

ORDER OF COST ESTIMATE – REVISION A

FOR

RENOVATION & THERMAL UPGRADE WORKS

AT

MUNICIPAL BUILDING, THE MOOR, FALMOUTH

FOR

FALMOUTH TOWN COUNCIL



**Wellers**

Chartered Quantity Surveyors  
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Job No 3959

October 2024

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Oct-24

SUMMARY

Building Works		1,430,225
Main Contractors Preliminaries		182,800
Main Contractors Overheads & Profit	10%	161,303
<b>Building Works Estimate</b>		<b>£ 1,774,328</b>
Project Consultants Fees		Excluded
<b>Base Cost Estimate</b>		<b>£ 1,774,328</b>
Design Development Risks	10%	177,433
Construction Risks		-
Employer Change Risks		-
<b><u>COST LIMIT (Inflation Excluded)</u></b>		<b>£ 1,951,760</b>
Inflation Allowance - 4Q24 to 1Q25	1.00%	19,518
<b><u>COST LIMIT (VAT Excluded)</u></b>		<b>£ 1,971,278</b>

Note: Please refer to the Basis of Estimate particularly the Notes, Qualifications and Exclusions listed therein.

## Notes, Qualifications and Exclusions

This Estimate showing the likely cost of proposed works as now envisaged, has been prepared primarily to assist the Client in organising and controlling construction costs.

In order to be correctly interpreted and fully understood, this document should therefore be studied only in consultation with the Quantity Surveyor.

This Estimate has been based purely on the pre-planning drawings provided by RTP Chartered Building Surveyors. No input has been provided by another designer relative to this type of Project.

This Estimate is dependent upon the following considerations:-

*The works will be constructed as at present envisaged and shown on the drawings and specifications noted in the "Basis of Estimate".*

*The works will be carried out in a single phase and completed by a local medium sized "bona-fide" Contractor proficient in this type of project.*

*Duration of the Contract will not exceed 45 weeks.*

*Anticipated building costs are based on present rates (4Q24) with an inflation allowance to 1Q25. We have found at present current BCIS indices are not representative of the building cost increases currently being experienced in Cornwall.*

*Provisional Sums have been included for a number of items and a breakdown of these can be found within the "Basis of Estimate" section.*

*This Estimate is to be regarded as a guide only of probable current cost.*

The following items are EXCLUDED:

- a) Objets d'art & all other art/decorative installations
- b) Additional fit out items over and above those listed within this Estimate including specialist joinery items.
- c) CCTV, smart systems
- d) Specialist lighting installations and light fittings over and above standard
- e) Soil investigation/contamination reports and resulting requirements other than noted.
- f) De-canting of building/rooms and re-install.
- g) M & E consultants or structural engineer design/specification/reports - No design concluded
- h) Works/costs involved with any onerous planning conditions particularly material specification
- i) Professional Fees; Architect, Structural Engineer, Quantity Surveyor, etc.
- j) Ecologist fees
- k) CC Planning/Building Regulations Application/Inspection Fees
- l) Legal fees
- m) Interest and other financing costs.
- n) Increased costs as a result of foreign trade tariffs surrounding the United Kingdom's withdrawal from the European Union.
- o) Increased costs as a result of the conflict in Ukraine and the Middle East and the impact on procurement, labour,
- p) Value Added Tax where applicable.
- q) Any works in relation to dry rot treatment
- r) Asbestos removal

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**BASIS OF ESTIMATE**

**Drawings & Documents**

RTP Chartered Building Surveyors Drawings & Information

Drawing Nr      Revision   Title

P240045-200	-	Location and Site Plans
P240045-201	A	Proposed Ground and Mezzanine (Part First) Floor Plans
P240045-202	A	Proposed First Floor and Roof Plans and Roof Sections
P240045-203	A	Proposed Elevations

Scope of Works for 2024 Renovation and Thermal Upgrade Works

**Indicative Pricing from ZLC Energy Ltd October 2024 for heating and ASHP - £432,000 excl VAT**

Estimate Commentary

Provisional Sums have been included within the Elemental Costs for the following items:

Structural appraisal of existing timbers	£2,000
Improve ventilation to opening vents on central lantern	£1,000
General repairs to central lantern	£2,000
Venturi System	£10,000
Bird deterrent measures	£25,000
Repairs to external cills	£1,500
External doors (pair of) - 3nr	£15,000
External area for heating plant	£2,500
*Electrical Power and Lighting	£85,750
*Water Services	£43,500
*Heating	£432,000
*Ventilation	£55,000
*Above ground drainage, fire Safety, Security/Access Control,AWC Call	
Alarms, Lightning Protection,Lift Works all EXCLUDED	
(* as Planned Maintenance Schedule March 2024 Costs)	
Scaffolding (enclosed)	£160,000

Quotations received from:

SSQ Riverstone slate supply cost and quantities  
Alutec Estimate rainwater goods 27 June 2024  
RM Developments crack stitching quotation 12 June 2024  
Storm secondary glazing quotation 3 June 2024  
Charlestown Joinery quotation lantern 31 May 2024  
Roofmaker rooflight quotation 17 July 2024

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<u>ELEMENTAL ANALYSIS</u>		
<u>RTP Scope of Works</u>	<u>% Total</u>	<u>Cost</u>
Grade 2 Listing	0.00%	-
Pitched Roof	29.29%	418,900
Central Lantern Feature	0.67%	9,600
Rear Roof (refer to Pitched Roof for costs)	0.03%	400
Valley and Parapet Gutters	1.17%	16,700
Parapet Walls	0.96%	13,800
Rainwater Goods	3.35%	47,950
Masonry	7.74%	110,725
Rendered Masonry	0.50%	7,200
Windows	6.25%	89,450
Rooflights	1.13%	16,100
Lantern Light and Skylight	3.28%	46,950
Doors	1.05%	15,000
Walls	1.27%	18,200
Mechanical and Electrical Services	43.30%	619,250
RTP Scope of Works - Total		£ 1,430,225
Wm G Weller & Son Ltd		October 2024