

TENDER REPORT

Colville Estate Phase 2C

For and on behalf of:

London Borough of Hackney  
1 Hillman Street  
Hackney  
London E8 1DY

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## 1. THE PROJECT

- 1.1 As part of the London Borough of Hackney's (the Council's) Estate Regeneration Programme (ERP), the Council intends to address the current housing crisis through the construction of mixed tenure new-build homes on Council owned estates through estate regeneration.
- 1.2 The Colville Estate (the Estate) is located between Penn Street, Branch Place and Whitmore Road in Hackney N1, next to Shoreditch Park. The majority of the original estate was completed in the 1950s, with a couple of blocks built in the early 1970s and has been included in the Council's Regeneration Programme since 2011. The Council's aspiration is to complete the regeneration of the estate and optimise the use of the land the Council owns for the benefit of local residents, primarily to provide affordable housing and employment and skills opportunities for local people, plus associated infrastructure and public realm improvements.
- 1.3 The Estate benefits from a masterplan for the Colville Estate regeneration, planning reference 2011/0734. This was approved in 2012 and two site phases under reserved matters planning approval have been completed since then (the Previous Phases), these being;
  - Under Phase 2A&B - 70 social rent homes, 11 shared ownership homes, 35 outright sale homes and 3 retail units
  - Under Phase 3 (developed by Anthology) - 198 outright sale homes and a ground floor commercial space
- 1.4 Over the course of the regeneration of the Colville Estate including subsequent phases (the Subsequent Phases), 925 new homes will be built. In addition, the overall regeneration of the Colville Estate provides significant estate-wide public realm improvements, new retail facilities and a new community centre.
- 1.5 Further redevelopments have taken place close by (the Nearby Sites), these being;
  - Penn Street Site (London City Mission/Thornsett)
  - Britannia Masterplan Site - Leisure Centre and School Academy
- 1.6 The Site, Phase 2C, which comprises the design, construction and defects rectification of 93 new mixed tenure homes, a community centre and an energy centre, site clearance, decontamination, demolition, associated services and diversions, drainage, infrastructure, external works and public realm. The energy centre will have the capacity to support the Previous Phases, the Subsequent Phases and the Britannia Masterplan.
- 1.7 The development of the Site presents a unique set of challenges that are required to be considered, designed and programmed prior to commencement. These include but are not limited to the following:
  - Several nearby Sites are under way or soon to commence.
  - The Site requires Thames Water consent to build over an existing trunk sewer and to divert another section of major arterial sewer.
  - The Site will require build-over consent from Crossrail.
  - The Estate is fully occupied and construction logistics will need major consideration.
  - The Site is commencing at a time of significant regulatory change with updates to the Building Regulations and introduction of the Building Safety Act requiring careful coordination and planning.
  - The Site has been tendered during a time of unprecedented economic uncertainty as a result of post-BREXIT shortages of materials and labour, COVID-19 pandemic and most recently the war in Ukraine which has exacerbated these pressures.

## 2 PROJECT STATUS

### 2.1 Planning:

2.1.1 The original intention was to build out Colville Estate Phase 2, which received reserved matters planning approval in 2012, Planning reference 2012/2584, as a single contract with a contractor/developer building 209 new mixed tenure homes, three retail units, a new community centre and an energy centre serving the whole of the Colville Estate.

2.1.2 Phase 2 was subsequently divided into two sub phases for delivery purposes. The second sub phase, Phase 2C, was originally envisaged to proceed as soon as Phase 2A&B was completed and residents had moved from the existing blocks that would comprise the Phase 2C site into the new homes. However, due to the passage of time it was agreed with the Colville Estate Tenants and Residents Association (CETRA) that there should be an opportunity to review the homes built in the Phase 2A&B scheme, along with obtaining feedback from the residents who had moved into the new homes and incorporate improvements where possible to the new homes in the Phase 2C scheme.

2.1.3 There was, in addition, the recognition that updated statutory and regulatory changes would require a review of the energy centre proposals, to provide a low carbon solution for the Estate and the Britannia Masterplan. A re-assessment of the energy strategy for the consented scheme was required as part of the design review that was commissioned. This was concluded with the submission of a Section 73 application to the planning approved scheme. Resolution to grant planning consent is in place, pending a unilateral undertaking being signed.

### 2.2 Demolition:

2.2.1 Demolition of three vacant residential blocks is required. Prior to demolition, a full demolition and refurbishment asbestos survey will be carried out.

### 2.3 Design:

2.3.1 The planning stage design was carried out by Karakusevic Carson Architects (KCA) with support from Max Fordham (MEP and Sustainability), Lewis Hubbard (Civil Engineers), Elliot Wood (Structural Engineers) and Studio ONB (Landscape Architects).

2.3.2 KCA and the other designers have provided three sets of drawings for tender, these being;

- Planning Drawings, which identify the planning secured elements of the design.
- Indicative Drawings (Design Intent), which identify additional details to lock-in to the Building Contract but not planning.
- Indicative Drawings (Additional Information), which demonstrate how the Indicative Drawings (Design Intent) can be achieved but are not a contract obligation to comply with.

2.3.3 It is noted that the planning stage MEP design is based on previous building and energy regulations which were relevant at the time of design and receipt of the resolution to grant planning permission. The building regulations are due to be updated in June 2022 and this will lead to the introduction of new approved documents and a significant update to Approved Document L (energy efficiency). The Council is in the process of registering the Site with Building Control prior to June 2022 to avoid the need to implement these new Building Regulations.

### 3 PRE-TENDER ESTIMATE & PROCUREMENT ADVICE

- 3.1 calfordseaden provided detailed elemental cost estimates of the Site. These estimates include a number of clear exclusions and recommendations for the Council to make contingency allowances in its development appraisal.
- 3.2 calfordseaden updated the tender stage elemental cost estimate in June 2021 to capture the RIBA 3+ Design Freeze. This provided a build cost estimate as follows:

Block	Cost	GIA	Cost £/m2	Notes
Block C2	£ 11,812,767	2,532 m <sup>2</sup>	£ 4,665 /m <sup>2</sup>	
Block E	£ 40,244,033	7,004 m <sup>2</sup>	£ 5,746 /m <sup>2</sup>	
Combined Total	£ 52,056,800	9,536 m <sup>2</sup>	£ 5,459 /m <sup>2</sup>	
Total provision for Energy Centre and ASHP installation included within the Combined Total above	£ 14,960,747	731 m <sup>2</sup>	£ 20,466 /m <sup>2</sup>	Brought forward from Cost Summary build up. GIA of 731m2 includes for Energy Centre area and ASHP area

- 3.3 The June 2021 estimate was updated in May 2022 to capture the subsequent time and associated inflation associated with the eight months of the Council's procurement process, which coincided with unprecedented inflation associated with a number of factors including the war in Ukraine. This provided an updated build cost estimate summarised as follows:

Block	Cost	GIA	Cost £/m2	Notes
Block C2	£ 13,012,024	2,532 m <sup>2</sup>	£ 5,139 /m <sup>2</sup>	
Block E	£ 44,329,647	7,004 m <sup>2</sup>	£ 6,329 /m <sup>2</sup>	
Combined Total	£ 57,341,671	9,536 m <sup>2</sup>	£ 6,013 /m <sup>2</sup>	
Total provision for Energy Centre and ASHP installation included within the Combined Total above	£ 16,479,594	731 m <sup>2</sup>	£ 22,544 /m <sup>2</sup>	Brought forward from Cost Summary build up. GIA of 731m2 includes for Energy Centre area and ASHP area

- 3.4 A copy of the May/June 2022 elemental cost estimate is included within the appendices to this report (the Pre-Tender Estimate).

#### 4 THE TENDER:

##### Two Stage Tender Process:

- 4.1 calfordseaden, Employer's Agent, provided a series of procurement reports during the planning design stages to explore various procurement options available to the Council for the Site. A copy of the procurement report is contained in the appendices of this report.
- 4.2 Due to the complexity of the Site, together with the economic pressures impacting the construction market making it difficult for tenderers to predict build cost inflation and the Council's governance requirements to enable the conversion of a tender into a building contract, it was decided to progress the procurement of the Site via a two-stage tender process.
- 4.3 The two-stage tender would require the issue of the entire suite of Pre-Contract Documents, Contract Documents and draft Employer's Requirements at the first stage.
- 4.4 At return of the first stage tender, tenderers were to confirm that they would comply with the terms of the Pre-Contract Documents and Contract Documents, and that they would broadly meet the requirements of the Employer's Requirements which would be developed during the second stage under a Pre Construction Services Agreement (PCSA).
- 4.5 At return of the first stage tender, tenderers were to confirm their overheads, profit, Design & Build risk allowance and preliminaries costs which were split into PCSA stage and Contract stage and presented on a schedule of preliminaries drawdown.
- 4.6 During the second stage of the tender, the selected tenderer (the Contractor) would enter into a PCSA and implement the Tendering Protocol. The Tendering Protocol would require that the Contractor procure a minimum of 80% of the net build cost (Trade Packages) to a minimum of three sub-contractors on an open book basis with the remaining 20% of the net build cost anticipated to be made up of services/statutory authorities' costs, elements which cannot be procured competitively or through contractor's estimates. Although not prescriptive in the works required to achieve the objectives of the Tendering Protocol, all tenderers have undertaken to meet the objectives which will require design and development of the existing scheme, site investigation works, liaison with statutory undertakers and procurement of the Works. All tenderers have presented their preliminary resource allowances for the PCSA stage within the schedule of preliminaries drawdown, which has been assessed for consistency.
- 4.7 At conclusion of the second stage process under the PCSA, and subject to validation from the quantity surveyor that compliance with the obligations of the tendering protocol have been demonstrated and value for money has been evidenced for the procurement of the Trade Packages, the Employer's Requirements would be updated to reflect the agreed Contractor Proposals, the contractor would apply its preliminaries, D&B risk price, Overheads and Profit to the agreed net build cost and this would form the costs for the lump sum building contract – at this point the risk would transfer to the Contractor under a Building Contract.

##### Tender Documents:

- 4.8 The Building Contract shall be an amended form of JCT 2016 Design & Build Contract. The tender documents comprised the following:
  - a. Pre-Contract Documents
    - a) PCSA
    - b) Amendments to the PCSA
    - c) Tendering Protocol
    - d) Schedule of Preliminaries Drawdown

- b. Contract Section 1 – Contract Matters
    - a) Contract Particulars - Tender Stage
    - b) JCT 2016 D&B Amendments, Performance Bond, Parent Company Guarantee, Consultant Warranty, Sub-Contractor Warranty and Contractor Collateral Warranty
  - c. Contract Section 2 – Employer’s Requirements
    - a) The Employer’s Requirements
    - b) Technical Specification
    - c) Associated Appendices
  - d. Contract Section 3
    - a) Site Information
  - e. Contract Section 4
    - a) Contractor Proposals
    - b) Contract Sum Analysis
- 4.9 We have included copies of the invitation to tender, form of offer and the criteria for assessing tender submissions documents in the appendices to this report.

Sectional Completion:

- 4.10 The tender documents provided for sectional completion are as follows:

- Section 1: Demolition and facilitating works
- Section 2: Energy Centre
- Section 3: Show Unit Block E
- Section 4: Show Unit(s) Block C
- Section 5: Block E
- Section 6: Block C2
- Section 7: Community Centre
- Section 8: External Landscaping Block E
- Section 9: External Landscaping Block C2

- 4.11 Tenderers were required to propose their Sectional Completion dates within their tender returns, which would be reviewed under the PCSA for implementation into the Building Contract.

Pricing Options:

- 4.12 At the point of issuing tenders, the Council had not determined whether it would progress with a requirement for the Contractor to provide a shell and core for the energy centre for an Energy Services Company (ESCO) to fit-out within its programme and coordination; or whether it would require the Contractor to fit out the Energy Centre and offer the associated works for adoption by an ESCO. In consideration of this delayed decision, calfordseaden suggested splitting the pricing element of the tender returns into parts A and B as set out below.
- 4.13 It was identified that for each Option (Option A and Option B), the Bidder’s Preliminaries, D&B Risk, Overheads and Profit shall be applied to the net build costs which are provided to form the estimated contract sums (the Bid Prices). The net build costs used for this purpose are as follows (these pre-date the May/June 2022 update to the estimate):

- Option A (including Contractor Energy Centre fit-out) - £43,501,807.00
- Option B (excluding Contractor Energy Centre fit-out) - £39,094,789.00

Tender Scoring / Assessment Criteria:

4.14 It was identified that the lowest Bid price will score the full weighting. The other offers will then receive scores expressed as an inverse proportion of the lowest price. All results will be rounded to two decimal places: (Lowest price/Bidder's price) x weighting = Bidder's price score

4.15 The criteria for assessing the pricing element of the tenders were set out as follows:

	Max Available Points
Option A (including energy centre fit-out): Preliminaries Cost, D&B Risk, Overheads and Profit	20%
Option B (excluding energy centre fit-out): Preliminaries Cost, D&B Risk, Overheads and Profit	20%

4.16 The criteria for assessing the quality element of the tenders were set out as follows:

ITP Quality Questions	Weighting
Method Statement 1: Programme	8 %
PCSA Works Programme	4 %
Indicative Construction Programme	4 %
Method Statement 2: Project Team & Management	10 %
Project team and key personnel	5 %
Design Team	3 %
Design Management	2 %
Method Statement 3: Opportunity & Risk Register	5 %
Risk Register	3 %
Cost savings	2 %
Method Statement 4: Project Delivery and Site Logistics	7 %
Logistics	5 %
Phasing and Sequencing	2 %
Sustainability and Social Value	5 %
Sustainability	3 %
Supply chain	2 %
Local Employment & Training	6 %
Apprentices, work placements and local labour	2 %
Provide details of key personnel, CVs and resources allocated to this part of the contract. Name the individual(s) and include a brief description of the individual's role and responsibilities and time allocation to the project.	2 %
Please provide a Social Value Plan that details how you will mobilise and deliver the Contract in a manner that provides a solution that aligns with the Council's social values, and Green Economy requirements, and aims to provide comprehensive long term social benefits within Hackney.	
People working in the construction industry are more likely than average to experience work-related stress and other mental health issues and sadly every working day, two construction workers take their own life.	2 %
Please can you describe what actions you would take to promote positive health and mental wellbeing for those working on this project and protect against the risks of possible harm?	
Method Statement 5: Quality Control	9 %
Quality Control, Handover and Defects Management	5 %
Record Information	4 %
Method Statement 6: Community Engagement	10 %



Community Engagement Strategy -	4 %
Local Resident Engagement	4 %
Supporting local initiatives	2 %

4.17 The scoring criteria were set out as follows:

SCORING SCALE	
Score	Commentary
0	Very weak or no answer
1	Poor - well below expectations
2	Satisfactory but slightly below expectations
3	Good – meets expectations
4	Very good - slightly exceeds expectations
5	Exceptional - well above expectations

## 5 TENDER PROCESS

5.1 The Site was tendered to a shortlist of five tenderers via the Procure Partnerships Framework, following a Soft Market Testing exercise of three potential Frameworks in 2021. The largest amount of interest from potential tenderers came from the Procure Partnerships Framework.

5.2 The following timeline was applied to the tender:

Date Stated in ITT	Stage	Date Achieved
11&12/01/22	Bidders day(s) - visit to the Colville Estate for a walkaround and presentation from Project Team	11 & 12 January 2022
14/01/22	Deadline for clarification questions	27 January 2022
27/01/22	Deadline for return of First Stage Bids	10 February 2022
11/02/2022	Evaluation of Bids complete	<ul style="list-style-type: none"> <li>• Tenders received by CSLLP 14 February 2022</li> <li>• Quality Review Completed by CSLLP 21 March 2022</li> <li>• Initial Financial Assessment Issued 29 March 2022</li> </ul>
February 2022	Negotiation Phase- Second step (if required)	April 2022 (request sent to LBH for review of contract terms at start of April 2022)
February/March 2022	Best and Final Offer – Third step (if required)	20 May 2022 (LBH completed review of contract terms 16 May 2022)
March 2022	Evaluation of Bids and recommendation for the successful First Stage Bid.	TBC
March 2022	Completion of the Authority approval and award decision processes.	TBC
March 2022	Notification by the Authority of the award decision, debriefing unsuccessful Bidders and commencement of the standstill period.	TBC
March 2022	Expiry of standstill period.	TBC
24/03/22	Appointment of the successful Bidder, award of the Pre-Construction Services Agreement (PCSA) and notification of First Stage conclusion to participants.	TBC
29/09/22	Conclusion of the Second Stage Tendering Protocol under the PCSA and progression into a Building Contract – which may be adjusted as required by the Bidders to facilitate the implementation of the PCSA Works and delivery of the Tendering Protocol.	TBC

- 5.3 The Council's project team coordinated tender communications through its tendering portal, with the calfordseaden team providing information for distribution as required.
- 5.4 During the tender period, a total of 141 clarification logs were issued to tenderers via Pro Contract Procurement Portal, responding to their queries. This included a list of an additional 64 clarifications to queries raised during the bidders' days. These logs are contained in the appendices to this report.
- 5.5 A total of 41 post-tender clarification logs were also issued. These logs are contained in the appendices to this report.
- 5.6 The responses to the questions in the ITT were scored by the various parties as set out later in this report in accordance with the assessment criteria and scores available on a question-by-question basis.

## 6 TENDERS RECEIVED

- 6.1 Upon completion of the tender period, tenders were received from five tenderers on the Procure Partnerships Framework.
- 6.2 All tenderers returned duly completed Forms of Tender and these are included within the appendices to this report.
- 6.3 The following table sets out the initial tender returns prior to analysis and subsequent clarifications:

Option A (Assumes fit-out of Energy Centre):

		NET BUILD COST ESTIMATE	PRELIMINARIES (£)	OVER HEADS (%)	Overheads as a figure (e x f)	PROFIT (%)	Profit as a figure (h x i)	ESTIMATED BUILD COST (h + j)
Bidder A	McLaren	£43,501,807.00	£12,928,945.00	3.4%	£1,918,645.57	0.50%	291,746.99	<b>£58,641,144.56</b>
Bidder B	Kier	£43,501,807.00	£9,078,892.87	3.2%	£1,682,582.40	1.00%	542,632.82	<b>£54,805,915.09</b>
Bidder C	John Graham	£43,501,807.00	£5,817,638.71	2.9%	£1,405,604.20	0.75%	380,437.87	<b>£51,105,487.79</b>
Bidder D	Morgan Sindall	£43,501,807.00	£5,949,610.29	2.5%	£1,211,559.72	1.00%	506,629.77	<b>£51,169,606.78</b>
Bidder E	Vinci	£43,501,807.00	£6,608,007.00	5.0%	£2,505,490.70	0.80%	420,922.44	<b>£53,036,227.14</b>

Option B (Assumes no fit-out of Energy Centre):

		NET BUILD COST ESTIMATE	PRELIMINARIES (£)	OVER HEADS (%)	Overheads as a figure (e x f)	PROFIT (%)	Profit as a figure (h x i)	ESTIMATED BUILD COST (h + j)
Bidder A	McLaren	£39,094,789.00	£12,667,852.00	3.4%	£1,759,929.79	0.50%	267,612.85	<b>£53,790,183.65</b>
Bidder B	Kier	£39,094,789.00	£8,945,305.40	3.2%	£1,537,283.02	1.00%	495,773.77	<b>£50,073,151.20</b>
Bidder C	John Graham	£39,094,789.00	£5,630,261.40	2.9%	£1,274,663.94	0.75%	344,997.86	<b>£46,344,712.19</b>
Bidder D	Morgan Sindall	£39,094,789.00	£5,909,610.29	2.5%	£1,102,607.78	1.00%	461,070.07	<b>£46,568,077.14</b>
Bidder E	Vinci	£39,094,789.00	£6,564,887.00	5.0%	£2,282,983.80	0.80%	383,541.28	<b>£48,326,201.08</b>

7 TENDER EXPIRY PERIOD

- 7.1 Tenders were received on 10 February 2022 and the 9-month offer period expires on 10 November 2022.

## 8 TENDER QUALITY EXAMINATION

8.1 The quality part of the tender return made up 60% of the tender score.

8.2 The evaluation of tenders was independently conducted by;

- a) The Council: Miranda Ferrier, Elizabeth Wall, Ken Rorrison and Dean Clarke
- b) CETRA: Sue Forde, Claudia Neil and Elvis Donkor
- c) calfordseaden EA: Jonathan Harris and Katie Welsh

8.3 A moderated scoring meeting, chaired by Roy Bean from the Council's Procurement Team, was held over three meetings which took place on:

- a) Monday 4 April 2022
- b) Friday 8 April 2022
- c) Monday 11 April 2022

8.4 The following moderated scores were recorded:

	Bidder Name	Quality Submission Score 60% of combined score
Bidder A	John Graham	30.6
Bidder B	Kier	45
Bidder C	McLaren	25.8
Bidder D	Morgan Sindall	41.4
Bidder E	Vinci	35

## 9 TENDER PRICE EXAMINATION

- 9.1 Arithmetical checks were carried out on the five tenders and no errors were found.
- 9.2 The price element made up 40% of the overall score (split between option A and option B (20% and 20% respectively). The Preliminaries, D&B Risk, Overheads and Profit were applied to the budget estimate for the net build cost of each option and then Individual scores were compared using the following formula: (lowest tender price / subject tender price) x 20% in each case.
- 9.3 calfordseaden produced a tender sum analysis comparison schedule, which aligned all preliminaries from the tender returns to allow each return to be compared on an elemental basis. This identified qualifications in individual tenders, significant differences in allowances/assumptions against elements of the preliminaries, notable omissions or potential for “front loading” the proposed preliminaries.
- 9.4 calfordseaden explored the contractors’ proposals and identified specific clarifications, qualifications, exclusions and other relevant considerations between the tender return submissions. These were carried through onto the tender queries list for distribution to the individual tenderers as clarifications.

10 COMPLIANCE OF TENDERS

- 10.1 Tenders were checked for compliance and tenderers were asked to provide clarifications relating to their Contractor Proposals, qualifications, exclusions, method statements and qualifications relating to the contract terms.
- 10.2 calfordseaden compiled a schedule of tender queries relating to the tender sum analysis and Contractor's Proposals submitted by each tenderer .
- 10.3 Following various meetings throughout late April and early May, the Council confirmed its position on the qualifications relating to the Contract Terms on 16 May 2022. calfordseaden issued a schedule summarising this position on 17 May 2022 and responses were received back from tenderers on 27 May 2022.
- 10.4 A copy of the above post-tender clarification logs can be found within the appendices.



## 11 TENDER PRICE EQUALISATION

11.1 Once responses were received from tenderers on 14 February 2022, the tenders were equalised to ensure that consistent allowances were equalised across tenders. A schedule is included in the appendices which provides this equalisation schedule.

11.2 At conclusion of this exercise, the equalised tender returns provide the following:

Option A (Assumes fit-out of Energy Centre):

		NET BUILD COST ESTIMATE	PRELIMINARIES (£)	OVER HEADS (%)	Overheads as a figure (e x f)	PROFIT (%)	Profit as a figure (h x i)	ESTIMATED BUILD COST (h + j)
Bidder A	McLaren	£43,501,807.00	£9,271,074.00	3.4%	£1,794,277.95	0.50%	272,835.79	£54,839,994.75
Bidder B	Kier	£43,501,807.00	£6,718,590.87	3.2%	£1,607,052.73	1.00%	518,274.51	£52,345,725.11
Bidder C	John Graham	£43,501,807.00	£4,734,973.69	2.9%	£1,374,748.25	0.75%	372,086.47	£49,983,615.41
Bidder D	Morgan Sindall	£43,501,807.00	£5,648,093.29	2.5%	£1,204,172.56	1.00%	503,540.73	£50,857,613.57
Bidder E	Vinci	£43,501,807.00	£7,213,219.00	5.0%	£2,535,751.30	0.80%	426,006.22	£53,676,783.52

Option B (Assumes no fit-out of Energy Centre):

		NET BUILD COST ESTIMATE	PRELIMINARIES (£)	OVER HEADS (%)	Overheads as a figure (e x f)	PROFIT (%)	Profit as a figure (h x i)	ESTIMATED BUILD COST (h + j)
Bidder A	McLaren	£39,094,789.00	£9,079,411.00	3.4%	£1,637,922.80	0.50%	249,060.61	£50,061,183.41
Bidder B	Kier	£39,094,789.00	£6,585,332.40	3.2%	£1,461,763.88	1.00%	471,418.85	£47,613,304.14
Bidder C	John Graham	£39,094,789.00	£4,556,096.38	2.9%	£1,244,050.23	0.75%	336,712.02	£45,231,647.63
Bidder D	Morgan Sindall	£39,094,789.00	£5,608,089.29	2.5%	£1,095,220.52	1.00%	457,980.99	£46,256,079.79
Bidder E	Vinci	£39,094,789.00	£7,170,019.00	5.0%	£2,313,240.40	0.80%	388,624.39	£48,966,672.79

## 12 CONTRACT TERMS

12.1 All tenderers provided qualifications to the tendered contract terms (PCSA and/or Building Contract and/or Employer's Requirements).

12.2 Meetings were held with the Council's Legal and Procurement teams throughout April and May 2022 and at conclusion of these meetings, the following list was issued to all tenderers on 19 May 2022, setting out the Council's position and identifying where it was willing to consider some of the requested changes to respond to market conditions at the time:

Contract Provisions	
Liability Cap	The Employer will not agree to the introduction of a liability cap
Third Party Agreements	The Contractor will be required to progress third party agreements with Thames Water and Crossrail during the PCSA Stage. The Contractor will be required to provide the requisite indemnity to these third parties.
Normid Clause (Employer's Permission to Settle Insurance Claims)	The Employer accepts the amendment of wording in clause 6.15.3.1 for the Contractor to "first notify the Employer" as opposed to "seek permission".
Collateral Warranties - Purchaser and Tenant	The definition of Purchaser and Tenant shall be amended to a definition of a Purchaser or Tenant of a non-residential part of the Works or three or more residential units.
Collateral Warranties - Funder	The definition of Funder shall be amended to exclude purchasers of individual residential units.
	The Employer accepts the provision of reasonable amendments to Collateral Warranties, which shall be at the reasonable discretion of the Employer.
Ground Conditions	It is accepted and assumed that at the point of entering into the PCSA, the Contractor will not be able to take the risk on ground conditions. At the point of entering into the Building Contract, the Contractor will be required to price and accept the risk.
Covid 19 Provisions	The Employer accepts the introduction of a Pandemic Clause as a Relevant Event. It is proposed that the following shall be added:
	<p>Covid 19 shall be defined as follows:</p> <p>"...any localised or widespread occurrence of an infectious disease caused by any pathogen, whether bacterial, viral, or any other biological or natural agent which results, directly or indirectly, from the strain of coronavirus known as coronavirus infectious disease 2019 (Covid-19) and/or the causative virus known as severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2), including any mutations of Covid-19 and/or SARS-CoV-2.</p>

	<p>The following defined terms shall be added:</p> <p>"Covid-19 Related Matter: any of the following matters arising after the Base Date from a Covid-19 Related Event:</p> <p>any of the following matters arising after the Base Date from a Covid-19 Related Event:</p> <p>(a) the implementation of mandatory public health measures by any government, local, national or supranational agency, authority, court, inspectorate, minister, ministry, regulator, official or public or statutory person (save where such measures are occasioned by any act, omission or default of the Contractor) which result in:</p> <p>(i) the inability of the Contractor to obtain sufficient labour or supervision required for such labour; or</p> <p>(ii) unavoidable site closure, restricted access or amended working methods;</p> <p>material shortages of plant or materials due to delays in their manufacture, importation or transportation</p> <p>PROVIDED THAT the Contractor proves that the Covid-19 Related Matter could not reasonably have been foreseen by either party or, in the case of the Contractor, by any competent design and build contractor experienced in the carrying out of works for projects of a similar size, scope, value, character and complexity to the Works, as at the Base Date."</p>
	<p>A new Relevant Event shall be added as follows:</p> <p>"a Covid-19 Related Matter, provided that, subject to clause 8.11.1.1 but notwithstanding any other provision of this Contract, the Contractor's sole and exclusive remedy for any delay to the progress of the Works arising directly or indirectly out of a Covid-19 Related Event or any additional costs or expenses arising directly or indirectly out of a Covid-19 Related Event shall be the right to apply for an extension of time pursuant to clause 2.24 and this clause 2.26[TBC]. The Contractor waives any rights it may have under any other clause to make a claim relating indirectly or directly to a Covid-19 Related Matter or a Covid-19 Related Event and, for the avoidance of doubt, the Employer shall have no liability for any additional costs or expenses attributable to a Covid-19 Related Event"</p>
Performance Bond	<p>The Contractor shall be required to provide a Bond in the form presented in the Schedules to the Amendments (not ABI).</p>
	<p>The Employer accepts that the Bond shall be in place until Practical Completion and then reduce by 50% until expiry of the Defects Liability Period.</p>
Parent Company Guarantee	<p>The Contractor shall allow for provision of a Parent Company Guarantee as well as a Performance Bond (the Bond shall be as set out above).</p>

Base Date	The Base Date shall remain as drafted, which is "the Date of Contract" - we do not consider that this will be cause for concern as the PCSA period will be opportunity for the Employer and the Contractor to identify and capture specific requirements which may emerge in the lead-in to the Date of Contract.
Concurrent Delays	The definition of Concurrent Delay shall remain as drafted.
	Concurrent Delays shall retain opportunity for consideration as a Relevant Event but shall not grant consideration to a Relevant Matter
Copyright of Materials	It is accepted by the Employer that ownership of the Copyright to designs, drawn information, specifications etc shall be subject to payments being made to the Contractor where due.
Assignment	The Employer shall limit the number of assignments of the Contract to two occasions.
	The Employer shall limit the number of assignments of Collateral Warranties to two occasions.
Fax	Reference to serving Notice by fax may be deleted.
Liquidated Damages	The Liquidated Damages shall be agreed during the PCSA Stage once Sections and Sectional Sums are further defined. The Council provides the following indication of sums to be applied:
	The indicative figures are per block, per week: Block C2 - £9,513.75; Block E1 - £8,461.54; Block E2 - £9,192.05.
Single Point Design Liability	Given the context of a two-stage tender, where the Contractor shall work closely with the Employer to develop the Employer's Requirements in accordance with the Tendering Protocol, concerns relating to Contractor accepting the Employer's Requirements are not considered necessary and relative wording shall remain unchanged.
PCSA	
PCSA Subsumed	It is agreed that the entire PCSA shall be subsumed into the Building Contract at the point that the Building Contract is executed.
2.22.1 & 2.22.4 of the PCSA	It is agreed that this specific procurement process is not required and that the provisions of the Tendering Protocol shall prevail.
Employer's Requirements	
Tolerances	A maximum tolerance of +/- 1.5% in areas shall be permitted provided at all times such change does not compromise compliance with Development Control, Regulatory Control or Funding requirements.

12.3 All tenderers have responded to the Council's position relating to qualification of contract terms on 27 May 2022. The responses are included in the appendices.

12.4 The responses can be summarised as follows:

- a) John Graham (Bidder A) – retained some qualifications.
- b) Kier (Bidder B) – accepted the proposed position as set out above.
- c) McLaren (Bidder C) – indicated possible acceptance, but identified further discussion was required.

- d) Vinci (Bidder E) – retained some qualifications.
- e) Morgan Sindall (Bidder D) – retained some qualifications.

### 13 CONTRACT RISK

13.1 The tenderers provided a risk register within their tender returns and this has been a useful tool in cross referencing the pre-tender project team's risk register.

13.2 We would highlight that the following provisional sums are present in the proposed PCSA period:

- a) Thames Water full consent and buildover agreement to be obtained during the PCSA period.
- b) Thames Water diversion agreement to be obtained during PCSA period.
- c) Crossrail consent and buildover agreement to be obtained during PCSA period.
- d) Asbestos surveys to be completed and firm price for removal achieved during PCSA period.
- e) Full Waste Acceptance Criteria testing and soil sampling to be carried out for firm price to be achieved during the PCSA period.
- f) Full requirements of the Building Safety Act to be identified and progressed under the PCSA Period and carried through into the Building Contract.
- g) Following BREXIT and COVID-19 induced build cost inflation, further inflation has been evident as a consequence of the war in Ukraine. We are advised anecdotally by various contractors that this is likely to have peaked at the close of Q2 2022; however it is impossible to predict subsequent events and associated impact.

13.3 The following matters require subsequent attention from the Council:

- a) Register project with building control before June 2022. Failure to do so will require the project to comply with the new approved documents and the updated approved document L.
- b) The Council to provide its EIRs and COBLe requirements for inclusion in the Contract in reasonable time to allow the Contractor to progress Gateway 2 and comply with Gateway 3 under the Building Safety Act.
- c) Obtain final Planning Application and Unilateral Undertaking approval.
- d) Confirmation of registration of the Building Control application under current regulations.

13.4 We have provided a copy of the last update to the risk register in the appendices to this report. This logs the risks which have been identified by the client team pre-tender.

## 14 CONCLUSIONS AND RECOMMENDATIONS

14.1 Following the Tender Evaluation, the moderated panel scores and financial ranking assessment, we set out the outcome of the tender exercise below:

	Bidder Name	Quality Submission Score (60/100)	Financial Submission Score (40/100)	Total Score
Bidder A	John Graham	30.6	40	70.6
Bidder B	Kier	45	38.1	83.1
Bidder C	McLaren	25.8	36.3	62.1
Bidder D	Morgan Sindall	41.4	39.2	80.6
Bidder E	Vinci	35	37.1	72.1

14.2 It is evident that applying the Council's tender assessment criteria results in Kier (Bidder B) being the highest scoring tenderer.

14.3 In consideration of the foregoing and given that Kier (Bidder B) has accepted the contract terms which the Council is willing to agree to, it is recommended that the Council progress the second stage of the tender with Kier (Bidder B) to implement the PCSA stage works and to allow it to procure a lump sum building contract for our subsequent review and recommendation at conclusion of the acceptable implementation of the tendering protocol under the PCSA.

14.4 The below table expresses the unadjusted PCSA stage costs and the subsequent Preliminaries and OH&P costs which would be applied to an eventual net build cost under a JCT D&B 2016 Form of Contract:

	Contractor	Not Equalised	PCSA (£)	Post Contract (£)	Total (£)
Bidder A	Contractor A (McLaren)	Energy Centre Option A	£1,458,150.00	£11,470,795.00	£12,928,945.00
		Energy Centre Option B	£1,448,150.00	£11,219,702.00	£12,667,852.00
Bidder B	Contractor B (Kier)	Energy Centre Option A	£1,174,394.99	£7,904,497.88	£9,078,892.87
		Energy Centre Option B	£1,174,394.99	£7,770,910.41	£8,945,305.40
Bidder C	Contractor C (John Graham)	Energy Centre Option A	£813,352.00	£5,004,286.72	£5,817,638.71
		Energy Centre Option B	£813,352.00	£4,816,909.40	£5,630,261.40
Bidder D	Contractor D (Morgan Sindall)	Energy Centre Option A	£995,688.50	£4,953,921.79	£5,949,610.29
		Energy Centre Option B	£955,688.50	£4,953,921.79	£5,909,610.29
Bidder E	Contractor E (Vinci)	Energy Centre Option A	Drawdown and Split not Provided		
		Energy Centre Option B			

14.5 Note that if Vinci (Bidder E) become the preferred contractor further clarification will need to be sought on their proposed PCSA value.



Signed:

Jonathan Harris BSc (Hons) MRICS  
For and on behalf of  
calfordseaden LLP

Date: 15 July 2022

## APPENDIX 1

### Stage 3+ Elemental Cost Plan



# The Colville Estate Ph 2

## Elemental Cost Plan Rev 8

For and on Behalf of:

London Borough of Hackney

Date	May 2022
Ref	L180296/0209/E8/PJN/G35

Image Credit: Karakusevic Carson Architects



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## Elemental Cost Estimate

Colville Estate, Phase 2C - Plots C2 and E

### Approval Sign-off

Revision	Estimator	Reviewer	Status	Approval Date
0	PJM/MJH/SG	SLT/JH	Initial Cost Estimate	04-05-2020
1	PJN	JH	Apportionment of works to serve Britannia House	05-06-2020
2	PJN	PJN	Incorporating review of Energy Centre Provision	18-06-2020
3	PJN	PJN	Incorporates capacity for connection to ELC, Leisure Centre, Community Centre and Commercial units	29-06-2020
4	PJN	JH	Update of Energy Centre costs	20-07-2020
5	PJN/SG/MH	JH/DP	Stage 3 Cost Plan update	26-02-2021
6	PJN/SG	JH	Stage 3 updated information	19-03-2021
7	PJN/AP/MH	JH/SLT	Stage 3+ Cost Plan	01-06-2021
8	PL	JH	Stage 3+ Cost Plan Inflation Update	09-06-2022

**Colville Estate, Phase 2C - Plots C2 and E**  
**Elemental Cost Estimate**

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- 2 Cost Summary Build Up
- 3 Assumptions
- 4 Exclusions
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- 6 Area Schedule
- 7 Accommodation Schedule
- 8 Definitions

**Appendices**

Appendix A - Schedule of Drawings

Appendix B - Existing and Proposed Site Layout Plan

Appendix C - Unit Fit Out Cost Schedules

Appendix D - Preliminaries Build-up

Appendix E - Design, Tender Procurement and Construction Programme 24.02.2021

Appendix F - BCIS Indices

Appendix G - Boundary of Energy Centre, ASHP and Associated Works

Appendix H - Energy Centre Cost Build Up

Appendix I - Risk Register

## Colville Estate, Phase 2C - Plots C2 and E

### 1. Executive Summary

#### **1.1** GENERALLY

1.1.1 This Cost Plan has been prepared for the proposed development on the Colville Estate known as Colville Phase 2C. This development comprises 2nr blocks, namely Block C2 and Block E.

Block C2 contains 25 units over 6 storeys and abuts Block C1 which was constructed as part of a previous phase of the regeneration programme.

Block E contains 68 units over 9 storeys and includes a ground floor Community Centre and an Energy Centre on ground and first floor.

1.1.2 The Energy Centre includes the capacity to serve the entire Colville Estate comprising Plots A to J (925 units), associated commercial units (3nr), Britannia Estate comprising 480 units, associated commercial units (12nr), School including Early Learning Centre (10,423m<sup>2</sup>) and a Leisure Centre (8,227m<sup>2</sup>).

1.1.3 The proposed works include for the demolition of existing buildings and associated site development works.

1.1.4 This elemental Cost Estimate is based upon KCA Stage 3+ drawings issued up to 10 May 2021 and other supplementary information listed in the Appendices of this report.

1.1.5 For clarity, this Cost Plan does not include for any potential adjustments following Client sign off.

1.1.6 The base date for this estimate is 2Q 2021.

1.1.7 The estimated construction cost including demolition costs is as follows:-.

Block	Cost	GIA	Cost £/m <sup>2</sup>	Notes
Block C2	£ 13,012,024	2,532 m <sup>2</sup>	£ 5,139 /m <sup>2</sup>	
Block E	£ 44,329,647	7,004 m <sup>2</sup>	£ 6,329 /m <sup>2</sup>	
Combined Total	£ 57,341,671	9,536 m <sup>2</sup>	£ 6,013 /m <sup>2</sup>	
Total provision for Energy Centre and ASHP installation included within the Combined Total above	£ 16,479,594	731 m <sup>2</sup>	£ 22,544 /m <sup>2</sup>	Brought forward from Cost Summary build up. GIA of 731m <sup>2</sup> includes for Energy Centre area and ASHP area

1.1.8 A design and construction contingency allowance of 4% (2% + 2%) has been included within this Cost Plan.

#### **1.2** PROGRAMME

1.2.1 This Cost Plan is based upon the current programme assessment. The proposed Design, Tender and Construction programme is contained within the Appendices.

1.2.2 This Cost Plan is based upon an anticipated start on site in January 2023 as advised by LBH.

1.2.3 This cost plan is based upon a 120 week construction period comprising 16 weeks demolition and 104 weeks construction period.

1.2.4 There is no allowance within the dates noted above for an extended construction period due to the impact of Covid.

## Colville Estate, Phase 2C - Plots C2 and E

### 1. Executive Summary

#### 1.3 INFLATION

1.3.1 Tender and Construction Inflation are included within this Cost Plan and based upon the BCIS indices as follows:-

1.3.2 For your assistance Tender and construction inflation projected by the BCIS Tender and Construction Indices (contained within Appendix F) and incorporated within this cost plan is forecast as follows:-

Item	Calculation	Uplift (%)	Combined Cost Uplift (£)
Tender inflation from 2Q 2021 to 1Q 2023 based upon the BCIS All-in TPI indices last updated May 2022	$373 - 331 / 331 \times 100$	12.69%	£ 6,281,357
Construction inflation from January 2023 to April 2025 based upon General Building Cost Index last updated May 2022	$456.9 - 432.7 / 432.7 \times 100 \times 50\% \text{ (mid-point)}$	2.80%	£ 1,561,835
<b>Total Tender and Construction Inflation</b>			<b>£ 7,843,192</b>

1.3.3 It is our view that inflation may well exceed the BCIS forecast given the current uncertainty in future market conditions due to the impact of COVID-19, Brexit and the War in Ukraine.

