

Order of Cost Estimate (DRAFT)

Project	Oakwood Hill
Client	Epping Forest District Council
Date	19 November 2014
Prepared by:	Matthew Whitehead / Andrew Peel

Job Nr: 2013/0319

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1.00 Document Issue Register

Item	Document Name	Rev	Issue Date	Sent to
1.01	Order of Cost Estimate (DRAFT)	-	13/11/2012	C.Pasterfield (EFDC)
1.02	Order of Cost Estimate (DRAFT)	A	04/06/2013	
1.03	Order of Cost Estimate (DRAFT)	B	24/10/2014	
1.0	Order of Cost Estimate (Draft)	C	19/11/2014	

2.00 Introduction

- 2.01 This document represents an Order of Cost Estimate for the proposed development at Oakwood Hill to provide new grounds maintenance workshop, glasshouse storage unit, MOT test centre and external works & services.
- 2.02 The proposed scheme comprises the clearance of existing woodland and the development of general industrial and office accommodation for GMT workshop, MOT centre, glasshouse storage unit and associated external works. Available information was limited to the information section 6 at the time of preparing this estimate, however we have assumed the method of frame construction with be a steel portal framed building.
- 2.03 Order of Cost Estimates are produced as an intrinsic part of RIBA Work Stages A and B. The requirements of these RIBA stages as described in the RIBA Outline Plan of Work are as follows: -
- Stage A Appraisal - To identify the Client's needs and objectives, business case and possible constraints on development. Preparation of feasibility studies and assessment of options to enable the client to decide whether to proceed.
 - Stage B Design Brief - Development of initial statement of requirements into the Design Brief by or on behalf of the Client confirming key requirements and constraints. Identification of procurement method, procedures, organisational structure and range of consultants and others to be engaged for the project.
- 2.04 The purpose of an Order of Cost Estimate is to establish a realistic cost limit for the building project. The cost limit being the maximum expenditure that the Client is prepared to make in relation to the completed building project, which will be managed by the project team (i.e. authorised budget).
- 2.05 Stace Order of Cost Estimates use industry benchmarking data to provide an order of cost typically expected of a project of this type The benchmarking data takes into account the nature/specification of the project, the expected method of construction, the location and defined uses.
- 2.06 The costs are based on the assumption of a single stage competitive tender to main contractors using a design & build form of contract. It should be noted that an alternative form of procurement would require a review of the budget.
- 2.07 The data considered in providing the benchmarking Order of Cost Estimate relates to fourth quarter 2014 (4Q14) and has been sourced from:
- Stace Projects
 - BCIS data
 - Industry published cost data
- 2.08 This Order of Cost Estimate is based on information noted at Section 7.0
- 2.09 We draw your attention to the notes at Section 8.0 and exclusions at Section 9.0
- 2.10 Increased cost projections are excluded.
- 2.11 Professional fees and VAT are excluded.

RIBA Work Stage	A	B	C	D	E	F	G	H	J	K	L
RICS Estimate Stage/Stage Document	Order of Cost Estimate		Formal Cost Plan 1	Formal Cost Plan 2	Formal Cost Plan 3	Pre tender Estimate	Tender Document	Tender Report	Contract Documents	Cost Reports	Final Account

3.00 Areas

		ft ²	m ²
Schedule of Areas			
<u>MOT and Ground Maintenance Areas</u>			
3.01	Ground Floor	11,625	1,080
3.02	First Floor; Mezzanine Areas	6,351	590
<u>Glasshouse Units</u>			
3.03	Ground Floor	2,906	270
Total Gross Internal Area (GIA)		20,882	1,940

Notes:

- .1 The above areas should be considered approximate
- .2 The above areas have been measured to the internal face of the perimeter walls at each floor level in accordance with the RICS Code of Measuring Practice (6th edition).

