



Church House, Camlet Way, EN5 5PZ

COST ESTIMATE

for

MR Patrick Evans

20th February 2024

Church House  
 Cost Estimate - February 2024

ELEMENT	GIA m2	Unit	Rate	Totals £	NOTES AND COMMENTS
<b>Construction Works - New Build</b>					
1 Demolition of existing building including grubbing up of foundations, allowing to clean, set aside and reuse bricks and roof tiles	1	Item	35,000	35,000	
2 New build construction	178	m2	2,900	516,200	
3 Retaining wall and railings	50	m	850	42,500	
4 Allowance for hard and soft landscpaing	1	Item	20,000	20,000	
				<b>613,700</b>	
Preliminaries @ 10%				61,370	
OHP @ 10%				67,507	
Contingency @ 5%				37,129	
<b>COST ESTIMATE TOTAL</b>				<b>779,706</b>	

## Church House

### Cost Estimate - February 2024

#### **INFORMATION USED**

Drawings provided in email from Alan Cox Associates Drawings

Gross internal floor areas measured off drawings

#### **ASSUMPTIONS**

Project works will be tendered in 2Q2024

Water levels will not cause issues with construction works and attract additional costs

Excavated material will not be contaminated

#### **EXCLUSIONS**

VAT

Legal fees

Building regulation fees and planning fees

Site acquisition costs

Finance costs

Costs associated with rights of light and party walls

Archaeological surveys and excavations

Site surveys and investigation works

Removal of contaminated material from excavations

Extensive dewatering of excavations

Furniture, curtains, blinds and the like

Section 106/CIL Payments