1.3.4 The consequences of Covid 19, Brexit and the War in Ukraine may result in a prolongation of the construction programme due to delays in the supply chain delivery.

1.3.5 Delays in obtaining the Thames Water build over agreement may result in an extension to the contract procurement programme.

1.3.6 Delays in obtaining Crossrail BAPA agreement may result in an extension to the contract procurement programme.

#### 1.4 CAVEATS

1.4.1 We draw your attention to the following items contained within this cost Plan:-

##### 1.4.1.1 Energy centre fit out cost

All costs associated with the construction and fit out of the energy centre are included within Block E

##### 1.4.1.2 Incoming services connections

Notional allowances of circa £250,000 has been included within this Cost Plan for new incoming residential and community centre services connections.

##### 1.4.1.3 Services diversions

This Cost Plan includes notional allowances amounting to circa £1,000,000 for services diversions. This provision is based upon the diversion routes indicated on Lewis Hubbard drawings. Quotations for these works are awaited.

No allowance has been included for services diversions beyond the site boundary.

##### 1.4.1.4 Brick supply rate

External wall costs are based on using Danish Peterson Tegl facing bricks type D38 and D76. Allowances of £1,200 /1000 and £1,400/1000 respectively included for supply only.

The facing bricks are from mainland Europe and will, therefore, potentially be subject to fluctuation in cost, as a consequence of Brexit.

##### 1.4.1.5 Incoming HV, and LV main and fit out of substations

A notional allowance of £1,500,000 has been included for UKPN contribution to incoming electrical mains services pending receipt of quotations. Max Fordham have advised that the cost will be a "seven figure" sum.

**Colville Estate, Phase 2C - Plots C2 and E****1. Executive Summary****1.4.1.6 Surveys**

There is no allowance within this Cost Plan for fees associated with surveys obtained by LBH to facilitate design development to Stage 3+.

**1.4.1.7 Preliminaries**

The Preliminaries allowance is based upon a Construction period of 120 weeks with start on site in January 2023 and completion in April 2025. There is no provision for any potential extended construction period post Covid due to delays in the contractors supply chain delivery.

Preliminaries allowance is based upon a single phase project with sectional completion of each block. There is no allowance for additional costs arising from Client instructed phasing of the works.



**Colville Estate, Phase 2C - Plots C2 and E**  
**2. Cost Summary Build Up**

			Block C2			Block E					Combined Total		
			GIA 2,532 m²			GIA 7,004 m²					GIA 9,536 m²		
						Sub-Total Excluding Energy Centre and ASHP Cost							
						Energy Centre and ASHP Cost							
						Total							
			£	£/m²	%	£	£	£	£/m²	%	£	£/m²	%
0.1	Contaminated land		67,000	26.46	1%	95,400	35,000	130,400	18.62	0%	197,400	20.70	0%
0.2	Major demolition works		261,380	103.23	2%	231,600	63,140	294,740	42.08	1%	556,120	58.32	1%
0.3	Temporary support to adjacent structures		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
0.4	Specialist groundworks (earth modelling)		23,316	9.21	0%	33,176	12,180	45,356	6.48	0%	68,672	7.20	0%
0.5	Temporary diversion works		265,500	104.86	2%	702,400	0	702,400	100.29	2%	967,900	101.50	2%
0.6	Extraordinary site investigation works		10,000	3.95	0%	6,454	3,546	10,000	1.43	0%	20,000	2.10	0%
<b>0</b>	<b>Facilitating works Sub-total</b>		<b>627,196</b>	<b>247.71</b>	<b>5%</b>	<b>1,069,030</b>	<b>113,866</b>	<b>1,182,896</b>	<b>168.89</b>	<b>3%</b>	<b>1,810,092</b>	<b>189.82</b>	<b>3%</b>
1.1	Substructure		663,520	262.05	5%	1,245,443	518,979	1,764,423	251.92	4%	2,427,943	254.61	4%
<b>1</b>	<b>Substructure Sub-total</b>		<b>663,520</b>	<b>262.05</b>	<b>5%</b>	<b>1,245,443</b>	<b>518,979</b>	<b>1,764,423</b>	<b>251.92</b>	<b>4%</b>	<b>2,427,943</b>	<b>254.61</b>	<b>4%</b>
2.1	Frame		178,404	70.46	1%	563,598	43,568	607,166	86.69	1%	785,570	82.38	1%
2.2	Upper floors		399,753	157.88	3%	997,146	74,137	1,071,283	152.95	2%	1,471,035	154.26	3%
2.3	Roof		345,703	136.53	3%	376,455	104,945	481,399	68.73	1%	827,102	86.73	1%
2.4	Stairs and ramps		190,725	75.33	1%	217,513	10,050	227,563	32.49	1%	418,288	43.86	1%
2.5	External walls		1,180,034	466.05	9%	2,568,213	63,853	2,632,066	375.79	6%	3,812,100	399.76	7%
2.6	Windows and external doors		311,860	123.17	2%	941,425	24,280	965,705	137.88	2%	1,277,565	133.97	2%
2.7	Internal walls and partitions		349,537	138.05	3%	857,675	58,800	916,475	130.85	2%	1,266,012	132.76	2%
2.8	Internal doors		386,925	152.81	3%	892,300	0	892,300	127.40	2%	1,279,225	134.15	2%
<b>2</b>	<b>Superstructure Sub-total</b>		<b>3,342,941</b>	<b>1,320.28</b>	<b>26%</b>	<b>7,414,323</b>	<b>379,632</b>	<b>7,793,956</b>	<b>1,112.79</b>	<b>18%</b>	<b>11,136,897</b>	<b>1,167.88</b>	<b>19%</b>
3.1	Wall Finishes		170,428	67.31	1%	554,486	3,360	557,846	79.65	1%	728,274	76.37	1%
3.2	Floor Finishes		273,105	107.86	2%	758,088	16,962	775,050	110.66	2%	1,048,155	109.92	2%
3.3	Ceiling Finishes		125,625	49.62	1%	326,720	10,280	337,000	48.12	1%	462,625	48.51	1%
<b>3</b>	<b>Internal finishes Sub-total</b>		<b>569,159</b>	<b>224.79</b>	<b>4%</b>	<b>1,639,294</b>	<b>30,602</b>	<b>1,669,896</b>	<b>238.42</b>	<b>4%</b>	<b>2,239,054</b>	<b>234.80</b>	<b>4%</b>
4.1	Fittings, furnishings and equipment		372,970	147.30	3%	878,024	0	878,024	125.36	2%	1,250,994	131.19	2%
<b>4</b>	<b>Fittings, furnishings and equipment</b>		<b>372,970</b>	<b>147.30</b>	<b>3%</b>	<b>878,024</b>	<b>0</b>	<b>878,024</b>	<b>125.36</b>	<b>2%</b>	<b>1,250,994</b>	<b>131.19</b>	<b>2%</b>
5.1	Sanitary appliances		154,525	61.03	1%	361,550	3,500	365,050	52.12	1%	519,575	54.49	1%
5.2	Services equipment		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
5.3	Disposal installations		71,180	28.11	1%	200,420	28,250	228,670	32.65	1%	299,850	31.44	1%
5.4	Water installations		141,195	55.76	1%	315,400	370,000	685,400	97.86	2%	826,595	86.68	1%
5.5	Heat source		419,000	165.48	3%	604,000	6,548,750	7,152,750	1,021.24	16%	7,571,750	794.02	13%
5.6	Space heating and air conditioning		143,006	56.48	1%	355,509	0	355,509	50.76	1%	498,515	52.28	1%
5.7	Ventilation systems		271,775	107.34	2%	721,720	150,140	871,860	124.48	2%	1,143,635	119.93	2%
5.8	Electrical installations		228,060	90.07	2%	356,655	1,196,300	1,552,955	221.72	4%	1,781,015	186.77	3%
5.9	Standby generator installation		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
5.10	Lift and conveyor installations		105,000	41.47	1%	302,000	0	302,000	43.12	1%	407,000	42.68	1%
5.11	Fire and lightning protection		205,796	81.28	2%	457,141	555,000	1,012,141	144.51	2%	1,217,937	127.72	2%
5.12	Communication, security and control systems		95,911	37.88	1%	244,616	130,000	374,616	53.49	1%	470,527	49.34	1%
5.13	Specialist installations		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
5.14	Builder's work in connection with services		184,050	72.69	1%	348,554	64,900	413,454	59.03	1%	597,504	62.66	1%
<b>5</b>	<b>Services Sub-total</b>		<b>2,019,498</b>	<b>797.59</b>	<b>16%</b>	<b>4,267,565</b>	<b>9,046,840</b>	<b>13,314,405</b>	<b>1,900.97</b>	<b>30%</b>	<b>15,333,903</b>	<b>1,608.00</b>	<b>27%</b>
6.1	Prefabricated buildings and building units		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>		<b>0</b>	<b>0.00</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0%</b>	<b>0</b>	<b>0.00</b>	<b>0%</b>
7.1	Minor demolition works and alteration works		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
<b>7</b>	<b>Works to existing buildings Sub-total</b>		<b>0</b>	<b>0.00</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0%</b>	<b>0</b>	<b>0.00</b>	<b>0%</b>
8.1	Site preparation works		34,860	13.77	0%	56,260	0	56,260	8.03	0%	91,120	9.56	0%
8.2	Roads, paths and pavings		139,000	54.90	1%	190,200	0	190,200	27.16	0%	329,200	34.52	1%
8.3	Soft landscaping, planting and irrigation systems		74,650	29.48	1%	121,425	0	121,425	17.34	0%	196,075	20.56	0%
8.4	Fencing, railings and walls		86,400	34.12	1%	42,050	0	42,050	6.00	0%	128,450	13.47	0%
8.5	External fixtures		113,875	44.97	1%	116,050	0	116,050	16.57	0%	229,925	24.11	0%
8.6	External drainage		115,464	45.60	1%	196,588	0	196,588	28.07	0%	312,052	32.72	1%
8.7	External services		93,000	36.73	1%	222,500	1,610,000	1,832,500	261.64	4%	1,925,500	201.92	3%
8.8	Minor building works and ancillary buildings		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
<b>8</b>	<b>Site Development Works Sub-total</b>		<b>657,249</b>	<b>259.58</b>	<b>5%</b>	<b>945,073</b>	<b>1,610,000</b>	<b>2,555,073</b>	<b>364.80</b>	<b>6%</b>	<b>3,212,322</b>	<b>336.86</b>	<b>6%</b>
	<b>Building works estimate</b>		<b>8,252,534</b>	<b>3,259.29</b>	<b>63%</b>	<b>17,458,752</b>	<b>11,699,920</b>	<b>29,158,672</b>	<b>4,163.15</b>	<b>66%</b>	<b>37,411,205</b>	<b>3,923.15</b>	<b>65%</b>
<b>9</b>	<b>Main contractor's preliminaries (see Appendix D)</b>		<b>1,359,633</b>	<b>536.98</b>	<b>10%</b>	<b>3,114,477</b>	<b>473,790</b>	<b>3,588,267</b>	<b>512.32</b>	<b>8%</b>	<b>4,947,900</b>	<b>518.87</b>	<b>9%</b>
	<b>Sub-total</b>		<b>9,612,167</b>	<b>3,796.27</b>	<b>74%</b>	<b>20,573,229</b>	<b>12,173,710</b>	<b>32,746,939</b>	<b>4,675.46</b>	<b>74%</b>	<b>42,359,105</b>	<b>4,442.02</b>	<b>74%</b>
<b>10</b>	<b>Main contractor's overheads and profit</b>	6.00%	<b>576,730</b>	<b>227.78</b>	<b>4%</b>	<b>1,234,394</b>	<b>730,423</b>	<b>1,964,816</b>	<b>280.53</b>	<b>4%</b>	<b>2,541,546</b>	<b>266.52</b>	<b>4%</b>
	<b>Works cost estimate</b>		<b>10,188,897</b>	<b>4,024.05</b>	<b>78%</b>	<b>21,807,623</b>	<b>12,904,132</b>	<b>34,711,755</b>	<b>4,955.99</b>	<b>78%</b>	<b>44,900,652</b>	<b>4,708.54</b>	<b>78%</b>
11.1	Consultants' fees	0.00%	0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
11.2	Main contractor's pre-construction fee	0.00%	0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
11.3	Main contractor's design fee	6.00%	611,334	241.44	5%	1,308,457	774,248	2,082,705	297.36	5%	2,694,039	282.51	5%
<b>11</b>	<b>Project/Design fees Sub-total</b>		<b>611,334</b>	<b>241.44</b>	<b>5%</b>	<b>1,308,457</b>	<b>774,248</b>	<b>2,082,705</b>	<b>297.36</b>	<b>5%</b>	<b>2,694,039</b>	<b>282.51</b>	<b>5%</b>
	<b>Sub-total</b>		<b>10,800,230</b>	<b>4,265.49</b>	<b>83%</b>	<b>23,116,080</b>	<b>13,678,380</b>	<b>36,794,460</b>	<b>5,253.35</b>	<b>83%</b>	<b>47,594,691</b>	<b>4,991</b>	<b>83%</b>
12.1	Other development/project costs		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%

**Colville Estate, Phase 2C - Plots C2 and E**  
**2. Cost Summary Build Up**

			Block C2			Block E					Combined Total				
			GIA	2,532	m²	Sub-Total Excluding Energy Centre and ASHP Cost	GIA		7,004	m²	Total	GIA	9,536	m²	
			£	£/m²	%		£	£	£	£/m²		%	£	£/m²	%
12	Other development/project costs Sub-total		0	0.00	0%	0	0	0	0.00	0%		0	0.00	0%	
	Base cost estimate		10,800,230	4,265.49	83%	23,116,080	13,678,380	36,794,460	5,253.35	83%		47,594,691	4,991.05	83%	
13.1	Design development risk	2.00%	216,005	85.31	2%	462,322	273,568	735,889	105.07	2%		951,894	99.82	2%	
13.2	Construction risk	2.00%	216,005	85.31	2%	462,322	273,568	735,889	105.07	2%		951,894	99.82	2%	
13.3	Employer change risk	0.00%	0	0.00	0%	0	0	0	0.00	0%		0	0.00	0%	
13.4	Employer other risk	0.00%	0	0.00	0%	0	0	0	0.00	0%		0	0.00	0%	
13	Risks Sub-total		432,009	170.62	3%	924,643	547,135	1,471,778	210.13	3%		1,903,788	199.64	3%	
	Cost limit (excluding inflation)		11,232,240	4,436.11	86%	24,040,723	14,225,516	38,266,239	5,463.48	86%		49,498,478	5,190.70	86%	
	Tender inflation from 1Q 2021 to 3Q 2021 - BCIS All-in Tender Price Indices - See Appendix F	12.69%	1,425,371	562.94	11%	3,050,768	1,805,218	4,855,986	693.32	11%		6,281,357	658.70	11%	
	Cost limit (excluding construction inflation)		12,657,611	4,999.06	97%	27,091,491	16,030,733	43,122,225	6,156.80	97%		55,779,835	5,849.40	97%	
14.3	Construction inflation from August 2021 to June 2024 - See Appendix F	2.80%	354,413	139.97	3%	758,562	448,861	1,207,422	172.39	3%		1,561,835	163.78	3%	
	Cost limit at 2Q 2021		13,012,024	5,139.03	100%	27,850,053	16,479,594	44,329,647	6,329.19	100%		57,341,671	6,013.18	100%	
No of units			25			68					93				
Cost per unit			£ 520,481			£ 651,907					£ 616,577				

£ 57,341,671



## Colville Estate, Phase 2C - Plots C2 and E

### 3. Assumptions

- 1 **Procurement** - Work will be procured under a fixed-price competitively tendered single stage Design and Build Contract.
- 2 **Phasing** - Construction works will be carried out as a single phase and includes for Sectional Completion of each block.
- 3 **Accommodation mix** - Numbers of units and types are taken from the drawings listed in the Appendix A.
- 4 **Early Learning Centre (Britannia)** - The area of the Early Learning Centre, located on Britannia Estate, is assumed to be 433m<sup>2</sup> in line with LBH email dated 20 July 2020.
- 5 **Asbestos discovery / removal** - A provisional allowance of circa £60,000 has been included for the discovery / disposal of asbestos during demolition works.
- 6 **Foundations** - Foundation design is based upon information provided by Elliott Wood and comprises generally piled foundations, pile caps and ground beams with basement excavation, piled retaining wall and raft foundation to Block E2 above proposed Crossrail route.
- 7 **Piling** - Piles have been assumed to be 450mm diameter CFA piles, 20m deep.
- 8 **Raft Foundation** - Raft foundation design is provisional pending results of site investigations and geotechnical analysis.
- 9 **Precast concrete beam and block floor** - Precast concrete beam and block ground floor slab has been included to Block C2 houses with reinforced in-situ concrete ground floor slab elsewhere.
- 10 **Timber upper floors** - Timber upper floor construction has been included to Block C2 houses. Reinforced concrete upper floors included elsewhere.
- 11 **Loadbearing wall construction** - Loadbearing external wall construction included to Block C2 houses. Reinforced concrete frame construction included elsewhere.
- 12 **Facing bricks** - External wall costs are based on using Peterson Tegl facing bricks type D38 and D76. Allowance of £1,200 /1000 and £1,400/1000 respectively included for supply only.
- 13 **Sprinklers** - Residential and Commercial sprinkler installation included.
- 14 **Below ground drainage** - All below ground drainage assumed to be gravity fed . No allowance for pumped drainage.
- 15 **Energy Centre** - The Energy Centre cost allowance includes for the capacity to serve Colville Estate Plot A to Plot J (comprising 925 units) and Britannia Estate (comprising 480 units - together with associated commercial units, leisure centre, early learning centre, school and community centre).
- 16 **Energy Centre** - Costs in connection with the fit out of the energy centre are included within Block E Cost.
- 17 **Energy Centre** - The cost build up to the fit out of the Energy Centre together with the associated flue extract and ashp installation located on the roof of Block E2 is contained within the Appendices to this report.
- 18 **UKPN Contribution** - A provisional allowance of £1,500,000 has been included for UKPN contribution to incoming electrical mains services pending receipt of quotations.
- 19 **Services diversions** - Provisional allowances for services diversions are based upon the information contained on Lewis Hubbard drawings. No allowance has been included for services diversions beyond the site boundary.
- 20 **ASHP installation** - Communal ASHP plant installation located on the main roof of Block E.
- 21 **Inflation** - The Base Date of this Cost Plan is 2Q 2021. Tender Inflation has been included from 2Q 2021 to 3Q 2021. Construction Inflation has been included from August 2021 to an assumed construction completion date of June 2024.
- 22 **Preliminaries** - The preliminaries allowance includes for two tower cranes.
- 23 **Information used** - The information used in the preparation of this estimate is listed in the Appendices to this report.

## Colville Estate, Phase 2C - Plots C2 and E

### 4. Exclusions

The following items are excluded from this Order of Cost Estimate. They are **known** to have costs and allowances should be provided from other budgets:

- 1 Professional/legal fees, planning/building control fees, statutory fees, site surveys, monitoring costs, environmental audits.
- 2 Project insurances.
- 3 Value Added Tax (VAT).
- 4 Inflation except as stated in the assumptions and Summary.
- 5 Site acquisition fees/costs, air rights, rights to light (or any other third party compensation settlements), party wall over-sailing licences, scaffold licences, sale or letting fees/costs and other developer's costs.
- 6 Costs arising from a Section 106 agreement.
- 7 Costs arising from a Section 278 agreement and Section 38 agreements.
- 8 Costs arising from a Community Infrastructure Levy assessment.
- 9 Independent Commissioning Management fees.
- 10 Client finance costs and insurances.
- 11 Monitoring of existing buildings.
- 12 Local Authority charges, road closures, etc.
- 13 Archaeological survey or excavation costs.
- 14 Any off-site reinforcement of services infrastructure in excess of the indicative £1.5M UKPN contribution included within this Cost Plan.
- 15 Costs associated with obtaining Thames Water build over agreement.
- 16 Costs associated with obtaining Crossrail BAPA. Agreement.

The following items are excluded from this Order of Cost Estimate. They **may** result in additional costs and a separate contingency allowance should be retained to cover these costs.

- 17 Phasing costs.
- 18 BREEAM assessment fee costs.
- 19 Abnormal ground conditions including discovery and disposal of hazardous contamination. A provisional allowance has been included for disposal of non-hazardous contaminated spoil.
- 20 Decant strategy.
- 21 Feature hoarding.
- 22 Out of hours working.
- 23 Cost of project collaboration tool (e.g. project intranet).
- 24 Show homes, marketing suites and marketing costs (acceleration of works to accommodate show flat is included).
- 25 Fibre cable diversions beyond the site boundary.
- 26 Sewerage pumps.
- 27 Deep sewer outfalls in excess of 3m.
- 28 Artworks and external public realm features.
- 29 Measures associated with barriers against methane/carbon dioxide gas.
- 30 Costs associated with rights of light compliance.
- 31 PV installation - Not required.
- 32 Measures associated with blast protection - awaiting results of site analysis and report.



**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
<b>0</b>	<b>FACILITATING WORKS</b>										
0.1	<b>Toxic/hazardous/contaminated material removal</b>										
0.1.2	<u>Contaminated Land</u>										
0.1.2.1	Disposal of non hazardous contaminated spoil	m³	100	670	67,000	1,304	95,400	35,000	130,400	1,974	197,400
	<b>Sub-total</b>				<b>67,000</b>		<b>95,400</b>	<b>35,000</b>	<b>130,400</b>		<b>197,400</b>
<b>0.2</b>	<b>Major demolition works</b>										
0.2.1	<u>Demolition works</u>										
0.2.1.1	Demolition of existing buildings to include ground floor slab (Rosemary House) - 279m2 footprint	nr	200,000	1	200,000	-			-	1	200,000
0.2.1.2	Demolition of existing buildings to include ground floor slab (houses at junction of Harvey Street and Penn Street) - 90m2 footprint	nr	50,000		-	1	41,135	8,865	50,000	1	50,000
0.2.1.3	Demolition of existing buildings to include ground floor slab (Sillitoe House) - 227m2 footprint	nr	175,000		-	1	143,973	31,028	175,000	1	175,000
0.2.1.4	Asbestos removal ( <b>Provisional</b> )	m2	100	279	27,900	317	21,133	10,567	31,700	596	59,600
0.2.1.5	Enabling works in connection with demolition ( <b>provisional</b> )	m2	70	279	19,530	317	14,793	7,397	22,190	596	41,720
0.2.1.6	Extra for breaking out obstructions, disposal and backfilling ( <b>provisional</b> )	m2	50	279	13,950	317	10,566	5,284	15,850	596	29,800
	<b>Sub-total</b>				<b>261,380</b>		<b>231,600</b>	<b>63,140</b>	<b>294,740</b>		<b>556,120</b>
0.4	<b>Specialist Groundworks</b>										
0.4.2	<u>Soft strip works</u>										
0.4.2.1	Excavation to formation level (assumed 600mm depth)	m³	12	402	4,824	782	6,864	2,520	9,384	1,184	14,208
0.4.2.2	Disposal of clean surplus spoil (note - no allowance for imported fill - assumed none required)	m³	46	402	18,492	782	26,312	9,660	35,972	1,184	54,464
	<b>Sub-total</b>				<b>23,316</b>		<b>33,176</b>	<b>12,180</b>	<b>45,356</b>		<b>68,672</b>
<b>0.5</b>	<b>Temporary diversion works</b>										
0.5.1	<u>Temporary diversion works</u>										
0.5.1.1	Diversion of existing gas main	m	500	-	-	71	35,500	-	35,500	71	35,500
0.5.1.2	Excavating and removing redundant gas main and backfilling	m	150	27	4,050	101	15,150	-	15,150	128	19,200
0.5.1.3	Diversion of existing water main	m	500	-	-	59	29,500	-	29,500	59	29,500
0.5.1.4	Excavating and removing redundant water main and backfilling	m	150	75		56	8,400	-	8,400	131	8,400
0.5.1.5	Diversion of existing electric main	m	500	83	41,500	114	57,000	-	57,000	197	98,500
0.5.1.6	Excavating and removing redundant electricity main and backfilling	m	150	206	30,900	106	15,900		15,900	312	46,800
0.5.1.7	Diversion of existing BT Open reach cable	m	500	140	70,000	63	31,500	-	31,500	203	101,500
0.5.1.8	Excavating and removing redundant BT cable and backfilling	m	150	137	20,550	73	10,950		10,950	210	31,500
0.5.1.9	Diversion of existing fibre optic cable	m	2,000	-	-	63	126,000	-	126,000	63	126,000
0.5.1.10	Excavating and removing redundant fibre cable and backfilling	m	500	-	-	44	22,000		22,000	44	22,000
0.5.1.11	Diversion of 600 x 900mm ovoid combined Thames Water sewer pipe	m	4,000	1	4,000	80	320,000		320,000	81	324,000
0.5.1.12	Excavating and removing redundant 600 x 900mm Thames Water sewer pipe and backfilling	m	500	39	19,500	61	30,500		30,500	100	50,000
0.5.1.8	Diversion of existing services in connection with distribution of services from energy centre to Block C2 ( <b>provisional</b> )	m	500	150	75,000		-		-	150	75,000
	<b>Sub-total</b>				<b>265,500</b>		<b>702,400</b>	<b>-</b>	<b>702,400</b>		<b>967,900</b>
0.6	<b>Extraordinary site investigation works</b>										
0.6.1	<u>Site investigation</u>										
0.6.1.2	Allowance for site investigation	item	10,000	1	10,000	1	6,454	3,546	10,000	2	20,000
	<b>Sub-total</b>				<b>10,000</b>		<b>6,454</b>	<b>3,546</b>	<b>10,000</b>		<b>20,000</b>
<b>1</b>	<b>SUBSTRUCTURE</b>										
1.1	<u>Piling</u>										
1.1.1	Excavate for piling mat (assumed 0.75m deep)	m³	12	523	6,276	1,025	9,144	3,156	12,300	1,548	18,576
1.1.2	Installation of piling mat 750mm deep using imported material	m³	40	523	20,920	1,025	30,480	10,520	41,000	1,548	61,920
1.1.3	Disposal of excavated material off site	m³	46	523	24,058	1,025	35,052	12,098	47,150	1,548	71,208
1.1.4	Disposal of surface and ground water	m²	5	697	3,485	1,366	5,080	1,750	6,830	2,063	10,315

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
1.1.5	Setting out of piling (Blocks C2 and E1)	nr	35	137	4,795	91	1,770	1,415	3,185	228	7,980
1.1.6	Bringing piling plant to site, maintain and removing from site on completion (Block C2)	item	15,000	1	15,000	-	-	-	-	1	15,000
1.1.7	Bringing piling plant to site, maintain and removing from site on completion (Block E)	1tem	10,000	-	-	1	8,227	1,773	10,000	1	10,000
1.1.8	Setting up plant at each pile location	nr	48	137	6,576	91	2,428	1,940	4,368	228	10,944
1.1.9	450mm Diameter in-situ concrete CFA pile 20m long	m	90	2,740	246,600	1,820	91,036	72,764	163,800	4,560	410,400
1.1.10	Disposal of pile arising's off site	m³	46	3,874	178,208	2,573	65,788	52,584	118,372	6,447	296,580
1.1.11	Cutting back tops of 600mm piles and clearing arising's from site	nr	60	137	8,220	91	3,035	2,425	5,460	228	13,680
1.1.12	Pile probing	nr	75	137	10,275	91	3,793	3,032	6,825	228	17,100
1.1.13	Allowance for pile load testing	item	5,000	1	5,000	1	3,227	1,773	5,000	2	10,000
1.1.14	Allowance for pile integrity testing	nr	20	137	2,740	91	1,012	808	1,820	228	4,560
1.1.15	Special attendance on piling contractor	nr	10,000	1	10,000	2	14,681	5,319	20,000	3	30,000
1.1.16	Pile caps 600mm deep including excavation, earthwork support, working space, disposal of excavated material, concrete (RC, formwork and reinforcement (100kg/m³)	m³	550	44	24,420	56	20,919	9,771	30,690	100	55,110
1.1.17	Ground beams 450 x 600mm including excavation, earthwork support, working space, disposal of excavated material, concrete (RC, formwork and reinforcement (100kg/m³)	m³	550	38	20,642	56	21,589	9,101	30,690	93	51,332
1.2	<u>Raft foundation (Block E2)</u>							-			
1.2.1	Allowance for 5m deep excavation to footprint of Block E2 (excavate and dispose off site assuming non-hazardous material) in support of engineered solution of Crossrail build over (Block E2)	m³	100	-	-	3,688	271,800	97,000	368,800	3,688	368,800
1.2.2	Backfilling to Block E2 with imported granular material 250mm thick bed	m2	40	-	-	739	21,800	7,760	29,560	739	29,560
1.2.3	Lean mix concrete blinding bed below raft foundation 50mm thick	m2	10	-	-	739	5,450	1,940	7,390	739	7,390
1.2.4	Reinforced concrete (RC 40) raft foundation 750mm thick	m³	135	-	-	554	55,080	19,710	74,790	554	74,790
1.2.5	Formwork to edge of bed 750mm high	m	40	-	-	110	3,160	1,240	4,400	110	4,400
1.2.6	Reinforcement to raft foundation slab (100kg/m2)	t	1,100	-	-	74	59,950	21,340	81,290	74	81,290
1.2.7	450mm diameter Secant piled foundation wall 8m deep to Block E2	m2	325	-	-	1,100	276,900	80,600	357,500	1,100	357,500
1.2.8	Reinforced concrete capping beam to secant piled wall including concrete, formwork and reinforcement	m	450	-	-	110	35,550	13,950	49,500	110	49,500
1.2.9	150mm Reinforced concrete liner wall to secant piling in waterproof concrete including concrete, formwork and reinforcement	m2	350	-	-	440	110,600	43,400	154,000	440	154,000
1.2.10	Shear connectors Ancon DSD OSA and compressible joint filler	m	175	-	-	30	875	4,375	5,250	30	5,250
1.4	<u>Lowest floor construction</u>							-		-	
1.4.1	Beam and block suspended floor slab with 150mm deep PC beams and infill blocks (Block C2 - houses)	m2	62	353	21,886	-	-	-	-	353	21,886
1.4.2	75mm Insulation to beam and block floor	m2	18	353	6,354	-	-	-	-	353	6,354
1.4.3	Lean mix concrete blinding bed 50mm thick to ground floor slab	m2	10	344	3,440	627	2,770	3,500	6,270	971	9,710
1.4.4	Reinforced concrete (RC 40) gf slab construction 300mm thick	m³	135	103	13,932	188	11,219	14,175	25,394	291	39,326
1.4.5	Formwork to edge of bed 300mm high	m	20	79	1,580	184	2,747	933	3,680	263	5,260
1.4.6	Formwork to soffit of 300mm ground floor suspended slab above raft (Block E2)	m2	40	-	-	739	21,800	7,760	29,560	739	29,560
1.4.7	Reinforcement to ground slab (35kg/m2)	t	1,100	12	13,244	22	18,134	6,006	24,140	34	37,384
1.4.8	Extra for forming movement joints within 300mm concrete slab	m	50	11	550	32	1,219	381	1,600	43	2,150
1.4.9	Heave protection below RC slab	m²	30	344	10,320	627	14,130	4,680	18,810	971	29,130
1.4.10	Extra over lowest floor construction for forming reinforced concrete lift pits in watertight construction	nr	5,000	1	5,000	3	15,000	-	15,000	4	20,000
	<b>Sub-total</b>				<b>663,520</b>		<b>1,245,443</b>	<b>518,979</b>	<b>1,764,423</b>		<b>2,427,943</b>
2	<b>SUPERSTRUCTURE</b>										
2.1	<b>Frame</b>										
2.4.1	<u>Concrete Frames</u>										
2.4.1.1	200 x 800mm reinforced concrete (RC40) columns	m³	155	55	8,525	169	24,324	1,871	26,195	224	34,720

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
2.4.1.2	300 x 800mm reinforced concrete (RC40) columns	m³	155	-	0	17	2,493	142	2,635	17	2,635
2.4.1.3	400 x 800mm reinforced concrete (RC40) columns	m³	155	-	0	10	1,466	84	1,550	10	1,550
2.4.1.4	450 x 450mm reinforced concrete (RC40) Columns	m³	155	-	0	6	880	50	930	6	930
2.4.1.5	400 x 1200mm reinforced concrete (RC40) columns within Energy Centre	m³	155	-	-	9	-	1,395	1,395	9	1,395
2.4.1.6	400mm diameter reinforced concrete (RC 40) column	m³	155	-	0	1	155	-	155	1	155
2.4.1.7	250 x 800mm reinforced concrete (RC40) downstand beam	m³	155	2	310	-	-	-	0	2	310
2.4.1.8	250 x 1000mm reinforced concrete (RC40) downstand beam	m³	155	2	310	1	130	25	155	3	465
2.4.1.9	300 x 1000mm reinforced concrete (RC40) downstand beam	m³	155	-	0	2	293	17	310	2	310
2.4.1.10	1200 x 1500mm reinforced concrete (RC40) downstand beam	m³	155	-	0	20	2,933	167	3,100	20	3,100
2.4.1.11	1200 x 2000mm reinforced concrete (RC40) downstand beam	m³	155	-	0	29	4,253	242	4,495	29	4,495
2.4.1.12	250mm thick reinforced concrete (RC40) wall	m³	155	146	22,630	542	78,262	5,748	84,010	688	106,640
2.4.1.13	Formwork to RC columns	m²	45	684	30,780	2,103	87,875	6,760	94,635	2,787	125,415
2.4.1.14	Formwork to RC columns circular	m²	75	-	-	17	1,275	-	1,275	17	1,275
2.4.1.15	Formwork to RC transfer beams	m²	45	5	225	151	6,417	378	6,795	156	7,020
2.4.1.16	Formwork to RC walls (measured both sides) including kickers	m²	40	1,168	46,720	3,856	143,408	10,832	154,240	5,024	200,960
2.4.1.17	Reinforcement to columns (75kg/m)	t	1,100	26	28,380	84	86,358	6,537	92,895	110	121,275
2.4.1.18	Reinforcement to transfer beams (100kg/m)	t	1,100	2	1,980	1	934	166	1,100	3	3,080
2.4.1.19	Reinforcement to transfer beams (160kg/m) to 1500 and 2000mm deep beams	t	1,100	-	0	4	3,830	218	4,048	4	4,048
2.4.1.20	Reinforcement to walls (60kg/m)	t	1,100	35	38,544	116	118,312	8,936	127,248	151	165,792
	<b>Sub-total</b>				<b>178,404</b>		<b>563,598</b>	<b>43,568</b>	<b>607,166</b>		<b>785,570</b>
2.2	<b>Upper Floors</b>										
2.2.1	<u>In-situ Concrete Floors</u>										
2.2.1.1	Suspended reinforced concrete (RC 32/40) floor slab 185mm thick (balconies)	m³	135	26	3,510	142	19,170	-	19,170	168	22,680
2.2.1.2	Suspended reinforced concrete (RC 32/40) floor slab 250mm thick	m³	135	386	52,110	1,542	190,350	17,820	208,170	1,928	260,280
2.2.1.3	Suspended reinforced concrete (RC 32/40) floor slab 250mm thick to if mezzanine	m²	135	-	0	41	-	5,535	5,535	41	5,535
2.2.1.4	Formwork to soffit of 185mm slabs	m²	40	141	5,622	768	30,703	-	30,703	908	36,324
2.2.1.5	Formwork to soffit of 250mm slabs	m²	40	1,544	61,760	6,332	241,440	11,840	253,280	7,876	315,040
2.2.1.6	Formwork to edge of slab 185mm high	m	35	122	4,270	497	17,395	-	17,395	619	21,665
2.2.1.7	Formwork to edge of slab 250mm high	m	35	385	13,475	1,383	46,079	2,326	48,405	1,768	61,880
2.2.1.8	Formwork to edge of lift / stair openings in slabs 250mm high	m	35	120	4,200	187	6,545	-	6,545	307	10,745
2.2.1.9	Formwork to step in slab to balconies	m	35	85	2,975	510	17,850	-	17,850	595	20,825
2.2.1.10	Reinforcement to suspended slabs (35kg/m²)	t	1,100	59	64,855	248	261,937	11,396	273,333	307	338,188
2.2.1.11	Power floated finish to suspended concrete slab	m²	8	1,685	13,476	7,100	55,577	1,220	56,797	8,784	70,273
2.2.1.12	Insulation above community centre and energy centre slab	m²	40	-	0	600	10,000	14,000	24,000	600	24,000
2.2.1.13	Movement joints within suspended floor slabs (Block C2)	item	5,000	1	5,000	-	-	-	0	1	5,000
2.2.1.14	Movement joints within suspended floor slabs (Block E)	item	10,000	-	0	1	10,000	-	10,000	1	10,000
2.2.2	<u>Steel frame and floors</u>										
2.2.2.1	Steel trimmer beams to terracore house floor construction (34nr)	m	120	137	16,440	-	-	-	0	137	16,440
2.2.2.2	SHS steel columns (5nr)	m	120	18	2,160	-	-	-	0	18	2,160
2.2.2.3	Precast concrete padstones	nr	40	68	2,720	-	-	-	0	68	2,720
2.2.2.4	BWIC with steel trimmer beams including surface treatment, fixings and base plates	item	7,500	1	7,500	-	-	-	0	1	7,500
2.2.2.5	Lifting beam to energy centre	item	10,000	-	0	1	-	10,000	10,000	1	10,000
2.2.5	<u>Balconies and walkways</u>										
										-	-

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
2.2.5.1	Reinforced concrete balcony construction (Included within in-situ concrete floors above)	m³	175	-	0	-	-	-	0	0	-
2.2.5.2	Thermal break to balconies	m	150	85	12,750	510	76,500	-	76,500	595	89,250
2.5.3	<u>Timber floors</u>						-	-			
2.5.3.1	220mm deep posi joist timber floor with 18mm plywood decking	m²	65	903	58,695	-	-	-	0	903	58,695
2.5.3.2	Extra for doubled up joist with chord fixing	m	40	89	3,560	-	-	-	0	89	3,560
2.5.3.3	Extra for trimmer joist to stairwell	m	15	33	495	-	-	-	0	33	495
2.5.3.4	Builders work in connection with timber floors including strutting and joist hangers	item	5,000	1	5,000	-	-	-	0	1	5,000
2.5.3.5	200mm Insulation quilt between joists	m²	20	903	18,060	-	-	-	0	903	18,060
2.5.3.6	Plywood boarding, glued and screwed to top and bottom of floors	m²	20	1,806	36,120	-	-	-	0	1,806	36,120
2.2.6	<u>Drainage to balconies</u>					-	-	-		0	
2.2.6.1	Aluminium square rainwater goods to balconies	nr	200	25	5,000	68	13,600	-	13,600	93	18,600
	<b>Sub-total</b>				<b>399,753</b>		<b>997,146</b>	<b>74,137</b>	<b>1,071,283</b>		<b>1,471,035</b>
2.3	<b>Roof</b>										
2.3.1	<u>Roof structure</u>										
2.3.1.1	<u>Reinforced concrete roof structure</u>										
2.3.1.1.1	Reinforced concrete (RC 32/40) flat roof structure 300mm thick to 2f communal terrace (Block E)	m³	135	-	0	77	1,620	8,775	10,395	77	10,395
2.3.1.1.2	Reinforced concrete (RC 32/40) flat roof structure 300mm thick	m³	135	89	12,015	259	26,177	8,789	34,965	348	46,980
2.3.1.1.3	Reinforced concrete (RC32/40) flat roof structure 250mm thick to lift / stair overrun	m³	135	11	1,485	12	1,620	-	1,620	23	3,105
2.3.1.1.4	Reinforced concrete (RC32/40) upstand 200 x 1000mm high to communal terrace (Block E1)	m³	135	-	0	4	540	-	540	4	540
2.3.1.1.5	Formwork to soffit of roof slabs	m²	40	341	13,640	1,168	38,040	8,680	46,720	1,509	60,360
2.3.1.1.6	Formwork to edge of slab 250 / 300mm high	m	15	76	1,140	264	3,960	-	3,960	340	5,100
2.3.1.1.7	Formwork to edge of openings in roof slabs 250mm high	m	15	70	1,050	120	1,800	-	1,800	190	2,850
2.3.1.1.8	Formwork to sides of upstand	m	75	-	0	38	2,850	-	2,850	38	2,850
2.3.1.1.9	Reinforcement to Block E 2f terrace 300mm thick roof slab (50kg/m²)	t	1,100	-	0	13	10,505	3,575	14,080	13	14,080
2.3.1.1.10	Reinforcement to Block C 300mm thick roof slab (66kg/m²)	t	1,100	20	21,562	-	-	-	0	20	21,562
2.3.1.1.11	Reinforcement to 250mm roof slab (50kg/m²)	t	1,100	2	1,694	2	1,848	-	1,848	3	3,542
2.3.1.1.12	Reinforcement to Block E 300mm roof slab (35kg/m²)	t	1,100	-	0	30	24,640	8,360	33,000	30	33,000
2.3.1.1.13	Floated finish to suspended concrete slab	m²	4	341	1,364	1,168	3,586	1,086	4,672	1,509	6,036
2.3.1.2	<u>Timber roof structure</u>									-	-
2.3.1.2.1	200mm deep timber rafters at 400mm centres to pitched roof (Block C2)	m²	70	57	3,990					57	3,990
2.3.1.2.2	220mm deep posi joists at 400mm centres timber roof structure at fourth floor (Block C2)	m²	65	157	10,205	-	-	-	0	157	10,205
2.3.1.2.3	220mm deep posi joists at 400mm centres timber roof structure over houses (Block C2)	m²	65	130	8,450	-	-	-	0	130	8,450
2.3.1.2.4	Extra for trimming joists to openings	m	25	44	1,100	-	-	-	0	44	1,100
2.3.1.2.5	200mm Insulation quilt between joists	m²	20	287	5,740	-	-	-	0	287	5,740
2.3.1.2.6	200mm Insulation quilt between rafters	m²	20	80	1,600	-	-	-	0	80	1,600
2.3.1.2.7	Bwic with timber roof structure	item	3,000	1	3,000	-	-	-	0	1	3,000
2.3.1.2.8	Plywood boarding, glued and screwed to top and bottom of rafters	m²	20	344	6,880	-	-	-	0	344	6,880
2.3.1.3	<u>Steel roof structure</u>					-	-	-	0	-	-
2.3.1.3.1	Cranked steel beams 203UC	m	150	22	3,300	-	-	-	0	22	3,300
2.3.1.3.2	Steel tie beam	m	120	31	3,720	-	-	-	0	31	3,720
2.3.1.3.3	Steel bracing	m	70	10	700	-	-	-	0	10	700
2.3.1.3.4	Precast concrete padstones	nr	40	6	240	-	-	-	0	6	240
2.3.1.3.5	BWIC with steel roof structure including surface treatment and fixings	item	2,000	1	2,000	-	-	-	0	1	2,000