4.00 General Summary

Ref	Item		£	£/m ²	£/ft ²
4.01	Building Works Estimate; GMT & MOT Units	(1,670m ²)	1,126,544	674.58	62.67
4.02	Building Works Estimate; Glasshouse Units	(270m ²)	123,120	456.00	42.37
4.03	External Works & Services		767,099	-	-
Construction Works Estimate			£ 2,016,763	1,039.57	96.58
4.04	Preliminaries (say 30 weeks @ £9k/week)		270,000	139.18	12.93
	Sub Total		£ 2,286,763	1,178.75	109.51
4.05	Main Contractors Profit & Overheads/ Risk/ Insurances	5%	114,338	58.94	5.48
	Sub Total		£ 2,401,101	1,237.69	114.99
4.06	Contingency	5%	120,055	61.88	5.75
Construction Cost Estimate			£ 2,521,156	1,299.57	120.74
4.07	Inflation Estimate:				
4.07.1	Tender Inflation Estimate		Excluded		
4.07.2	Construction Inflation Estimate		Excluded		
Construction Cost Estimate (excl. inflation) @ 4Q2014			£ 2,521,000	1,300	121

5.00 Order of Cost Estimate Breakdown

Ref	Description	Qty	Unit	Rate	Total
5.01 GMT Centre & MOT Centre					
1.00 Demolitions					
.1	Measured elsewhere				-
	To Element Summary (Rounded)			£	-
2.00 Substructure/ Foundations					
.1	Excavation and disposal off site; 600mm deep	648	m ³	27.00	17,496
.2	Reinforced concrete ground slab incl. ground beams and column bases	1,080	m ²	97.00	104,760
.3	Strip foundations for internal load bearing walls	40	m	140.00	5,600
.4	Below ground drainage	1,080	m ²	49.00	52,920
	To Element Summary			£	180,776
3.00 Frame and Upper Floors					
.1	Steel propped portal frame, cold rolled purlins, surface treatments (@40kg/m ²)	50	T	1,782.00	89,100
.2	Intumescent paint fire protection to steelwork; half hour	50	T	216.00	10,800
.3	Steel mezzanine deck	590	m ²	119.00	70,210
.4	Miscellaneous works, column protection etc.	1	item	1,620.00	1,620
	To Element Summary			£	171,730
4.00 Roof					
.1	Aluminium roof cladding with 180mm thick insulation	1,080	m ²	38.00	41,040
	E.O. for roof lights; to MOT workshop and staff facilities (allow 10% of roof area)	48	m ²	486.00	23,328
.2	Rainwater drainage, gutters and downpipes	186	m	65.00	12,090
	To Element Summary			£	76,458

5.00 Order of Cost Estimate Breakdown

Ref	Description	Qty	Unit	Rate	Total
5.01 GMT Centre & MOT Centre					
5.00 Staircases					
.1	Internal staircases, steel stairs, balustrades, handrails	2	Nr	8,100.00	16,200
	Internal staircases, steel stairs, balustrades, handrails	1	nr	4,500.00	4,500
.2	External staircases steel stairs, balustrades, handrails	1	nr	10,800.00	10,800
	To Element Summary			£	<u>31,500</u>
6.00 External Walls					
.1	Wall construction; cavity wall; Blockwork inner, insulation, brickwork outer (900mm high to perimeter)	328	m ²	97.00	31,816
.2	Wall construction; insulated façade panels; including secondary steelwork	810	m ²	108.00	87,480
	To Element Summary			£	<u>119,296</u>
7.00 External Doors & Windows					
.1	Allowance for polyester powder coated aluminium double glazed window units (1,200mm wide x 1,200mm high)	16	m ²	432.00	6,912
	Allowance for polyester powder coated aluminium double glazed window units (1,200mm wide x 300mm high)	1	m ²	432.00	432
	Allowance for polyester powder coated aluminium double glazed window units (800mm wide x 800mm high)	1	m ²	432.00	432
.2	Entrance door; polyester powder coated aluminium; single	5	Nr	1,080.00	5,400
.3	Entrance door; polyester powder coated aluminium; double	1	Nr	2,016.00	2,016
.4	Entrance canopy; to main double entrance door	1	nr	2,700.00	2,700
.5	Plant room door; single	1	Nr	810.00	810
.6	Steel roller shutter doors; 3m high; electrically operated	1	nr	2,700.00	2,700

