs have been escalating significantly over the last 2 to three years. The Covid pandemic and more recent Ukraine/ Russia conflict have resulted in persistent material shortages, cost increases and labour shortages and increased labour costs.

## ESTIMATED COST

The above approximate costing and Elemental costing give similar cost. **We estimate** the building cost to be **£1.55 Million (including client contingency)**

Factoring in increasing material and labour cost, which we estimate will increase by 20% in the next year to 18 months....

Calculated building cost of £1,550,000.00 x 20 % = £310,000.00

£1,555,000.00 + £310,00.00 = £1,865,000.00.

**We estimate costs in the range of between £1.55 million to £1.9 million pounds.**