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
2.3.2	<u>Roof coverings</u>										
2.3.2.1	Warm deck roofing system covering to concrete flat roofs and terraces	m²	60	341	20,460	1,168	43,980	26,100	70,080	1,509	90,540
2.3.2.2	Warm deck roofing system to timber roof structure	m2	60	287	17,220	-			0	287	17,220
2.3.2.3	Arubis Nordic Brown Light vertical standing seam pre-weathered copper roof covering to pitched roof over first floor with geotextile underlay	m2	230	80	18,354					80	18,354
2.3.2.4	Extra for IKO Permatec green roof finish to 1f roof (Block C2)) and main roof (Block E)	m²	50	399	19,950	606	30,300		30,300	1,005	50,250
2.3.2.4	Paving to shared community roof area (Ref Q22/175A))	m2	70	89	6,230	126	8,820		8,820	215	15,050
2.3.2.5	FP McCann 450 x 450mm square concrete pavers on pedestals with capping sheet to balconies	m2	60	287	17,220	158	9,480		9,480	445	26,700
2.3.2.5	Paving to main roof 600m wide walkway (Block E1)	m	40		0	73	2,920		2,920	73	2,920
2.3.2.7	Roof finish to lift / stair overrun (Block C2)	m²	60	44	2,640	-	-		0	44	2,640
2.3.2.8	Roof finish to lift / stair overrun (Block E)	m²	60		0	48	2,880		2,880	48	2,880
2.3.2.9	Extra for stainless steel trim and gravel border to perimeter of brown / green roof	m	35	388	13,580	186	6,510	-	6,510	574	20,090
2.3.2.10	Skirting to flat roofs including terrace areas	m	30	457	13,710	320	9,600	-	9,600	777	23,310
2.3.2.11	Capping layer to encapsulate insulation to bio-diverse roof areas	m2	15	399	5,985	606	9,090	-	9,090	1,005	15,075
2.3.2.12	Tapered Insulation to flat roof area including roof terrace	m²	40	628	25,120	1,168	29,320	17,400	46,720	1,796	71,840
2.3.4	<u>Roof drainage</u>										
2.3.4.1	Drainage installation to roof and terrace areas	m²	28	628	17,584	1,168	20,524	12,180	32,704	1,796	50,288
2.3.4.2	Irrigation pipe system to community roof	m	30	-	0	101	3,030		3,030	101	3,030
2.3.6	<u>Roof features</u>										
2.3.6.1	Automatic opening roof vent including bwic (AOV)	nr	5,000	1	5,000	2	10,000		10,000	3	15,000
2.3.6.2	Stainless steel / galvanised steel roof access hatch and ladder access to roof - houses and lift overrun (Block C2)	nr	5,000	7	35,000	-	-		0	7	35,000
2.3.6.3	Bwic with energy centre flue	item	10,000	-		1	-	10,000	10,000	1	10,000
2.3.6.4	Ecology features (log piles) to Block E1 roof	nr	4,000		0	2	8,000	-	8,000	2	8,000
2.3.6.6	Planting to shared community roof area	m2	30	115	3,450	158	4,740		4,740		8,190
2.3.6.7	Raised planters to shared community roof area (6nr)	m2	500	20	10,000				0		10,000
2.3.6.8	Timber fence to shared community roof area (F4)	m	150	-	0	26	3,900		3,900		3,900
2.3.6.9	Benches to shared community roof area	m	1,225	-	0	43	52,675		52,675		52,675
2.3.6.10	Benches B1a to shared community roof area	m	1,225	5	6,125	-	-		0		6,125
2.3.6.11	Seating to shared community roof area	nr	500	3	1,500	7	3,500		3,500		5,000
2.3.6.12	Garden shed to community roof area	nr	700	1	700	-	-		0		700
2.3.6.13	Cold frame to shared community roof area	nr	500	2	1,000	-	-		0		1,000
	<b>Sub-total</b>				<b>345,703</b>		<b>376,455</b>	<b>104,945</b>	<b>481,399</b>		<b>827,102</b>
2.4	<b>Stairs and Ramps</b>										
2.4.1	<u>Stair/ramp structures</u>										
2.4.1.1	Timber stair structure 900mm wide to town houses, comprising 1nr straight flights and 2nr quarter space landings formed with winders (Block C2)	nr	2,500	20	50,000	-	-		0		50,000
2.4.1.2	Timber stair structure 900mm wide to duplex unit, comprising 2nr straight flights and 2nr quarter space landings formed with winders (Block E)	nr	3,000	-	0	6	18,000		18,000		18,000
2.4.1.3	Precast concrete staircasre to energy centre gf to 1f mezzanine	nr	5,000			1	-	5,000	5,000		5,000
2.4.1.4	Precast concrete stair structure 1250mm wide to circulation areas, 250mm going comprising 3nr straight flights, 1nr quarter turn formed with winders and 1nr half space landing - gf - 1f (Block C)	nr	6,500	1	6,500	-	-		-	1	6,500
2.4.1.5	Precast concrete stair structure 1200mm wide to circulation areas, 250mm going comprising 2nr straight flights and 1nr half space landing 1f to 6f (Block C)	nr	6,000	5	30,000	1	6,000		6,000	6	36,000
2.4.1.6	Precast concrete stair structure 1200mm wide to circulation areas, 250mm going comprising 4nr straight flights and 3nr quarter space landings Core 1 gf - 1f (Block E)	nr	7,000	-	-	1	7,000		7,000	1	7,000
2.4.1.7	Precast concrete stair structure 1200mm wide to circulation area, 250mm going comprising 2nr straight flights and 1nr half space landing Core 1 1f - 6f (Block E)	nr	6,000		-	5	30,000		30,000	5	30,000
2.4.1.8	Precast concrete stair structure 1200mm wide to circulation area, 250mm going comprising 3nr straight flights, 2nr quarter space landings and 1nr half space landing Core 2 gf - 2f (Block E)	nr	10,000		-	1	10,000		10,000	1	10,000



**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
2.4.1.9	Precast concrete stair structure 1200mm wide to circulation area, 250mm going comprising 2nr straight flights and 1nr half space landing Core 2 2f - Roof (Block E)	nr	6,000		-	7	42,000		42,000		42,000
2.4.2	<u>Stair/ramp finishes</u>										
2.4.2.1	Nora Noraplan Signa rubber floor finish to precast concrete treads risers and landings, nosing's and painted strings and soffits (1f - top floor per storey)	nr	2,500	6	15,000	15	37,500		37,500	21	52,500
2.4.2.2	End grain Oak timber finishes to precast concrete treads risers and landings, nosing's and painted strings and soffits (gf - 1f)	nr	3,000	1	3,000	2	6,000		6,000	3	9,000
2.4.2.2	Engineered timber floor finish staircase to treads, risers and landings, nosing's and painted strings and soffits	nr	2,500	20	50,000	6	15,000		15,000		65,000
2.4.2.3	Finishes to precast concrete staircase to energy centre	nr	1,000			1	-	1,000	1,000		1,000
2.4.3	<u>Stair/ramp balustrades and handrails</u>										
2.4.3.1	IGP Duraxal PPC steel balustrading	m	350	36	12,600	90	31,500		31,500	126	44,100
2.4.3.2	Guardrailing to edge of enegy centre mezzanine floor	m	150		0	27	-	4,050	4,050	27	4,050
2.4.3.3	Hardwood handrail to communal staircase with PPC metal concealed fixings	m	125	27	3,375	68	8,438		8,438	95	11,813
2.4.3.4	Redwood softwood painted balustrade and handrail to houses and duplex units	m	225	90	20,250	27	6,075		6,075	117	26,325
	<b>Sub-total</b>				<b>190,725</b>		<b>217,513</b>	<b>10,050</b>	<b>227,563</b>		<b>418,288</b>
2.5	<b>External Walls</b>										
2.5.1	<u>External enclosing walls above ground level</u>										
2.5.1.1	Facing bricks Type 01 - Petersen Tegl D38 facing bricks; flush pointing with natural lime mortar; ; based upon a PC rate of £1,200.00/ thousand for supply	m²	132	1,478	195,096	3,913	498,300	18,216	516,516	5,391	711,612
2.5.1.2	Facing bricks Type 02 - Petersen Tegl D76 facing bricks to town houses; flush pointing with natural lime mortar; ; based upon a PC rate of £1,400.00/ thousand for supply Block C2	m2	142	695	98,690	-	-	-	0	695	98,690
2.5.1.3	Extra over Type 01 facing bricks for forming rustication at base of building with raking fillet to projecting brick courses (Block E)	m2	40	-	0	110	4,400	-	4,400	110	4,400
2.5.1.4	Extra for metal fire rated weephole formers	nr	1	8,692	8,692	15,652	15,100	552	15,652	24,344	24,344
2.5.1.6	Brick cladding to lift / stair overrun	m²	137	103	14,111	75	10,275	-	10,275	178	24,386
2.5.1.7	Extra for Type 01 special bricks (Block E)	m	42	-	0	409	17,178		17,178	409	17,178
2.5.1.8	Pigmented cast stone single element sill reveals and lintel window surround with colour matched flush mortar joints, latex mould, sealed and waxed close textured finish	m	450	-	0	280	126,000		126,000	280	126,000
2.5.1.10	Pigmented cast stone single element sill with colour matched flush mortar joints, latex mould, sealed and waxed close textured finish	m	300	299	89,700	630	182,400	6,600	189,000	929	278,700
2.5.1.11	Pigmented cast stone single element lintel with colour matched flush mortar joints, latex mould, sealed and waxed close textured finish	m	300	299	89,700	630	182,400	6,600	189,000	929	278,700
2.5.1.12	Pigmented cast stone coping and string course with colour matched flush mortar joints, latex mould, sealed and waxed close textured finish	m	250	295	73,750	264	66,000		66,000	559	139,750
2.5.1.13	Cast stone 20mm deep fluted band course spaced at 75mm centres, 750mm wide with grit blasted finish to base of external wall	m	400	176	70,400	184	62,000	11,600	73,600	360	144,000
2.5.1.14	Pigmented polished cast stone feature panels, 20mm recessed mortar joints, latex mould, sealed and waxed close textured finish to ground floor civic areas (Block E)	m2	450		0	179	80,550	-	80,550	179	80,550
2.5.1.15	Metsec structural steel framing to internal skin of cavity wall	m²	40	2,173	86,920	3,913	151,000	5,520	156,520	6,086	243,440
2.5.1.16	Forming cavity between skins of hollow wall and tying together with Ancon stainless steel ties	m²	5	2,173	10,865	3,913	18,875	690	19,565	6,086	30,430
2.5.1.17	100mm Rockwool cavity insulation	m²	30	2,173	65,190	3,913	113,250	4,140	117,390	6,086	182,580
2.5.1.18	Ancon brick support anchors (each floor level)	m	150	737	110,550	1,381	202,800	4,350	207,150	2,118	317,700
2.5.1.19	Horizontal fire stopping at floor levels between edge of floor slab and external brickwork	m	30	737	22,110	1,381	40,560	870	41,430	2,118	63,540
2.5.1.20	Movement joints witin brickworks including half brick / full brick shadow gap detail	m	50	435	21,750	783	37,950	1,200	39,150	1,218	60,900
2.5.1.21	Brick integrated bird / bat nesting boxes	nr	40	20	800	60	2,400	-	2,400	80	3,200
2.5.2	<u>External walls below ground level</u>										
2.5.2.1	Brick cavity wall below dpc in 2nr skins of Class B semi engineering bricks 600mm high including forming 75mm cavity and tying together with Ancon stainless steel wall ties	m²	175	106	18,550	110	16,275	2,975	19,250	216	37,800
2.5.2.2	Concrete filling to 75mm cavity between skins of hollow wall	m³	250	8	2,000	8	1,750	250	2,000	16	4,000

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
2.5.2.3	Hyload Original damp proof course to skins of external cavity wall 100mm wide	m	5	352	1,760	368	1,550	290	1,840	720	3,600
2.5.4	<u>External soffits</u>									-	
2.5.4.1	Cast GRC soffit to balcony soffits	m²	600	127	76,200	724	434,400		434,400	851	510,600
2.5.4.2	Pigmented cast stone feature panels to entrance soffit and lintels, acid etched with scalloped edge detail, latex mould, sealed and waxed close textured finish (Block E)	m²	600	4	2,400	10	6,000		6,000	10	8,400
2.5.5	<u>Subsidiary walls, balustrades, handrails, railings and proprietary balconies</u>										
2.5.5.1	Powder coated galvanised steel balustrade and railings to balconies	m	400	207	82,800	632	252,800		252,800	839	335,600
2.5.5.2	Powder coated galvanised steel balustrade and railings to openings	m	400	95	38,000	110	44,000		44,000	205	82,000
	<b>Sub-total</b>				<b>1,180,034</b>		<b>2,568,213</b>	<b>63,853</b>	<b>2,632,066</b>		<b>3,812,100</b>
2.6	<b>Windows and External Doors</b>										
2.6.1	<u>External Windows</u>										
2.6.1.1	Velfac Powder coated composite aluminium / timber framed, triple glazed tilt-turn bronze anodized balcony windows / doors with standard set of satin stainless steel ironmongery	m²	460	436	200,560	1,560	717,600		717,600	1,996	918,160
2.6.1.2	Shueco aluminium triple glazed bronze anodized windows to community centre with satin stainless steel ironmongery	m²	460	-	0	140	64,400		64,400	140	64,400
2.6.1.3	Shueco aluminium triple glazed bronze anodized windows to energy centre with satin stainless steel ironmongery	m2	460	-	0	28	-	12,880	12,880	28	12,880
2.6.1.4	Frameless aluminium security roller shutter to community centre with satin stainless steel ironmongery	m2	525	-	0	127	66,675		66,675	127	66,675
2.6.2	<u>External Doors</u>										
2.6.2.1	Main block entrance lobby doors - Spirit Doors Naturelle Vision range hardwood Euro Light Oak single door with triple glazed fanlight, sidelight and vision panel, Factory applied stain and lacquer finish with satin stainless steel ironmongery and door access control	nr	10,000	1	10,000	2	20,000		20,000	3	30,000
2.6.2.2	Main block entrance stair lobby doors comprising pair of fully glazed doors (Block C2)	nr	5,000	1	5,000	-	-		0	1	5,000
2.6.2.3	Entrance doors to town houses / flats - Spirit Doors Naturelle VZara range hardwood Euro Light Oak single door with triple glazed sidelight, Factory applied stain and lacquer finish with satin stainless steel ironmongery	nr	2,500	6	15,000	5	12,500		12,500	11	27,500
2.6.2.4	Meter cupboard doors	nr	500	5	2,500	-	-		0	5	2,500
2.6.2.5	Dry riser inlet door with satin stainless steel finish	nr	700	1	700	2	1,400		1,400	3	2,100
2.6.2.6	Community centre doors comprising single fully glazed door	nr	1,250	-	0	1	1,250		1,250	1	1,250
2.6.2.6	Patio door single	nr	1,500	1	1,500	-	-		0	1	1,500
2.6.2.7	Patio / roof terrace doors pair	nr	2,500	15	37,500	-	-		0	15	37,500
2.6.2.8	Communal terrace doors single	nr	1,000		0	2	2,000		2,000	2	2,000
2.6.2.9	Louved pair of doors to town house / flat storage cupboards - Spirit Doors hardwood Euro Light Oak single door, Factory applied stain and lacquer finish with satin stainless steel ironmongery	nr	2,000	6	12,000		-		0	6	12,000
2.6.2.9	Sunray galvanised steel polyester powder coated pair of doors and side panel to energy centre with satin stainless steel ironmongery with door access control	nr	10,000		0	2	10,000	10,000	20,000	2	20,000
2.6.2.10	Sunray galvanised steel polyester powder coated single door and side panel to plant room with satin stainless steel ironmongery with door access control	nr	5,000	1	5,000	3	15,000		15,000	4	20,000
2.6.2.11	Sunray galvanised steel polyester powder coated single door and side panel to bike / bin store with satin stainless steel ironmongery with door access control	nr	5,000	-	0	5	25,000		25,000	5	25,000
2.6.2.12	Sunray galvanised steel polyester powder coated pair of doors and side panel to bike / bin store with satin stainless steel ironmongery with door access control	nr	10,000	2	20,000	-	-		0	2	20,000
2.6.2.13	Aluminium louvre to energy centre, plant rooms, bin store and bike stores and community centre	nr	700	3	2,100	10	5,600	1,400	7,000	13	9,100
	<b>Sub-total</b>			-	<b>311,860</b>		<b>941,425</b>	<b>24,280</b>	<b>965,705</b>		<b>1,277,565</b>
2.7	<b>Internal Walls and Partitions</b>										
2.7.1	<u>Walls and partitions</u>										

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
2.7.1.1	Party walls between flats comprising two 100mm dense aggregate blockwork, party wall ties & 75mm cavity wall insulation (linings and finishes included within fit out schedule)	m²	85	1,482	125,970	3,009	255,765		255,765	4,491	381,735
2.7.1.2	200mm Block walls to circulation areas	m²	65	210	13,650	1,002	65,130		65,130	1,212	78,780
2.7.1.3	Energy centre / plant room walls	m2	100	210	21,000	549	12,900	42,000	54,900	759	75,900
2.7.1.4	Acoustic insulation to energy centre / plant room walls	m2	40	210	8,400	549	5,160	16,800	21,960	759	30,360
2.7.1.5	Acoustic insulation to community centre walls	m2	40	-	0	122	4,880	-	4,880	122	4,880
2.7.1.6	Folding sliding partitions to community centre	m2	500	-	0	64	32,000		32,000	64	32,000
2.7.2	<u>Internal walls and partitions to flats and houses</u>										
2.7.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	4,798		0	5	23,991		23,991	5	23,991
2.7.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	5,009		0	1	5,009		5,009	1	5,009
2.7.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	6,353		0	14	88,941		88,941	14	88,941
2.7.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	5,255		0	7	36,783		36,783	7	36,783
2.7.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	8,554		0	4	34,215		34,215	4	34,215
2.7.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	6,715		0	7	47,002		47,002	7	47,002
2.7.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	8,805		0	2	17,609		17,609	2	17,609
2.7.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	8,043		0	14	112,602		112,602	14	112,602
2.7.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	7,518		0	8	60,146		60,146	8	60,146
2.7.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	9,257		0	6	55,543		55,543	6	55,543
2.7.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	4,132	1	4,132	-	-		0	1	4,132
2.7.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,651	7	32,556	-	-		0	7	32,556
2.7.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	6,598	4	26,392	-	-		0	4	26,392
2.7.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	6,338	5	31,691	-	-		0	5	31,691
2.7.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	8,071	1	8,071	-	-		0	1	8,071
2.7.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	7,722	2	15,445	-	-		0	2	15,445
2.7.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	12,411	2	24,822	-	-		0	2	24,822
2.7.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	12,411	2	24,822	-			0	2	24,822
2.7.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	12,587	1	12,587	-			0	1	12,587
	Sub-total			25	349,537	68	857,675	58,800	916,475	93	1,266,012
2.8.1	<u>Internal Doors</u>										
2.8.1.1	Oak veneered Single fire door to circulation area	nr	1,100	7	7,700	33	36,300		36,300	40	44,000
2.8.1.2	Pair of glazed doors to entrance lobby	nr	2,500	-	0	1	2,500		2,500	1	2,500
2.8.1.3	Pair of doors to bike store	nr	2,000	-	0	1	2,000		2,000	1	2,000
2.8.1.4	Pair of Oak vennered doors to community centre, lobby, kitchen and office	nr	1,500	-	0	3	4,500		4,500	3	4,500
2.8.1.5	Oak veneered single door to WC's to community area	nr	600	-	0	5	3,000		3,000	5	3,000
2.8.1.6	Riser cupboard doors - single	nr	800	24	19,200	99	79200		79,200	123	98,400
2.8.2	<u>Internal doors to flats and houses</u>										
2.8.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	6,025	-	0	5	30,125		30,125	5	30,125

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
2.8.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	11,725	-	0	1	11,725		11,725	1	11,725
2.8.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	8,725	-	0	14	122,150		122,150	14	122,150
2.8.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	11,725	-	0	7	82,075		82,075	7	82,075
2.8.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	9,725	-	0	4	38,900		38,900	4	38,900
2.8.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	12,725	-	0	7	89,075		89,075	7	89,075
2.8.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	11,425		0	2	22,850		22,850	2	22,850
2.8.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	11,425		0	14	159,950		159,950	14	159,950
2.8.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	14,425		0	8	115,400		115,400	8	115,400
2.8.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	15,425			6	92,550		92,550	6	92,550
2.8.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	7,025	1	7,025	-	-		0	1	7,025
2.8.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	11,025	7	77,175	-	-		0	7	77,175
2.8.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	29,725	4	118,900	-	-		0	4	118,900
2.8.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	8,725	5	43,625	-	-		0	5	43,625
2.8.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	10,725	1	10,725	-	-		0	1	10,725
2.8.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	10,725	2	21,450	-	-		0	2	21,450
2.8.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	16,025	2	32,050	-	-		0	2	32,050
2.8.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	16,025	2	32,050	-	-		0	2	32,050
2.8.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	17,025	1	17,025	-	-		0	1	17,025
	<b>Sub-total</b>			25	<b>386,925</b>	68	<b>892,300</b>	-	<b>892,300</b>	93	<b>1,279,225</b>
3	<b>INTERNAL FINISHES</b>										
3.1	<b>Wall Finishes</b>										
3.1.1	<u>Finishes to Walls</u>										
3.1.1.1	Plaster and emulsion paint on blockwork to circulation areas and community centre walls (one side only)	m²	20	210	4,200	1,206	24,120		24,120	1,416	28,320
3.1.1.2	Emulsion paint to masonry walls to energy centre, plant rooms, bike stores and bin stores	m²	8	210	1,680	549	1,032	3,360	4,392	759	6,072
3.1.1.3	Oak hardwood wall panelling to bike store	m2	125	40	5,000	94	11,750	-	11,750	134	16,750
3.1.1.4	Oak hardwood wall panelling and window surrounds with stain and protective lacquer finish to community centre	item	20,000	-	0	1	20,000	-	20,000	1	20,000
3.1.1.5	Oak hardwood wall panelling to low level searing 500mm high with stain and protective lacquer finish to community centre	m	600	-	0	44	26,400		26,400	44	26,400
3.1.1.5	Modular Clay Products glazed brick / tile wall finishes with edge trims to entrance lobby area	m2	125	-	0	74	9,250		9,250	74	9,250
3.1.1.6	Built in bench wrapped in glazed brick to entrance lobby	nr	4,000	-	0	2	8,000		8,000	2	8,000
3.1.1.7	Finish to exposed concrete circular column to entrance lobby	nr	500	-	0	1	500		500	1	500
3.1.2	<u>Wall finishes to flats and houses</u>										
3.1.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	5,186	-	0	5	25,928		25,928	5	25,928
3.1.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	5,346	-	0	1	5,346		5,346	1	5,346
3.1.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	5,907	-	0	14	82,701		82,701	14	82,701
3.1.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	5,356	-	0	7	37,489		37,489	7	37,489
3.1.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	8,186	-	0	4	32,743		32,743	4	32,743
3.1.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	6,375	-	0	7	44,626		44,626	7	44,626

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
3.1.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	8,899	-	0	2	17,799		17,799	2	17,799
3.1.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	6,989	-	0	14	97,851		97,851	14	97,851
3.1.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	6,969	-	0	8	55,755		55,755	8	55,755
3.1.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	8,866	-		6	53,196		53,196	6	53,196
3.1.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	4,844	1	4,844	-	-		0	1	4,844
3.1.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	5,237	7	36,659	-	-		0	7	36,659
3.1.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	6,492	4	25,966	-	-		0	4	25,966
3.1.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	6,351	5	31,756	-	-		0	5	31,756
3.1.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	8,120	1	8,120	-	-		0	1	8,120
3.1.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	7,710	2	15,420	-	-		0	2	15,420
3.1.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	6,989	2	13,979	-	-		0	2	13,979
3.1.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	6,969	2	13,939	-	-		0	2	13,939
3.1.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	8,866	1	8,866	-	-		0	1	8,866
	<b>Sub-total</b>			25	<b>170,428</b>	68	<b>554,486</b>	<b>3,360</b>	<b>557,846</b>	93	<b>728,274</b>
3.2	<b>Floor Finishes</b>										
3.2.1	<u>Finishes to floors</u>										
3.2.1.1	50mm Cement and sand screed to concrete floor slabs to circulation areas and community centre	m <sup>2</sup>	25	269	6,725	1,206	30,150		30,150	1,475	36,875
3.2.1.2	Trowelled finish to concrete slab to energy centre, plant rooms, bike stores and bin stores	m <sup>2</sup>	3	134	402	789	825	1,542	2,367	923	2,769
3.2.1.3	Epoxy anti slip floor paint to concrete slab to energy centre, plant rooms and refuse stores	m <sup>2</sup>	30	134	4,020	654	4,200	15,420	19,620	788	23,640
3.2.1.4	Oak endgrain timber flooring with clear non-slip lacquer finish to community centre	m <sup>2</sup>	80	-	0	250	20,000		20,000	250	20,000
3.2.1.5	Oak endgrain timber flooring with stain and protective lacquer finish to bike store	m <sup>2</sup>	80	60	4,800	135	10,800		10,800	195	15,600
3.2.1.6	3mm Nora Noraplan Signa rubber flooring to circulation areas	m <sup>2</sup>	65	269	17,485	1,206	78,390		78,390	1,475	95,875
3.2.1.7	Oak endgrain floor finish to entrance / stair lobby	m <sup>2</sup>	80	52	4,160	122	9,760		9,760	174	13,920
3.2.1.12	Oak endgrain skirting 450mm high	m	60	248	14,880	716	42,960		42,960	964	57,840
3.2.2	<u>Floor finishes to flats and houses</u>										
3.2.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	6,113	-	0	5	30,563		30,563	5	30,563
3.2.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	6,147	-	0	1	6,147		6,147	1	6,147
3.2.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	6,534	-	0	14	91,482		91,482	14	91,482
3.2.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	6,585	-	0	7	46,092		46,092	7	46,092
3.2.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	9,958	-	0	4	39,831		39,831	4	39,831
3.2.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	8,501	-	0	7	59,505		59,505	7	59,505
3.2.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	10,997	-	0	2	21,994		21,994	2	21,994
3.2.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	8,807	-	0	14	123,292		123,292	14	123,292
3.2.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	9,646	-	0	8	77,171		77,171	8	77,171
3.2.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	10,821	-	0	6	64,926		64,926	6	64,926
3.2.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	5,410	1	5,410	-	-		0	1	5,410
3.2.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	5,674	7	39,721	-	-		0	7	39,721
3.2.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	7,290	4	29,160	-	-		0	4	29,160
3.2.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	7,290	5	36,450	-	-		0	5	36,450

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
3.2.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	9,528	1	9,528	-	-		0	1	9,528
3.2.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	9,100	2	18,200	-	-		0	2	18,200
3.2.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	16,428	2	32,856	-	-		0	2	32,856
3.2.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	16,428	2	32,856	-	-		0	2	32,856
3.2.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	16,452	1	16,452	-	-		0	1	16,452
	<b>Sub-total</b>			25	<b>273,105</b>	68	<b>758,088</b>	<b>16,962</b>	<b>775,050</b>	93	<b>1,048,155</b>
3.3	<b>Ceiling Finishes</b>										
3.3.1	<u>Finishes to Ceilings</u>										
3.3.1.1	Gyproc m/f suspended ceilings lined with plasterboard to communal circulation areas	m²	43	269	11,567	956	41,108		41,108	1,225	52,675
3.3.1.2	Painted concrete ceiling to energy centre, plant rooms, bike stores and bin stores	m²	20	134	2,680	654	2,800	10,280	13,080	788	15,760
3.3.1.3	Acoustic ceiling to Community area	m²	50			250	12,500		12,500	250	12,500
3.3.2	<u>Ceiling finishes to flats and houses</u>										0
3.3.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	2,968	-	0	5	14,840		14,840	5	14,840
3.3.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	2,968	-	0	1	2,968		2,968	1	2,968
3.3.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	3,080	-	0	14	43,120		43,120	14	43,120
3.3.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	3,192	-	0	7	22,344		22,344	7	22,344
3.3.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	4,760	-	0	4	19,040		19,040	4	19,040
3.3.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	4,144	-	0	7	29,008		29,008		29,008
3.3.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	5,320	-	0	2	10,640		10,640	2	10,640
3.3.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	4,200	-	0	14	58,800		58,800	14	58,800
3.3.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	4,704	-	0	8	37,632		37,632	8	37,632
3.3.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	5,320	-	0	6	31,920		31,920	6	31,920
3.3.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	2,800	1	2,800	-	-		0	1	2,800
3.3.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	2,923	7	20,462	-	-		0	7	20,462
3.3.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,612	4	14,448	-	-		0	4	14,448
3.3.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,612	5	18,060	-	-		0	5	18,060
3.3.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,704	1	4,704	-	-		0	1	4,704
3.3.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	5,152	2	10,304	-	-		0	2	10,304
3.3.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	8,120	2	16,240	-				2	16,240
3.3.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	8,120	2	16,240	-				2	16,240
3.3.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	8,120	1	8,120	-				1	8,120
	<b>Sub-total</b>			25	<b>125,625</b>	68	<b>326,720</b>	<b>10,280</b>	<b>337,000</b>	93	<b>462,625</b>
4	<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>										
4.1	<b>Fittings, furnishings and equipment</b>										
4.1.1	<u>General fittings, furnishings and equipment</u>										
4.1.1.1	Letter boxes	nr	100	25	2,500	68	6,800		6,800	93	9,300
4.1.1.2	Parcel storage boxes to entrance lobby	nr	1,000	1	1,000	2	2,000		2,000	3	3,000
4.1.1.2	Refuse bins to bin stores	nr	1,000	15	15,000	10	10,000		10,000	25	25,000
4.1.1.3	Cycle racks (Josta 2 tier)	nr	240	58	13,920	64	15,360		15,360	122	29,280
4.1.1.4	1840 x 1879mm Recessed aluminium matwell framing and entrance mat to entrance lobbies	nr	3,000	1	3,000	2	6,000		6,000	3	9,000

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
4.1.1.5	Fit out of community area kitchen	nr	10,000	-	0	1	10,000		10,000	1	10,000
4.1.1.6	Sundry fittings to community area	item	20,000	-	0	1	20,000		20,000	1	20,000
4.1.1.7	Fittings to community area office	nr	2,500	-	0	1	2,500		2,500	1	2,500
4.1.1.8	Mirrors to community centre	item	2,000	-	0	1	2,000		2,000	1	2,000
4.1.1.9	Privacy blinds to community centre windows	m²	250	-	0	70	17,500		17,500	70	17,500
4.1.4	<u>Signs/notices</u>										
4.1.4.1	Satin stainless steel premises information boxes with tamper proof lock to entrance lobby	nr	500	1	500	2	1,000		1,000	3	1,500
4.1.4.2	Statutory wayfinding signage	nr	1,000	6	6,000	15	15,000		15,000	21	21,000
4.1.4.3	Building signage to building entrances	nr	5,000	1	5,000	2	10,000		10,000	3	15,000
4.1.5	<u>Fixtures and fittings to flats</u>										
4.1.5.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	11,870	-	0	5	59,350		59,350	5	59,350
4.1.5.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	11,550	-	0	1	11,550		11,550	1	11,550
4.1.5.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	8,461	-	0	14	118,454		118,454	14	118,454
4.1.5.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	9,110	-	0	7	63,770		63,770	7	63,770
4.1.5.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	12,600	-	0	4	50,400		50,400	4	50,400
4.1.5.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	13,120	-	0	7	91,840		91,840	7	91,840
4.1.5.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	14,360	-	0	2	28,720		28,720	2	28,720
4.1.5.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	11,400	-	0	14	159,600		159,600	14	159,600
4.1.5.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	11,920	-	0	8	95,360		95,360	8	95,360
4.1.5.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	13,470	-	0	6	80,820		80,820	6	80,820
4.1.5.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	10,700	1	10,700	-	-		0	1	10,700
4.1.5.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	11,220	7	78,540	-	-		0	7	78,540
4.1.5.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	12,950	4	51,800	-	-		0	4	51,800
4.1.5.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	10,950	5	54,750	-	-		0	5	54,750
4.1.5.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	13,550	1	13,550	-	-		0	1	13,550
4.1.5.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	13,550	2	27,100	-	-		0	2	27,100
4.1.5.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	18,240	2	36,480	-	-		0	2	36,480
4.1.5.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	17,570	2	35,140	-	-		0	2	35,140
4.1.5.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	17,990	1	17,990	-	-		0	1	17,990
	<b>Sub-total</b>			25	<b>372,970</b>	68	<b>878,024</b>	-	<b>878,024</b>	93	<b>1,250,994</b>
5	<b>SERVICES</b>									-	
5.1	<b>Sanitary appliances</b>									-	
5.1.1	<u>Sanitary fittings and appliances</u>									-	
5.1.1.1	Cleaners sink to cleaners stores	1	600	2	1,200	4	2,400		2,400	6	3,600
5.1.1.2	Extra for fit out of accessible bathrooms	item	8,000	-	8,000	6	8,000		8,000	6	16,000
5.1.1.3	Sanitary fittings to Energy Centre WC comprising WC and whb (Block E)	nr	1,750	-	0	2	-	3,500	3,500	2	3,500
5.1.1.4	Allowance for WC to community area (Block E)	nr	5,000	-	0	5	25,000		25,000	5	25,000
5.1.1.5	Extra for fittings to disabled wc to community area	nr	2,000	-	0	1	2,000		2,000	1	2,000
5.1.3	<u>Sanitary fittings and appliances to flats</u>									-	0
5.1.3.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	4,250	-	0	5	21,250		21,250	5	21,250
5.1.3.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	4,250	-	0	1	4,250		4,250	1	4,250
5.1.3.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	4,250	-	0	14	59,500		59,500	14	59,500
5.1.3.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	4,250	-	0	7	29,750		29,750	7	29,750
5.1.3.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	6,100	-	0	4	24,400		24,400	4	24,400
5.1.3.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	6,100	-	0	7	42,700		42,700	7	42,700

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
5.1.3.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	6,100	-	0	2	12,200		12,200	2	12,200
5.1.3.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	4,250	-	0	14	59,500		59,500	14	59,500
5.1.3.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	4,250	-	0	8	34,000		34,000	8	34,000
5.1.3.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	6,100	-	0	6	36,600		36,600	6	36,600
5.1.3.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	4,250	1	4,250	-	-		0	1	4,250
5.1.3.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,250	7	29,750	-	-		0	7	29,750
5.1.3.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,250	4	17,000	-	-		0	4	17,000
5.1.3.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,250	5	21,250	-	-		0	5	21,250
5.1.3.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	6,075	1	6,075	-	-		0	1	6,075
5.1.3.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	6,375	2	12,750	-	-		0	2	12,750
5.1.3.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	10,850	2	21,700	-	-		0	2	21,700
5.1.3.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	10,850	2	21,700	-	-		0	2	21,700
5.1.3.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	10,850	1	10,850	-	-		0	1	10,850
	<b>Sub-total</b>			25	<b>154,525</b>	68	<b>361,550</b>	<b>3,500</b>	<b>365,050</b>	93	<b>519,575</b>
5.3	<b>Disposal installations</b>										
5.3.1	<u>Foul drainage above ground</u>										
5.3.1.1	Soil, waste and vent pipe installation to residential units	nr	500	25	12,500	68	34,000		34,000	93	46,500
5.3.1.2	Soil, waste and vent pipe installation to community area	m²	20		0	250	5,000		5,000	250	5,000
5.3.1.3	Rainwater installation to Energy Centre	item	10,000			1	-	10,000	10,000	1	10,000
5.3.1.4	Soil, waste and vent pipe installation to Energy Centre	item	10,000			1	-	10,000	10,000	1	10,000
5.3.1.5	Soil waste and vent pipe installation to plant rooms bike stores and refuse stores	m²	20	134	2,680	275	5,500		5,500	409	8,180
5.3.1.6	Boxing in to all residential SVP's including insulation	m	125	100	12,500	272	34,000		34,000	372	46,500
5.3.1.7	Boxing in to all SVP's to community centre including insulation	m	125			24	3,000		3,000	24	3,000
5.3.1.8	Boxing in to all SVP's to energy centre including insulation	m	125			66	-	8,250	8,250	66	8,250
5.3.1.9	Access panels to SVP rodding points	nr	250	30	7,500	84	21,000		21,000	114	28,500
5.3.4	<u>Disposal installations to flats</u>										
5.3.4.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	1,440	-	0	5	7,200		7,200	5	7,200
5.3.4.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	1,440	-	0	1	1,440		1,440	1	1,440
5.3.4.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	1,440	-	0	14	20,160		20,160	14	20,160
5.3.4.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	1,440	-	0	7	10,080		10,080	7	10,080
5.3.4.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	1,440	-	0	4	5,760		5,760	4	5,760
5.3.4.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	1,440	-	0	7	10,080		10,080	7	10,080
5.3.4.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	1,440	-	0	2	2,880		2,880	2	2,880
5.3.4.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	1,440	-	0	14	20,160		20,160	14	20,160
5.3.4.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	1,440	-	0	8	11,520		11,520	8	11,520
5.3.4.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	1,440	-	0	6	8,640		8,640	6	8,640
5.3.4.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	1,440	1	1,440	-	-		0	1	1,440
5.3.4.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	1,440	7	10,080	-	-		0	7	10,080
5.3.4.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	1,440	4	5,760	-	-		0	4	5,760
5.3.4.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	1,440	5	7,200	-	-		0	5	7,200
5.3.4.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	1,440	1	1,440	-	-		0	1	1,440
5.3.4.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	1,440	2	2,880	-	-		0	2	2,880