5.00 Order of Cost Estimate Breakdown

Ref	Description	Qty	Unit	Rate	Total
5.01 GMT Centre & MOT Centre					
	Steel roller shutter doors; 4m high; electrically operated	2	nr	3,240.00	6,480
.7	Steel roller shutter doors; 4.5m high; electrically operated	7	nr	4,320.00	30,240
	To Element Summary			£	<u>58,122</u>
8.00 Internal Walls					
.1	Internal division, block and stud walls	724	m ²	49.00	35,476
	To Element Summary			£	<u>35,476</u>
9.00 Internal Doors					
.1	Internal doors and linings, including ironmongery	32	Nr	540.00	17,280
	E.O. for glazed screen; to viewing area	1	Item	1,080.00	1,080
	Internal double doors and linings, including ironmongery	1	Nr	540.00	540
	E.O. for glazed screen; to viewing area	1	Item	1,296.00	1,296
	To Element Summary			£	<u>20,196</u>
10.00 Wall Finishes					
.1	Skim coat plaster and emulsion paint to walls	1,448	m ²	13.00	18,824
.2	Ceramic wall tiles splash backs to WC area	22	m ²	49.00	1,078
	Emulsion on fair faced Blockwork?	396	m ²	10.00	3,960
	To Element Summary			£	<u>23,862</u>
11.00 Floor Finishes					
.1	Vinyl to changing rooms, toilets and kitchens	140	m ²	27.00	3,780
.2	Carpet tiles to all other rooms	570	m ²	27.00	15,390
	To Element Summary			£	<u>19,170</u>

5.00 Order of Cost Estimate Breakdown

Ref	Description	Qty	Unit	Rate	Total
5.01 GMT Centre & MOT Centre					
12.00 Ceiling Finishes					
.1	Suspended ceiling to ground and 1st floor areas	710	m ²	32.00	22,720
	To Element Summary			£	22,720
13.00 Fixtures & Fittings					
.1	Excluded what about storage lockers?	29	nr	200.00	5,800
.2	allowance for kitchen units;worktop etc	3	nr	1,200.00	3,600
	To Element Summary			£	9,400
14.00 Rainwater Installation					
.1	Included				Included
	To Element Summary			£	-
15.00 Sanitary Fittings & Plumbing					
.1	Allowance for sanitary ware;				
	WC's	8	nr	324	2,592
	WHB's	10	nr	297	2,970
	Urinal's	6	nr	324	1,944
	Shower	4	nr	540	2,160
.2	Extra over for;				
	Doc M toilet pack	1	nr	810	810
.3	WC cubicle; excluding sanitary ware	7	nr	1,296	9,072
.4	Stainless steel sinks; single drainer	3	nr	200.00	600
	To Element Summary			£	20,148
16.00 Mechanical Installation					
.1	Basic mechanical installation: heating, hot and cold water services, boiler	1,670	m ²	76.00	126,920
.2	Sustainability; rainwater harvesting	1	Item	3,780.00	3,780
	To Element Summary			£	130,700
17.00 Electrical Installation					

5.00 Order of Cost Estimate Breakdown

Ref	Description	Qty	Unit	Rate	Total
5.01 GMT Centre & MOT Centre					
.1	Basic electrical installation: small power & lighting, fire alarm	1,670	m ²	97.00	161,990
	To Element Summary			£	<u>161,990</u>
18.00 Lift Installation					
.1	Lift	1	Item	45,000.00	45,000
	To Element Summary			£	<u>45,000</u>

5.00 Order of Cost Estimate Breakdown

Ref	Description	Qty	Unit	Rate	Total
5.01 GMT Centre & MOT Centre					
Elemental Summary					
1.00	Demolitions	-	-	-	-
2.00	Substructure/ Foundations	180,776		108.25	10.06
3.00	Frame & Upper Floors	171,730		102.83	9.55
4.00	Roof	76,458		45.78	4.25
5.00	Staircases	31,500		18.86	1.75
6.00	External Walls	119,296		71.43	6.64
7.00	External Doors & Windows	58,122		34.80	3.23
8.00	Internal Walls	35,476		21.24	1.97
9.00	Internal Doors	20,196		12.09	1.12
10.00	Wall Finishes	23,862		14.29	1.33
11.00	Floor Finishes	19,170		11.48	1.07
12.00	Ceiling Finishes	22,720		13.60	1.26
13.00	Fixtures & Fittings	9,400		5.63	0.52
14.00	Rainwater Installation	-		-	-
15.00	Sanitary Fittings & Plumbing	20,148		12.06	1.12
16.00	Mechanical Installation	130,700		78.26	7.27
17.00	Electrical Installation	161,990		97.00	9.01
18.00	Lift Installation	45,000		26.95	2.50
19.00	External Works & Services	See 5.03		-	-
Construction Works Estimate		1,126,544		674.55	62.65

