

COST PLAN

for

**PROPOSED INTERNAL ALTERATIONS
OPTION B1**

**5 to 7 CHURCH STREET
STONY STRATFORD**

for

STONY STRATFORD TOWN COUNCIL

Loose fittings and furniture removed by client				
Investigate existing drainage	1	Item	250.00	£ 250.00
GROUND FLOOR				
Refurbish existing entrance door and screen	1	No	650.00	£ 650.00
Replace with timber door and screen including all furniture and decorations 3400mm x approx. 2450mm	1	No	3,000.00	£ 3,000.00
Take out existing staircase from children's library, cart away	1	Item	1,500.00	£ 1,500.00
Remove existing spine wall to staircase on ground floor , cart away and make good	1	Item	1,250.00	£ 1,250.00
Infill existing staircase opening	1	Item	5,400.00	£ 5,400.00
Cut out upper floor slab for new staircase including all trimming/structural support.	1	Item	6,350.00	£ 6,350.00
New steel and timber staircase and balustrade including decoration	1	Item	12,300.00	£ 12,300.00
Cut out form opening to walls into existing office/now staircase and make good	1	Item	2,100.00	£ 2,100.00
Blockwork partition to form chair store and servery at rear of meeting room, plaster both sides	20	M2	90.00	£ 1,800.00
Part glazed timber screen to form SSTC office 6800mm x approx. 2450mm including 90 degree corner	1	Item	6,450.00	£ 6,450.00
Form opening between new SSTC office and reception 1800mm x approx. 2250mm including supporting over and all making good	1	No	1,250.00	£ 1,250.00
Skirting	16	M	8.00	£ 128.00
Internal part glazed door	2	No	290.00	£ 580.00
Furniture with o/head closer	2	sets	115.00	£ 230.00
Form new doorway into staff room	1	No	265.00	£ 265.00
100mm block partition to divide staff room/female WC , plastered both sides	11	M2	90.00	£ 990.00
Strip out existing Staff WC (disabled to remain	1	lt	350.00	£ 350.00
Structural Steelwork , 2 no columns including foundations	1	lt	2,430.00	£ 2,430.00
Remove suspended ceiling to flexible space and plaster ceiling	1	lt	1,850.00	£ 1,850.00
		C/Fwd		£ 47,273.00

		B/Fwd	£	47,273.00
Strip out existing staff room and units to common area	1 It	350.00	£	350.00
Supply and install kitchen units and worktop to staff room 2600mm long including sink.	1 Item	1,640.00	£	1,640.00
New internal door set tom staff room	1 Item	455.00	£	455.00
Set of 3 no WC cubicles to Female WC	1 Item	2,470.00	£	2,470.00
1 no WC cubicle to Male WC	1 Item	1,127.00	£	1,127.00
Supply and Install new sanitary ware to Male and Female toilets including all wastes and hot and cold supplies comprising :- 4 no WCs, 1 no urinal, 4 no basins with mixer taps	1 Item	2,450.00	£	2,450.00
Tiled splash back to kitchen unts,basins	5 M	24.00	£	120.00
Drainage for the above	1 Item	4,500.00	£	4,500.00
FIRST FLOOR				
Modify/renew window adjacent to new staircase as necessary	1 Item	850.00	£	850.00
Door sets into the Small and large offices including frames, furniture and decorate	2 sets	455.00	£	910.00
Timber screens incorporating doors to conference room 2000mm x 2250mm approx..	3 sets	1,650.00	£	4,950.00
Replace screen to rear staircase	21 M2	120.00	£	2,520.00
Decorate same	42 M2	15.00	£	630.00
New screen to form staircase lobby	40 M2	120.00	£	4,800.00
Decorate same	80 M2	15.00	£	1,200.00
New internal door sets	2 No	455.00	£	910.00
New rooflight over entrance lobby	1 Item	1,500.00	£	1,500.00
Kitchen units and worktops to tea/coffee area	1 Item	3,200.00	£	3,200.00
Take up existing floor finishing's and cart away	452 M2	4.20	£	1,898.40
New sheet flooring throughout	452 M2	63.00	£	28,476.00
3 coats emulsion to new and existing plastered walls	611 M2	6.00	£	3,666.00
Decoration to other woodwork/metalwork	1 Item	850.00	£	850.00
Form opening for and insert new window to rear of lending Library	1 item	1,480.00	£	1,480.00
		C/Fwd	£	118,225.40

SERVICES		B/Fwd	£ 118,225.40
Incoming GAS SUPPLY	1 Item	10,000.00	£ 10,000.00
ELECTRICAL INSTALLATION Adapt power and lighting as necessary Adapt fire Alarm as necessary	1 Item	20,000.00	£ 20,000.00
TELECOM IT network throughout , allow for cabling (Installation by client)	1 Item	6,000.00	£ 6,000.00
HEATING SYSTEM Replace existing electrical heating with gas central heating	1 Item	45,000.00	£ 45,000.00
VENTILATION To WCs	1 Item	2,500.00	£ 2,500.00
Builders Work in connection with services	1 Item	3,500.00	£ 3,500.00
			£ 205,225.40
Contractors Preliminaries			£ 17,500.00
			£ 222,725.40
CONTINGENCY			£ 15,000.00
			£ 237,725.40
Professional Fees (Post Planning)		12%	£ 28,527.05
			£ 266,252.45