**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
5.3.4.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	1,440	2	2,880	-	-		0	2	2,880
5.3.4.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	1,440	2	2,880	-	-		0	2	2,880
5.3.4.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	1,440	1	1,440	-	-		0	1	1,440
	<b>Sub-total</b>			25	<b>71,180</b>	68	<b>200,420</b>	<b>28,250</b>	<b>228,670</b>	93	<b>299,850</b>
5.4	<b>Water installations</b>										
5.4.1	<u>Mains water supply</u>										
5.4.1.1	Tank room comprising cold water storage tank (6000L), booster pump set, water softener, secondary landlord Cat 5 packaged booster pump set, control panel including all pipework, valves and control gear	nr	21,600	1	21,600	-	-		0	1	21,600
5.4.1.2	Mains water supply, hot and cold water distribution to community centre	m²	50	-	0	250	12,500		12,500	250	12,500
5.4.1.3	Mains water supply, hot and cold water distribution to circulation areas	m²	50	269	13,450	956	47,800		47,800	1,225	61,250
5.4.1.4	Mains water supply, hot and cold water distribution to plant rooms, bike stores and refuse stores	nr	50	134	6,700	275	13,750		13,750	409	20,450
5.4.1.5	Mains cold water installation to Energy Centre	item	125,000			1	-	125,000	125,000	1	125,000
5.4.1.6	Boosted Cold water installation to Energy Centre	item	100,000			1	-	100,000	100,000	1	100,000
5.4.1.7	Cat % boosted cold water installation to Energy Centre	item	35,000			1	-	35,000	35,000	1	35,000
5.4.1.8	Softened cold water installation to Energy Centre	item	100,000			1	-	100,000	100,000	1	100,000
5.4.1.9	Domestic hot water installation to Energy Centre	item	10,000			1	-	10,000	10,000	1	10,000
5.4.2	<u>Mains water supply to flats</u>										
5.4.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	2,650	-	0	5	13,250		13,250	5	13,250
5.4.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	2,650	-	0	1	2,650		2,650	1	2,650
5.4.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	2,750	-	0	14	38,500		38,500	14	38,500
5.4.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	2,850	-	0	7	19,950		19,950	7	19,950
5.4.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	4,250	-	0	4	17,000		17,000	4	17,000
5.4.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	3,700	-	0	7	25,900		25,900	7	25,900
5.4.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	4,750	-	0	2	9,500		9,500	2	9,500
5.4.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	3,750	-	0	14	52,500		52,500	14	52,500
5.4.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	4,200	-	0	8	33,600		33,600	8	33,600
5.4.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	4,750	-	0	6	28,500		28,500	6	28,500
5.4.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	2,500	1	2,500	-	-		0	1	2,500
5.4.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	2,610	7	18,270	-	-		0	7	18,270
5.4.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,225	4	12,900	-	-		0	4	12,900
5.4.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,225	5	16,125	-	-		0	5	16,125
5.4.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,200	1	4,200	-	-		0	1	4,200
5.4.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	4,600	2	9,200	-	-		0	2	9,200
5.4.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	7,250	2	14,500	-	-		0	2	14,500
5.4.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	7,250	2	14,500	-	-		0	2	14,500
5.4.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	7,250	1	7,250	-	-		0	1	7,250
	<b>Sub-total</b>			25	<b>141,195</b>	68	<b>315,400</b>	<b>370,000</b>	<b>685,400</b>	93	<b>826,595</b>
5.5	<b>Heat source</b>										
5.5.1	<u>Heat source</u>										
5.5.1.1	Fuel oil installation to Energy Centre	item	25,000	-	0	1	-	25,000	25,000	1	25,000
5.5.1.2	Natural gas installation to Energy Centre	item	80,000	-	0	1	-	80,000	80,000	1	80,000

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
5.5.1.3	LTHW heating installation	item	2,200,000	-	0	1	-	2,200,000	2,200,000	1	2,200,000
5.5.1.6	Distribution of pipework below ground from the energy centre (services diversions included elsewhere)	m	1,000	-	0	500	400,000	100,000	500,000	500	500,000
5.5.1.7	Heating plant to Block C2 plant room	item	50,000	1	50,000	-	-	-	0	1	50,000
5.5.1.8	Centralised air source heat pump installation	item	3,700,000	-	0	1	-	3,700,000	3,700,000	1	3,700,000
5.5.1.9	Automatic controls and BMS installation to Energy Centre	item	200,000	1	200,000	1	-	200,000	200,000	2	400,000
5.5.1.10	Building management system	item	150,000	1	40,500	1	-	150,000	150,000	2	190,500
5.5.1.11	Vertical distribution of pipework between roof plant and ground floor with 50mm preinsulated steel pipes	m	500	27	13,500	40	-	20,000	20,000	67	33,500
5.5.1.12	Extra for screening to roof plant (doors measured separately)	m <sup>2</sup>	500	40	20,000	108	-	53,750	53,750	148	73,750
5.5.1.13	Bwic with ashp installation including plinths, bunds and anti vibration mounts	item	20,000	1	20,000	1	-	20,000	20,000	2	40,000
5.5.2	<u>Heat source to flats</u>									-	0
5.5.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	3,000	-	0	5	15,000	-	15,000	5	15,000
5.5.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	3,000	-	0	1	3,000	-	3,000	1	3,000
5.5.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	3,000	-	0	14	42,000	-	42,000	14	42,000
5.5.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	3,000	-	0	7	21,000	-	21,000	7	21,000
5.5.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	3,000	-	0	4	12,000	-	12,000	4	12,000
5.5.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	3,000	-	0	7	21,000	-	21,000	7	21,000
5.5.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	3,000	-	0	2	6,000	-	6,000	2	6,000
5.5.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	3,000	-	0	14	42,000	-	42,000	14	42,000
5.5.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	3,000	-	0	8	24,000	-	24,000	8	24,000
5.5.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	3,000	-	0	6	18,000	-	18,000	6	18,000
5.5.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	3,000	1	3,000	-	-	-	0	1	3,000
5.5.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,000	7	21,000	-	-	-	0	7	21,000
5.5.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,000	4	12,000	-	-	-	0	4	12,000
5.5.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,000	5	15,000	-	-	-	0	5	15,000
5.5.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,000	1	3,000	-	-	-	0	1	3,000
5.5.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	3,000	2	6,000	-	-	-	0	2	6,000
5.5.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	3,000	2	6,000	-	-	-	0	2	6,000
5.5.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	3,000	2	6,000	-	-	-	0	2	6,000
5.5.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	3,000	1	3,000	-	-	-	0	1	3,000
	<b>Sub-total</b>			25	<b>419,000</b>	68	<b>604,000</b>	<b>6,548,750</b>	<b>7,152,750</b>	93	<b>7,571,750</b>
5.6	<b>Space heating and air conditioning</b>										
5.6.1	<u>Central heating</u>										
5.6.1.1	Central heating to community centre	m2	40	-	0	250	10,000	-	10,000	250	10,000
5.6.2	<u>Central heating to flats</u>										
5.6.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	3,876	-	0	5	19,380	-	19,380	5	19,380
5.6.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	3,876	-	0	1	3,876	-	3,876	1	3,876
5.6.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	4,010	-	0	14	56,140	-	56,140	14	56,140
5.6.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	4,144	-	0	7	29,008	-	29,008	7	29,008
5.6.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	6,020	-	0	4	24,080	-	24,080	4	24,080
5.6.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	5,283	-	0	7	36,981	-	36,981	7	36,981
5.6.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	6,690	-	0	2	13,380	-	13,380	2	13,380
5.6.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	5,350	-	0	14	74,900	-	74,900	14	74,900
5.6.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	5,953	-	0	8	47,624	-	47,624	8	47,624
5.6.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	6,690	-	0	6	40,140	-	40,140	6	40,140

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
5.6.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	3,675	1	3,675	-	-	-	0	1	3,675
5.6.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,822	7	26,757	-	-	-	0	7	26,757
5.6.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,647	4	18,586	-	-	-	0	4	18,586
5.6.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,647	5	23,233	-	-	-	0	5	23,233
5.6.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	5,953	1	5,953	-	-	-	0	1	5,953
5.6.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	6,489	2	12,978	-	-	-	0	2	12,978
5.6.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	10,365	2	20,730	-	-	-	0	2	20,730
5.6.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	10,365	2	20,730	-	-	-	0	2	20,730
5.6.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	10,365	1	10,365	-	-	-	0	1	10,365
	<b>Sub-total</b>			<b>25</b>	<b>143,006</b>	<b>68</b>	<b>355,509</b>	<b>-</b>	<b>355,509</b>	<b>93</b>	<b>498,515</b>
5.7	<b>Ventilation systems</b>										
5.7.2	<u>Local and special ventilation</u>										
5.7.2.1	Mechanical ventilation to community centre	m²	50		0	250	12,500		12,500	250	12,500
5.7.2.2	Ventilation grilles above community centre glazing	m	400		0	25	10,000		10,000	25	10,000
5.5.1.9	Supply and extract air handling installation to Energy Centre	item	135,000	-	0	1	-	135,000	135,000	1	135,000
5.5.1.10	Toilet supply and extract ventilation to Energy Centre	item	10,000			1	-	10,000	10,000	1	10,000
5.7.2.3	Ventilation grilles above windows	m	400	290	116,000	800	320,000		320,000	1,090	436,000
5.7.3	<u>Smoke extract and control</u>										
5.7.3.1	Smoke extract and control to circulation areas	m²	10	269	2,690	956	9,560		9,560	1,225	12,250
5.7.3.2	Smoke extract and control to plant rooms, bike stores and bin stores	m²	10	134	1,340	275	(2,390)	5,140	2,750	409	4,090
5.7.4	<u>Ventilation installations to flats</u>										
5.7.4.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	3,950	-	0	5	19,750		19,750	5	19,750
5.7.4.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	3,950	-	0	1	3,950		3,950	1	3,950
5.7.4.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	4,050	-	0	14	56,700		56,700	14	56,700
5.7.4.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	4,150	-	0	7	29,050		29,050	7	29,050
5.7.4.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	6,450	-	0	4	25,800		25,800	4	25,800
5.7.4.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	5,900	-	0	7	41,300		41,300	7	41,300
5.7.4.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	6,950	-	0	2	13,900		13,900	2	13,900
5.7.4.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	5,950	-	0	14	83,300		83,300	14	83,300
5.7.4.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	6,400	-	0	8	51,200		51,200	8	51,200
5.7.4.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	7,850	-	0	6	47,100		47,100	6	47,100
5.7.4.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	3,900	1	3,900	-	-	-	0	1	3,900
5.7.4.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,010	7	28,070	-	-	-	0	7	28,070
5.7.4.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	5,125	4	20,500	-	-	-	0	4	20,500
5.7.4.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	5,125	5	25,625	-	-	-	0	5	25,625
5.7.4.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	6,550	1	6,550	-	-	-	0	1	6,550
5.7.4.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	6,950	2	13,900	-	-	-	0	2	13,900
5.7.4.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	10,550	2	21,100	-	-	-	0	2	21,100
5.7.4.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	10,550	2	21,100	-	-	-	0	2	21,100
5.7.4.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	11,000	1	11,000	-	-	-	0	1	11,000

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
	<b>Sub-total</b>			25	<b>271,775</b>	68	<b>721,720</b>	<b>150,140</b>	<b>871,860</b>	93	<b>1,143,635</b>
5.8	<b>Electrical installations</b>										
5.8.1	<u>Electrical mains and sub-mains distribution</u>										
5.8.1.1	Electrical mains and sub mains distribution to flats	m²	30	2,129	63,870	5,009	150,270		150,270	7,138	214,140
5.8.1.2	Electrical mains and sub mains distribution to circulation areas	m²	30	269	8,070	956	28,680		28,680	1,225	36,750
5.8.1.3	LV distribution to Energy Centre	item	600,000	-	0	1	-	600,000	600,000	1	600,000
5.8.1.4	Standby generator installation to Energy Centre	item	120,000			1		120,000	120,000	1	120,000
5.8.1.5	Containment installation to Energy Centre	item	60,000			1		60,000	60,000	1	60,000
5.8.1.6	Mechanical services power installation to Energy Centre	item	60,000			1		60,000	60,000	1	60,000
5.8.1.7	Small power installation to Energy Centre	item	30,000			1		30,000	30,000	1	30,000
5.8.1.8	Lighting and emergency lighting installation to Energy Centre	item	70,000			1		70,000	70,000	1	70,000
5.8.1.9	External lighting installation to Energy Centre	item	25,000			1		25,000	25,000	1	25,000
5.8.1.3	Electrical mains and sub mains distribution to plant rooms bike stores and bin stores areas	m²	30	134	4,020	275	(7,170)	15,420	8,250	409	12,270
5.8.1.4	Electrical mains and sub mains distribution to community centre	m²	30	-	0	250	7,500		7,500	250	7,500
5.8.2	<u>Lighting and power installations</u>										
5.8.2.1	Lighting and power installation to circulation areas	m²	60	269	16,140	956	57,360		57,360	1,225	73,500
5.8.2.2	Lighting and power installation to plant rooms bike stores and bin stores areas	m²	50	134	6,700	275	13,750		13,750	409	20,450
5.8.2.3	Lighting to balcony and terrace areas	nr	400	25	10,000	68	27,200		27,200	93	37,200
5.8.2.4	Lighting and power installation to community centre	m²	60	-	0	250	15,000		15,000	250	15,000
5.8.2.5	Car charging points	nr	2,000	3	6,000	7	14,000		14,000	10	20,000
5.8.4	<u>Specialist lighting installations</u>										
5.8.4.1	Emergency lighting to circulation areas	m²	20	269	5,380	956	19,120		19,120	1,225	24,500
5.8.4.2	Emergency lighting to plant rooms bike stores and bin stores areas	m²	20	134	2,680	275	(4,780)	10,280	5,500	409	8,180
5.8.4.3	Lighting to balconies	nr	400	25	10,000	68	(178,400)	205,600	27,200	93	37,200
5.8.5	<u>Electrical installations to flats</u>										
5.8.5.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	2,625	-	0	5	13,125		13,125	5	13,125
5.8.5.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	2,625	-	0	1	2,625		2,625	1	2,625
5.8.5.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	0	-	0	14	-		0	14	0
5.8.5.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	0	-	0	7	-		0	7	0
5.8.5.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	4,725	-	0	4	18,900		18,900	4	18,900
5.8.5.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	4,725	-	0	7	33,075		33,075	7	33,075
5.8.5.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	4,725	-	0	2	9,450		9,450	2	9,450
5.8.5.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	4,725	-	0	14	66,150		66,150	14	66,150
5.8.5.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	4,725	-	0	8	37,800		37,800	8	37,800
5.8.5.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	5,500	-	0	6	33,000		33,000	6	33,000
5.8.5.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	2,625	1	2,625	-	-		0	1	2,625
5.8.5.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	2,625	7	18,375	-	-		0	7	18,375
5.8.5.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,675	4	14,700	-	-		0	4	14,700
5.8.5.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,675	5	18,375	-	-		0	5	18,375
5.8.5.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,675	1	3,675	-	-		0	1	3,675
5.8.5.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	4,725	2	9,450	-	-		0	2	9,450
5.8.5.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	5,500	2	11,000	-	-		0	2	11,000
5.8.5.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	5,500	2	11,000	-	-		0	2	11,000
5.8.5.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	6,000	1	6,000	-	-		0	1	6,000
	<b>Sub-total</b>			25	<b>228,060</b>	68	<b>356,655</b>	<b>1,196,300</b>	<b>1,552,955</b>	93	<b>1,781,015</b>
5.10	<b>Lift and conveyor installations</b>										

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
5.10.1	<u>Lifts and enclosed hoists</u>										
5.10.1.1	Lift installation serving gf to 7f roof (Block C2)	nr	85,000	1	85,000					1	85,000
5.10.1.2	Lift installation serving gf to 5f floor	nr	80,000		0	1	80,000		80,000	1	80,000
5.10.1.3	Lift installation serving gf to 8f floor	nr	96,000			2	192,000		192,000	2	192,000
5.10.1.4	Extra for fire fighting lift	nr	15,000	1	15,000	1	15,000		15,000	2	30,000
5.10.1.5	Fitting out of lift cars	nr	5,000	1	5,000	3	15,000		15,000	4	20,000
	<b>Sub-total</b>				<b>105,000</b>		<b>302,000</b>	<b>-</b>	<b>302,000</b>		<b>407,000</b>
5.11	<b>Fire and lightning protection</b>										
5.11.1	<u>Fire fighting systems</u>										
5.11.1.1	Dry riser installation	nr	2,000	6	12,000	15	30,000		30,000	21	42,000
5.11.1.2	Isolating valves to dry risers	nr	300	6	1,800	15	4,500		4,500	21	6,300
5.11.1.3	Fire alarm installation to communal circulation areas and community area including connection to AOV's	m²	15	269	4,035	1,206	18,090		18,090	1,475	22,125
5.11.1.4	Fire alarm installation to Energy Centre	item	30,000			1	-	30,000	30,000	1	30,000
5.11.1.4	Commercial sprinkler tank installation including pipework, control gear and valve sets and booster pump (135m3)	nr	360,000		0	1	-	360,000	360,000	1	360,000
5.11.1.5	Residential sprinkler tank installation including pipework, control gear and valve sets (51m3)	nr	135,000			1	-	135,000	135,000	1	135,000
5.11.1.6	Residential sprinkler pipework distribution	nr	1,000	25	25,000	68	68,000		68,000	93	93,000
5.11.1.7	Distribution of residential sprinkler installation to block C2	m	500	50	25,000		-		0	50	25,000
5.11.3	<u>Lightning protection</u>										
5.11.3.1	Lightning protection installation	m²	5	2,532	12,660	6,490	32,450		32,450	9,022	45,110
5.11.3.2	Lightning protection installation to Energy Centre	item	30,000	-	0	1	-	30,000	30,000	1	30,000
5.11.4	<u>Fire and lightning protection to flats</u>										
5.11.4.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	3,339	-	0	5	16,695		16,695	5	16,695
5.11.4.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	3,339	-	0	1	3,339		3,339	1	3,339
5.11.4.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	3,465	-	0	14	48,510		48,510	14	48,510
5.11.4.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	3,591	-	0	7	25,137		25,137	7	25,137
5.11.4.8	Type 8E - 1b,2p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	5,355	-	0	4	21,420		21,420	4	21,420
5.11.4.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	4,662	-	0	7	32,634		32,634	7	32,634
5.11.4.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	5,985	-	0	2	11,970		11,970	2	11,970
5.11.4.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	4,725	-	0	14	66,150		66,150	14	66,150
5.11.4.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	5,292	-	0	8	42,336		42,336	8	42,336
5.11.4.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	5,985	-	0	6	35,910		35,910	6	35,910
5.11.4.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	3,150	1	3,150	-	-		0	1	3,150
5.11.4.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,289	7	23,020	-	-		0	7	23,020
5.11.4.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,064	4	16,254	-	-		0	4	16,254
5.11.4.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,064	5	20,318	-	-		0	5	20,318
5.11.4.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	5,292	1	5,292	-	-		0	1	5,292
5.11.4.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	5,796	2	11,592	-	-		0	2	11,592
5.11.4.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	9,135	2	18,270	-	-		0	2	18,270
5.11.4.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	9,135	2	18,270	-	-		0	2	18,270
5.11.4.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	9,135	1	9,135	-	-		0	1	9,135
	<b>Sub-total</b>			<b>25</b>	<b>205,796</b>	<b>68</b>	<b>457,141</b>	<b>555,000</b>	<b>1,012,141</b>	<b>93</b>	<b>1,217,937</b>
5.12	<b>Communication, security and control systems</b>										
5.12.1	<u>Communication, security and control systems</u>										
5.12.1.1	CCTV installation to entrance lobbies	nr	10,000	1	10,000	3	30,000		30,000	4	40,000
5.12.1.2	Door access controls to entrance lobbies	nr	20,000	1	20,000	2	40,000		40,000	3	60,000
5.12.1.3	Voice and data installation o Energy Centre	item	25,000			1	-	25,000	25,000	1	25,000
5.12.1.4	Access controls installation to Energy Centre	item	70,000			1	-	70,000	70,000	1	70,000
5.12.1.5	CCTV installation to Energy Centre	item	25,000			1	-	25,000	25,000	1	25,000
5.12.1.6	Disabled alarm call installation to Energy Centre	item	10,000			1	-	10,000	10,000	1	10,000

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
5.12.3	<u>Communication, security and control systems to flats</u>										
5.12.3.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	2,424	-	0	5	12,120		12,120	5	12,120
5.12.3.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	2,424	-	0	1	2,424		2,424	1	2,424
5.12.3.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	2,440	-	0	14	34,160		34,160	14	34,160
5.12.3.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	2,456	-	0	7	17,192		17,192	7	17,192
5.12.3.8	Type 8E - 1b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	2,680	-	0	4	10,720		10,720	4	10,720
5.12.3.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	2,592	-	0	7	18,144		18,144	7	18,144
5.12.3.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	2,760	-	0	2	5,520		5,520	2	5,520
5.12.3.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	2,600	-	0	14	36,400		36,400	14	36,400
5.12.3.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	2,672	-	0	8	21,376		21,376	8	21,376
5.12.3.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	2,760	-	0	6	16,560		16,560	6	16,560
5.12.3.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	2,400	1	2,400	-	-		0	1	2,400
5.12.3.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	2,418	7	16,923	-	-		0	7	16,923
5.12.3.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	2,516	4	10,064	-	-		0	4	10,064
5.12.3.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	2,516	5	12,580	-	-		0	5	12,580
5.12.3.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	2,672	1	2,672	-	-		0	1	2,672
5.12.3.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	2,736	2	5,472	-	-		0	2	5,472
5.12.3.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	3,160	2	6,320	-	-		0	2	6,320
5.12.3.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	3,160	2	6,320	-	-		0	2	6,320
5.12.3.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	3,160	1	3,160	-	-		0	1	3,160
	<b>Sub-total</b>			25	<b>95,911</b>	68	<b>244,616</b>	<b>130,000</b>	<b>374,616</b>	93	<b>470,527</b>
5.14	<b>Builder's work in connection with services</b>										
5.14.1	<u>Builder's work in connection with services</u>										
5.14.1.1	Builders work in connection with services to non residential areas	item	1	23,000	23,000	75,000	59,000	16,000	75,000	98,000	98,000
5.14.1.2	Earth bonding, testing and commissioning to non residential areas	item	1	8,000	8,000	15,000	11,100	3,900	15,000	23,000	23,000
5.14.1.3	Earth bonding, testing and commissioning to Energy Centre	item	45,000	-		1	-	45,000	45,000	1	45,000
5.14.2	<u>Builder's work in connection with services to flats</u>										
5.14.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	3,226	-	0	5	16,128		16,128	5	16,128
5.14.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	3,515	-	0	1	3,515		3,515	1	3,515
5.14.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	3,223	-	0	14	45,126		45,126	14	45,126
5.14.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	3,355	-	0	7	23,486		23,486	7	23,486
5.14.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	4,690	-	0	4	18,760		18,760	4	18,760
5.14.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	4,449	-	0	7	31,144		31,144	7	31,144
5.14.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	5,110	-	0	2	10,221		10,221	2	10,221

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
5.14.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	4,333	-	0	14	60,658		60,658	14	60,658
5.14.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	4,656	-	0	8	37,246		37,246	8	37,246
5.14.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	5,362	-	0	6	32,170		32,170	6	32,170
5.14.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	3,093	1	3,093	-	-		0	1	3,093
5.14.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,410	7	23,868	-	-		0	7	23,868
5.14.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,930	4	19,722	-	-		0	4	19,722
5.14.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,760	5	18,802	-	-		0	5	18,802
5.14.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,678	1	4,678	-	-		0	1	4,678
5.14.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	4,804	2	9,607	-	-		0	2	9,607
5.14.2.26	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	7,326	2	14,651	-	-		0	2	14,651
5.14.2.27	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	7,285	2	14,569	-	-		0	2	14,569
5.14.2.28	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	7,420	1	7,420	-	-		0	1	7,420
	<b>Sub-total</b>			25	<b>184,050</b>	68	<b>348,554</b>	<b>64,900</b>	<b>413,454</b>	98	<b>597,504</b>
8	<b>EXTERNAL WORKS</b>									0	0
8.1	<b>Site clearance and site preparation</b>										
8.1.1	Site clearance and site preparation	m²	20	1,743	34,860	2,813	56,260		56,260	4,556	91,120
	<b>Sub-total</b>				<b>34,860</b>		<b>56,260</b>	<b>0</b>	<b>56,260</b>	<b>0</b>	<b>91,120</b>
8.2	<b>Roads, paths and paving's</b>									0	0
8.2.1	New crossovers	nr	5,000	1	5,000	1	5,000		5,000	2	10,000
8.2.2	Paving ref 01 - Concrete paving slabs (ref Q24/110A)	m²	80	147	11,760	165	13,200		13,200	312	24,960
8.2.3	Paving ref 02 - granite setts (ref Q25/140A)	m2	125	586	73,250	1,099	137,375		137,375	1,685	210,625
8.2.3	Paving ref 03 - Permeable sett paving to parking bays (ref Q24/117A)	m²	125	65	8,125	34	4,250		4,250	99	12,375
8.2.4	Paving ref 04 - Brick paving to private front and rear gardens (ref Q22/175A)	m²	80	193	15,440	93	7,440		7,440	286	22,880
8.2.5	Paving ref 05 - Paving to courtyard (ref Q22/175A)	m²	70	155	10,850	-	-		0	155	10,850
8.2.6	Paving ref 06 - DDA compliant gravel paving to footpath (ref Q23/110A)	m²	50	23	1,150	66	3,300		3,300	89	4,450
8.2.7	Paving ref 08 - Sand to play area (ref Q52/410A)	m²	20	-	0	28	560		560	28	560
8.2.8	Paving ref 09 - Textured granite setts (ref Q25/140B)	m²	125	-	0	20	2,500		2,500	20	2,500
8.2.9	Temporary asphalt paving	m2	40	-	0	35	1,400		1,400	35	1,400
8.2.10	Delineation of parking bays to existing paving	m2	20	-	0	119	2,380		2,380	119	2,380
8.2.11	Extra for paving around gulleys	nr	25			2	50		50	2	50
8.2.12	Extra for paving to recessed manhole covers	nr	100			1	100		100	1	100
8.2.13	Square granite kerbs	m	60	195	11,700	162	9,720		9,720	357	21,420
8.2.14	Galvanised steel metal edge trim	m	25	69	1,725	117	2,925		2,925	186	4,650
	<b>Sub-total</b>				<b>139,000</b>		<b>190,200</b>	<b>-</b>	<b>190,200</b>		<b>329,200</b>
8.3	<b>Soft landscaping, planting and irrigation systems</b>										
8.3.1	Soft landscaping	m2	20	419	8,380	134	2,680		2,680	553	11,060
8.3.2	Soft landscaping to play area	m2	20	345	6,900	395	7,900		7,900	740	14,800
8.3.3	Wild flower meadow planting	m2	30	419	12,570	134	4,020		4,020	553	16,590
8.3.4	Imported topsoil to planted areas	m2	25	764	19,100	529	13,225		13,225	1,293	32,325
8.3.5	Raised bed	nr	2,000	1	2,000	-	-		0	1	2,000
8.3.6	Planting to private town house rear gardens	nr	500	6	3,000				0	6	3,000
8.3.7	Remedial works to existing retained trees	nr	500	7	3,500	12	6,000		6,000	19	9,500
8.3.8	Street trees including tree pits, resin bound gravel base and attenuation control	nr	2,000	4	8,000	8	16,000		16,000	12	24,000
8.3.9	Mature large canopy trees	nr	600	3	1,800	6	3,600		3,600	9	5,400

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
8.3.10	Forest mix / fruit trees	nr	200	47	9,400	340	68,000		68,000	387	77,400
	<b>Sub-total</b>				<b>74,650</b>		<b>121,425</b>	<b>-</b>	<b>121,425</b>		<b>196,075</b>
8.4	<b>Fencing, railings and walls</b>										
8.4.1	Fencing ref F1 - Wire welded mesh (Q40/125A)	m	75	11	825	-	-		0	11	825
8.4.2	Fencing ref F2 - Wavy balustrade set on brick wall (ref Q40/340A)	m	550	123	67,650	61	33,550		33,550	184	101,200
8.4.3	Fencing ref F3 - 1.8m high brick wall	m	450	15	6,750	-	-		0	15	6,750
8.4.6	Fencing ref F5 - Paddlestone retaining wall with lime mortar (ref F20/110A)	m	275	25	6,875	-	-		0	25	6,875
8.4.7	Fencing ref F6 - Chestnut pale frncing (ref Q40/320A)	m	75	-	0	40	3,000		3,000	40	3,000
8.4.8	Fencing ref F7 - Brick wall tied into existing	m	250	-	0	16	4,000	-	4,000	16	4,000
8.4.10	Extra over fencing for single gate (G1)	nr	250	14	3,500	6	1,500		1,500	20	5,000
8.4.11	Extra over fencing for double gate (G2)	nr	400	2	800	-	-		0	2	800
	<b>Sub-total</b>				<b>86,400</b>		<b>42,050</b>	<b>-</b>	<b>42,050</b>		<b>128,450</b>
8.5	<b>External fixtures</b>										
8.5.1	Richter play huts	nr	1,500	1	1,500	3	4,500		4,500	4	6,000
8.5.2	Small slides	nr	2,500	1	2,500	1	2,500		2,500	2	5,000
8.5.3	Huck in ground trampoline	nr	3,000	3	9,000	-	0		0	3	9,000
8.5.4	Storage cupboard hardwood doors to private gardens	nr	500	12	6,000	-	0		0	12	6,000
8.5.5	Cycle stands	nr	250	2	500	2	500		500	4	1,000
8.5.6	Playequip natural logs and stumps (Block C2)	item	26,600	1	26,600	-	0		0	1	26,600
8.5.7	Playequip natural logs and stumps (Block E)	item	11,500	-	0	1	11,500		11,500	1	11,500
8.5.8	Yorkstone boulders (Block C2)	item	8,600	1	8,600		0		0	1	8,600
8.5.9	Yorkstone boulders (Block E)	item	48,700	-	0		48,700		48,700	0	48,700
8.5.10	Willow structure	nr	225	3	675	6	1,350		1,350	9	2,025
8.5.11	Playwquip multi level raised "zig zag" platform (Block C2)	item	39,000	1	39,000	-	0		0	1	39,000
8.5.12	Playwquip multi level raised "zig zag" platform (Block E)	item	11,000	-	0	1	11,000		11,000	1	11,000
8.5.13	Car charging pillars	nr	4,000	3	12,000	7	28,000		28,000	10	40,000
8.5.14	Litter bins	nr	500	2	1,000	2	1,000		1,000	4	2,000
8.5.15	Steel telescopic bollards	nr	250	6	1,500	8	2,000		2,000	14	3,500
8.5.16	Wayfinding signage	item	5,000	1	5,000	1	5,000		5,000	2	10,000
	<b>Sub-total</b>				<b>113,875</b>		<b>116,050</b>	<b>0</b>	<b>116,050</b>		<b>229,925</b>
8.6	<b>External drainage</b>										
8.6.1	<u>Surface water and foul water drainage</u>										
8.6.1.3	Building drainage below ground	m²	17	2,532	43,044	7,004	119,068		119,068	9,536	162,112
8.6.1.4	Site drainage	m²	20	1,146	22,920	1,391	27,820		27,820	2,537	50,740
8.6.1.5	Extra for slot drain	m	150	130	19,500	48	7,200		7,200	178	26,700
8.6.1.6	Surface water drainage geo cellular attenuation tanks	m³	250	100	25,000	150	37,500		37,500	250	62,500
8.6.1.7	Connection of drainage to existing sewer	nr	5,000	1	5,000	1	5,000		5,000	2	10,000
	<b>Sub-total</b>				<b>115,464</b>		<b>196,588</b>	<b>-</b>	<b>196,588</b>		<b>312,052</b>
8.7	<b>External services</b>										
8.7.1	<u>Water Mains supply</u>										
8.7.1.1	Water mains connection including bwic - residential	nr	1,000	25	25,000	68	68,000		68,000	93	93,000
8.7.1.2	Water mains connection including bwic community area (Block E)	nr	2,000	1	2,000		-		0	1	2,000
8.7.1.3	Extra for watering point	nr	500	2	1,000	1	500		500	3	1,500
8.7.2	<u>Electricity mains supply</u>									0	0
8.7.2.1	Electricity mains connection including bwic residential	nr	1,000	25	25,000	68	68,000		68,000	93	93,000
8.7.2.2	Electricity mains connection including bwic to community area (Block E)	nr	5,000	-	0	1	5,000		5,000	1	5,000
8.7.2.3	HV / LV incoming mains and fit out of substations (1.5MVA and 500/800KVA transformers). indicative advice from UKPN dated 25 May 2021states that works will be in excess of £1M	nr	1,500,000		0	1	-	1,500,000	1,500,000	1	1,500,000



**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
8.7.3	<u>Gas main connection</u>							-			
8.7.3.1	Gas main connection to energy centre (as quotation from Fulcrum dated 19 March 2021)	nr	100,000		0	1	-	100,000	100,000	1	100,000
8.7.3.2	Gas meter cupboard	nr	10,000			1	-	10,000	10,000	1	10,000
8.7.6	<u>Telecommunications and other communications system connections</u>										
8.7.6.1	Telephone and cable services inc bwic - residential	nr	500	25	12,500	68	34,000		34,000	93	46,500
8.7.6.2	Telephone services inc bwic - community area (Block E)	nr	500	1	500	-	-		0	1	500
8.7.8	<u>External security systems</u>										
8.7.8.1	CCTV installation	nr	10,000	1	10,000	2	20,000		20,000	3	30,000
8.7.9	<u>Site/street lighting systems</u>										
8.7.9.1	Allowance for lighting columns	nr	2,000	8	16,000	12	24,000		24,000	20	40,000
8.7.9.2	Removal of existing lighting columns	nr	500	2	1,000	6	3,000		3,000	8	4,000
<b>Sub-total</b>					<b>93,000</b>		<b>222,500</b>	<b>1,610,000</b>	<b>1,832,500</b>		<b>1,925,500</b>
<b>TOTAL (carried to Summary)</b>					<b>8,252,534</b>		<b>17,458,752</b>	<b>11,699,920</b>	<b>29,158,672</b>		<b>37,411,205</b>

# Colville Estate, Phase 2C - Plots C2 and E

## 6. Area Schedule

### Plot C2

Floor	Residential	Circulation	Community Centre	Energy Centre	Other	Gross Internal Area
Ground floor	415 m <sup>2</sup>	34 m <sup>2</sup>			134 m <sup>2</sup>	583 m <sup>2</sup>
First floor	476 m <sup>2</sup>	48 m <sup>2</sup>				524 m <sup>2</sup>
Second floor	429 m <sup>2</sup>	39 m <sup>2</sup>				468 m <sup>2</sup>
Third floor	327 m <sup>2</sup>	39 m <sup>2</sup>				366 m <sup>2</sup>
Fourth floor	241 m <sup>2</sup>	39 m <sup>2</sup>				280 m <sup>2</sup>
Fifth floor	241 m <sup>2</sup>	39 m <sup>2</sup>				280 m <sup>2</sup>
Roof		31 m <sup>2</sup>				31 m <sup>2</sup>
<b>Total</b>	<b>2,129 m<sup>2</sup></b>	<b>269 m<sup>2</sup></b>	<b>0 m<sup>2</sup></b>	<b>0 m<sup>2</sup></b>	<b>134 m<sup>2</sup></b>	<b>2,532 m<sup>2</sup></b>

### Plot E

Floor	Residential	Circulation	Community Centre	Energy Centre	Other	Gross Internal Area
Ground floor	285 m <sup>2</sup>	139 m <sup>2</sup>	250 m <sup>2</sup>	350 m <sup>2</sup>	193 m <sup>2</sup>	1,217 m <sup>2</sup>
First floor	325 m <sup>2</sup>	87 m <sup>2</sup>		164 m <sup>2</sup>	82 m <sup>2</sup>	658 m <sup>2</sup>
Second floor	706 m <sup>2</sup>	130 m <sup>2</sup>				836 m <sup>2</sup>
Third floor	706 m <sup>2</sup>	130 m <sup>2</sup>				836 m <sup>2</sup>
Fourth floor	706 m <sup>2</sup>	130 m <sup>2</sup>				836 m <sup>2</sup>
Fifth floor	706 m <sup>2</sup>	130 m <sup>2</sup>				836 m <sup>2</sup>
Sixth floor	525 m <sup>2</sup>	66 m <sup>2</sup>				591 m <sup>2</sup>
Seventh floor	525 m <sup>2</sup>	66 m <sup>2</sup>				591 m <sup>2</sup>
Eighth floor	525 m <sup>2</sup>	66 m <sup>2</sup>				591 m <sup>2</sup>
Roof		12 m <sup>2</sup>				12 m <sup>2</sup>
<b>Total</b>	<b>5,009 m<sup>2</sup></b>	<b>956 m<sup>2</sup></b>	<b>250 m<sup>2</sup></b>	<b>514 m<sup>2</sup></b>	<b>275 m<sup>2</sup></b>	<b>7,004 m<sup>2</sup></b>

**Colville Estate, Phase 2C - Plots C2 and E**

**6. Area Schedule**

**Combined**

Floor	Residential	Circulation	Community Centre	Energy Centre	Other	Gross Internal Area
Ground floor	700 m <sup>2</sup>	173 m <sup>2</sup>	250 m <sup>2</sup>	350 m <sup>2</sup>	327 m <sup>2</sup>	1,800 m <sup>2</sup>
First floor	801 m <sup>2</sup>	135 m <sup>2</sup>		164 m <sup>2</sup>	82 m <sup>2</sup>	1,182 m <sup>2</sup>
Second floor	1,135 m <sup>2</sup>	169 m <sup>2</sup>				1,304 m <sup>2</sup>
Third floor	1,033 m <sup>2</sup>	169 m <sup>2</sup>				1,202 m <sup>2</sup>
Fourth floor	947 m <sup>2</sup>	169 m <sup>2</sup>				1,116 m <sup>2</sup>
Fifth floor	947 m <sup>2</sup>	169 m <sup>2</sup>				1,116 m <sup>2</sup>
Sixth floor	525 m <sup>2</sup>	97 m <sup>2</sup>				622 m <sup>2</sup>
Seventh floor	525 m <sup>2</sup>	66 m <sup>2</sup>				591 m <sup>2</sup>
Eighth floor	525 m <sup>2</sup>	66 m <sup>2</sup>				591 m <sup>2</sup>
Roof	0 m <sup>2</sup>	12 m <sup>2</sup>				12 m <sup>2</sup>
<b>Total</b>	<b>7,138 m<sup>2</sup></b>	<b>1,225 m<sup>2</sup></b>	<b>250 m<sup>2</sup></b>	<b>514 m<sup>2</sup></b>	<b>409 m<sup>2</sup></b>	<b>9,536 m<sup>2</sup></b>

**Notes**

The GIA's have been taken from KCA area schedule dated 19/04/2021 listed in the appendices

The Gross Internal Area is measured to the internal face of the external wall and no deduction is made for internal walls or voids.

Balconies and roof terrace areas are not included in the gross internal areas stated above.

Other areas include cycle stores, refuse stores and plant rooms.