5.00 Order of Cost Estimate Breakdown

Ref	Description	Qty	Unit	Rate	Total
5.02 Glasshouse					
1.00 Demolitions					
.1	Excluded				Excluded
	To Element Summary (Rounded)			£	-
2.00 Substructure/ Foundations					
.1	Traditional foundations, concrete ground slab incl. ground beams and column bases gravel beds and below ground drainage	270	m ²	173.00	46,710
	To Element Summary			£	46,710
3.00 Frame and Upper Floors					
.1	Galvanised steel frame, polycarbonate roofing with full length ventilation, toughened safety glass, aluminium gutters and rainwater pipes	270	m ²	76.00	20,520
	To Element Summary			£	20,520
4.00 Roof					
.1	Aluminium roof cladding and rainwater goods	270	m ²	65.00	17,550
	To Element Summary			£	17,550
5.00 Staircases					
.1	Excluded				Excluded
	To Element Summary			£	-
6.00 External Walls					
.1	Wall construction; half brick thick dwarf wall	40	m ²	108.00	4,320
	To Element Summary			£	4,320

5.00 Order of Cost Estimate Breakdown

Ref	Description	Qty	Unit	Rate	Total
5.02 Glasshouse					
7.00 External Doors & Windows					
.1	Entrance doors ; polyester powder coated aluminium; double doors	2	Nr	1,080.00	2,160
	To Element Summary			£	<u>2,160</u>
8.00 Internal Walls					
.1	Internal walls				Excluded
	To Element Summary			£	<u>-</u>
9.00 Internal Doors					
.1	Internal doors and linings				Excluded
	To Element Summary			£	<u>-</u>
10.00 Wall Finishes					
.1	Wall finishes				Excluded
	To Element Summary			£	<u>-</u>
11.00 Floor Finishes					
.1	Floor finishes				Excluded
	To Element Summary			£	<u>-</u>
12.00 Ceiling Finishes					
.1	Ceiling finishes				Excluded
	To Element Summary			£	<u>-</u>

5.00 Order of Cost Estimate Breakdown

Ref	Description	Qty	Unit	Rate	Total
5.02 Glasshouse					
13.00 Fixtures & Fittings					
.1	Aluminium raised staging	40	m	216.00	8,640
	To Element Summary			£	<u>8,640</u>
14.00 Rainwater Installation					
.1	Included				Included
	To Element Summary			£	<u>-</u>
15.00 Sanitary Fittings & Plumbing					
.1	Allowance for sanitary ware;				Excluded
	To Element Summary			£	<u>-</u>
16.00 Mechanical Installation					
.1	Basic mechanical installation: heating, boiler assumed gas?	270	m ²	43.00	11,610
	To Element Summary			£	<u>11,610</u>
17.00 Electrical Installation					
.1	Basic electrical installation: small power & lighting,	270	m ²	43.00	11,610
	To Element Summary			£	<u>11,610</u>

5.00 Order of Cost Estimate Breakdown

Ref	Description	Qty	Unit	Rate	Total
5.02 Glasshouse					
Elemental Summary					
1.00	Demolitions	-	-	-	-
2.00	Substructure/ Foundations	46,710		173.00	16.07
3.00	Frame & Upper Floors	20,520		76.00	7.06
4.00	Roof	17,550		65.00	6.04
5.00	Staircases	-	-	-	-
6.00	External Walls	4,320		16.00	1.49
7.00	External Doors & Windows	2,160		8.00	0.74
8.00	Internal Walls	-	-	-	-
9.00	Internal Doors	-	-	-	-
10.00	Wall Finishes	-	-	-	-
11.00	Floor Finishes	-	-	-	-
12.00	Ceiling Finishes	-	-	-	-
13.00	Fixtures & Fittings	8,640		32.00	2.97
14.00	Rainwater Installation	-	-	-	-
15.00	Sanitary Fittings & Plumbing	-	-	-	-
16.00	Mechanical Installation	11,610		43.00	4.00
17.00	Electrical Installation	11,610		43.00	4.00
19.00	External Works & Services	See 5.03		-	-
Construction Works Estimate		123,120		456.00	42.37

