

NEW SWIMMING POOL AT NICKOLLS QUARRY

PRELIMINARY INDICATIVE ESTIMATE

**Prepared for:-
Shepway District Council**

**Prepared by:-
Press and Starkey
Chartered Quantity Surveyors
Construction Cost and Management Consultants**

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PRELIMINARY INDICATIVE ESTIMATE

Gross internal floor area	3455 m ²	£2,200	£7,601,000
Estimated Building Price			<hr/> £7,601,000
Allowance for Site Clearance and Demolition			£0
Allowance for External works			£997,316
Allowance for External Services			£166,000
	Sub - Total		<hr/> £8,764,316
Construction Contingencies 5%			£438,216
Design Development Contingency 3%			£262,929
	Sub - Total		<hr/> £9,465,461
Design & Consultant Fees (inc survey and ground investigation fees)			£946,546
	Sub - Total		<hr/> £10,412,007
Indicative Estimated Cost Including Fees, Excluding VAT, say			<hr/> £10,412,000

PRELIMINARY INDICATIVE ESTIMATE OF CONSTRUCTION COSTS

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Notes On Indicative Estimated Costs

1. The Indicative Costs contained in this report must be regarded as of a Preliminary nature only at this stage and have been based on B3 Architects' drawings :-
 - SITE PLAN' DRG. NO. 21082 99
 - GROUND FLOOR PLAN' DRG. NO. 20182 100
 - 'FIRST FLOOR PLAN' DRG. NO. 20182 101
2. The figures have been prepared without the benefit of Services or Structural Engineering advice at this stage.
3. No information is available on ground conditions. It has been assumed that there are no unusual ground conditions and that piling, ground stabilisation or measures to deal with contamination will not be necessary. It has also been assumed that reshaping of the lake and infrastructure will be by others.
4. No Client Contingency Allowance has been included in the figures.
5. It has been assumed that the project will be let following selected competition on the basis of a standard JCT Contract.
6. The figures exclude :-
 - 6.1 Allowance for possible diversion or relocation of existing services beneath or adjacent to the site.
 - 6.2 Value Added Tax.
 - 6.3 All loose items of equipment, including fitness equipment, sports equipment, furniture, computer and telephone installations
 - 6.4 Any upgrade or alterations to existing infrastructure including roads, services and drainage in order to facilitate development on the site.
7. We would recommend the preparation of a more detailed Cost Plan type estimate when further information is available.
8. With regard to the main services connections we have made a provisional sum allowance on the assumption there is sufficient capacity within the adjacent roads and we do not incur any infrastructure or upgrading charges.