Void spaces at first floor level are excluded from the gross internal floor area

**Colville Estate, Phase 2C - Plots C2 and E**

**7. Accommodation Schedule**

**New Build**

**Plot C2**

Unit Type	Social Rent	Shared Ownership	Private Sale	Total
1b, 2p	-	7	1	8
2b,3p		10		10
2b, 3p wch	-			-
2b, 4p			2	2
2b, 4p duplex				-
3b, 5p				-
3b, 5p House	2		2	4
4b, 6p House	1			1
<b>Total</b>	<b>3</b>	<b>17</b>	<b>5</b>	<b>25</b>

**Plot E**

Unit Type	Social Rent	Shared Ownership	Private Sale	Total
1b, 2p	21	-	6	27
2b, 3p				-
2b, 3p wch	6	-	-	6
2b, 4p	16	-	7	23
2b, 4p duplex	-	2	4	6
3b, 5p	6	-	-	6
3b, 5p House				-
4b, 6p				-
<b>Total</b>	<b>49</b>	<b>2</b>	<b>17</b>	<b>68</b>

**Combined**

Unit Type	Social Rent	Shared Ownership	Private Sale	Total
1b, 2p	21	7	7	35
2b, 3p	-	10		10
2b, 3p wch	6	-	-	6
2b, 4p	16	-	9	25
2b, 4p duplex	-	2	4	6
3b, 5p	6	-	-	6
3b, 5p House	2	-	2	4
4b, 6p House	1	-	-	1
<b>Total</b>	<b>52</b>	<b>19</b>	<b>22</b>	<b>93</b>

**Notes**

1. The accommodation schedule is based upon KCA Accommodation Schedule rev 05 dated 19/04/2021 listed in the Appendices
2. Units described as wch units are M(3) wheelchair units

## Colville Estate, Phase 2C - Plots C2 and E

### 8. Definitions

Terms used in this Order of Cost Estimate have the following meanings:

Base Cost Estimate	The estimated cost of the works including allowances for preliminaries, overheads & profit and fees, but excluding risk and inflation
Building Works Estimate	The estimated cost of the construction works before the application of allowances for preliminaries, overheads & profit, fees, risk allowances and inflation
Construction Inflation	Inflation from the anticipated tender return date to the mid-point of the construction period
Construction Risk	Risks relating to the construction process (e.g. underground obstructions, geotechnical problems, services, site access, weather, disputes)
Consultants' Fees	Fees to consultants paid by the client (e.g. project and design team fees, specialist consultants' fees, site investigation fees)
Cost per square metre	The Cost Limit divided by the Gross Internal Area
Cost per unit	The Cost Limit divided by the total number of residential units
Cost Limit	The maximum estimated expenditure for the works including the estimated cost of
Design Development Risk	Risks relating to the development of the design (e.g. uncertainty of design, design coordination, uncertainty of area schedules)
Employer Change Risk	Risks relating to employer changes (e.g. changes in scope, quality or programme)
Employer Other Risk	Risks relating to other employer matters (e.g. brief changes, project programme, funding, tender strategy, insolvency, claims, planning delays, market conditions)
Gross Internal Area (GIA)	The internal area of the building measured to the inner face of the external walls with no deduction for the space occupied by internal walls, interruptions or voids
Main Contractor's Design Fees	Fees to consultants paid by the contractor to complete the design, including post novation fees
Main Contractor's Pre-construction Fees	Costs incurred by the main contractor during any pre-construction period project involvement (e.g. management and staff costs, specialist advice, temporary accommodation, overheads & profit on these)
Net Internal Area (NIA)	The useable internal area of the building - usually, the lettable or saleable area. This is measured to the inner face of the external walls with the space occupied by internal walls, interruptions or voids deducted.  Note: architects' area schedules often use NIA for the total area of flats in a building, although this calculation may be composed of the individual GIAs for the flats added together and is not, strictly, in accordance with the definition of NIA.
Other Development/Project Costs	Other client costs not covered in the building works estimate, preliminaries, overheads & profit and fees (e.g. land acquisition costs, finance costs, planning fees, building control fees and the like, adoption charges, planning contributions,
Tender Inflation	Inflation from the estimate date to the anticipated tender return date

**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX A**

**Schedule of Drawings**

### A) Schedule of Drawings

Karakusevic Carson Architects

Studio 501  
37 Cremer Street  
Hackney  
London E2 8HD

## Drawing Issue Register

421-KCA-XX-XX-IE-A-0110-DIR

mail@karakusevic-carson.com

DESCRIPTION	Drawing Number	Drawing Title	Scale	Size	LATEST	Day	Month	Year											
						28	27	11	14	29	12	22	22	19	10				
						10	11	01	01	01	02	02	03	04	05				
						20	20	21	21	21	21	21	21	21	21	21			
<b>0000 SERIES - EXISTING PLANS</b>																			
421-KCA-XX-00-DR-A-0001-D																			
421-KCA-XX-00-DR-A-0002-D	Existing Site Plan	1:500	A1												00				
421-KCA-XX-00-DR-A-0003-D	Proposed Site Plan	1:500	A1												00				
421-KCA-XX-00-DR-A-0010-D	CDM Site Hazards	1:500	A1												00				
<b>1000 SERIES - PHASE 2C SITE PLANS</b>																			
421-KCA-XX-00-DR-A-1000-D	Ground Floor Plan, Proposed	1:250	A1			00	01			02	03	04	05	06					
421-KCA-XX-01-DR-A-1001-D	1st Floor Plan, Proposed	1:250	A1			00	01			02	03	04	05						
421-KCA-XX-02-DR-A-1002-D	2nd Floor Plan, Proposed	1:250	A1			00	01			02	03	04	05	06					
421-KCA-XX-03-DR-A-1003-D	3rd Floor Plan, Proposed	1:250	A1			00	01			02	03	04	05	06					
421-KCA-XX-04-DR-A-1004-D	4th Floor Plan, Proposed	1:250	A1			00	01			02	03	04	05	06					
421-KCA-XX-05-DR-A-1005-D	5th Floor Plan, Proposed	1:250	A1			00	01			02	03	04	05	06					
421-KCA-XX-06-DR-A-1006-D	6th Floor Plan, Proposed	1:250	A1			00	01			02	03	04	05						
421-KCA-XX-07-DR-A-1007-D	7th Floor Plan, Proposed	1:250	A1			00	01			02	03	04	05						
421-KCA-XX-08-DR-A-1008-D	8th Floor Plan, Proposed	1:250	A1			00	01			02	03	04	05						
421-KCA-XX-09-DR-A-1009-D	9th Floor Plan, Proposed	1:250	A1			00	01			02	03	04	05						
421-KCA-XX-10-DR-A-1010-D	Roof Plan, Proposed	1:250	A1						00	12	02	03	04						
<b>1100 SERIES - PLOT PLANS PART 1</b>																			
<b>PLOT C PLANS</b>																			
421-KCA-CX-00-DR-A-1100-D	Plot C, Ground Floor Plan, Proposed	1:100	A1			00	01	02		03	04	05	06						
421-KCA-CX-01-DR-A-1101-D	Plot C, 1st Floor Plan, Proposed	1:100	A1			00	01	02		03	04	05	06						
421-KCA-CX-02-DR-A-1102-D	Plot C, 2nd Floor Plan, Proposed	1:100	A1			00	01	02		03	04	05	06	07					
421-KCA-CX-03-DR-A-1103-D	Plot C, 3rd Floor Plan, Proposed	1:100	A1			00	01	02		03	04	05	06	07					
421-KCA-CX-04-DR-A-1104-D	Plot C, 4th Floor Plan, Proposed	1:100	A1			00	01	02		03	04	05	06	07					
421-KCA-CX-05-DR-A-1105-D	Plot C, 5th Floor Plan, Proposed	1:100	A1			00	01	02		03	04	05	06	07					
421-KCA-CX-06-DR-A-1106-D	Plot C, 6th Floor Plan, Proposed	1:100	A1			00	01	02		03	04	05	06						
421-KCA-CX-07-DR-A-1107-D	Plot C, Roof Plan, Proposed	1:100	A1			00	01	02		03	04	05	06						

[illegible][illegible]





### A) Schedule of Drawings

Karakusevic Carson Architects

mail@karakusevic-carson.com

# Drawing Issue Register

421-KCA-XX-XX-IE-A-0110-DIR

[illegible][illegible]



## 421 Colville Phase 2c

## Drawing Issue Register

421-KCA-XX-XX-IE-A-0110-DIR

DESCRIPTION	Drawing Number	Drawing Title	Scale	Size	LATEST	Day	28	27	11	14	29	12	22	22	19	10						
						Month	10	11	01	01	01	02	02	03	04	05						
						Year	20	20	21	21	21	21	21	21	21	21	21					
<b>2000 SERIES - SECTIONS</b>																						
<b>PLOT C SECTIONS</b>																						
421-KCA-CX-XX-DR-A-2100-D		Plot C, Section A-A, Proposed	1:100	A1			00	01					02	03	04							
421-KCA-CX-XX-DR-A-2101-D		Plot C, Section B-B, Proposed	1:100	A1				00					01	02	03							
421-KCA-CX-XX-DR-A-2102-D		Plot C, Section C-C and D-D, Proposed	1:100	A1				00					01	02	03							
<b>PLOT E SECTIONS</b>																						
421-KCA-EX-XX-DR-A-2100-D		Plot E, Section I-I, Proposed	1:100	A1			00	01					02	03	04							
421-KCA-EX-XX-DR-A-2101-D		Plot E, Section J-J, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-2102-D		Plot E, Section K-K, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-2103-D		Plot E, Section L-L, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-2104-D		Plot E, Section M-M, Proposed	1:100	A1				00					01	02	03							
<b>3000 SERIES - ELEVATIONS</b>																						
421-KCA-XX-XX-DR-A-3000-D		Illustrative Elevations Proposed	1:250	A1				00					01	02	03							
<b>PLOT C ELEVATIONS</b>																						
421-KCA-CX-XX-DR-A-3100-D		Plot C, North Elevation, Proposed	1:100	A1				00		01			02	03	04							
421-KCA-CX-XX-DR-A-3101-D		Plot C, East and South Elevations, Proposed	1:100	A1				00		01			02	03	04							
421-KCA-CX-XX-DR-A-3102-D		Plot C, West and South Courtyard Elevations, Proposed	1:100	A1				00		01			02	03	04							
421-KCA-CX-XX-DR-A-3103-D		Plot C, West and East Courtyard Elevations, Proposed	1:100	A1				00		01			02	03	04							
<b>PLOT E ELEVATIONS</b>																						
421-KCA-EX-XX-DR-A-3100-D		Plot E, East Courtyard and West Elevations, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-3101-D		Plot E, North Elevation, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-3102-D		Plot E, East Elevation, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-3103-D		Plot E, South Elevation, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-3104-D		Plot E, South West Elevation, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-3105-D		Plot E, West Courtyard Elevation, Proposed	1:100	A1				00					01	02	03							

## DISTRIBUTION

[illegible]

## PURPOSE OF ISSUE

[illegible]



421 Colville Phase 2c

Karakusevic Carson Architects

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Hackney  
London E2 8HD

# Drawing Issue Register

421-KCA-XX-XX-IE-A-0110-DIR

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				Day	28	27	11	14	29	12	22	22	19	10						
				Month	10	11	01	01	01	02	02	03	04	05						
				Year	20	20	21	21	21	21	21	21	21	21	21					
				LATEST																
DESCRIPTION																				
Drawing Number	Drawing Title	Scale	Size																	
4000 SERIES - 1:50 EXTERNAL DETAILS																				
421-KCA-XX-XX-DR-A-4010-D	Typical Bay Elevation Studies	NTS	A1											00	01					
421-KCA-XX-XX-DR-A-4020-D	Typical Window Details Plot C2 & E, Proposed	NTS	A1											00	01					
PLOT C - PARTIAL ELEVATIONS & ROD SECTIONS																				
421-KCA-CX-XX-DR-A-4010-D	Plot C2, Typical Facade Details Houses	1:50	A1											00	01	02				
421-KCA-CX-XX-DR-A-4020-D	Plot C2, Typical Facade Details Block C2	1:50	A1											00	01	02				
PLOT E - PARTIAL ELEVATIONS & ROD SECTIONS																				
421-KCA-EX-XX-DR-A-4010-D	Plot E, Typical Facade Details Block E1	1:50	A1											00	01	02				
421-KCA-EX-XX-DR-A-4020-D	Plot E, Typical Facade Details Block E2, Sheet 01	1:50	A1											00	01	02				
421-KCA-EX-XX-DR-A-4021-D	Plot E, Typical Facade Details Block E2, Sheet 02	1:50	A1											00	01	02				
4100 SERIES - 1:25 EXTERNAL ASSEMBLIES																				
421-KCA-XX-XX-DR-A-4110-D	Typical Window Assembly	Varies	A1													00				
421-KCA-XX-XX-DR-A-4120-D	Typical Balcony Assembly	1:25	A1													00				
421-KCA-XX-XX-DR-A-4150-D	Typical Front Garden Assembly	1:25	A1													00				
421-KCA-XX-XX-DR-A-4151-D	Typical Back Garden Assembly	1:25	A1													00				
PLOT C2																				
421-KCA-CX-XX-DR-A-4100-D	Plot C2, Entrance Assembly	1:25	A1													00				
421-KCA-CX-XX-DR-A-4110-D	Plot C2, Link Flat Roof Assembly	Varies	A1													00				
PLOT E																				
421-KCA-EX-XX-DR-A-4100-D	Plot E1, Entrance Assembly	1:25	A1													00				
421-KCA-EX-XX-DR-A-4101-D	Plot E2, Entrance Assembly	1:25	A1													00				
421-KCA-CX-XX-DR-A-4110-D	Plot E, Window Assembly Community Centre	1:25	A1													00				
4200 SERIES - 1:10 EXTERNAL DETAILS																				
421-KCA-XX-XX-DR-A-4250-D	Typical Window Details	1:10	A1													00				
421-KCA-XX-XX-DR-A-4260-D	Typical Balcony Details	1:10	A1													00				



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DESCRIPTION	Drawing Number	Drawing Title	Scale	Size	LATEST	Day											
						Month											
						Year											
						28	27	11	14	29	12	22	22	19	10		
						10	11	01	01	01	02	02	03	04	05		
						20	20	21	21	21	21	21	21	21	21		
<b>4300 SERIES - INTERNAL DETAILS - LOBBY / COMMUNAL</b>																	
	421-KCA-XX-XX-DR-A-4300-D	Typical Entrance Lobby, Internal Layout Design Intent	Varies	A1								00		01	02		
	421-KCA-XX-XX-DR-A-4301-D	Typical Communal Bicycle Store	Varies	A1										00	01		
	421-KCA-XX-XX-DR-A-4310-D	Typical Communal Corridor	Varies	A1											00		
	421-KCA-XX-XX-DR-A-4320-D	Typical Communal Stair	Varies	A1													
<b>PLOT C</b>																	
	421-KCA-CX-XX-DR-A-4300-D	Plot C2, Communal Entrance Lobby	Varies	A1										00	01		
<b>PLOT E</b>																	
	421-KCA-EX-XX-DR-A-4300-D	Plot E, Communal Entrance Lobby	Varies	A1										00	01		
<b>4400 SERIES - INTERNAL DETAILS - COMMUNITY CENTRE</b>																	
	421-KCA-EX-XX-DR-A-4400-D	Plot E, Community Centre - Sheet 01	Varies	A1											00		
	421-KCA-EX-XX-DR-A-4401-D	Plot E, Community Centre - Sheet 02	Varies	A1											00		
	421-KCA-EX-XX-DR-A-4402-D	Plot E, Community Centre - Sheet 03	Varies	A1											00		
<b>4500 SERIES - INTERNAL DWELLING FITOUT</b>																	
	421-KCA-XX-XX-DR-A-4500-D	Typical Bathroom, Design Intent	Varies	A1											00		
	421-KCA-XX-XX-DR-A-4510-D	Typical Kitchen, Social Rent, Design Intent	Varies	A1											00		
	421-KCA-XX-XX-DR-A-4511-D	Typical Kitchen, Private Sale / Shared Ownership, Design Intent	Varies	A1											00		
	421-KCA-XX-XX-DR-A-4520-D	Typical Maisonette Stairs	Varies	A1													
	421-KCA-XX-XX-DR-A-4530-D	Typical Internal Sliding Partition	Varies	A1										00			
	421-KCA-XX-XX-DR-A-4531-D	Typical Internal Doors	Varies	A1													
	421-KCA-XX-XX-DR-A-4540-D	Typical Fitted Wardrobe	Varies	A1													
	421-KCA-XX-XX-DR-A-4541-D	Typical Built-in Storage	Varies	A1													
<b>4600 SERIES - INTERNAL DETAILS</b>																	
	TBC																

DISTRIBUTION																						
Organisation Name		Recipients Name																				
London Borough of Hackney		Miranda Ferrier, Helene Estien														1	1	1				
Calford Seaden		Jonathan Harris														1	1	1				
Tibbalds		Michael Bottomley														1	1	1				
Max Fordham		Tom Capron, Neil McBride														1	1	1				
Trigon Fire		Karl Wallisch														1	1	1				
Elliot Wood		Penny Gowler														1	1	1				
Studio ONB		Ben Smith														1	1	1				
Waldrams		Luke Wilson														1						
BSG Ecology		Peter Newbold														1						
Stantec		Daniel Francis														1						
Lewis Hubbard		Lewis Hubbard														1	1	1				
LBH Planning		Rob Brew, Steven Fraser-Lim																				
LBH Building Control		Mariza Graham																				
TOTAL																11	8	8				

PURPOSE OF ISSUE																	
Comment																	
Approval																	
Draft												X	X				
Information												X					

### A) Schedule of Drawings

## 421 Colville Phase 2c

Karakusevic Carson Architects

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Hackney  
London E2 8HD

# Drawing Issue Register

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<b>DISTRIBUTION</b>															
<b>Organisation Name</b>	<b>Recipients Name</b>														
London Borough of Hackney	Miranda Ferrier, Helene Estlin							1	1	1	1	1	1	1	
Calford Seaden	Jonathan Harris							1	1	1	1	1	1	1	
Tibbalds	Michael Bottomley							1	1	1	1	1	1	1	
Max Fordham	Tom Capron, Neil McBride							1	1	1	1	1	1	1	
Trigon Fire	Karl Wallisch							1	1	1	1	1	1	1	
Elliott Wood	Penny Gowler							1	1	1	1	1	1	1	
Studio ONB	Ben Smith							1	1	1	1	1	1	1	
Waldrams	Luke Wilson										1	1			
BSG Ecology	Peter Newbold										1	1			
Stantec	Daniel Francis										1	1			
Lewis Hubbard	Lewis Hubbard										1	1	1	1	
LBH Planning	Rob Brew, Steven Fraser-Lim							1							
LBH Building Control	Mariza Graham														
								<b>TOTAL</b>			2	8	2	11	11

[illegible]







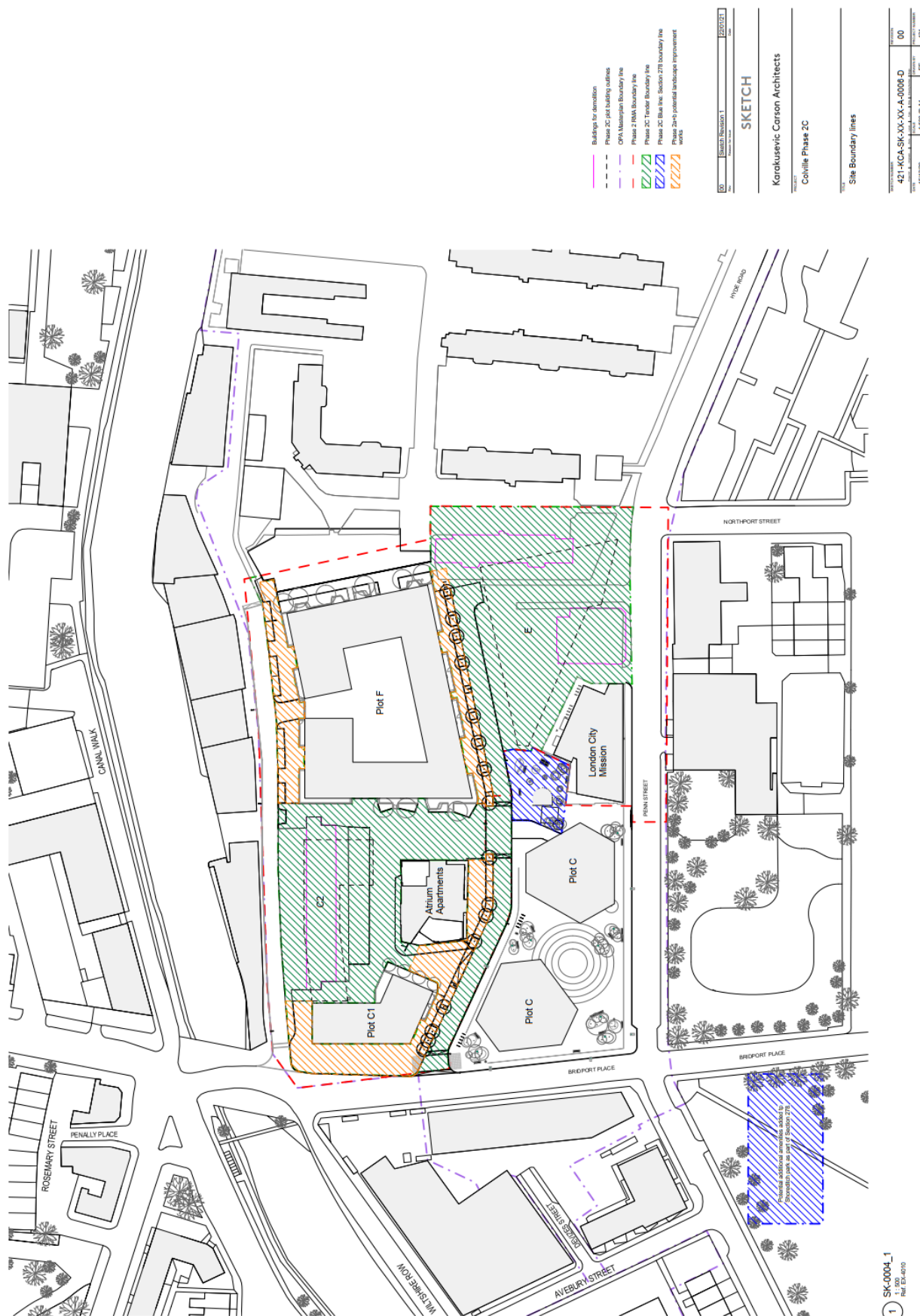


**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX B**

**Existing and Proposed Site Location Plan**

**Colville Estate, Phase 2C - Plots C2 and E**  
**B) Existing and Proposed Site Location Plan**



**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX C**

**Unit Fit Out Cost Schedule**

				Colville Phase 2C (Block C2)																	
				Type 1 (C2_00_01)		Type 3 (C2_03_04)		Type 5 (C2_04_02)		Type 7 (C2_03_03)		Type 9 (C2_04_01)		Type 10 (C2_00_07)		Type 12 (C_00_02)		Type 13 (C2_00_04)		Type 14 (C_00_06)	
Ref	Item	Unit	Rate	18/2P (PS) Open		18/2P (SO) Partition		28/3P (SO) Partition		28/3P (SO) Open		28/3P (SO) Closed		28/4P (PS) Closed		38/5P (PS) - House Closed		38/5P (SR) - House Closed		48/6P (SR) - House Closed	
				Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total
2	SUPERSTRUCTURE																				
2.7	Internal Walls and Partitions																				
2.7.1	Walls and partitions																				
2.7.1.1	100mm Metal stud partitions faced both sides with plasterboard (2.6m high)	m	130	14	1,833	18	2,275	28	3,575	26	3,380	29	3,770	29	3,770	41	5,330	41	5,330	42	5,460
2.7.1.2	Extra for fire rated partitions to flats	m	20	14	280	18	350	28	550	26	520	29	580	29	580	41	820	41	820	42	840
2.7.1.3	Lining to party / perimeter walls (Internal perimeter x 2.6m)	m²	15	78	1,170	79	1,178	91	1,365	91	1,365	172	2,574	148	2,223	265	3,978	265	3,978	265	3,978
2.7.1.4	Extra for insulation to partitions	m²	10	37	367	46	455	72	715	68	680	75	754	75	754	107	1,066	107	1,066	109	1,092
2.7.1.5	Extra for 18mm plywood linings to bathroom walls	m²	18	27	482	22	393	22	393	22	393	22	393	22	395	68	1,217	68	1,217	68	1,217
	Sub-total				4,132		4,651		6,598		6,338		8,071		7,722		12,411		12,411		12,587
2.8	Internal Doors																				
2.8.1	Internal Doors																				
2.8.1.1	44mm softwood solid core European Oak veneered flush internal doors 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - single	nr	1,000	3	3,000	3	3,000	4	4,000	4	4,000	6	6,000	6	6,000	11	11,000	11	11,000	12	12,000
2.8.1.2	44mm softwood solid core European Oak veneered flush internal doors 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - pair	nr	1,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.8.1.3	44mm softwood solid core European Oak veneered flush internal entrance doors 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - single	nr	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250
2.8.1.4	44mm softwood solid core European Oak veneered flush internal storage cupboard door 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - single	nr	1,000	1	1,000	1	1,000	-	-	-	-	-	-	-	-	2	2,000	2	2,000	2	2,000
2.8.1.5	MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - pair	nr	1,700	1	1,700	1	1,700	12	20,400	2	3,400	2	3,400	2	3,400	1	1,700	1	1,700	1	1,700
2.8.1.6	Sliding Door to kitchens comprising one fixed panel and 2 sliding panels, top and bottom track MDF frames and architraves, satin stainless steel ironmongery, factory spray finished	nr	4,000	-	-	1	4,000	1	4,000	-	-	-	-	-	-	-	-	-	-	-	-
2.8.1.7	Oak threshold to entrance doors	nr	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75
	Sub-total				7,025		11,025		29,725		8,725		10,725		10,725		16,025		16,025		17,025
3	INTERNAL FINISHES																				
3.1	Wall Finishes																				
3.1.1	Finishes to Walls																				
3.1.1.1	Skim plaster and emulsion paint to perimeter walls	m²	18	78	1,404	79	1,413	91	1,638	91	1,638	172	3,089	148	2,668	265	4,774	265	4,774	265	4,774
3.1.1.2	Skim plaster and emulsion paint on plasterboard linings	m²	18	73	1,320	91	1,638	143	2,574	135	2,434	151	2,714	151	2,714	213	3,838	213	3,838	218	3,931
3.1.1.3	Johnsons Prismatics range 200 x 100mm glazed ceramic wall tiling to bathrooms (full height to ceiling) (assumed all walls)	m²	60	27	1,607	22	1,310	22	1,310	22	1,310	22	1,310	22	1,318	68	4,056	68	4,056	68	4,056
3.1.1.4	Johnsons Prismatics range 200 x 100mm ceramic tile splashback to kitchens - SR	nr	200	-	-	-	-	-	-	-	-	-	-	-	-	-	1	200	1	200	
3.1.1.5	Stainless steel splashback - PS/SO	nr	350	1	350	1	350	1	350	1	350	1	350	1	350	1	350	-	-	-	-
3.1.1.6	Johnsons Prismatics range 200 x 100 glazed ceramic tiling to kitchen walls (cooker space, in-between kitchen units & window cills)	m²	60	3	164	3	205	4	259	4	259	4	216	4	220	4	223	4	223	4	223
3.1.1.7	Extra for tiled access panel	nr	200	1	200	1	200	1	200	1	200	1	200	1	200	2	400	2	400	2	400
3.1.1.8	Painted MDF Window board	nr	40	3	120	3	120	4	160	4	160	6	240	6	240	10	400	10	400	11	440
	Sub-total				4,844		5,237		6,492		6,351		8,120		7,710		14,040		13,890		14,024
3.2	Floor Finishes																				
3.2.1	Finishes to Floors																				
3.2.1.1	50mm cement and sand screed to concrete floor slabs	m²	20	50	1,000	52	1,044	65	1,290	65	1,290	84	1,680	92	1,840	145	2,900	145	2,900	145	2,900
3.2.1.2	Johnsons Hudsons range 300 x 300mm unglazed porcelain tiles to bathrooms	m²	80	5	432	5	360	5	360	5	360	5	360	5	360	5	360	5	360	5	360
3.2.1.3	Kersaint Cobb and Co Simply Oak range rustic natural oak T&G click system flooring to hallway, living area, bedrooms, storage units & open kitchens	m²	80	41	3,280	44	3,488	57	4,560	57	4,560	75	6,000	69	5,520	137	10,960	137	10,960	137	10,960
3.2.1.4	Painted MDF square edge skirtings (Internal Partition x 2 + Int perimeter)	m	12	58	698	65	782	90	1,080	90	1,080	124	1,488	115	1,380	184	2,208	184	2,208	186	2,232
	Sub-total				5,410		5,674		7,290		7,290		9,528		9,100		16,428		16,428		16,452
3.3	Ceiling Finishes																				
3.3.1	Finishes to Ceilings																				
3.3.1.1	Gyproc m/f suspended ceilings lined with plasterboard to flats	m²	38	50	1,900	52	1,984	65	2,451	65	2,451	84	3,192	92	3,496	145	5,510	145	5,510	145	5,510
3.3.1.3	Skim plaster and emulsion paint on plasterboard linings	m²	18	50	900	52	940	65	1,161	65	1,161	84	1,512	92	1,656	145	2,610	145	2,610	145	2,610
	Sub-total				2,800		2,923		3,612		3,612		4,704		5,152		8,120		8,120		8,120

Colville Phase 2C  
C1 Unit Fit Out Cost Schedule

				Colville Phase 2C (Block C2)																	
				Type 1 (C2_00_01)		Type 3 (C2_03_04)		Type 5 (C2_04_02)		Type 7 (C2_03_03)		Type 9 (C2_04_01)		Type 10 (C2_00_07)		Type 12 (C_00_02)		Type 13 (C2_00_04)		Type 14 (C_00_06)	
				18/2P (PS) Open		18/2P (SO) Partition		28/3P (SO) Partition		28/3P (SO) Open		28/3P (SO) Closed		28/4P (PS) Closed		38/5P (PS) - House Closed		38/5P (SR) - House Closed		48/6P (SR) - House Closed	
Ref	Item	Unit	Rate	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total
4	FITTINGS, FURNISHINGS AND EQUIPMENT																				
4.1	Fittings, furnishings and equipment																				
4.1.1	General fittings, furnishings and equipment																				
4.1.1.1	Symphony Lunar fitted wardrobes and doors to all bedrooms - SR	nr	800	1	800	1	800	1	800	1	800	1	800	1	800	1	800	1	800	1	800
4.1.1.2	Symphony Glide fitted wardrobes and doors to all bedrooms -PS/SO	nr	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000
4.1.1.3	Mermet Blinds blackout blinds and Mermet thermic fixed crank operated blind (single)	nr	500	2	1,000	1	500	4	2,000	4	2,000	5	2,500	3	1,500	9	4,500	9	4,500	9	4,500
4.1.1.4	Mermet Blinds blackout blinds and Mermet thermic fixed crank operated blind (double)	nr	1,000	1	1,000	2	2,000	-	-	-	-	2	2,000	3	3,000	1	1,000	1	1,000	1	1,000
4.1.1.5	Batters for blinds (single)	nr	20	2	40	1	20	4	80	4	80	5	100	3	60	9	180	9	180	9	180
4.1.1.6	Batters for blinds (double)	nr	40	1	40	2	80	-	-	-	-	2	80	3	120	1	40	1	40	1	40
4.1.1.7	Entrance mat and matwell	nr	3,000	-	-	-	-	-	-	-	-	-	-	-	-	1	3,000	1	3,000	1	3,000
4.1.1.8	Shelving to storage cupboards	nr	200	2	400	2	400	12	2,400	2	400	2	400	2	400	3	600	3	600	3	600
4.1.1.9	Recycling bins (allow 2nr per flat)	nr	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50
4.2	Domestic kitchens																				
4.2.1	Howdens Clerkenwell Super Matt range of kitchen fittings and Cosentino Silestone quartz worktops with 100mm upstand with handleless doors to 1b,2p flat - PS / SO	nr	3,750	1	3,750	1	3,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2.2	Howdens Clerkenwell Super Matt range of kitchen fittings and Cosentino Silestone quartz worktops with 100mm upstand with handleless doors to 2b,3p flat - PS / SO	nr	4,000	-	-	-	-	1	4,000	1	4,000	1	4,000	-	-	-	-	-	-	-	-
4.2.3	Howdens Clerkenwell Super Matt range of kitchen fittings and Cosentino Silestone quartz worktops with 100mm upstand with handleless doors to 2b,4p flat - PS / SO	nr	4,000	-	-	-	-	-	-	-	-	-	-	1	4,000	-	-	-	-	-	-
4.2.4	Howdens Clerkenwell Super Matt range of kitchen fittings and Cosentino Silestone quartz worktops with 100mm upstand with handleless doors to 3b,5p flat - PS / SO	nr	4,750	-	-	-	-	-	-	-	-	-	-	-	-	1	4,750	-	-	-	-
4.2.5	Howdens Hockley Super Matt Range range of kitchen fittings and Silestone quartz worktop with 100mm upstand and brushed stainless steel handles to 3b,5p flat - SR	nr	4,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	4,250	-	-
4.2.6	Howdens Hockley Super Matt Range range of kitchen fittings and Silestone quartz worktop with 100mm upstand and brushed stainless steel handles to 4b,6p flat - SR	nr	4,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	4,250
4.2.7	AEG free standing induction hob and electric oven - SR	nr	750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	750	1	750
4.2.8	AEG integrated induction hob and electric oven - PS/SO	nr	850	1	850	1	850	1	850	1	850	1	850	1	850	1	850	-	-	-	-
4.2.9	Lamona T-box chimney stainless steel extractor hood - SR	nr	250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	250	1	250
4.2.10	Elica EraLux built in stainless steel cooker hood - PS/SO	nr	350	1	350	1	350	1	350	1	350	1	350	1	350	1	350	-	-	-	-
4.2.11	Zanussi freestanding washer dryer to utility cupboard	nr	650	1	650	1	650	1	650	1	650	1	650	1	650	1	650	1	650	1	650
4.2.12	Free standing fridge freezer - SR	nr	500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	500	1	500
4.2.13	AEG S&B 819ESTS integrated fridge freezer - PS/SO	nr	700	1	700	1	700	1	700	1	700	1	700	1	700	1	700	-	-	-	-
4.2.14	Integrated dishwasher - PS/SO	nr	500	1	500	1	500	1	500	1	500	1	500	1	500	1	500	-	-	-	-
4.2.15	Howdens Lamona Dorney stainless steel single bowl kitchen sink and Lamona Alvo Polished chrome effect mixer tap	nr	420	1	420	1	420	1	420	1	420	1	420	1	420	1	420	-	-	1	420
Sub-total				10,700		11,220		12,950		10,950		13,550		13,550		18,240		17,570		17,990	
5	SERVICES																				
5.1	Sanitary appliances																				
5.1.1	Sanitary appliances																				
5.1.1.1	Ideal Standard sanitary appliances comprising close coupled / wall hung wc, wall hung whb and taps, toilet roll holder, Kaldwei bath and taps and shower and screen over bath to 1b 2p apartment	nr	3,250	1	3,250	1	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.1.1.2	Ideal Standard sanitary appliances comprising close coupled / wall hung wc, wall hung whb and taps, toilet roll holder, Kaldwei bath and taps and shower and screen over bath to 2b 3p apartment	nr	3,250	-	-	-	-	1	3,250	1	3,250	1	3,250	-	-	-	-	-	-	-	-
5.1.1.3	Ideal Standard sanitary appliances comprising close coupled wc / wall hung, whb and taps, toilet roll holder, Kaldwei bath and taps and shower and screen over bath to 2b 4p apartment	nr	3,250	-	-	-	-	-	-	-	-	-	-	1	3,250	-	-	-	-	-	-
5.1.1.4	Ideal Standard sanitary appliances comprising close coupled / wall hung wc, wall hung whb and taps, toilet roll holder, Kaldwei bath and taps and shower and screen over bath to 3b 5p apartment	nr	3,250	-	-	-	-	-	-	-	-	-	-	-	-	2	6,500	2	6,500	-	-
5.1.1.5	Ideal Standard sanitary appliances comprising close coupled / wall hung wc, wall hung whb and taps, toilet roll holder, Kaldweibath and taps and shower and screen over bath to 4b 6p apartment	nr	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	6,500
5.1.1.6	Ideal Standard sanitary appliances to cloakrooms comprising close coupled / wall hung wc, wall hung whb and taps, toilet, toilet roll holder	nr	1,750	-	-	-	-	-	-	-	-	1	1,750	1	1,750	1	1,750	1	1,750	1	1,750
5.2	Sanitary Ancillaries																				
5.2.1	Mirrored bathroom cabinet	nr	350	1	350	1	350	1	350	1	350	1	350	1	350	3	1,050	3	1,050	3	1,050
5.2.2	Mirror	nr	100	-	-	-	-	-	-	-	-	1	100	1	100	1	100	1	100	1	100
5.2.3	MDF bath panel with secret fixings and factory spray painted finish	nr	150	1	150	1	150	1	150	1	150	1	150	1	150	2	300	2	300	2	300
5.2.4	Brabantia stainless steel clothes line	nr	125	1	125	1	125	1	125	1	125	1	125	1	125	1	125	1	125	1	125
5.2.5	Sundry sanitary appliances	nr	75	1	75	1	75	1	75	1	75	2	150	2	150	3	225	3	225	3	225
5.2.6	Boxing to pipework in bathrooms and en-suites	nr	300	1	300	1	300	1	300	1	300	1	300	2	600	3	900	3	900	3	900
Sub-total				4,250		4,250		4,250		4,250		6,075		6,375		10,850		10,850		10,850	
5.3	Disposal installations																				
5.3.1	Foul drainage above ground																				
5.3.2	Foul drainage above ground	nr	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400
5.3.4	Refuse disposal																				
5.3.5	Refuse bins	nr	40	1	40	1	40	1	40	1	40	1	40	1	40	1	40	1	40	1	40
Sub-total				1,440		1,440		1,440		1,440		1,440		1,440		1,440		1,440		1,440	



Colville Phase 2C  
C1 Unit Fit Out Cost Schedule

				Colville Phase 2C (Block C2)																	
				Type 1 (C2_00_01)		Type 3 (C2_03_04)		Type 5 (C2_04_02)		Type 7 (C2_03_03)		Type 9 (C2_04_01)		Type 10 (C2_00_07)		Type 12 (C_00_02)		Type 13 (C2_00_04)		Type 14 (C_00_06)	
Ref	Item	Unit	Rate	18/2P (PS) Open		18/2P (SO) Partition		28/3P (SO) Partition		28/3P (SO) Open		28/3P (SO) Closed		28/4P (PS) Closed		38/5P (PS) - House Closed		38/5P (SR) - House Closed		48/6P (SR) - House Closed	
				Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total
S.4	Water installations																				
S.4.1	Mains water supply																				
S.4.1.1	Mains water supply, hot and cold water distribution	m²	50	50	2,500	52	2,610	65	3,225	65	3,225	84	4,200	92	4,600	145	7,250	145	7,250	145	7,250
	Sub-total				2,500		2,610		3,225		3,225		4,200		4,600		7,250		7,250		7,250
S.5	Heat source																				
S.5.1	Heat source																				
S.5.2	HU with twin plate heat exchanger installation to residential units	nr	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000
	Sub-total				3,000		3,000		3,000		3,000		3,000		3,000		3,000		3,000		3,000
S.6	Space heating and air conditioning																				
S.6.1	Central heating																				
S.6.1.1	LPWH underfloor heating installation to 1b,2p flat installed on clipplate system with individual room temperature control	m²	67	50	3,350	52	3,497	-	-	-	-	-	-	-	-	-	-	-	-	-	-
S.6.1.2	LPWH underfloor heating installation to 2b,3p flat installed on clipplate system with individual room temperature control	m²	67	-	-	-	-	65	4,322	65	4,322	84	5,628	-	-	-	-	-	-	-	-
S.6.1.3	LPWH underfloor heating installation to 2b,4p flat installed on clipplate system with individual room temperature control	m²	67	-	-	-	-	-	-	-	-	-	-	92	6,164	-	-	-	-	-	-
S.6.1.4	LPWH underfloor heating installation to 3b,5p flat installed on clipplate system with room by room temperature control	m²	67	-	-	-	-	-	-	-	-	-	-	-	-	145	9,715	145	9,715	-	-
S.6.1.5	LPWH underfloor heating installation to 4b,6p flat installed on clipplate system with room by room temperature control	m²	67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	145	9,715
S.6.1.6	Ladder rack radiators to bathrooms	nr	325	1	325	1	325	1	325	1	325	1	325	1	325	2	650	2	650	2	650
	Sub-total				3,675		3,822		4,647		4,647		5,953		6,489		10,365		10,365		10,365
S.7	Ventilation systems																				
S.7.1	Local and special ventilation																				
S.7.1.1	MEV ventilation to units	m²	40	50	2,000	52	2,088	65	2,580	65	2,580	84	3,360	92	3,680	145	5,800	145	5,800	145	5,800
S.7.1.3	Horizontal/vertical duct distribution	nr	500	1	500	1	500	2	1,000	2	1,000	2	1,000	2	1,000	3	1,500	3	1,500	3	1,500
S.7.1.4	Ceiling fans to bedrooms and living/ dining rooms	nr	450	2	900	2	900	2	900	2	900	3	1,350	3	1,350	4	1,800	4	1,800	5	2,250
S.7.1.5	Smoke extract and control																				
S.7.1.6	Smoke extract and control	m²	10	50	500	52	522	65	645	65	645	84	840	92	920	145	1,450	145	1,450	145	1,450
	Sub-total				3,900		4,010		5,125		5,125		6,550		6,950		10,550		10,550		11,000
S.8	Electrical installations																				
S.8.1	Electrical mains and sub-mains distribution																				
S.8.1.1	Electrical mains and sub mains distribution (included elsewhere)	m²	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
S.8.2	Lighting and power installations																				
S.8.2.1	Lighting and power installation to 1b,2p flat	nr	2,625	1	2,625	1	2,625	-	-	-	-	-	-	-	-	-	-	-	-	-	-
S.8.2.2	Lighting and power installation to 2b,3p flat	nr	3,675	-	-	-	-	1	3,675	1	3,675	1	3,675	-	-	-	-	-	-	-	-
S.8.2.3	Lighting and power installation to 2b,4p flat	nr	4,725	-	-	-	-	-	-	-	-	-	-	1	4,725	-	-	-	-	-	-
S.8.2.4	Lighting and power installation to 3b,5p flat	nr	5,500	-	-	-	-	-	-	-	-	-	-	-	-	1	5,500	1	5,500	-	-
S.8.2.5	Lighting and power installation to 4b,6p flat	nr	6,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	6,000
	Sub-total				2,625		2,625		3,675		3,675		3,675		4,725		5,500		5,500		6,000
S.11	Fire and lightning protection																				
S.11.1	Fire fighting systems																				
S.11.1.1	Sprinkler installation	m²	55	50	2,750	52	2,871	65	3,548	65	3,548	84	4,620	92	5,060	145	7,975	145	7,975	145	7,975
S.11.1.2	Fire & smoke alarm installation	m²	8	50	400	52	418	65	516	65	516	84	672	92	736	145	1,160	145	1,160	145	1,160
	Sub-total				3,150		3,289		4,064		4,064		5,292		5,796		9,135		9,135		9,135
S.12	Communication, security and control systems																				
S.12.1	Communications systems																				
S.12.1.1	Communications installations	m²	8	50	400	52	418	65	516	65	516	84	672	92	736	145	1,160	145	1,160	145	1,160
S.12.1.2	Entrotec Entriview 300 colour video door entry installation	nr	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000
	Sub-total				2,400		2,418		2,516		2,516		2,672		2,736		3,160		3,160		3,160
S.14	Builder's work in connection with services																				
S.14.1	Builder's work in connection with services	%	5		3,093		3,410		4,930		3,760		4,678		4,804		7,326		7,285		7,420
	Sub-total				3,093		3,410		4,930		3,760		4,678		4,804		7,326		7,285		7,420
	TOTAL (Fit out Cost per unit)				64,944		71,604		103,538		78,968		98,232		100,874		153,840		152,879		155,818
	TOTAL (Unit fit out Cost per type)				64,944		501,226		414,152		394,838		98,232		201,748		307,680		309,958		155,818
Total unit nr and type				1	2P (PS)Open	7	ISO/Partiion	4	ISO/Partiion	5	IP (SO)Open	1	P (SO)Closed	2	P (PS)Closed	2	houseClosed	2	houseClosed	1	houseClosed