5.00 Order of Cost Estimate Breakdown

Ref	Description	Qty	Unit	Rate	Total
5.03 External Works & Services					
19.00 External Works & Services					
.1	Excavate to clear site of trees, undergrowth, bushes etc., remove debris from site	5,563	m ²	6.00	33,378
.2	Allowance for excavation to reduced level (assumed to be 27.000) and disposal off-site; (excludes material used for site fill)	5,283	m ³	30.00	158,490
.3	Allowance for filling site to proposed level (assumed to be 27.000) with material obtained from excavations	606	m ³	11.00	6,666
.4	Allowance for excavation to form embankment and disposal off-site; (excludes material used for site fill)	100	m ³	49.00	4,900
.5	Allowance for retaining walls to North East corner of the site; say average of 1.5m high x 60m long	90	m ²	270.00	24,300
.6	Allowance for site drainage; surface water (HS)	3,420	m ²	11.00	37,620
.7	Allowance for petrol interceptors	2	nr	4,860.00	9,720
.8	Allowance for service connections, water and electric	1	Item	50,000.00	50,000
.9	Allowance for external car park works; including kerbs and white lining 34nr car parking, 4 nr van and 2 nr disabled)	3,420	m ²	50.00	171,000
.10	Fencing	356	m	100.00	35,600
.11	Soft landscaping	448	m ²	22.00	9,856
.12	Vehicle entrance gates, electric operated	1	Nr	5,400.00	5,400
.13	Crossover	1	Item	10,800.00	10,800
.14	Relocate bus stop incl. parking bay	1	Item	32,400.00	32,400
.15	Fuel storage tank and pumps	2	Nr	10,800.00	21,600
.16	Oil stores	18	m ²	378.00	6,804
.17	Site signage; allowance	1	Item	3,240.00	3,240
.18	External car park lighting; allowance (8nr wall mounted & 1nr pillar mounted lights)	1	Item	16,200.00	16,200
.19	Covered storage area; including concrete base	3	Nr	4,320.00	12,960
.20	Bicycle stands	1	Nr	1,620.00	1,620
.21	Remove existing trees including roots	11	Nr	270.00	2,970
.22	White lining to pedestrian areas	207	m ²	27.00	5,589
.23	Allowance for removing contaminated soil	269	m ³	375.00	100,875
.24	Allowance for replacing clean top soil	269	m ³	19.00	5,111
To Element Summary					£ 767,099

5.00 Order of Cost Estimate Breakdown

Ref	Description	Qty	Unit	Rate	Total
5.03 External Works & Services					
Elemental Summary					
1.00	Demolitions			-	-
2.00	Substructure/ Foundations			-	-
3.00	Frame & Upper Floors			-	-
4.00	Roof			-	-
5.00	Staircases			-	-
6.00	External Walls			-	-
7.00	External Doors & Windows			-	-
8.00	Internal Walls			-	-
9.00	Internal Doors			-	-
10.00	Wall Finishes			-	-
11.00	Floor Finishes			-	-
12.00	Ceiling Finishes			-	-
13.00	Fixtures & Fittings			-	-
14.00	Rainwater Installation			-	-
15.00	Sanitary Fittings & Plumbing			-	-
16.00	Mechanical Installation			-	-
17.00	Electrical Installation			-	-
18.00	Lift Installation			-	-
19.00	External Works & Services			767,099	395.41
					36.73
Construction Works Estimate				767,099	395.41
					36.73

6.00 Information Used for Estimate

Project information used for the Order of Cost Estimate

Employer

6.01	Location of site	Oakwood Hill, Loughton
6.02	Building use	Industrial
6.03	Gross Internal Areas (refer to Section 3.00)	1,940 m ² 20,882 ft ²
6.04	New Build/Remodelling/Refurbishment	New Build
6.05	Project/design brief	Development of GMT and MOT centres; glasshouse including external works
6.06	Enabling works	Not applicable
6.07	Indicative programme	
	• Pre Contract	To be confirmed
	• Contract	Assumed construction programme of 44 weeks
6.08	Restraints	To be confirmed
6.09	Site Conditions	To be confirmed
6.10	Budget/Cash flow restraints	To be confirmed
6.11	Assumed Procurement Route	Single stage design & build contract
6.12	Building life span	To be confirmed
6.13	Proposed/Assumed storey height	Assumed 6.80m floor to eaves
6.14	Proposed/Assumed mechanical Installation	Basic mechanical installation: heating, hot and cold water services, boiler
	Proposed/Assumed electrical Installation	Basic electrical installation: small power & lighting, fire alarm
6.15		
6.16	Project Team Fees	Excluded
6.17	Other development/project costs	Excluded
6.18	Inflation	Excluded
6.19	Value Added Tax	Excluded