				Colville Phase 2C (Block E)																			
				Type 1 (E1-01-01)		Type 2 (E1-02-02)		Type 6 (E2-02-01)		Type 7(E2-02-04)		Type 8 (E1-00-02)		Type 9 (E1-02-01)		Type 10 (E2-00-01)		Type 12 (E2-02-05)		Type 13 (E2-02-02)		Type 15 (E2-03-03)	
				18/2P (P1) Open		18/2P (P1) Partition		18/2P (S1) Closed		18/2P (S1) Partition		28/4P duplex (P1) Open		28/4P (P1) Partition		28/4P duplex (S/O) Open		28/4P (S1) Closed		28/4P (S1) Partition		38/5P (S1) Partition	
Ref	Item	Unit	Rate	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total
2	SUPERSTRUCTURE																						
2.7	Internal Walls and Partitions																						
2.7.1	Walls and partitions																						
2.7.1.1	Metal stud partitions faced both sides with plasterboard (2.6m high)	m	130	18	2,340	19	2,470	27	3,446	20	2,635	34	4,368	28	3,640	33	4,299	35	4,515	31	4,054	38	4,963
2.7.1.2	Extra for fire rated partitions to flats	m	20	18	360	19	380	27	530	20	405	34	672	28	560	33	661	35	695	31	616	38	764
2.7.1.3	Lining to party / perimeter walls (Internal perimeter x 2.6m)	m²	15	82	1,237	85	1,271	86	1,294	86	1,294	141	2,117	93	1,393	152	2,287	102	1,537	110	1,646	122	1,835
2.7.1.4	Extra for insulation to partitions	m²	10	47	468	49	494	69	689	53	527	87	874	73	728	86	860	90	901	80	801	99	993
2.7.1.5	Extra for 18mm plywood linings to bathroom walls	m²	18	22	393	22	393	22	393	22	393	29	524	22	393	39	698	22	393	25	449	39	702
	Sub-total				4,798		5,009		6,353		5,555		8,554		6,715		8,805		8,043		7,518		9,257
2.8	Internal Doors																						
2.8.1	Internal Doors																						
2.8.1.1	46mm softwood solid core European Oak veneered flush internal doors 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - single	nr	1,000	3	3,000	3	3,000	4	4,000	3	3,000	5	5,000	4	4,000	5	5,000	5	5,000	4	4,000	5	5,000
2.8.1.2	46mm softwood solid core European Oak veneered flush internal doors 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - pair	nr	1,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.8.1.3	46mm softwood solid core European Oak veneered flush internal entrance doors 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - single	nr	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250
2.8.1.4	46mm softwood solid core European Oak veneered flush internal storage cupboard door 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - single	nr	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.8.1.5	46mm softwood solid core European Oak veneered flush internal storage cupboard door 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - pair	nr	1,700	1	1,700	2	3,400	2	3,400	2	3,400	2	3,400	2	3,400	3	5,100	3	5,100	3	5,100	3	5,100
2.8.1.6	Sliding Door to kitchens comprising one fixed panel and 2 sliding panels, top and bottom track. MDF frames and architraves, satin stainless steel ironmongery, factory spray finished	nr	4,000	-	-	1	4,000	-	-	1	4,000	-	-	1	4,000	-	-	-	-	1	4,000	1	4,000
2.8.1.7	Oak threshold to entrance doors	nr	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75
	Sub-total				6,025		11,725		8,725		11,725		9,725		12,725		11,425		11,425		14,425		15,425
3	INTERNAL FINISHES																						
3.1	Wall Finishes																						
3.1.1	Finishes to Walls																						
3.1.1.1	Skim plaster and emulsion paint to perimeter walls	m²	17	82	1,402	85	1,441	86	1,467	86	1,467	141	2,399	93	1,579	152	2,591	102	1,742	110	1,884	122	2,080
3.1.1.2	Skim plaster and emulsion paint on plasterboard linings	m²	17	94	1,591	99	1,680	138	2,343	105	1,792	175	2,970	146	2,475	172	2,923	181	3,070	160	2,723	199	3,375
3.1.1.3	Johnsons Prismatics range 200 x 100mm glazed ceramic wall tiling to bathrooms (full height to ceiling) (assumed all walls)	m²	60	22	1,310	22	1,310	22	1,310	22	1,310	29	1,746	22	1,310	39	2,326	22	1,310	25	1,496	39	2,342
3.1.1.4	Johnsons Prismatics range 200 x 100mm ceramic tile splashback to kitchens - SR	nr	200	-	-	-	-	1	200	1	200	-	-	-	-	-	-	1	200	1	200	1	200
3.1.1.5	Stainless steel splashback - P1/SJO	nr	350	1	350	1	350	-	-	-	-	1	350	1	350	1	350	-	-	-	-	-	-

				Colville Phase 2C (Block E)																			
				Type 1 (E1-01-01)		Type 2 (E1-02-02)		Type 6 (E2-02-01)		Type 7(E2-02-04)		Type 8 (E1-00-02)		Type 9 (E1-02-01)		Type 10 (E2-00-01)		Type 12 (E2-02-05)		Type 13 (E2-02-02)		Type 15 (E2-03-03)	
Ref	Item	Unit	Rate	18/2P (PS) Open		18/2P (PS) Partition		18/2P (SR) Closed		18/2P (SR) Partition		28/4P duplex (PS) Open		28/4P (PS) Partition		28/4P duplex (S/O) Open		28/4P (SR) Closed		28/4P (SR) Partition		38/5P (SR) Partition	
				Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total
3.1.1.6	Johnsons Prismatics range 200 x 100 glazed ceramic tiling to kitchen walls (cooker space, in-between kitchen units & window cills)	m²	60	4	212	4	245	4	267	4	267	5	281	4	220	4	229	4	226	4	241	4	270
3.1.1.7	Extra for tiled access panel	nr	200	1	200	1	200	1	200	1	200	1	200	1	200	1	200	1	200	1	200	1	200
3.1.1.8	Painted MDF Window board	nr	40	3	120	3	120	3	120	3	120	6	240	6	240	7	280	6	240	6	240	10	400
	Sub-total				5,186		5,346		5,907		5,356		8,186		6,375		8,899		6,989		6,969		8,866
3.2	Floor Finishes																						
3.2.1	Finishes to Floors																						
3.2.1.1	50mm cement and sand screed to concrete floor slabs	m²	20	53	1,060	53	1,060	55	1,100	57	1,140	85	1,700	74	1,480	95	1,900	75	1,500	84	1,680	95	1,900
3.2.1.2	Johnsons/Hudsons range 300 x 300mm unglazed porcelain tiles to bathrooms	m²	80	5	400	5	400	5	400	5	400	7	560	5	400	7	560	5	400	6	480	6	480
3.2.1.3	Keraint Cobb and Co Simply Oak range rustic natural oak T&G click system flooring to hallway, living area, bedrooms, storage units & open kitchens	m²	80	48	3,840	48	3,840	50	4,000	52	4,160	78	6,240	69	5,520	88	7,040	70	5,600	78	6,240	87	6,960
3.2.1.4	Painted MDF square edge skirtings (Internal Partition x 2 + 1st perimeter)	m	12	68	813	71	847	86	1,034	74	885	121	1,458	92	1,101	125	1,497	109	1,307	104	1,248	123	1,481
	Sub-total				6,113		6,147		6,534		6,585		9,958		8,501		10,997		8,807		9,646		10,821
3.3	Ceiling Finishes																						
3.3.1	Finishes to Ceilings																						
3.3.1.1	Gyproc m/f suspended ceilings lined with plasterboard to flats	m²	38	53	2,014	53	2,014	55	2,090	57	2,166	85	3,230	74	2,812	95	3,610	75	2,850	84	3,192	95	3,610
3.3.1.2	Skim plaster and emulsion paint on plasterboard linings	m²	18	53	954	53	954	55	990	57	1,026	85	1,530	74	1,332	95	1,710	75	1,350	84	1,512	95	1,710
	Sub-total				2,968		2,968		3,080		3,192		4,760		4,144		5,320		4,200		4,704		5,320
4	FITTINGS, FURNISHINGS AND EQUIPMENT																						
4.1	Fittings, furnishings and equipment																						
4.1.1	General fittings, furnishings and equipment																						
4.1.1.1	Symphony Lunar fitted wardrobes and doors to all bedrooms -SR	nr	800	1	800	1	800	1	800	1	800	2	1,600	2	1,600	2	1,600	2	1,600	2	1,600	3	2,400
4.1.1.2	Symphony Glide fitted wardrobes and doors to all bedrooms -PS/O	nr	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000
4.1.1.3	Mermet Blinds Blackout blinds and Mermet thermic fixed crank operated blind (single)	nr	500	3	1,500	4	2,000	2	1,000	2	1,000	4	2,000	5	2,500	7	3,500	4	2,000	3	1,500	5	2,500
4.1.1.4	Mermet Blinds Blackout blinds and Mermet thermic fixed crank operated blind (double)	nr	1,000	1	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1,000	-	-
4.1.1.5	Battens for blinds (single)	nr	20	3	60	4	80	2	40	2	40	4	80	5	100	7	140	4	80	3	60	5	100
4.1.1.6	Battens for blinds (double)	nr	40	1	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	40	-	-
4.1.1.7	Shelving to storage cupboards	nr	200	1	200	2	400	2	400	2	400	2	400	2	400	3	600	3	600	3	600	3	600
4.1.1.8	Recycling bins (allow 2nr per flat)	nr	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50

				Colville Phase 2C (Block E)																			
				Type 1 (E1-01-01)		Type 2 (E1-02-02)		Type 6 (E2-02-01)		Type 7(E2-02-04)		Type 8 (E1-00-02)		Type 9 (E1-02-01)		Type 10 (E2-00-01)		Type 12 (E2-02-01)		Type 13 (E2-02-02)		Type 15 (E2-03-01)	
				18/2P (P/S) Open		18/2P (P/S) Partition		18/2P (S/K) Closed		18/2P (S/K) Partition		28/4P duplex (P/S) Open		28/4P (P/S) Partition		28/4P duplex (S/O) Open		28/4P (S/K) Closed		28/4P (S/K) Partition		38/5P (S/K) Partition	
Ref	Item	Unit	Rate	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total
4.1.2	<u>Domestic kitchen</u>																						
4.1.2.1	Howdens Clerkenwell Super Matt range of kitchen fittings and Cosentino Silenstone quartz worktops with 100mm upstand with handleless doors to 1b,2p flat - P/S / SO	nr	3,750	1	3,750	1	3,750					-	-	-	-	-	-	-	-			-	-
4.1.2.2	Howdens Hockley Super Matt Range range of kitchen fittings and Silenstone quartz worktop with 100mm upstand and brushed stainless steel handles to 1b,2p flat - SK	nr	3,250					1	3,250	1	3,250												
4.1.2.5	Howdens Clerkenwell Super Matt range of kitchen fittings and Cosentino Silenstone quartz worktops with 100mm upstand with handleless doors to 2b,4p flat duplex - P/S / SO	nr	4,000	-	-	-	-	-	-	-	-	1	4,000	1	4,000	1	4,000					-	-
4.1.2.6	Howdens Hockley Super Matt Range range of kitchen fittings and Silenstone quartz worktop with 100mm upstand and brushed stainless steel handles to 2b,4p flat - SK	nr	3,500															1	3,500	1	3,500		
4.1.2.8	Howdens Hockley Super Matt Range range of kitchen fittings and Silenstone quartz worktop with 100mm upstand and brushed stainless steel handles to 3b,5p flat - SK	nr	4,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			1	4,250
4.1.2.10	AEG free standing induction hob and electric oven - SK	nr	750					1	750	1	750	-	-	-	-	-	-	1	750	1	750	1	750
4.1.2.11	AEG integrated induction hob and electric oven - P/S/O	nr	850	1	850	1	850	-	-	-	-	1	850	1	850	1	850	-	-	-	-	-	-
4.1.2.12	Lamona T box chimney stainless steel extractor hood - SK	nr	250	-	-	-	-	1	250	1	250	-	-	-	-	-	-	1	250	1	250	-	-
4.1.2.13	Elica Eraxlux built in stainless steel cooler hood - P/S/O	nr	350	1	350	1	350	-	-	-	-	1	350	1	350	1	350	-	-	-	-	-	-
4.1.2.14	Zanussi freestanding washer dryer to utility cupboard	nr	650	1	650	1	650	1	1	1	650	1	650	1	650	1	650	1	650	1	650	1	650
4.1.2.15	Free standing fridge freezer - SK	nr	500	-	-	-	-	1	500	1	500	-	-	-	-	-	-	1	500	1	500	-	-
4.1.2.16	AEG SK619EST1S integrated fridge freezer - P/S/O	nr	700	1	700	1	700	-	-	-	-	1	700	1	700	1	700	-	-	-	-	-	-
4.1.2.17	Integrated dishwasher - P/S/O	nr	500	1	500	1	500	-	-	-	-	1	500	1	500	1	500	-	-	-	-	-	-
4.1.2.18	Howdens Lamona Dorney stainless steel single bowl kitchen sink and Lamona Aivo Polished chrome effect mixer tap	nr	420	1	420	1	420	1	420	1	420	1	420	1	420	1	420	1	420	1	420	1	420
Sub-total				11,870		11,550		8,461		9,110		12,600		13,120		14,360		11,400		11,920		13,470	
5	<u>SERVICES</u>																						
5.1	<u>Sanitary appliances</u>																						
5.1.1	<u>Sanitary appliances</u>																						
5.1.1.1	Ideal Standard sanitary appliances comprising close coupled / wall hung wc, wall hung whb and taps, toilet roll holder, kitchen bath and taps and shower and screen over bath to 1b 2p apartment	nr	3,250	1	3,250	1	3,250	1	3,250	1	3,250	-	-	-	-	-	-	-	-			-	-
5.1.1.3	Ideal Standard sanitary appliances comprising close coupled wc / wall hung, whb and taps, toilet roll holder, kitchen bath and taps and shower and screen over bath to 2b 4p apartment	nr	3,250	-	-	-	-	-	-	-	-	1	3,250	1	3,250	1	3,250	1	3,250	1	3,250	-	-
5.1.1.5	Ideal Standard sanitary appliances comprising close coupled / wall hung wc, wall hung whb and taps, toilet roll holder, kitchen bath and taps and shower and screen over bath to 3b 5p apartment	nr	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			1	3,250
5.1.1.7	Ideal Standard sanitary appliances to cloakrooms comprising close coupled / wall hung wc, wall hung whb and taps, toilet, toilet roll holder	nr	1,750	-	-	-	-	-	-	-	-	1	1,750	1	1,750	1	1,750	-	-	-	-	1	1,750
5.1.2	<u>Sanitary Ancillaries</u>																						
5.1.2.1	Mirrored bathroom cabinet	nr	350	1	350	1	350	1	350	1	350	1	350	1	350	1	350	1	350	1	350	1	350
5.1.2.2	Mirror	nr	100	-	-	-	-	-	-	-	-	1	100	1	100	1	100	-	-	-	-	1	100
5.1.2.3	MDF bath panel with secret fixings and factory spray painted finish	nr	150	1	150	1	150	1	150	1	150	1	150	1	150	1	150	1	150	1	150	1	150
5.1.2.4	Brabantia stainless steel clothes line	nr	125	1	125	1	125	1	125	1	125	1	125	1	125	1	125	1	125	1	125	1	125
5.1.2.5	Sundry sanitary appliances	nr	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75

Colville Phase 2C

Unit Fit Out Cost Schedule

				Colville Phase 2C (Block E)																			
				Type 1 (E1-01-01)		Type 2 (E1-02-02)		Type 6 (E2-02-01)		Type 7 (E2-02-04)		Type 8 (E1-00-02)		Type 9 (E1-02-01)		Type 10 (E2-00-01)		Type 12 (E2-02-05)		Type 13 (E2-02-02)		Type 15 (E2-03-03)	
Ref	Item	Unit	Rate	18/2P (PS) Open		18/2P (PS) Partition		18/2P (SR) Closed		18/2P (SR) Partition		28/4P duplex (PS) Open		28/4P (PS) Partition		28/4P duplex (S/O) Open		28/4P (SR) Closed		28/4P (SR) Partition		38/5P (SR) Partition	
				Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total
5.1.2.6	Boring to pipework in bathrooms and en-suites	nr	300	1	300	1	300	1	300	1	300	1	300	1	300	1	300	1	300	1	300	1	300
	Sub-total				4,250		4,250		4,250		4,250		6,100		6,100		6,100		4,250		4,250		6,100
5.3	Disposal installations																						
5.3.1	Foul drainage above ground																						
5.3.1.1	Foul drainage above ground	nr	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400
5.3.3	Refuse disposal																						
5.3.3.1	Refuse bins	nr	40	1	40	1	40	1	40	1	40	1	40	1	40	1	40	1	40	1	40	1	40
	Sub-total				1,440		1,440		1,440		1,440		1,440		1,440		1,440		1,440		1,440		1,440
5.4	Water installations																						
5.4.1	Mains water supply																						
5.4.1.1	Mains water supply, hot and cold water distribution	m <sup>2</sup>	50	53	2,650	53	2,650	55	2,750	57	2,850	85	4,250	74	3,700	95	4,750	75	3,750	84	4,200	95	4,750
	Sub-total				2,650		2,650		2,750		2,850		4,250		3,700		4,750		3,750		4,200		4,750
5.5	Heat source																						
5.5.1	Heat source																						
5.5.1.1	HU with twin plate heat exchanger installation to residential units	nr	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000
	Sub-total				3,000		3,000		3,000		3,000		3,000		3,000		3,000		3,000		3,000		3,000
5.6	Space heating and air conditioning																						
5.6.1	Central heating																						
5.6.1.1	LPHW underfloor heating installation to 1b,2p flat installed on clipplate system with individual room temperature control	m <sup>2</sup>	67	53	3,551	53	3,551	55	3,685	57	3,819	-	-	-	-	-	-	-	-	-	-	-	-
5.6.1.2	LPHW underfloor heating installation to 1b,2p Duplex installed on clipplate system with individual room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.6.1.3	LPHW underfloor heating installation to 2b,3p flat installed on clipplate system with individual room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.6.1.5	LPHW underfloor heating installation to 2b,4p flat installed on clipplate system with individual room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	85	5,685	74	4,958	95	6,365	75	5,025	84	5,828	-	-
5.6.1.6	LPHW underfloor heating installation to 2b,4p Duplex installed on clipplate system with individual room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.6.1.7	LPHW underfloor heating installation to 3b,4p flat installed on clipplate system with room by room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.6.1.8	LPHW underfloor heating installation to 3b,5p flat installed on clipplate system with room by room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	95	6,365
5.6.1.10	Ladder rack radiators to bathrooms	nr	325	1	325	1	325	1	325	1	325	1	325	1	325	1	325	1	325	1	325	1	325
	Sub-total				3,876		3,876		4,030		4,144		6,020		5,283		6,690		5,350		5,915		6,690
5.7	Ventilation systems																						
5.7.2	Local and special ventilation																						
5.7.2.1	MEV ventilation to units	m <sup>2</sup>	40	53	2,120	53	2,120	55	2,200	57	2,280	85	3,400	74	2,960	95	3,800	75	3,000	84	3,360	95	3,800
5.7.2.3	Horizontal/vertical duct distribution	nr	500	1	500	1	500	1	500	1	500	2	1,000	2	1,000	2	1,000	2	1,000	2	1,000	3	1,500
5.7.2.4	Ceiling fans to properties	nr	400	2	800	2	800	2	800	2	800	3	1,200	3	1,200	3	1,200	3	1,200	3	1,200	4	1,600
5.7.3	Smoke extract and control																						
5.7.3.1	Smoke extract and control	m <sup>2</sup>	10	53	530	53	530	55	550	57	570	85	850	74	740	95	950	75	750	84	840	95	950
	Sub-total				3,950		3,950		4,090		4,150		6,400		5,900		6,950		5,950		6,490		7,850
5.8	Electrical installations																						
5.8.1	Electrical mains and sub-mains distribution																						
5.8.1.1	Electrical mains and sub mains distribution	m <sup>2</sup>	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.8.2	Lighting and power installations																						
5.8.2.1	Lighting and power installation to 1b,2p flat	nr	2,625	1	2,625	1	2,625	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
5.8.2.2	Lighting and power installation to 1b,2p Duplex	nr	3,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.8.2.4	Lighting and power installation to 2b,4p flat/duplex	nr	4,725	-	-	-	-	-	-	-	-	1	4,725	1	4,725	1	4,725	1	4,725	1	4,725	-	-
5.8.2.5	Lighting and power installation to 3b,4p flat	nr	5,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.8.2.6	Lighting and power installation to 3b,5p flat	nr	5,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	5,500
	Sub-total				2,625		2,625		-		-		4,725		4,725		4,725		4,725		4,725		5,500
5.11	Fire and lightning protection																						
5.11.1	Fire fighting systems																						
5.11.1.1	Sprinkler installation	m <sup>2</sup>	55	53	2,915	53	2,915	55	3,025	57	3,135	85	4,675	74	4,070	95	5,225	75	4,125	84	4,620	95	5,225
5.11.1.2	Fire & smoke alarm installation	m <sup>2</sup>	8	53	424	53	424	55	440	57	456	85	680	74	592	95	760	75	600	84	672	95	760
	Sub-total				3,339		3,339		3,465		3,591		5,355		4,662		5,985		4,725		5,292		5,985
5.12	Communication, security and control systems																						
5.12.1	Communications systems																						
5.12.1.1	Communications installations	m <sup>2</sup>	8	53	424	53	424	55	440	57	456	85	680	74	592	95	760	75	600	84	672	95	760
5.12.1.2	Entrotec Entroview 300 colour video door entry installation	nr	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000
	Sub-total				2,424		2,424		2,440		2,456		2,680		2,592		2,760		2,600		2,672		2,760
5.14	Builder's work in connection with services																						
5.14.1	Builder's work in connection with services																						
5.14.1.1	Builders work in connection with services	%	5		3,226		3,515		3,223		3,355		4,690		4,449		5,110		4,333		4,616		5,362
	Sub-total				3,226		3,515		3,223		3,355		4,690		4,449		5,110		4,333		4,616		5,362
	TOTAL (Fit out Cost per type)				67,739		73,814		67,689		70,458		98,492		93,431		107,317		90,987		97,771		112,596
	TOTAL (Unit fit out Cost per type)				338,696		73,814		967,643		493,206		399,969		654,814		214,833		1,277,812		788,346		675,534
	Total unit nr and type				5 18/2P (PS) Open		1 18/2P (PS) Partition		14 2P (SR) Closed		7 (SR) Partition		4 18/4P (PS) Open		7 1 (PS) Partition		2 ex 15(O) Open		14 28/4P (SR) Closed		8 28/4P (SR) Partition		6 38/5P (SR) Partition

**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX D**

**Preliminaries Build-up**

Ref	Description	Total Preliminaries					Block C2			Block E					
		Weeks	Rate (£)	Fixed Cost Total (£)	Time Related Cost Total (£)	Total (£)	Fixed Cost Total (£)	Time Related Cost Total (£)	Total (£)	Excluding Benergy Centre and ASHP Cost			Energy Centre and ASHP Cost		
										Fixed Cost Total (£)	Time Related Cost Total (£)	Total (£)	Fixed Cost Total (£)	Time Related Cos Total (£)	Total (£)
1	Management														
1.1	Preconstruction off site management			800,000		800,000	216,000	-	216,000	504,000	-	504,000	80,000	-	80,000
1.2	Site supervision	120	16,000		1,920,000	1,920,000	-	518,400	518,400	-	1,209,600	1,209,600	-	192,000	192,000
2	Site facilities						-	-	-	-	-	-	-	-	-
2.2	Site offices	120	310		37,200	37,200	-	10,044	10,044	-	23,436	23,436	-	3,720	3,720
2.3	Storage	120	120		14,400	14,400	-	3,888	3,888	-	9,072	9,072	-	1,440	1,440
2.4	Welfare huts	120	140		16,800	16,800	-	4,536	4,536	-	10,584	10,584	-	1,680	1,680
2.5	Temporary wc's	120	75		9,000	9,000	-	2,430	2,430	-	5,670	5,670	-	900	900
3	Temporary services						-	-	-	-	-	-	-	-	-
3.1	Temporary lighting and power	120	1,700		204,000	204,000	-	55,080	55,080	-	128,520	128,520	-	20,400	20,400
3.2	Temporary water	120	200		24,000	24,000	-	6,480	6,480	-	15,120	15,120	-	2,400	2,400
3.3	Telephone / IT	120	100	5,000	12,000	17,000	1,350	3,240	4,590	3,150	7,560	10,710	500	1,200	1,700
4	Temporary works						-	-	-	-	-	-	-	-	-
4.1	Temporary works to existing roads			20,000	-	20,000	5,400	-	5,400	12,600	-	12,600	2,000	-	2,000
4.2	Hoardings/ signage			50,000	-	50,000	13,500	-	13,500	31,500	-	31,500	5,000	-	5,000
5	Scaffolding						-	-	-	-	-	-	-	-	-
5.1	Supply, erect and hire period			80,000	-	80,000	21,600	-	21,600	50,400	-	50,400	8,000	-	8,000
5.1	Hire period	70	5,000		350,000	350,000	-	94,500	94,500	-	220,500	220,500	-	35,000	35,000
5.1	Dismantle and remove			80,000		80,000	21,600	-	21,600	50,400	-	50,400	8,000	-	8,000
6	Plant						-	-	-	-	-	-	-	-	-
6.1	Supply and erection of Tower cranes (2nr)	2	20,000	40,000		40,000	10,800	-	10,800	25,200	-	25,200	4,000	-	4,000
6.2	Hire of tower crane (Block C)	35	6,000		210,000	210,000	-	210,000	210,000	-	-	-	-	-	-
6.3	Hire of tower crane (Block E)	60	8,000		480,000	480,000	-	-	-	-	432,000	432,000	-	48,000	48,000
6.4	BWIC with erection of tower cranes			20,000	-	20,000	5,400	-	5,400	12,600	-	12,600	2,000	-	2,000
6.5	Dismantle and remove tower cranes	2	20,000	40,000		40,000	10,800	-	10,800	25,200	-	25,200	4,000	-	4,000
6.5	Hoist	95	500		47,500	47,500	-	12,825	12,825	-	29,925	29,925	-	4,750	4,750
6.6	Small plant	120	400		48,000	48,000	-	12,960	12,960	-	30,240	30,240	-	4,800	4,800
7	Miscellaneous						-	-	-	-	-	-	-	-	-
7.1	Skips	120	450		54,000	54,000	-	14,580	14,580	-	34,020	34,020	-	5,400	5,400
7.2	Cleaning						-	-	-	-	-	-	-	-	-
7.3	Attendant labour	120	700		84,000	84,000	-	22,680	22,680	-	52,920	52,920	-	8,400	8,400
7.4	Security	120	1,000		120,000	120,000	-	32,400	32,400	-	75,600	75,600	-	12,000	12,000
7.5	Resources for handover procedure (12 months)	52	3,000		156,000	156,000	-	42,120	42,120	-	98,280	98,280	-	15,600	15,600
7.6	End of Defect procedure (12 months)						-	-	-	-	-	-	-	-	-
		52	500		26,000	26,000	-	7,020	7,020	-	16,380	16,380	-	2,600	2,600
Total				1,135,000	3,812,900	4,947,900	306,450	1,053,183	1,359,633	715,050	2,399,427	3,114,477	113,500	360,290	473,790

Notes  
Based upon a construction period of 104 weeks plus 16 weeks demolition period

**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX E**

**Design, Tender Procurement and Construction Programme 24.02.2021**



**Colville Estate, Phase 2C - Plots C2 and E**

**E) Tender Procurement and Construction Programme 24.02.2021**

**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX F**

**BCIS Indices**



## Colville Estate, Phase 2C - Plots C2 and E

### F) BCIS Indices

BCIS All-in TPI ?			Base date: 1985 mean = 100   Updated: May-2022   #101		
Recent changes			Percentage change		
Date	Index	Equivalent sample	On year	On quarter	On month
2Q 2020	335	Provisional	0.0%	0.0%	
3Q 2020	330	Provisional	-1.5%	-1.5%	
4Q 2020	328	Provisional	-1.5%	-0.6%	
1Q 2021	328	Provisional	-2.1%	0.0%	
2Q 2021	331	Provisional	-1.2%	0.9%	
3Q 2021	339	Provisional	2.7%	2.4%	
4Q 2021	344	Provisional	4.9%	1.5%	
1Q 2022	349	Provisional	6.4%	1.5%	
2Q 2022	359	Forecast	8.5%	2.9%	
3Q 2022	367	Forecast	8.3%	2.2%	
4Q 2022	369	Forecast	7.3%	0.5%	
1Q 2023	373	Forecast	6.9%	1.1%	
2Q 2023	375	Forecast	4.5%	0.5%	
3Q 2023	375	Forecast	2.2%	0.0%	
4Q 2023	378	Forecast	2.4%	0.8%	
1Q 2024	384	Forecast	2.9%	1.6%	
2Q 2024	389	Forecast	3.7%	1.3%	
3Q 2024	389	Forecast	3.7%	0.0%	
4Q 2024	393	Forecast	4.0%	1.0%	
1Q 2025	400	Forecast	4.2%	1.8%	
2Q 2025	405	Forecast	4.1%	1.3%	
3Q 2025	405	Forecast	4.1%	0.0%	
4Q 2025	407	Forecast	3.6%	0.5%	
1Q 2026	415	Forecast	3.8%	2.0%	
2Q 2026	420	Forecast	3.7%	1.2%	
3Q 2026	420	Forecast	3.7%	0.0%	
4Q 2026	423	Forecast	3.9%	0.7%	
1Q 2027	431	Forecast	3.9%	1.9%	



## Colville Estate, Phase 2C - Plots C2 and E

### F) BCIS Indices

#### BCIS General Building Cost Index

Base date: 1985 mean = 100 | Updated: May-2022 | #1111

Recent changes			Percentage change		
Date	Index	Status	On year	On quarter	On month
May-2020	361.6	Firm	1.1%	0.3%	0.4%
Jun-2020	360.8	Firm	0.8%	0.1%	-0.2%
Jul-2020	361.3	Firm	-0.2%	0.3%	0.1%
Aug-2020	361.3	Firm	-0.1%	-0.1%	0.0%
Sep-2020	361.8	Firm	0.1%	0.3%	0.1%
Oct-2020	362.6	Firm	0.1%	0.4%	0.2%
Nov-2020	363.6	Firm	0.7%	0.6%	0.3%
Dec-2020	366.2	Firm	1.8%	1.2%	0.7%
Jan-2021	367.1	Firm	2.0%	1.2%	0.2%
Feb-2021	370.4	Firm	2.8%	1.9%	0.9%
Mar-2021	373.5	Firm	3.6%	2.0%	0.8%
Apr-2021	375.6	Firm	4.2%	2.3%	0.6%
May-2021	378.4	Firm	4.6%	2.2%	0.7%
Jun-2021	381.4	Firm	5.7%	2.1%	0.8%
Jul-2021	388.2	Revised	7.4%	3.4%	1.8%
Aug-2021	395.6	Revised	9.5%	4.5%	1.9%
Sep-2021	399.6	Revised	10.4%	4.8%	1.0%
Oct-2021	402.4	Revised	11.0%	3.7%	0.7%
Nov-2021	404.8	Revised	11.3%	2.3%	0.6%
Dec-2021	405.2	Firm	10.6%	1.4%	0.1%
Jan-2022	406.6	Firm	10.8%	1.0%	0.3%
Feb-2022	407.4	Provisional	10.0%	0.6%	0.2%
Mar-2022	411.7	Provisional	10.2%	1.6%	1.1%
Apr-2022	424.1	Provisional	12.9%	4.3%	3.0%
May-2022	428.0	Forecast	13.1%	5.1%	0.9%
Jun-2022	426.9	Forecast	11.9%	3.7%	-0.3%
Jul-2022	433.4	Forecast	11.6%	2.2%	1.5%
Aug-2022	433.6	Forecast	9.6%	1.3%	0.0%
Sep-2022	433.6	Forecast	8.5%	1.6%	0.0%



**Colville Estate, Phase 2C - Plots C2 and E****F) BCIS Indices**

Oct-2022	434.0	Forecast	7.9%	0.1%	0.1%
Nov-2022	433.9	Forecast	7.2%	0.1%	0.0%
Dec-2022	433.6	Forecast	7.0%	0.0%	-0.1%
Jan-2023	432.7	Forecast	6.4%	-0.3%	-0.2%
Feb-2023	431.9	Forecast	6.0%	-0.5%	-0.2%
Mar-2023	430.5	Forecast	4.6%	-0.7%	-0.3%
Apr-2023	431.1	Forecast	1.7%	-0.4%	0.1%
May-2023	430.8	Forecast	0.7%	-0.3%	-0.1%
Jun-2023	429.3	Forecast	0.6%	-0.3%	-0.3%
Jul-2023	434.2	Forecast	0.2%	0.7%	1.1%
Aug-2023	435.4	Forecast	0.4%	1.1%	0.3%
Sep-2023	436.3	Forecast	0.6%	1.6%	0.2%
Oct-2023	437.4	Forecast	0.8%	0.7%	0.3%
Nov-2023	437.9	Forecast	0.9%	0.6%	0.1%
Dec-2023	438.2	Forecast	1.1%	0.4%	0.1%
Jan-2024	439.4	Forecast	1.5%	0.5%	0.3%
Feb-2024	440.4	Forecast	2.0%	0.6%	0.2%
Mar-2024	440.8	Forecast	2.4%	0.6%	0.1%
Apr-2024	442.8	Forecast	2.7%	0.8%	0.5%
May-2024	444.0	Forecast	3.1%	0.8%	0.3%
Jun-2024	443.8	Forecast	3.4%	0.7%	0.0%
Jul-2024	448.3	Forecast	3.2%	1.2%	1.0%
Aug-2024	448.9	Forecast	3.1%	1.1%	0.1%
Sep-2024	449.3	Forecast	3.0%	1.2%	0.1%
Oct-2024	450.5	Forecast	3.0%	0.5%	0.3%
Nov-2024	451.0	Forecast	3.0%	0.5%	0.1%
Dec-2024	451.1	Forecast	2.9%	0.4%	0.0%
Jan-2025	452.8	Forecast	3.0%	0.5%	0.4%
Feb-2025	454.3	Forecast	3.2%	0.7%	0.3%
Mar-2025	455.1	Forecast	3.2%	0.9%	0.2%
Apr-2025	456.9	Forecast	3.2%	0.9%	0.4%
May-2025	458.1	Forecast	3.2%	0.8%	0.3%
Jun-2025	458.1	Forecast	3.2%	0.7%	0.0%
Jul-2025	462.8	Forecast	3.2%	1.3%	1.0%





**Colville Estate, Phase 2C - Plots C2 and E****F) BCIS Indices**

Sep-2024	449.3	Forecast	3.0%	1.2%	0.1%
Oct-2024	450.5	Forecast	3.0%	0.5%	0.3%
Nov-2024	451.0	Forecast	3.0%	0.5%	0.1%
Dec-2024	451.1	Forecast	2.9%	0.4%	0.0%
Jan-2025	452.8	Forecast	3.0%	0.5%	0.4%
Feb-2025	454.3	Forecast	3.2%	0.7%	0.3%
Mar-2025	455.1	Forecast	3.2%	0.9%	0.2%
Apr-2025	456.9	Forecast	3.2%	0.9%	0.4%
May-2025	458.1	Forecast	3.2%	0.8%	0.3%
Jun-2025	458.1	Forecast	3.2%	0.7%	0.0%
Jul-2025	462.8	Forecast	3.2%	1.3%	1.0%
Aug-2025	463.5	Forecast	3.3%	1.2%	0.2%
Sep-2025	463.7	Forecast	3.2%	1.2%	0.0%
Oct-2025	465.0	Forecast	3.2%	0.5%	0.3%
Nov-2025	465.4	Forecast	3.2%	0.4%	0.1%
Dec-2025	465.6	Forecast	3.2%	0.4%	0.0%
Jan-2026	467.4	Forecast	3.2%	0.5%	0.4%
Feb-2026	468.8	Forecast	3.2%	0.7%	0.3%
Mar-2026	469.7	Forecast	3.2%	0.9%	0.2%
Apr-2026	471.7	Forecast	3.2%	0.9%	0.4%
May-2026	472.8	Forecast	3.2%	0.9%	0.2%
Jun-2026	472.5	Forecast	3.1%	0.6%	-0.1%
Jul-2026	477.0	Forecast	3.1%	1.1%	1.0%
Aug-2026	477.4	Forecast	3.0%	1.0%	0.1%
Sep-2026	477.5	Forecast	3.0%	1.1%	0.0%
Oct-2026	478.6	Forecast	2.9%	0.3%	0.2%
Nov-2026	479.0	Forecast	2.9%	0.3%	0.1%
Dec-2026	479.3	Forecast	2.9%	0.4%	0.1%
Jan-2027	481.1	Forecast	2.9%	0.5%	0.4%
Feb-2027	482.7	Forecast	3.0%	0.8%	0.3%
Mar-2027	483.7	Forecast	3.0%	0.9%	0.2%



**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX G**

**Boundary of Energy Centre, ASHP and Associated Works**

ect

ing

Block E

Drawing

File Name

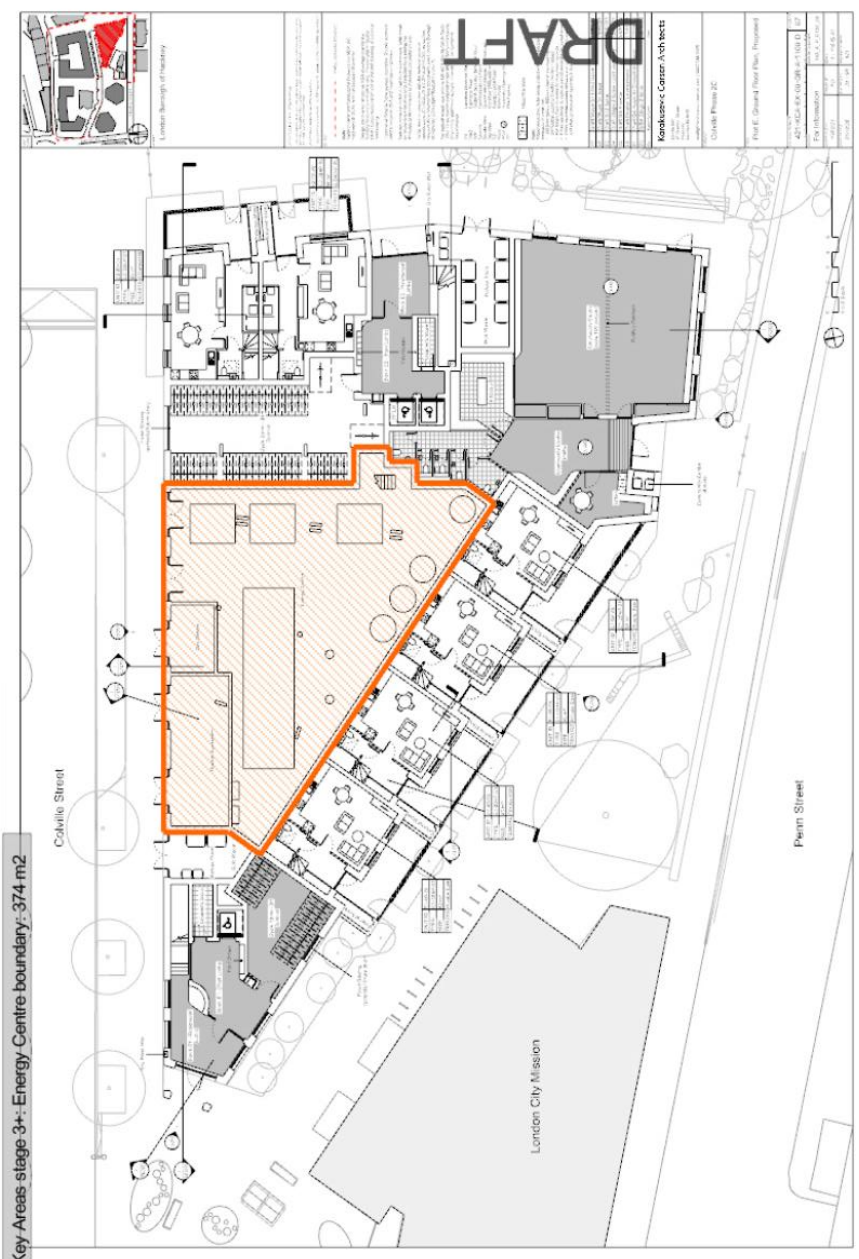
Details

KCA Plans Stage 3+ \421-KCA-EX-00-DR-A-1100-D.3

Z:\Orpington\Ripac\Projects\L180296 - Colville Estate Phase 2C\2021.04.19 STAGE 3+ ISSUE\421-KCA-EX-00-DR-A-1100-D.pdf

Base Unit of Measure: mm  
Revision: 1  
Horizontal Scale: 1:100  
Vertical Scale: 1:100  
Drawing Multiplier: 1

Key Areas stage 3+ Energy Centre boundary: 374 m2

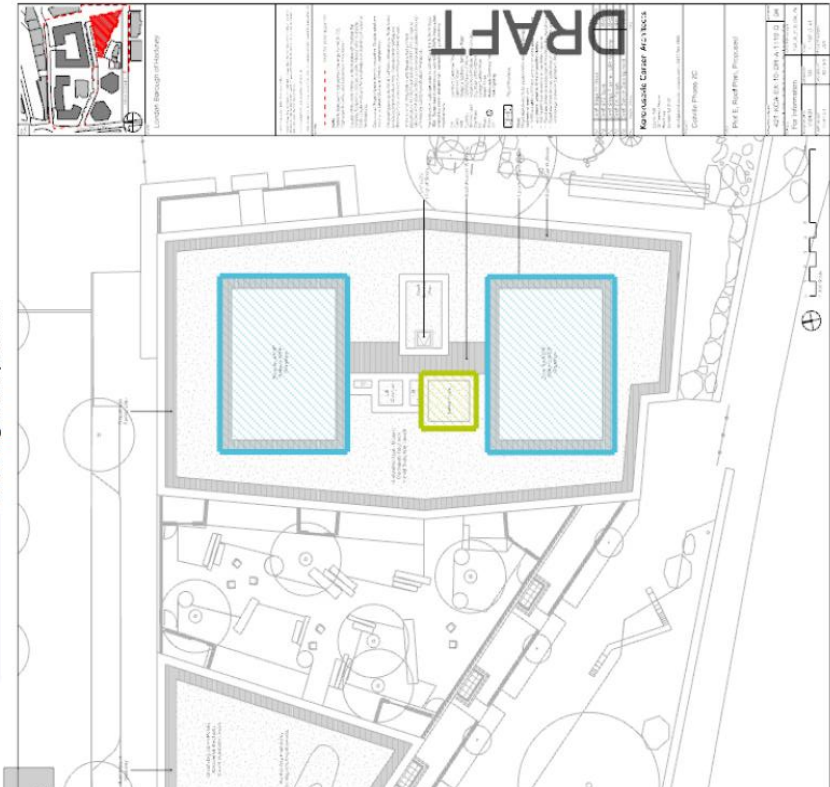


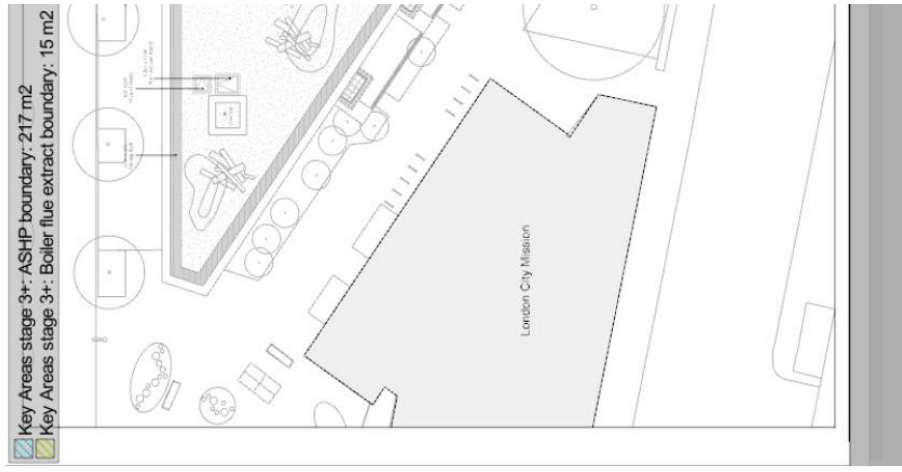
CalfordSeaden

Page 1 of 1



**Drawing** KCA Plans Stage 3+ \421-KCA-EX-10-DR-A-1110-D.2  
**File Name** Block E roof plan  
**Details** Base Unit of Measure: mm  
Revision: 1  
Horizontal Scale: 1:100  
Vertical Scale: 1:100  
Drawing Multiplier: 1







**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX G**

**Energy Centre Cost Build Up**

## Colville Estate Energy Centre Summary



Public Health	£750,000	Notes
Rainwater Installation	£10,000	
Soil, Waste & Vent Installation	£10,000	
Mains Cold Water Installation	£125,000	
Boosted Cold Water Installation	£100,000	
Category 5 Boosted Cold Water Installation	£35,000	
Softened Cold Water Installation	£100,000	
Domestic Hot Water Installation	£10,000	
Sprinkler Installation	£360,000	
Mechanical	£6,350,000	
Fuel Oil Installation	£25,000	
Natural Gas Installation	£80,000	
LTHW Heating Installation	£2,200,000	
Air Source Heat Pump Installation	£3,700,000	
Supply & Extract Air Handling Installations	£135,000	
Toilet Supply & Extract Installation	£10,000	
Automatic Controls & BMS Installation	£200,000	
Electrical	£1,200,000	
LV Distribution	£600,000	
Standby Generator Installation	£120,000	
Common Containment	£60,000	
Mechanical Services Power Installation	£60,000	
Small Power Installation	£30,000	
Lighting & Emergency Lighting Installation	£70,000	
External Lighting Installation	£25,000	
Fire Alarm Installation	£30,000	
Voice & Data Installation	£25,000	
Access Control Installation	£70,000	
CCTV Installation	£25,000	

Disabled Alarm Call Installation	£10,000	
Earthing & Bonding	£45,000	
Lightning Protection	£30,000	
<b>Total</b>	<b>£8,300,000</b>	

# Colville Estate Energy Centre

## M&E Document Schedule



Ref	Document Title	Document Number	Rev	Notes
01	Multiple/combined Services - Energy Centre Plan Room - Plot E Level 00	6843-MXF-EX-00-DR-J-30300	P02	
02	Multiple/combined Services - Energy Centre Plan Room - Plot E Level 01	6843-MXF-EX-01-DR-J-30300	P02	
03	Multiple/combined Services - Energy Centre Plan Room - Plot E Level 09	6843-MXF-EX-09-DR-J-30300	P02	
04	Schedule of Main Plant	6843-MXF-ZZ-XX-SH-J-30500	P02	
05	Commercial Sprinkler Schematic	6843-MXF-ZZ-XX-DR-P-43200	P02	
06	Potable Water, Sprinkles and Gas Schematic	6843-MXF-ZZ-XX-DR-P-20200	P02	
07	Heating & Cooling Schematic - Energy Centre	6843-MXF-ZZ-XX-DR-M-00202	P02	
08	Low Voltage Distribution Multiple Levels All Volumes - Schematic	6843-MXF-ZZ-ZZ-DR-E-22200	P01	
09	Communications, Security & Safety - Level 00 - Block E	6843-MXF-EX-00-DR-E-40100	P01	
10	Communications, Security & Safety - Level 01 - Block E	6843-MXF-EX-01-DR-E-40100	P01	
11	Communications, Security & Safety - Level 09 - Block E	6843-MXF-EX-09-DR-E-40100	P01	
12	Employer's Requirements for the Mechanical, Electrical & Public Health (MEP) Installations	6843-MXF-XX-XX-SP-J-30100	P01	
13	Preliminaries for the Mechanical, Electrical & Public Health (MEP) Installations	6843-MXF-XX-XX-SP-J-30200	P01	
14	Reference Specification for the Mechanical, Electrical & Public Health (MEP) Installations	6843-MXF-XX-XX-SP-J-30300	P01	

# Colville Estate Energy Centre

## Schedule of Areas



Description	Total GIA Floor Area (m2)			Notes
	Ground	First	TOTAL	
General	300	164	464	
Substation	40	-	40	
Gas Meter Cupboard	10	-	10	
	350	164	514	

Colville Estate Energy Centre							M&E Estimate ~ Stage 3			(Visible Items)		
Item	M/E/L	Installation	Sub Heading	Description	Qty	Unit	Rate £	£8,300,000	Notes			
								£				
001	P	Rainwater Installation	General	Allowance for Rainwater Installation	1	Item	8,000.00	8,000				
002	P	Rainwater Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	8,000.00	1,200				
003	P	Rainwater Installation	General	Allowance for Rounding	1	Item	800.00	800	To nearest £1000			
004	P	Soil, Waste & Vent Installation	General	Allowance for Soil, Waste & Vent Installation	1	Item	8,000.00	8,000				
005	P	Soil, Waste & Vent Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	8,000.00	1,200				
006	P	Soil, Waste & Vent Installation	General	Allowance for Rounding	1	Item	800.00	800	To nearest £1000			
007	P	Mains Cold Water Installation	Pipework & Valves	Allowance for pipework, valves, etc	1	Item	#####	21,000	Only partly applicable to Britannia.			
008	P	Mains Cold Water Installation	Equipment	Water tank for boosted cold water system & residential sprinkler supply, Ref WT.1	1	Nr	#####	85,000	Only partly applicable to Britannia.			
009	P	Mains Cold Water Installation	Equipment	Water meter for landlord supply, Ref WM.2	1	Nr	2,000.00	2,000				
010	P	Mains Cold Water Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	16,200				
011	P	Mains Cold Water Installation	General	Allowance for Rounding	1	Item	800.00	800	To nearest £1000			
012	P	Boosted Cold Water Installation	Pipework & Valves	Allowance for pipework, valves, etc	1	Item	#####	26,500				
013	P	Boosted Cold Water Installation	Equipment	Accumulator vessel for BCW system, Ref AV.1	1	Nr	#####	10,000	Only partly applicable to Britannia.			
014	P	Boosted Cold Water Installation	Equipment	Combined sprinkler and domestic water pump set (4Nr pumps), Ref BS.1	1	Nr	#####	50,000	Only partly applicable to Britannia.			
015	P	Boosted Cold Water Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	12,975				
016	P	Boosted Cold Water Installation	General	Allowance for Rounding	1	Item	525.00	525	To nearest £1000			
017	P	Category 5 Boosted Cold Water Installation	Pipework & Valves	Allowance for pipework, valves, etc	1	Item	#####	15,000	Only partly applicable to Britannia.			
018	P	Category 5 Boosted Cold Water Installation	Equipment	Packaged break tank and booster pump set, CAT5, Ref CAT5.1	1	Item	#####	15,000	Only partly applicable to Britannia.			
019	P	Category 5 Boosted Cold Water Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	4,500				
020	P	Category 5 Boosted Cold Water Installation	General	Allowance for Rounding	1	Item	500.00	500	To nearest £1000			
021	P	Softened Cold Water Installation	Pipework & Valves	Allowance for pipework, valves, etc	1	Item	#####	36,500				
022	P	Softened Cold Water Installation	Equipment	Water softening plant, Ref WS.1	1	Item	#####	50,000				
023	P	Softened Cold Water Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	12,975				
024	P	Softened Cold Water Installation	General	Allowance for Rounding	1	Item	525.00	525	To nearest £1000			

Colville Estate Energy Centre							M&E Estimate ~ Stage 3		(Visible Items)		
Item	M/E/L	Installation	Sub Heading	Description	Qty	Unit	Rate £	£8,300,000	Notes		
								£			
025	P	Domestic Hot Water Installation	General	Allowance for Domestic Hot Water Installation	1	Item	8,000.00	8,000			
026	P	Domestic Hot Water Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	8,000.00	1,200			
027	P	Domestic Hot Water Installation	General	Allowance for Rounding	1	Item	800.00	800	To nearest £1000		
028	P	Sprinkler Installation	Pipework & Valves	Allowance for pipework, valves, etc	1	Item	#####	93,000			
029	P	Sprinkler Installation	Equipment	Water tank for commercial sprinkler supply, Ref CST.1	1	Nr	#####	100,000			
030	P	Sprinkler Installation	Equipment	Commercial sprinkler pump set, Ref SP.1/2	2	Nr	#####	120,000			
031	P	Sprinkler Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	46,950			
032	P	Sprinkler Installation	General	Allowance for Rounding	1	Item	50.00	50	To nearest £1000		
033	M	Fuel Oil Installation	General	Allowance for Fuel Oil Installation	1	Item	#####	21,000			
034	M	Fuel Oil Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	3,150			
035	M	Fuel Oil Installation	General	Allowance for Rounding	1	Item	850.00	850	To nearest £1000		
036	M	Natural Gas Installation	Equipment	Gas proving system, Ref GV.1	1	Item	#####	25,000			
037	M	Natural Gas Installation	Pipework & Valves	Allowance for pipework, valves, etc	1	Item	#####	44,000			
038	M	Natural Gas Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	10,350			
039	M	Natural Gas Installation	General	Allowance for Rounding	1	Item	650.00	650	To nearest £1000		
040	M	LTHW Heating Installation	Equipment	Floor mounted condensing gas boiler, Ref B.1/2/3	3	Nr	#####	750,000			
041	M	LTHW Heating Installation	Equipment	Allowance for boiler flue, approx 500mm diameter	135	m	1,500.00	202,500			
042	M	LTHW Heating Installation	Equipment	Boiler shunt pump, Ref P.B1/2/3	3	Nr	#####	30,000			
043	M	LTHW Heating Installation	Equipment	District heating circulation pump, Ref P.DH.1/2/3/4	4	Nr	#####	100,000			
044	M	LTHW Heating Installation	Equipment	Chemical dosing pot, Ref DP.1	1	Nr	#####	10,000			
045	M	LTHW Heating Installation	Equipment	Air & dirt separator, Ref ADS.1	1	Nr	5,000.00	5,000			
046	M	LTHW Heating Installation	Equipment	Pressurisation unit, Ref PU.1/2	2	Nr	#####	30,000			
047	M	LTHW Heating Installation	Equipment	Side stream filter, Ref SS.1	1	Nr	#####	25,000			
048	M	LTHW Heating Installation	Equipment	Expansion vessel, Ref EV.x	7	Nr	#####	70,000			

Colville Estate Energy Centre									
M&E Estimate ~ Stage 3									
(Visible Items)									
Item	M/E/L	Installation	Sub Heading	Description	Qty	Unit	Rate £	£8,300,000	Notes
								£	
049	M	LTHW Heating Installation	Equipment	Expansion vessel, boilers, Ref EV.B.x	3	Nr	=====	30,000	
050	M	LTHW Heating Installation	Equipment	Intermediate vessel, Ref IV.1	1	Nr	=====	10,000	
051	M	LTHW Heating Installation	Equipment	Buffer vessel, Ref TS.x	5	Nr	=====	200,000	
052	M	LTHW Heating Installation	Equipment	Vacuum degasser, Ref VDG.1	1	Nr	=====	10,000	
053	M	LTHW Heating Installation	Pipework & Valves	Allowance for pipework, valves, etc around main boilers	3	Item	=====	225,000	
054	M	LTHW Heating Installation	Pipework & Valves	Allowance for general pipework, valves, etc	1	Item	=====	213,500	
055	M	LTHW Heating Installation	General	Allowance for remainder of LTHW Heating Installation	1	Item	1,500.00	1,500	
056	M	LTHW Heating Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	286,875	
057	M	LTHW Heating Installation	General	Allowance for Rounding	1	Item	625.00	625	To nearest £1000
058	M	Air Source Heat Pump Installation	Equipment	Natural refrigerant air source heat pump external unit, Ref ASHP.1/2	2	Nr	=====	=====	
059	M	Air Source Heat Pump Installation	Equipment	Allowance for ASHP acoustic attenuation screen, Ref ASHP AAS	2	Nr	=====	300,000	
060	M	Air Source Heat Pump Installation	Pipework & Valves	Allowance for pipework, valves, etc for air source heat pump circuit	2	Item	=====	200,000	
061	M	Air Source Heat Pump Installation	Pipework & Valves	Allowance for general pipework, valves, etc	1	Item	=====	250,000	
062	M	Air Source Heat Pump Installation	Pipework & Valves	Allowance for remainder of Air Source Heat Pump Installation	1	Item	=====	67,000	
063	M	Air Source Heat Pump Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	482,550	
064	M	Air Source Heat Pump Installation	General	Allowance for Rounding	1	Item	450.00	450	To nearest £1000
065	M	Supply & Extract Air Handling Installations	Equipment	Energy Centre supply air fans, Refs F.01 & F.02	2	Nr	=====	50,000	
066	M	Supply & Extract Air Handling Installations	General	Allowance for plantroom ventilation	1	Item	=====	73,500	
067	M	Supply & Extract Air Handling Installations	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	11,025	
068	M	Supply & Extract Air Handling Installations	General	Allowance for Rounding	1	Item	475.00	475	To nearest £1000
069	M	Toilet Supply & Extract Installation	General	Allowance for Toilet Supply & Extract Installation	1	Item	8,000.00	8,000	
070	M	Toilet Supply & Extract Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	8,000.00	1,200	
071	M	Toilet Supply & Extract Installation	General	Allowance for Rounding	1	Item	800.00	800	To nearest £1000
072	M	Automatic Controls & BMS Installation	General	Allowance for Automatic Controls & BMS Installation	1	Item	=====	173,500	
073	M	Automatic Controls & BMS Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	26,025	
074	M	Automatic Controls & BMS Installation	General	Allowance for Rounding	1	Item	475.00	475	To nearest £1000
075	E	LV Distribution	Equipment	Allowance for LV cabling	1	Nr	=====	250,000	
076	E	LV Distribution	Equipment	Cubicle switch panel for incoming utility supply, Ref PB.EC.1	1	Nr	=====	100,000	
077	E	LV Distribution	Equipment	Cubicle switch panel for incoming utility supply, Ref PB.RESL.1	1	Nr	=====	75,000	
078	E	LV Distribution	Equipment	Cubicle switch panel for incoming utility supply, Ref PB.LL	1	Nr	=====	50,000	
079	E	LV Distribution	Equipment	Secondary power cubicle switch panel, Ref PB.LIFE SAFETY	1	Nr	=====	22,000	
080	E	LV Distribution	Equipment	Main power board for energy centre, Ref PB.EC.2	1	Nr	=====	24,000	
081	E	LV Distribution	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	78,150	
082	E	LV Distribution	General	Allowance for Rounding	1	Item	850.00	850	To nearest £1000
083	E	Standby Generator Installation	Equipment	Diesel back-up generator for life safety systems, 500kVA, Ref GEN.1	1	Nr	=====	104,000	
084	E	Standby Generator Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	15,600	
085	E	Standby Generator Installation	General	Allowance for Rounding	1	Item	400.00	400	To nearest £1000
086	E	Common Containment	General	Allowance for Common Containment	514	m2	100.00	51,400	
087	E	Common Containment	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	7,710	
088	E	Common Containment	General	Allowance for Rounding	1	Item	890.00	890	To nearest £1000
089	E	Mechanical Services Power Installation	General	Allowance for Mechanical Services Power Installation	514	m2	100.00	51,400	
090	E	Mechanical Services Power Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	7,710	
091	E	Mechanical Services Power Installation	General	Allowance for Rounding	1	Item	890.00	890	To nearest £1000
092	E	Small Power Installation	General	Allowance for Small Power Installation	514	m2	50.00	25,700	
093	E	Small Power Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	3,855	
094	E	Small Power Installation	General	Allowance for Rounding	1	Item	445.00	445	To nearest £1000
095	E	Lighting & Emergency Lighting Installation	General	Allowance for Lighting & Emergency Lighting Installation	514	m2	117.00	60,138	
096	E	Lighting & Emergency Lighting Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	9,021	



Colville Estate Energy Centre									
M&E Estimate ~ Stage 3									
(Visible Items)									
Item	M/E/L	Installation	Sub Heading	Description	Qty	Unit	Rate £	£8,300,000	Notes
								£	
097	E	Lighting & Emergency Lighting Installation	General	Allowance for Rounding	1	Item	841.00	841	To nearest £1000
098	E	External Lighting Installation	General	Allowance for External Lighting Installation	1	Item	*****	21,000	
099	E	External Lighting Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	*****	3,150	
100	E	External Lighting Installation	General	Allowance for Rounding	1	Item	850.00	850	To nearest £1000
101	E	Fire Alarm Installation	General	Allowance for central equipment, wiring, etc	1	Item	*****	11,000	
102	E	Fire Alarm Installation	General	Allowance for fire alarm detector including all associated accessories and wiring	60	Nr	250.00	15,000	
103	E	Fire Alarm Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	*****	3,900	
104	E	Fire Alarm Installation	General	Allowance for Rounding	1	Item	100.00	100	To nearest £1000
105	E	Voice & Data Installation	General	Allowance for Voice & Data Installation	514	m2	41.00	21,074	
106	E	Voice & Data Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	*****	3,161	
107	E	Voice & Data Installation	General	Allowance for Rounding	1	Item	765.00	765	To nearest £1000
108	E	Access Control Installation	General	Allowance for central equipment, wiring, etc	1	Item	5,000.00	5,000	
109	E	Access Control Installation	General	Allowance for door access point including all associated accessories and wiring	24	Nr	2,300.00	55,200	
110	E	Access Control Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	*****	9,039	
111	E	Access Control Installation	General	Allowance for Rounding	1	Item	770.00	770	To nearest £1000
112	E	CCTV Installation	General	Allowance for central equipment, wiring, etc	1	Item	*****	13,000	
113	E	CCTV Installation	General	Allowance for fixed camera and associated wiring	2	Nr	1,000.00	2,000	
114	E	CCTV Installation	General	Allowance for PTZ camera and associated wiring	3	Nr	2,000.00	6,000	
115	E	CCTV Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	*****	3,150	
116	E	CCTV Installation	General	Allowance for Rounding	1	Item	850.00	850	To nearest £1000
117	E	Disabled Alarm Call Installation	General	Allowance for Disabled Alarm Call Installation	514	m2	16.00	8,224	
118	E	Disabled Alarm Call Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	6,224.00	1,234	
119	E	Disabled Alarm Call Installation	General	Allowance for Rounding	1	Item	542.00	542	To nearest £1000
120	E	Earthing & Bonding	General	Allowance for Earthing & Bonding	514	m2	75.00	38,550	
121	E	Earthing & Bonding	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	*****	5,783	
122	E	Earthing & Bonding	General	Allowance for Rounding	1	Item	667.00	667	To nearest £1000
123	E	Lightning Protection	General	Allowance for Lightning Protection	514	m2	50.00	25,700	
124	E	Lightning Protection	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	*****	3,855	
125	E	Lightning Protection	General	Allowance for Rounding	1	Item	445.00	445	To nearest £1000
TOTALS (Items in View)								*****	

# Colville Estate Energy Centre

## Notes & Exclusions



Ref	Notes
1	No allowance included for wet or gaseous fire fighting installations apart from main sprinkler tanks and associated pipework, etc.
2	No allowance included for bulk fuel oil storage or transfer installation.
3	No allowance included for ground source heat pump or CHP installations.
4	No allowance included for chilled water installation.
5	No allowance included for DX Cooling installation.
6	No allowance included for leak detection installation.
7	No allowance included for incoming or external utilities.
8	No allowance included for lift installation.
9	No allowance included for enabling or works to existing.
10	No allowance included for HV Installation.
11	No allowance included for UPS Installation.
12	No allowance included for Solar PV Installation.
13	Nominal allowance included for external lighting to building façade only at entrances. No allowance included for façade or external lighting.
14	No allowance included for dual level or void detection to fire alarm installation, assume standard single level detectors.
15	No allowance included for Public Address Installation.
16	No allowance included for Clock Installation.
17	No allowance included for Induction Loop Installation.
18	No allowance included for Disabled Refuge Alarm Installation.
19	No allowance included for Intruder Alarm Installation.
20	No allowance included for BWIC in connection with M&E installations, included elsewhere.
21	No allowance included for primary supporting steelwork.
22	No allowance included for underslab drainage installation.
23	No allowance included for loose fire extinguishing equipment.
24	No allowance included for external louvres.

25	No allowance included for heat recovery installations other than those currently specifically mentioned in the specification.
26	No allowance included for supporting steelwork to boiler flues.
27	No allowance included for automatic controls & BMS works beyond the Energy Centre building outline.
28	Allowance included for 1Nr standby generator only as 2nd no longer required.

**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX I**

**Colville Ph2c Risk Register 24.02.21**

## Colville Estate, Phase 2C - Plots C2 and E

### H) Risk Register 24.02.2021



Risk Definitions	
High Risk	A higher than acceptable level of risk which requires immediate action.
Medium Risk	An unacceptable level of risk which requires active monitoring/action to reduce.
Low Risk	An acceptable level of risk subject to regular monitoring.

Likelihood	
Very Low (1.0)	<5%
Low (2.0)	5-20%
Medium (3.0)	20-50%
High (4.0)	50-75%
Very High (5.0)	75-100%

Impact	
5.0	5
4.0	4
3.0	3
2.0	2
1.0	1

Cost Impact	
Very Low (1.0)	< £10k
Low (2.0)	£10k - £50k
Medium (3.0)	£50k - £100k
High (4.0)	£100k - £500k
Very High (5.0)	£500k +

Project Particulars	
Project Name:	Colville 2C
Project Ref:	L180296
Client:	LBH
Client Contact:	Miranda Fennell
Calford Seaden Project Team	
Project Manager:	Jonathan Harris
Last Update:	15-Sep-20

Site Details	
Site Address:	Colville 2C

Risk Register Summary	
High Risk	18
Medium Risk	23
Low Risk	5

Ref.	Date Recorded	Category	Description	Likely Consequences	Risk Owner	Likelihood	Impact	Rating	Mitigation Proposals	Progress To Date	Actions Awaiting	Action Owner	Action Target Date	Status	Estimated Contingency	
1.0	15-Sep-20	Land / Legal	Rights of way etc.	Delay and costs	LBH	3	2	2	1	6	LBH is obtaining an updated ROT and assessment at the correct time and order to remove the risk of junctions. LBH legal to advise whether amendment to the appropriation is required to reflect the material variation to planning.	A ROT has been granted to 12-14 Penn Street development already. LBH (09/12/20) - updated ROT in progress -Mf has received the draft reported 24/02/21	Even with appropriation, there is still a risk of compensation payments	LBH	Pre-construction	Ongoing
2.0	15-Sep-20	Land / Legal	Site ownership	Frustration of development	LBH	1	5	5	1	5	LBH to circulate updated report on title (ROT)	LBH confirms that all land proposed for development is owned by LBH. KCA has circulated a red line plan and CSLLP have commented.	Meeting to be arranged in early March 2021 - to discuss CSLLP comments, actions for LBH to close out and CSLLP to draft into ERS	CSLLP	Ongoing	
3.0	15-Sep-20	Land / Legal	Drainage diversions / build over	Cost and programme implications in securing agreement	LBH	4	4	5	1	20	Include requirement for monitoring the deep sewer under Block E in the ERS	KCA reports on 24/02/2021 that CCTV survey is being carried out. Bulldozer agreement application is submitted. Diversion to be completed and submitted when CCTV survey is completed.	When report is returned, Lewis Hubbert will collect information and submit diversion application.	KCA	CCTV survey to be completed by 01/03/21	Ongoing
4.0	15-Sep-20	Land / Legal	Crossfall tunnel is close to block E	If the foundations are close to (within the zone of influence) the crossfall tunnel, there may need to be a bulldozer and technical approval.	KCA via Elliott Wood	4	4	5	1	20	KCA has sought information from Elliott Wood regarding location of block E in relation to the tunnel.	KCA reports (09/12/20) that Engineers have issued and maximum weight permitted is being discussed. Engineers feel that basement may need to be extended beyond the current area to spread load / minimise weight. Information is being sought from the raft specialist designer. Engineers have procured quotes for ground investigations to allow design to progress.	CSLLP to review fee proposal provided by Elliott Wood and PII comments to be returned	CSLLP /LBH/KCA	Ongoing	
5.0	15-Sep-20	Land / Legal	Vacant possession / squatters	Programme	LBH	3	2	3	1	9	LBH to implement its compulsory purchase order (if necessary in place). Land is then vested in LBH. It is completed June 2021.	LBH are working with colleagues in housing need team to re-house residents in temporary accommodation. This will be completed by June.	Once vacant, serve notice and disconnect meters, secure voids			
6.0	15-Sep-20	Land / Legal	Licence in place with Penn Street development	Potential delay in completion of adjoining development. Potential deterioration of the licensed area of the site.	LBH	2	2	2	1	4	Progress to be reviewed regularly.	Licence runs to June 2021. Mf reports that the completion date for the development is February 2022.	Licence to be extended if LBH agrees on a fortnightly basis to allow termination as required for enabling works.	LBH	Ongoing	

7.0	15-Sep-20	Land / Legal	Identify location of old boiler rooms (walls up to 38" thick and 3.5m deep) and potential routes of asbestos containing underground ducts	Delay to programme and increased costs	LBH	2	2	2	2	4	CSLLP to draft a clause into the General Conditions of the tender documents to cover this risk	KCA to produce a footprint of the proposed building against adjacent structures with dimensions in order that CSLLP PW Surveyor can assess.	Update PWA with Attium Apartments and garden walls of Clift House - check with party wall surveyor if new award required	CSLLP when plan received from KCA				
8.0	15-Sep-20	Neighbourly Matters	Party Wall Awards required?	Notices and awards will be required if PW Act is triggered.	LBH	4	1	1	1	4	Party wall implications to be identified and passed to contractor to manage in the building contract	KCA to produce a footprint of the proposed building against adjacent structures with dimensions in order that CSLLP PW Surveyor can assess.	Update PWA with Attium Apartments and garden walls of Clift House - check with party wall surveyor if new award required	CSLLP when plan received from KCA				
9.0	15-Sep-20	Neighbourly Matters	Rights of Light considerations	Delay and costs	LBH	3	3	2	1	9	LBH to obtain ROL assessment and assessment at the correct time and seek to appropriate as necessary in order to remove the risk of injunctions	Wardrums appointed and progressing the dead of release for the Attium Apartments. MF has liaised with legal team to identify whether 273 variation requires updated appropriation - LBH to check and confirm.	Even with appropriation, there is still a risk of compensation payments	LBH	Pre-construction	Ongoing		
10.0	06-Oct-20	Statutory Services	Meter Position in Design	Meter locations to be agreed with stats companies ASAP	KCA / Max Ford	2	1	2	4	8	Max Ford (KCA) to enter into early dialogue with service companies as far as possible at this time.							
11.0	15-Sep-20	Statutory Services	Potential increase in demand for electricity on site due to energy strategy	Additional cost and reinforcement works required. Impact on design due to additional MBE space requirements	Max Ford	4	3	2	3	12	New permanent sub-station was built into Phase 2B to compensate, but contract to be made with EDF to ensure no new requirements	M&E are liaising with UUPN and the indication it there will need to be an HV extension which could cost £1,000,000 +					£ 1,000,000.00	
12.0	15-Sep-20	Statutory Services	Risk of unrecorded services being identified during construction	Delay in construction	Max Ford	3	3	3	1	9	Topographical survey to be updated to identify as built topography and services where viable.	Topographical survey to be circulated by KCA following recent completion in Feb 2021. Additional services will be added this and issued early March 2021.	Once received, compare topo information with recorded services and identify any possible additional services which are not recorded.					
13.0	15-Sep-20	Statutory Services	Connection of energy centre to feed Britannia and other developments	Cost and logistic need to be fully worked up.	Max Ford / CSLLP	3	4	3	1	12	Max Ford to develop energy strategy and liaise with stakeholders (eg Britannia) and to provide details and proposal of connection and technical requirements. CSLLP to then review and forecast likely cost implications	(09/12/20) Max Fordham to devise its energy strategy and provide information on carbon emissions / energy output and then LBH are to send to adjoining developers to seek to close out and obtain approval.	Max Fordham to set out a connection proposal for the heat network to Britannia in early RIBA 3+ element.	Max Ford	end March 2021	Ongoing		
14.0	15-Sep-20	Statutory Services	Delays in disconnection of existing supplies	Delay to the regular progress of works	LBH	1	1	4	1	4	VP expected in June 2021, so this allows 9 months prior to SOS deadline							
	24-Feb-21	Statutory Services	Blast Analysis for gas connection in energy centre	Possible design value engineering opportunity could be realised		3	3	1	1	9	If instructed (£7,000 fee), this could result in a saving in the engineering design and associated cost.	RIBA 3 has an indication of assumptions.	CSLLP to set out assumption of structure cost allowance around energy centre to identify possible saving.				Ongoing	TBC
15.0	15-Sep-20	GLA	If a material amendment is required, LBH will likely refer the project to the GLA.	Additional consultation and time	Tibbalds / KCA	4	2	4	1	18	Pre-application meeting to be held (if requested by GLA). Ensure compliance with London Plan policy. Informal conversations to be held with GLA connections.	GLA has confirmed it would not expect a pre-app meeting. ST3 would be referred to GLA, but GLA would not request a pre-app meeting. This will hopefully be clarified in planning meeting of 10/12/20.					Ongoing	
16.0	15-Sep-20	Planning Matters	Energy strategy to be agreed due to conflict in requirements between connection to existing surrounding developments and the updated London Plan and Part L1 requirements moving forward	Phase 3C will be required to meet conflicting requirements between Britannia and 2A/2B energy strategy and future development regulatory obligations.	Max Ford	4	4	3	3	18	The design team are to communicate this conflict / tension immediately with LBH planning teams and seek to agree a deliverable strategy	Pre-application meeting was held in September and PPA1 on 12th November. PPA2 planned for 10/12/20. PPA3 was held in January 2021.	Tibbalds exploring whether PPA4 is required. Planners have identified OPA related breaches and sought further drawings to support the current 273 variation.	Tibbalds / KCA		Ongoing		
17.0	15-Sep-20	Planning Matters	Adjustment of design should preferably be restricted to Non Material Amendment (not section 73 or revised planning) in order to limit the obligation to fully comply with current legislation / regulation	If a material amendment is required, this will potentially re-open the UU obligations, energy regulatory requirements and other regulatory obligations current at this time. The impact would also result in prolonged design programme.	All	4	4	4	3	18	Meeting to be held ASAP with Local Authority to identify requirements and likelihood of this	Meeting held 15/09/20 with LBH planners. PPA2 12/11/20 and PPA3 planned for 10/12/20	LBH planners identified that the proposed / necessary adjustments as presented by KCA will require a material planning variation	Tibbalds / KCA	Planning submission	Ongoing		

18.0	15-Sep-20	Planning Matters	The regeneration scheme is being constructed on a phase-by-phase basis and therefore there is risk of evolving planning conditions and history conflict in satisfying various conditions and reserved matters.	Errors could be made in assumptions for progress in compliance to date and requirements for compliance moving forward	Tibbalds / KCA	3	3	3	1	9	Tibbalds to complete a reconnaissance planning tracker	Tibbalds have circulated tracker	Tibbalds and KCA to review and progress accordingly. CSLP has suggested submitting this to the LA planners and obtaining their approval that this is a correct record of the planning status.	Tibbalds / KCA			
19.0	15-Sep-20	Planning Matters	Historic records of planning condition discharges and history may not be clearly evident.	Errors could be made in assumptions for progress in compliance to date and requirements for compliance moving forward	Tibbalds / KCA	3	3	3	1	9	Tibbalds to complete a reconnaissance planning tracker	Tibbalds have circulated tracker	Tibbalds and KCA to review and progress accordingly. CSLP has suggested submitting this to the LA planners and obtaining their approval that this is a correct record of the planning status.	Tibbalds / KCA			
20.0	15-Sep-20	Planning Matters	Height of building may be required to increase due to change from GLT to concrete frame and M&E requirements	Planning resistance. Resident resistance, sunlight and daylight & ROL implications	KCA	5	2	3	1	15	Ensure flies and other plant are included on any planning submission / screening indicated etc.						
21.0		Planning Matters	UU may require updating with additional / new requirements	Additional, more costly requirements	LBH / Tibbalds	4	4	3	1	16		Tibbalds have discussed need to update with planners under 273. LBH to suggest in RPA meeting of 10/12/20 that the UU update is "kicked-off" in January 2021.					
		Highways	Coordination of Highways and stats in Highways works to allow accurate drafting of requirements in the General Conditions	Ambiguity in Tender Documents	CSLSP / LBH	3	3	3	3		Meeting with highways to review the boundary / off site works and discuss process						
	09-Oct-20	Planning Matters	Potential conflict of energy obligations vs compliance with noise conditions of extant planning consent	Inability to achieve carbon savings while complying with the extant noise condition (10dB)	KCA/Tibbalds/ Max Fordham	5	3	1	3	15	Appoint Acoustician, provide details of noise outbreak from plant and submit to planners for early dialogue. If proposal breaches extant obligations / conditions, see for the planners to agree to vary the relevant extant planning conditions via the 273	has obtained a quote for an acoustician. LBH to confirm methodology for appointing acoustician.					
22.0	08-Oct-20	Adjoining Building Requirements	Adjoining occupants of atrium buildings to raise and agree access provision.	Landscape design by atrium buildings to be considered in conjunction with adjoining owner's requirements for access and maintenance.	LBH	5	2	2	2	10	LBH to arrange early discussion and KCA to provide proposal for discussion at earliest opportunity.	Details of required conversations will become clear from the red line plan to be issued by KCA 11/12/20					
23.0	15-Sep-20	Stakeholders (External) / Planning	Development proposals are objected to by local resident groups, stakeholders, etc. and they lobby for it's rejection during the planning approval process.	Lack of support from politically influential groups would risk the timely approval of the submission and could even result in its refusal.	LBH / KCA	4	2	3	2	12	Review CETRA resident charter and outstanding actions proposed to make lease more enforceable, maintenance of balconies/terraces, and social behavior more resident choice in final finishes, true paper potting						
24.0	15-Sep-20	Funding	LBH requires that the project commenced on site not later than March 2022	Loss of grant funding	LBH	4	5	4	3	20	CSLSP has progressed a procurement strategy report and set out the importance of progressing a decision	Various meetings planned to discuss procurement methodologies and planning / M&E strategy is now progressing as of Sept 2020	LBH to instruct preferred procurement methodology				
25.0	15-Sep-20	Procurement	LBH has a truncated procurement process and the process may compromise its ability to commence works by March 2022	Loss of grant funding	LBH	3	5	3	3	15	CSLSP has progressed a procurement strategy report and set out the importance of progressing a decision	Various meetings planned to discuss procurement methodologies and planning / M&E strategy is now progressing as of Sept 2020	LBH to instruct preferred procurement methodology				
26.0	15-Sep-20	Sales values	BREXIT and Covid may impact sales values, which could impact viability of the development	Pressure on scheme viability	LBH	3	5	2	3	15	LBH to obtain regular updates on projected sales values	LBH to progress updating values. CSLSP to update reported completion dates of surround developments on overall Colville programme. Penn St is now Feb 2022.					
27.0	15-Sep-20	Logistics	Significant other construction activities in the area place pressure on local road and infrastructure networks	Delays with Highways agreeing construction logistic and management plan		5	1	2	1	10	Agree logistical routes with Highways pre tender and any coordination with adjoining / nearby development deliverer, requirements for pit areas etc.	On-going monitoring of adjoining development - early 2022 completion of Penn St. Britannia will commence slightly ahead of Colville 2C. Bridgeport construction will be March 2021 S05 (approx).	Maintain relationships with highways teams and contractors in surrounding areas.				