6.00 Information Used for Estimate

Project information used for the Order of Cost Estimate

6.20	Stace Building Surveying	Ref	Revision
	Location & Block Plan	13/0319/P01	-
	Proposed Plan	13/0319/P02	-
	Proposed Floor Plans	13/0319/P03/OP1	A
	Proposed Elevations	13/0319/P04	-
	Roof Plan	13/0319/P05	-
	Proposed Floor Plans Glasshouse	13/0319/P06	-
	Proposed Glasshouse Elevations	13/0319/P07	-
	Indicative Landscaping Plan	13/0319/P08	-
	Indicative landscape Elevations	13/0319/P09	A
	Street Elevation	13/0319/P10	-
	Proposed Storage Bays	13/0319/P11	-
6.21	Mechanical and Electrical Services Engineer		
	No information available		
6.22	Structural Engineer		
	Proposed Site Plan	FAR154 100	P3
	Existing / Proposed Sections	FAR154 101	P1
6.23	Other Information - UK Building Surveys		
	Topographical Survey	UKBS-3021	-

7.00 Notes

Ref	Summary
7.01	This Order of Cost Estimate is a desktop study and should only be used as a guide to the potential cost of the scheme. Should the scheme proceed to the next stage the design and specification of the facility should be undertaken. At this stage a more detailed cost plan will be produced which will provide a more representative guide as to the target cost of this scheme.
7.02	No structural or services information was available for the preparation of this feasibility study.

8.00 Exclusions & Risk Commentary

Ref

8.01 Exclusions

- .1 VAT
- .2 Insurances
- .3 Professional Fees
- .4 Legal Fees
- .5 Finance costs and interest charges
- .6 Planning / Building regulation fees
- .7 Highways fees
- .8 Rights of light cost or alterations to accommodate affected parties
- .9 Site investigation costs and/or asbestos survey
- .10 106/278 Agreements
- .11 Party wall awards / costs and temporary propping / works
- .12 Works outside of the site boundary
- .13 Marketing
- .14 IT wiring and equipment including media and audio visual equipment
- .15 Fire fighting appliances
- .16 IT wiring and equipment including media and audio visual equipment
- .17 Remediation of contaminated land
- .18 Demolition of existing buildings
- .19 Furniture and fittings including desks and chairs.

8.02 Risk Commentary

As the project develops risk analyses will be undertaken and properly considered assessment of risks will be calculated. At this stage of the project we prefer to highlight all the potential risks associated with a project and utilise our experience of project type, site conditions, level of design etc. to provide a considered percentage against each heading.

8.02.1 Design Development Risks (allowances against risk in design process)

- .1 Scheme design, structure and services proposals
- .2 Planning requirements & restrictions
- .3 Legal agreements
- .4 Covenants
- .5 Environmental issues
- .6 Statutory requirements
- .7 Procurement methodologies
- .8 Tendering delays
- .9 Site cut and fill

8.00 Exclusions & Risk Commentary

Ref	
8.02.2	Construction Risk (allowances for risk associated with site conditions)
.1	Extensive service diversions/upgrades unusually high requirements from statutory authorities
.2	Restrictions on access
.3	Decontamination
.4	Asbestos related works
.5	Abnormal structural / substructure works to the proposed buildings
.6	Archaeological cost or associated delays
.7	Site specific planning requirements
.8	Abnormal acoustic measures
.9	Measures to deal with air quality
.10	Additional cost of consequential upgrading for Building Regulations Compliance
.11	Additional cost of compliance with future changes in Building Regulations
8.02.3	Employer Changes (allowance for risks associated with Employer changes)
.1	Employer changes brief, scope of works, quality, time etc.
8.02.4	Employer Other Risks
.1	Funding and the availability of funds
.2	Special contractual arrangements
.3	Early handover
.4	Postponement
.5	Acceleration
.6	Availability of funds
.7	Liquidated damages
.8	Premiums on associated contracts for late delivery etc.
8.02.5	Other Considerations
.1	Capital allowances for taxation purposes
.2	Land remediation relief
.3	Grants