28.0	15-Sep-20	Design	CETRA has raised concern as noise transfer in previous blocks. If this is a valid concern, this should not be repeated on PH2C.			3	2	1	5	15	Identify any specific units with a problem, correct existing already undertaken work, if necessary to ascertain if future is in structure or manner in which property is used	Acoustic consultant has reviewed the 2A/B drawings and considers that the design should meet SdB improvement requirements. Acoustic consultant has recommended cladding on pads to improve attenuation in excess of LBH standard requirements.	Some opening up / testing to be considered by LBH. Possible additional work to include RIBA 3a and 3b. KCA and LBH are liaising with the architect. KCA and LBH are liaising with the architect. KCA and LBH are liaising with the architect.			
29.0	15-Sep-20	Design	M&E strategy to be incorporated into the existing planning approved scheme with minimal impact on varying the planning consent.	Pressure on available space / space standards and practicality of delivering requirements	KCA	3	2	2	5	15						
30.0	15-Sep-20	Design	Impact of M&E / sustainability strategy on surrounding buildings (residential and school)	Possible breach of policy and legal agreement / obligations	LBH	2	3	3	3	6	LBH to identify and confirm / communicate obligations					
31.0	15-Sep-20	Design	CETRA has requested the provision of units with separate dining / kitchen areas.	Potential impact on property size and mix will cause delay due to redesign, likely increased cost and reduce occupancy	KCA	5	3	1	1	15	KCA progressing options	KCA has received feedback from resident workshops and has details of CETRA preferences. May be a need to re-visit the tenure allocation following meeting on 04/12/20	To be included in RIBA 3 information pack.			
32.0	15-Sep-20	Design	CETRA has identified frustration at full height windows, which restricts furniture planning	Impact on planning change	KCA / Tibbalds	3	1	1	3	9	KCA is progressing design options reviews	KCA progressing	Meeting with planners when proposals are in place.			
33.0	15-Sep-20	Design	CETRA has identified that the previous phase does not allow practical use as a 'home'.	Conflict between 'preferred layout / furniture preferences' and compliance obligations	KCA	3	2	1	3	9	Agreeing presentation of drawings and then presenting as design progresses.	CETRA has expressed a preference for presentation / format.	Ongoing one-to-one meetings with residents will be implemented. 3D views may be provided to assist presentation.			
34.0	15-Sep-20	Design	Consideration to be given to overheating implications in using the existing fenestration (as planning consented scheme).	TM59 will be required and was not carried out previously.	Max Ford	4	2	1	5	20	Once energy strategy and window sizes are set, Max Ford to progress overheating assessment and TM59 considerations.	Two units type as where overheating risk is identified, however ceiling fans are propose to be installed.	KCA are to liaise with planners to identify whether they are in agreement to utilising ceiling fans as a mitigation. Further window size adjustments to be made.	KCA	Ongoing	
35.0	15-Sep-20	Design	If a material amendment is required, LBH will likely refer the project to a Design Review Panel	This will have programme implications	KCA / Tibbalds	4	2	3	1	12	The main points are likely to focus on energy strategy with less focus on the building envelope.	Planners have identified that this is not needed (12/11/20 PPA meeting).			Closed	
36.0	15-Sep-20	Design	CETRA has raised concerns at landscaping in previous phases. This needs to be considered early within the 2C D&D	Reduced resident satisfaction if not considered	LBH / KCA	4	1	1	3	12	KCA to sub-consult to landscape architect pending LBH instructions	Fee proposal sent to LBH by KCA.	LBH to instruct ASUP (06/10/20) to avoid impact on design programme.	LBH		
37.0	15-Sep-20	Design	Building Control approval - is this in place for entire development (all phases?)	If not, it may be necessary to implement more stringent SAP 10 and Part L1 measures than would be anticipated	KCA	2	4	4	3	8	KCA liaising with Building Control to ascertain the position	Building Control has confirmed new application is required.	KCA identify that this has been assumed through design to date and will continue to design in accordance with the requirements of current building regulations. KCA to check payments made / BC account to date.	KCA	Ongoing	
38.0	15-Sep-20	Design	Red Line Boundary	It is necessary to identify the boundary / ASUP to allow D&D to progress	KCA / LBH	1	2	2	2	3	KCA to table a proposal for LBH approval	KCA has produced the red line boundary and CSUP has reviewed and commented via email in February 2021	LBH and KCA to action / respond to comments made	KCA / LBH	Ongoing	
39.0	15-Sep-20	Design	Community Centre Brief to be devised	Early brief required to ensure that the requirements can be adequately implemented.	LBH / KCA	2	2	2	4	8	LBH to provide briefing document and KCA to advise.	11/01/21 - meeting planned to discuss the energy centre and the community centre. A very high level brief will be established in advance of the CETRA meeting in January 2021.	Brief still required to be confirmed - start of March to allow KCA to progress fit out specification	LBH	Ongoing	TBC
	09-Dec-20	Design	RIBA 3 has progressed prior to sign off of RIBA 3 submission	Potential abortive work, leading to delay and prolongation of design works	LBH	2	2	5	1	10	LBH pressing stakeholders for decision / feedback	Awaiting feedback from Housing Services team at LBH & this will lead to re-location of tenants.	RIBA 3 secure anticipated February 2021.			



		01-Jan-21	Design / Regulatory	BIM Protocol Required to be developed by LBH and provided to CSLP for inclusion in tender (if not sooner for pre-tender design)	Failure to demonstrate "golden thread" as required by the emerging building safety future regulatory requirements - potentially unable to certify compliance and occupy buildings. Additional costs for D&B contractor to retrospectively rectify failings from earlier stages	LBH	5	5	5	5	25	CSLP has written to LBH in January expressing the importance of it progressing its BIM Protocol	LBH has held a meeting in February - LBH to provide instructions for inclusion in tender documents.	LBH to appoint a BIM consultant and progress	LBH	Urgent	Ongoing	Cannot be predicted at this stage
40.0		15-Sep-20	Construction	Quality Control							0							
41.0		15-Sep-20	Construction	Delay caused by the Contractor and/or one of their Sub Contractor's.							0							
42.0		15-Sep-20	Construction	Apportionment of risk in building contract to be clearly recorded.	Ambiguity could result in delay or cost	CSLP	2	3	3	3	6	CSLP progressing the drafting of the EIR early and in parallel with D&B	CSLP has set up a starting set of documents / EIRs					
43.0		15-Sep-20	Construction	M&E design is not adequately developed and implemented into the construction stage of the project							0							
44.0		15-Sep-20	Build Cost	The revised Elemental Cost Estimate exceeds LBH's expected budget due to build cost inflation, regulatory compliance, heat network and infrastructure requirements	Viability is questionable	LBH / CSLP	3	5	2	4	15	CSLP to provide cost plan and updates to the cost plan at the appropriate times	CSLP has undertaken an initial cost plan and two subsequent revisions based upon the extant planning consented scheme and broad assumptions (in the absence of M&E design input) on infrastructure and M&E matters	It is essential that the broader design, planning and energy strategy matters are agreed, progressed into design and a cost plan to reflect the proposed scheme (not extant scheme) is provided	LBH / KCA / MF / CSLP			
45.0		01-Oct-20	Design	Impact of design and decisions in 2C on previous and subsequent phases and surrounding works.	Cost, design and programme implications for subsequent works.	All	4	4	4	4	16							

## APPENDIX 2

Procurement Report Revision B April 2021

# **Procurement Options Report**

- Memo May 2021



**Colville – Phase 2C  
LB Hackney**

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**Procurement Options Report –  
Memo May 2021**

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**For and on behalf of:  
The London Borough of Hackney**

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**Ref: L180296/A1/0215/JPH/G35**

# Procurement Options Report

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## 1.1 Previous Report

- 1.1.1 calfordseaden has issued a procurements option appraisal in June 2020 and August 2020 (revision A), which set out options for the Council to procure the Development and to meet its declared programme objectives.
- 1.1.2 The Council is aware of the various procurement options available, these being; Traditional, Design and Build (single and two-stage), Management Contracting, Construction Management and Joint Venture (refer to Appendix A) and these options are extensively presented and explored within the Procurement Options Appraisal. The Council has elected to progress phase 2C of the Colville Estate via a Design and Build tender process, as was implemented under previous phases.
- 1.1.3 In meetings and correspondence throughout August 2020 to January 2021 calfordseaden advised the Council that serious consideration should be given to two-stage tendering the project (either competitively or negotiating with Higgins who constructed Phase 2A/B). The Council elected to progress a single-stage process and the programme advantages were lost in implementing a two-stage tender approach.
- 1.1.4 calfordseaden set out the options associated with procuring the works via a framework or OJEU. The Council elected to progress via a framework.

## 1.2 Framework Soft Market Testing

- 1.2.1 The Council has obtained feedback from Procure Partnerships and LB Islington Frameworks and it has been identified that there is little appetite for contractors to tender for the project on both frameworks and further, that if tendering, there is a preference for progressing via two-stage.
- 1.2.2 The Council is currently proposing to contact members of the Notting Hill Genesis framework to test whether there is interest in tendering for the project.

## 1.3 Instructions for this Memo

- 1.3.1 The Council is now considering whether it would be beneficial to progress via a two-stage tender to gain further market interest in the project.
- 1.3.2 On Friday 23 April 2021, the Council has requested that calfordseaden provide a summary (in consideration of the current programme and time of instruction) to set out:
  - a) Advantages of two-stage tendering in consideration of the current Colville 2C programme.
  - b) The safeguards which can be put in place to manage areas such as cost increase and scope creep/variation.

## 1.4 Previous Advice

- 1.4.1 In revision A of the Procurement Options Report, we identified that if implemented at an earlier stage, two-stage tendering would provide programme advantages as the procurement gateways could be cleared simultaneously with the completion of RIBA design stage 2 to 3. **Due to the stage of the programme, this no longer applies in full, although some programme efficiencies may exist if the Council can progress swiftly.**
- 1.4.2 We advised that a period of 4 to 6 weeks is sufficient for the first stage tender as the process is far less onerous and tenderers are simply required to review the terms of the second stage process and subsequent building contract and to provide its "on-costs" at tender return. Although the full programme benefits of progressing a two-stage tender (as proposed in revision A of our report) have been lost, **there could still be some advantages to the programme if the first stage could progress**

**promptly.** This would require the Council to swiftly appoint a solicitor to draft the requisite PCSA and Delivery Agreements.

- 1.4.3 We identified that two-stage tendering allows for early engagement with a delivery partner during the pre-planning stage with pre-agreed costs agreed and implemented. It would not have been necessary to include the RIBA Stage 3+ drawings and associated details at the first stage, as with two-stage tendering, there would have been the opportunity for the contractor to bring its expertise in value management for the design with a view that the Council will largely benefit from any value engineering solutions in consideration of the fact that the contractor will be procuring the works on an open-book basis and so there will be less incentive for it to strip out the quality of the later stages of the design in the process. **Due to the stage of the programme, this no longer applies in terms of “adding value” to the planning application.**
- 1.4.4 We set out that a two-stage tender process would be implemented whereby a delivery partner (the contractor) would be appointed under a Pre-contract Services Agreement (PCSA) following the first stage tender. The PCSA would seek to lock-in a pre-agreed rate for preliminaries, overheads & profit (OH&P), design and management costs and second stage tendering protocol which would be implemented under the PCSA and locked into a lump sum for a D&B contract. Within the second stage, the contractor would implement the tendering protocol and seek to obtain a net build cost made up of (say) 70-80% of the sub-contract works being competitively tendered on an open book basis. When a net build cost is agreed for the site, the contractor would then apply its preliminary costs and OH&P to form the build cost for the site. Two-stage tendering will provide the Council with a delivery partner, which shall benefit from pre-agreed OH&P and management costs while delivering the scheme at actual market costs. On this basis, neither the Council nor the delivery partner should be at unnecessary risk of either over or under-pricing risk due to possible market fluctuations. By implementing the tendering protocol, the contractor is required to demonstrate that it has satisfactorily secured a competitive build cost for each site.
- 1.4.5 We identified that many contractors (particularly first tier contractors) prefer to tender under a two-stage process which could make the opportunity appealing to this type/scale of tenderer. **Indeed, the Council’s own market testing of the Islington and Procure Partnerships frameworks have demonstrated this.**
- 1.4.6 In our initial report, we provided the Council with an example tendering protocol. This is re-provided within the appendices to this report and provides further detail on how the second stage tendering protocol could be delivered on an open book basis. **This outline protocol would require further legal and procurement input and further consideration as matters progress, but the outline example version is included for information at this stage.**
- 1.4.7 In our initial report, we identified the challenges that the Council’s slow conversion of tenders into building contracts can bring. In the case of single-stage tendering, this requires tenderers to price for works which may not commence until 12 months after the tender return and such risk profiling is not commercially attractive to tenderers during commercially buoyant period, or periods of significant risk (eg, BREXIT / Covid). **The Council is unable to adjust its gateway processes and there may be advantages in re-considering other methods of procurement.**

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## 1.5 Remaining Advantages of Two-stage Tendering for Colville 2C

- 1.5.1 The above section of this memo sets out the previous advice and provides a summary of whether these advantages remain open for the status on specific items. In consideration of the foregoing, under this section, we would therefore identify the current benefits of two-stage tendering the project as this stage as follows:

### Programme:

- 1.5.2 There remain some possible programme advantages, if the Council to mobilise and progress swiftly and if the procurement gateways can be cleared at the first stage tender. This could assist the declared objective of a start on site by March 2021.

### De-Risking the Works:

- 1.5.3 Introducing a contractor under a two-stage process does allow risk items to be resolved satisfactorily and cleared during the second stage PCSA period, prior to entering into a building contract, thus reducing the:
- a) potential client risks of the building contract
  - b) need for the contractor to price (and the employer to pay for) the risk where this can later be resolved under the second stage

Risk items on Colville 2C include, but are not limited to:

- i. Sewer & Cross Rail Buildovers: There is an advantage in progressing the technical contractor and sub-contractor design to secure the buildover agreement as we have advised previously.
- ii. UKPN Costs: Early engagement and contractor dialogue with UKPN will reduce risk on off-site reinforcements, sub-station sizing etc.
- iii. Interface with other phases: Under a two-stage approach, the contractor can familiarise itself with the works completed to date and the subsequent works required.
- iv. BIM Protocol: The Council does not have a BIM Protocol – early contractor engagement may allow assistance in developing a BIM Execution Plan.

### Perception of Risk and Reward in Tendering:

- 1.5.4 We have previously discussed that tendering under a single-stage for a scheme of this complexity is extremely expensive for tenderers (we are often advised that this is in the order of £50,000 - £100,000).
- 1.5.5 To attract a strong tender list, it is essential that there is a strong change of tendering success and therefore commercial considerations are very present for potential tenderers. This presents two considerations:
- a) Tenderers would expect to risk significantly less financially on a two-stage tender process, as the tenderers are only required to provide OH&P, preliminaries and an undertaking that it will sign up to the Contract Terms and deliver the Tendering Protocol. The financial commitment of taking part in the first stage of a two-stage tender is therefore vastly reduced.
  - b) If procuring a multi-phased regeneration project via a framework which includes the contractor which successfully delivered a previous phase, tenderers on the framework may consider the chances of success to be vastly reduced, thus if competing on these terms on a single-stage basis, the cost for tendering are high and the chance of success is considered low.

## Achieving Cost Certainty:

- 1.5.6 As set out above, there is no cost certainty for the building cost procured via two-stage tendering until the second stage is successfully completed and the building contract is entered into as a lump sum building contract. This in itself could be considered a commercial advantage to a client where the objectives are to contract at the “right price” (as opposed to the lowest price) as the alternatives are the:
- a) contractor pricing too low and suffering the consequences, which often manifest itself in a disrupted contract and elements of poor quality in the design and workmanship
  - b) contractor pricing risk which is not necessary and the Council paying for this through the contract sum which is locked in at an earlier stage while the full risk remains “at large”.
- 1.5.7 Two-stage tendering is considered an advantage to potential tenderer, particularly when the client’s procedures and processes result in a long period of time to convert a single-stage tender into a building contract.
- 1.5.8 In consideration of the foregoing, it could be argued that working collaboratively and then jointly procuring the sub-contract works (the net build cost) provides mutual advantages and more collaborative working and as set out previously, allowing the collaborators time to design out the risk in a project prior to fixing the contract sum.

## Increased Commercial Interest in Tendering:

- 1.5.9 Soft market testing has demonstrated our advice that there is a preference for two-stage tendering over single-stage tendering, particularly for projects of this complexity in the current construction market.

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## 1.6 Cost Safeguards

- 1.6.1 The following should be read in conjunction with the draft (example) tendering protocol as provided within appendix A.

### The Tendering Protocol:

- 1.6.2 Within our Procurement Options Appraisal, we provided an indicative open book tendering protocol, which sought to set out examples of the roles of each member of the development team, the aim and objectives of the second stage process and a methodology for achieving these objectives. This is re-provided as an appendix to this communication. We trust that this document is self-explanatory and provides an example of an open book process.
- 1.6.3 It is essential that a bespoke tendering protocol is implemented for the project to place processes and procedures on the tenderer to demonstrate value for money.

### The Net Build Cost:

- 1.6.4 The principle of two-stage tendering is that the contractor (tenderer) is simply acting as a conduit in procuring the works to its supply chain, sub-contractor and consultants (the net build cost), and then adding its OH&P and preliminary costs to the net build cost. It therefore follows, that provided the tenderer which is selected to progress the second stage of the process has allowed sufficient preliminaries and OH&P, it is incentivised to strive to deliver value for money in the net build cost in order that the contract sum is agreed and the building contract is progressed.

### Scoring Criteria for OH&P and Prelims:

- 1.6.5 Although it is usual to progress tenders on the basis that the pricing element of the tender is weighted to score the lower price highest, particularly on single-stage tendering; it could be argued that this is incongruous with the client's declared objective of seeking to protect the quality in the development.
- 1.6.6 With two-stage tendering, one of the primary objectives is to collaborate with a tenderer which has the necessary resources at its disposal to deliver the requisite standard of work and accordingly the Council may consider the benefits in the pricing element of the first stage of the tender being weighted to reward the tenderer which provides OH&P's and prelims nearest to the mean average of the tender returns, thus avoiding the risk of tenderers "buying" the work and seeking to find efficiencies at a later stage in the process.
- 1.6.7 Further, a mean-scoring of the OH&P and preliminaries would incentivise the successful tenderer to focus its attention on satisfying the second stage objectives and successfully progressing into a building contract.

### PCSA Retention:

- 1.6.8 Under a previous two-stage tender, the PCSA included 20% retention on the PCSA costs paid by the employer. The PCSA included a clause which identified that if the tenderer was unable to demonstrate



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and the QS was unable to validate value for money of the eventual build cost, the project would not progress and the employer would retain the retention monies.

- 1.6.9 Aside from the commercial benefits shared by both parties to progress into a building contract, the application of a higher retention figure and the risk of the tenderer losing the retention monies incentivises the tenderer to demonstrate value for money.

## **APPENDIX A**

### **Two-stage Tender Protocol**

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## 1 INTRODUCTION

- 1.1 The Employer is seeking to develop the Site as identified in its First Stage Tender documents, over two consecutive (not concurrent) phases. In order to seek to obtain best value for money, the Employer has sought to procure the two phases of the development under a two-stage tendering process.
- 1.2 Each phase shall be delivered under a separate Main Contract.
- 1.3 The Employer and the Contractor shall progress the Second Stage process broadly as indicated on the master programme in advance of entering into the Main Contract for each phase of the Works.
- 1.4 At conclusion of the First Stage Tender process, the Contractor will have provided the following:
  - An undertaking to deliver in accordance with the Employer's Requirements and Appendices.
  - An acceptance of the terms of the Contract Amendments, Particulars and Schedules.
  - An acceptance of the requirements of this Tendering Protocol.
  - Its Preliminaries, as a percentage which shall be applied to the net build cost (as defined within this document). The Preliminaries shall be presented on the Schedule of Preliminaries and shall include all elements as set out on the Schedule.
  - Its Overheads and Profits (OH&P), as a percentage which shall be applied as follows:
    - Overheads shall be applied to the net build cost and Preliminaries.
    - Profit shall be applied to the Overheads, net build cost and Preliminaries.
- 1.5 For Stage Two the Contractor shall be required to work with the other members of the Employer team and the design team to progress in compliance with the following tendering protocol.
- 1.6 The objectives for the Second Stage Tender process ("Project Objectives") are to:
  - Achieve the best value within the Work Packages during the tendering process and associated design period leading up to the conclusion of the Second Stage Tender process, whilst at all times maintaining the design integrity and quality required by the Employer.
  - Develop the Contractor's Proposals to meet the Employer's Requirements.
  - Deliver the design in a controlled manner that resolves to deliver the planning approved scheme and additional design intent requirements as set out by the Employer.
  - Develop a Lump Sum Build Cost (Contract Sum) for the Works.
  - Develop a Build Programme in conjunction with the Contractor's Proposals and Contract Sum.
  - Appoint the appropriate Sub-contractors via the Contractor in accordance with the programme targets.

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## **2 RESPONSIBILITIES UNDER SECOND STAGE PROCESS**

### **2.1 Contractor**

- 2.1.1 The Contractor shall be responsible for concluding its sub-contracting tender process in order to provide a Contract Sum Analysis which shall provide that at least 80% of the sub-contract packages have been competitively, open book tendered to a minimum of 3 sub-contractors.
- 2.1.2 The Contractor shall compile an elemental cost plan which identifies its anticipated net build cost and allows it to identify which packages should be competitively procured to sub-contractors in order to satisfy its obligations that 80% of the net build cost is competitively, open book tendered to a minimum of 3 sub-contractors (the Procurement Plan Schedule).
- 2.1.3 The Contractor shall issue and maintain a Procurement Plan Schedule which identifies how it shall comply with the requirements of 2.1.1.
- 2.1.4 The Contractor shall regularly report to the Quantity Surveyor on progress in achieving the procurement programme in accordance with the Procurement Plan Schedule.
- 2.1.5 The Contractor shall prepare tender lists, tender sub-contract documentation, and obtain tenders from sub-contractors in order to meet its obligations as set out within 2.1.1.
- 2.1.6 Notwithstanding that the Employer shall be responsible for the payment of all design consultant fees expended prior to execution of the Main Contract, following appointment under the First Stage of the two-stage tender; the Contractor shall commence involvement in assisting the design and development of the drawings and design details beyond RIBA Stage 3 and in doing so, shall liaise with the Employer's Agent and arrange regular design and procurement progress meetings for the Project.
- 2.1.7 The Contractor shall be responsible for ensuring the Quantity Surveyor receives a copy of the submitted tenders and its associated tender reports which shall be forwarded to the Quantity Surveyor for review and approval.

### **2.2 The Employer's Design Team**

- 2.2.1 It is intended that the Employer shall novate the Architects, Mechanical, Electrical, Structural and Civil Engineers to the Contractor relating to the works which have been carried out to the point of execution of the Delivery Agreement.
- 2.2.2 The Employer's design teams shall assist in the preparation of the Employer's Requirements to enable the Contractor to develop its Contractor's Proposals. This will include developing the design from the current RIBA Stage 3 (planning stage) design. Part of RIBA Stage 4 shall be designed in relation to kitchens and bathrooms and specific design intent matters. Infrastructure will be taken up to equivalent stage in support of such architectural design work.
- 2.2.3 The Employer's design team shall work with the Contractor during the necessary design programme to prepare tender packages and shall attend design and procurement meetings as appropriate. Further, the Employer's design team shall review the sub-contract tender packages and subsequent Contractor's Proposals to ensure compliance with the Employer's Requirements, and that they meet the general objectives of the Project.
- 2.2.4 The architect appointed by the Employer will be responsible for the co-ordination of design up to the award of the Main Contract, although the architect shall be required to collaboratively work with the Contractor in order to develop the design proposal to retain the design intent while providing a cost efficient methodology of such delivery.
- 2.2.5 Upon entering into the Main Contract, the Contractor shall take on responsibility for management and co-ordination of the design development, including the interfaces between all work packages, in

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accordance with the Main Contract and in doing so, it shall be responsible for the payment of all associated fees.

## 2.3 **The Quantity Surveyor**

- 2.3.1 Each sub-contract tender package may, at the discretion of the Quantity Surveyor, be reviewed for content and completeness prior to issue to tender.
- 2.3.2 The Quantity Surveyor shall review all sub-contract tender returns.
- 2.3.3 The Quantity Surveyor shall be responsible for attending design and procurement meetings as appropriate.
- 2.3.4 The Quantity Surveyor will review Contract Sum Analysis in full in order to establish value for money for the Contract Sum proposed for the Main Contract
- 2.3.5 Upon conclusion of each second stage tendering process and prior to execution of the associated Main Contract, the Quantity Surveyor shall compile a cost report and value for money statement, which shall demonstrate that in the Quantity Surveyor's reasonable opinion, value for money has been achieved.

## 2.4 **Employer's Agent**

- 2.4.1 The Employer's Agent shall be responsible for attending design and procurement meetings as appropriate and as identified above.

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## **3 TENDER PROCEDURE**

- 3.1 The Employer, design consultant team and the Contractor shall develop the Outline Employer's Requirements and planning stage Design Information to form the Second Stage Employer's Requirements, which shall include drawings and specifications to enable the Contractor to progress the sub-contract tender process and to reply with his Contractor's Proposals and the Pricing Document.
- 3.2 The Contractor shall sub-divide the proposed works into work packages in a manner that will allow the most competitive pricing, the best control of physical and design responsibility and compatibility with the design process.
- 3.3 The Contractor shall prepare a written scope of each Works Package clearly detailing the interface and responsibility between each package and this shall be checked and agreed with the Quantity Surveyor.
- 3.4 The Quantity Surveyor shall liaise with the Contractor to identify that the pre-tender sum analysis represents a robust pre-tender estimate of the likely Contract Sum and this shall be confirmed to the Employer, with the Contractor and Quantity Surveyor collaborating to identify any specific elements which carry a risk.
- 3.5 The Contractor shall then procure sub-contractor tenders which shall provide for a minimum of 80% of the Net Cost of Construction.
- 3.6 Sub-contractor tenders (for 80% of the work) and the Contractor's estimates (for the balance) shall be used in the calculation of the Contract Sum shall be quantified in sufficient detail to enable the Quantity Surveyor to check these costs and report upon value for money.
- 3.7 If it is considered by the Quantity Surveyor, Employer or other members of the Client Team that the tenders received for a particular package do not achieve the Project Objectives it may be requested that a revised tender list is drawn up and the package is re-tendered.
- 3.8 Once a satisfactory net build cost has been obtained, the Contractor shall apply its level of Preliminaries, Overheads and Profits as agreed at the First Stage of the two-stage process to the net build cost and this shall represent the Contract Sum.

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## **4      MONITORING THE TENDER PROGRESS**

- 4.1      The Contractor shall issue and maintain a Procurement Plan Schedule, which will detail the works packages, key dates and prospective tender lists.
- 4.2      Throughout the process, the Contractor shall prepare and submit a monthly report to the Client Team on the progress of the design and procurement process.

## **5.0 SELECTION OF SUB CONTRACT TENDERERS**

- 5.1 Initial sub-contract tender lists (“long lists”) will be prepared by the Contractor for comment by the Employer’s team. The Contractor shall advise the Quantity Surveyor of any preferred sub-contractors on the list and may be required to demonstrate the benefits of progressing with the preferred sub-contractors upon request.
- 5.2 The tender list for each Work Package shall contain a minimum of three sub-contractors.
- 5.3 The Quantity Surveyor will be invited to attend any and all meetings in connection with the tendering process.
- 5.4 During the process of interviewing to confirm suitability, but more especially in the case of the tenderers for the critical Works Packages, the Employer and Contractor will invite comment and input that could benefit the design and economics of the Project. This recognises that specialist sub-contractors whose scope of work contains some detailed design work, are able to input the latest industry Development.
- 5.5 The design brief shall not be developed in such a way that systems or products do not become “uniquely specified” thus limiting suitable sub-contractors to fulfil the design requirements.



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## **6.0 TENDER DOCUMENTATION**

- 6.1 Standard sub-contract documentation shall be prepared by the Contractor and agreed with the Quantity Surveyor at commencement of the Second Stage process.
- 6.2 The Contractor shall assist in developing the pre-tender health and safety information pack at the necessary time in order to enable this to be issued with the sub-contract tender packs.
- 6.3 All Sub-contract tenders shall be net and shall therefore reflect omission of any rebate, trade discounts, credits, or the like.
- 6.4 The following documents shall be included in the sub-contract tender enquiries. The following list is not exhaustive:
- Enquiry letter
  - Scope of Works
  - Standard prelims, including agreed documentation
  - Programme information
  - Pre-construction Health & Safety Information Pack
  - Specifications and Drawings
  - Relevant Employer's Requirements
  - Form of sub-contract
  - Form of Tender, including a requirement that all sub-contract tenders remain open for a period of time as required to reach the execution of the Main Build Contract.
  - Collateral Warranties
  - Tender Return Envelope
- 6.7 Should the Contractor consider that it is necessary for an element of the works to be developed beyond the stage set out in the Employer's Requirements in order to support the sub-contract tender process, it may request the Employer to instruct the Employer's Design Team as appropriate. In the interim period the additional fees shall be paid by the Employer and upon award of the Contract these sums shall be deducted from monies otherwise due to the Contractor.

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## **7.0 ISSUE AND RETURN OF SUB-CONTRACT TENDERS**

- 7.1 The sub-contractor tender enquiries shall be collated and issued by the Contractor.
- 7.2 The sub-contractor tenders shall be returned to the Contractor's offices and the Quantity Surveyor, Employer or its Agent may also wish to attend.
- 7.3 The Contractor shall manage the tender process and communicate and coordinate all necessary responses to tender queries with the Quantity Surveyor. All clarifications shall be circulated to all tenderers for consistency of tenders. The Contractor shall maintain a register of all such queries and responses provided and present the same at completion of each tender package to the Quantity Surveyor for verification and assessment.
- 7.4 The Contractor shall maintain records of any major qualifications on the tender record sheet.
- 7.5 All tender returns shall be provided to the Quantity Surveyor for onward circulation as necessary to the Employer.

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## **8.0 TENDER ASSESSMENT AND REPORT**

- 8.1 The Contractor shall review the sub-contractors' tender for each sub-contract package to assess compliance with the tender enquiry and prepare a draft tender report for each package. The draft tender reports shall identify any exclusions and qualifications, programme, cost or other risks items, and include an adjusted like for like financial comparison between the tenders.
- 8.2 The Quantity Surveyor shall be provided full information in support each of the draft tender reports and shall be invited to comment on the tenders. Such comments and considerations shall be incorporated within the final tender report as applicable.
- 8.3 The Contractor shall facilitate interviews as considered necessary for relevant sub-contract packages and the Quantity Surveyor, Employer, its Designers and Employers Agent may wish to attend such interviews as necessary. At the meetings, consideration should be given to possible value engineering opportunities for the Employer's consideration.
- 8.4 During the tender assessment period, the Contractor shall take account of the sub-contractor's proposed staffing, quality of bid, ability to demonstrate an understanding of the scope of Works and Works Package interfaces, technical quality of response, approach to safety, and acceptance of nil or minimal defects strategy.
- 8.5 If it is considered by the Quantity Surveyor, Employer or other members of the Client Team that the tenders received for a particular package do not achieve the Project Objectives it may be requested that a revised tender list is drawn up and the package is re-tendered.

## **9.0 FINALISATION OF THE CONTRACT SUM**

9.1 The Contractor shall collate all agreed tender figures and submit an Contract Sum which shall take account of the net build cost derived from:

- The acceptable sub-contract tenders which shall make up a minimum of 80% of the net build cost.
- The Contractor's other costs which have not been tendered (such as service company costs, named products or systems or consultants and other miscellaneous items) which shall make up no more than 20% of the net build cost.
- The application of the Contractor's preliminaries as a percentage agreed during the First Stage tender process.
- The application of the Contractor's OH&P as a percentage agreed during the First Stage tender process.

### APPENDIX 3

ITT documents

(sent by document link)

#### APPENDIX 4

Tender Clarifications

(sent by document link)

## APPENDIX 5

Post tender clarifications

(sent by document link)

## APPENDIX 6

Forms of Tender as received



## Appendix 02 - Form of Tender (Option A)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option A - Offer for the Contractor to construct the Energy Centre and complete the entire fit out works through its supply chain.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:

- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option A, which shall be applied to the net build cost shall be: £ 5,817,638.71;
- c) Confirm that our overheads (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries shall be: 2.85 %;
- d) Confirm that our profit (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries + overheads shall be: 0.75 %;
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £51,105,487.79</b>
---

- f) Confirm that the preliminaries which shall be applied to the PCSA Period shall be £813,352.00, which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall be 26 weeks;
- h) Confirm that the Building Contract shall be 97 weeks;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements;
- j) Confirm that, if our Tender is accepted, we will upon demand:
  - Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and

- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's Terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>Jonathan Hall</b>
<b>Title:</b>	<b>Managing Director</b>
<b>Company:</b>	<b>John Graham Construction Ltd</b>
<b>Date:</b>	<b>10.02.2022</b>

## Appendix 02 - Form of Tender (Option B)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option B - Offer for the Contractor to construct only the shell and core for the Energy Centre. Then to liaise and coordinate with an ESCo to fit out the Energy Centre, the completion of which shall be a condition of Completion.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:

- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option B, which shall be applied to the net build cost shall be: £5,630,261.40;
- c) Confirm that our overheads (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries shall be: 2.85%;
- d) Confirm that our profit (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries + overheads shall be: 0.75%;
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £46,344,712.19</b>
---

- f) Confirm that the preliminaries which shall be applied to the PCSA Period shall be £813,352.00, which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall be 26 weeks;
- h) Confirm that the Building Contract shall be 97 weeks;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements.
- j) Confirm that, if our Tender is accepted, we will upon demand:
  - Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and

- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>Jonathan Hall</b>
<b>Title:</b>	<b>Managing Director</b>
<b>Company:</b>	<b>John Graham Construction Ltd</b>
<b>Date:</b>	<b>10.02.2022</b>

## Appendix 02 - Form of

### Tender (Option A)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option A - Offer for the Contractor to construct the Energy Centre and complete the entire fit out works through its supply chain.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions (***subject to the commentary attached***), and in consideration of the Council considering this tender, we:

- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option A, which shall be applied to the net build cost shall be: £9,078,892.87 (nett);
- c) Confirm that our overheads (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries shall be: 3.2%;
- d) Confirm that our profit (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries + overheads shall be: 1.0%;
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £54,789,089.26</b>
---

- f) Confirm that the preliminaries (including design fees RIBA Stages 3a to 4) which shall be applied to the PCSA Period shall be £1,174,394.99 (nett) which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall be 26 weeks;
- h) Confirm that the Building Contract shall be 102 weeks;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements;
- j) Confirm that, if our Tender is accepted, we will upon demand:

- Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and
- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's Terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>David McKenzie</b>
<b>Title:</b>	<b>Managing Director</b>
<b>Company:</b>	<b>Kier Construction, London South &amp; Strategic Projects</b>
<b>Date:</b>	<b>10/02/22</b>

## Appendix 02 - Form of Tender (Option B)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option B - Offer for the Contractor to construct only the shell and core for the Energy Centre. Then to liaise and coordinate with an ESCo to fit out the Energy Centre, the completion of which shall be a condition of Completion.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions (**subject to the commentary attached**), and in consideration of the Council considering this tender, we:

- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option B, which shall be applied to the net build cost shall be: £8,945,305.40 (nett);
- c) Confirm that our overheads (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries shall be: 3.2%;
- d) Confirm that our profit (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries + overheads shall be: 1.0%;
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £50,057,778.36</b>
---

- f) Confirm that the preliminaries (including design fees RIBA Stages 3a to 4) which shall be applied to the PCSA Period shall be £1,174,394.99 (nett) which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall be 26 weeks;
- h) Confirm that the Building Contract shall be 102 weeks;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements.
- j) Confirm that, if our Tender is accepted, we will upon demand:

- Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and
- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>David McKenzie</b>
<b>Title:</b>	<b>Managing Director</b>
<b>Company:</b>	<b>Kier Construction, London South &amp; Strategic Projects</b>
<b>Date:</b>	<b>10/02/22</b>



## Appendix 02 - Form of Tender (Option A)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option A - Offer for the Contractor to construct the Energy Centre and complete the entire fit out works through its supply chain.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:

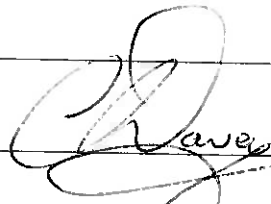
- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option A, which shall be applied to the net build cost shall be: £12,928,945;
- c) Confirm that our overheads (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries shall be: 3.40 %;
- d) Confirm that our profit (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries + overheads shall be: 0.50 %;
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £ 58,641,144.56</b>
--

- f) Confirm that the preliminaries which shall be applied to the PCSA Period shall be £1,458,160 which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall be 32 weeks;
- h) Confirm that the Building Contract shall be 102 weeks;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements;
- j) Confirm that, if our Tender is accepted, we will upon demand:
  - Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and

- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's Terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	C. DAVEY
<b>Title:</b>	Estimating Director
<b>Company:</b>	McLaren Construction (Major Projects) Ltd
<b>Date:</b>	10 <sup>th</sup> February 2022

## Appendix 02 - Form of Tender (Option B)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option B - Offer for the Contractor to construct only the shell and core for the Energy Centre. Then to liaise and coordinate with an ESCo to fit out the Energy Centre, the completion of which shall be a condition of Completion.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:

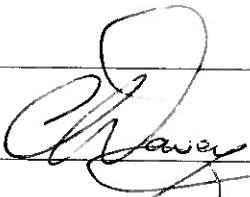
- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option B, which shall be applied to the net build cost shall be: £12,667,852;
- c) Confirm that our overheads (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries shall be: 3.40 %;
- d) Confirm that our profit (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries + overheads shall be: 0.50 %;
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £ 53,790,183.65</b>
--

- f) Confirm that the preliminaries which shall be applied to the PCSA Period shall be £1,448,150, which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall be 32 weeks;
- h) Confirm that the Building Contract shall be 102 weeks;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements.
- j) Confirm that, if our Tender is accepted, we will upon demand:
  - Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and

- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	C. DAVEY
<b>Title:</b>	Estimating Director
<b>Company:</b>	McLaren Construction (Major Projects) Ltd
<b>Date:</b>	10 <sup>th</sup> February 2022



# Form of Tender A

## Appendix 02 - Form of Tender (Option A)

Tenderers are required to express their tender in the following terms:

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option A - Offer for the Contractor to construct the Energy Centre and complete the entire fit out works through its supply chain.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:


- Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- Confirm that our Preliminaries to deliver this Option A, which shall be applied to the net build cost shall be: **£ 5,949,610**;
- Confirm that our overheads (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries shall be: **2.45%**;
- Confirm that our profit (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries + overheads shall be: **1.00%**;
- For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

**Estimated Build Cost: £51,169,606.78**

- Confirm that the preliminaries which shall be applied to the PCSA Period shall be **£ 995,689**, which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- Confirm that the PCSA Period shall be **30 weeks (Including 6 weeks of mobilisation)**;
- Confirm that the Building Contract shall be **99 weeks**;
- Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements;
- Confirm that, if our Tender is accepted, we will upon demand:
  - Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and

- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's Terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>Richard Dobson</b>
<b>Title:</b>	<b>Area Director</b>
<b>Company:</b>	<b>Morgan Sindall</b>
<b>Date:</b>	<b>10<sup>th</sup> February 2022</b>





# Form of Tender B

## Appendix 02 - Form of Tender (Option B)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option B - Offer for the Contractor to construct only the shell and core for the Energy Centre. Then to liaise and coordinate with an ESCo to fit out the Energy Centre, the completion of which shall be a condition of Completion.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:


- Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- Confirm that our Preliminaries to deliver this Option B, which shall be applied to the net build cost shall be: **£ 5,909,610**;
- Confirm that our overheads (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries shall be: **2.45%**;
- Confirm that our profit (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries + overheads shall be: **1.00%**;
- For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

**Estimated Build Cost: £ 46,568,077.14**

- Confirm that the preliminaries which shall be applied to the PCSA Period shall be **£ 955,689**, which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- Confirm that the PCSA Period shall be **30 weeks (Including 6 weeks of mobilisation)**;
- Confirm that the Building Contract shall be **99 weeks**;
- Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements.
- Confirm that, if our Tender is accepted, we will upon demand:

- Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and
- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>Richard Dobson</b>
<b>Title:</b>	<b>Area Director</b>
<b>Company:</b>	<b>Morgan Sindall</b>
<b>Date:</b>	<b>10th February 2022</b>



## Appendix 02 - Form of Tender (Option A)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option A - Offer for the Contractor to construct the Energy Centre and complete the entire fit out works through its supply chain.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:

- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option A, which shall be applied to the net build cost shall be: **£6,608,087**
- c) Confirm that our overheads (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries shall be: **5.00%**
- d) Confirm that our profit (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries + overheads shall be: **0.80%**
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £53,036,227.14 *</b>
---

- f) Confirm that the preliminaries which shall be applied to the PCSA Period shall be **£1,065,997**, which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall **be 26 weeks**;
- h) Confirm that the Building Contract shall be **122 weeks**;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements;
- j) Confirm that, if our Tender is accepted, we will upon demand:
  - Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and

- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender; \*
- Agree the Council's Terms and Conditions; \*
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>Philip Willmott</b>
<b>Title:</b>	<b>Regional Director</b>
<b>Company:</b>	<b>VINCI Construction UK Ltd</b>
<b>Date:</b>	<b>10<sup>th</sup> February 2022</b>

\* subject to our tender submission



## Appendix 02 - Form of Tender (Option B)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option B - Offer for the Contractor to construct only the shell and core for the Energy Centre. Then to liaise and coordinate with an ESCo to fit out the Energy Centre, the completion of which shall be a condition of Completion.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:

- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option B, which shall be applied to the net build cost shall be: **£6,564,887**;
- c) Confirm that our overheads (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries shall be: **5.00%**
- d) Confirm that our profit (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries + overheads shall be: **0.80%**
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £48,326,201.08*</b>
--

- a) Confirm that the preliminaries which shall be applied to the PCSA Period shall be **£1,022,797.00** , which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- b) Confirm that the PCSA Period shall be **26 weeks**;
- c) Confirm that the Building Contract shall be **122 weeks**;
- d) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements.
- e) Confirm that, if our Tender is accepted, we will upon demand:

- Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and
- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's terms and Conditions;\*
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>Philip Willmott</b>
<b>Title:</b>	<b>Regional Director</b>
<b>Company:</b>	<b>VINCI Construction UK Ltd</b>
<b>Date:</b>	<b>10<sup>th</sup> February 2022</b>

\* subject to our tender submission

## APPENDIX 7

### Risk Register

(to follow)