

Loughton Budget Estimate for the Crèche extension
Oct-17



Elemental Summary					
Demolition and Alterations					
Alteration to existing services	1	Item	15000		£15,000.00
Budget allowance for forming opening and temporary support	1	item	10000		£10,000.00
Substructure					
Cut and fill to site to formation level	77	m ²	80		£6,188.00
Reinforced concrete slab, hardcore, ground beams and column bases	72	m ²	150		£10,725.00
Allowance for retaining wall to suit change in levels		item			£15,000.00
Frame					
Structural steel, intumescent paint, including allowance for protection	4	t	1850		£7,955.00
Budget allowance for enhance structure to astatically match existing glulam beam	1	item	5000		£5,000.00
Budget allowance for tying into existing structure	1	item	8000		£8,000.00
Roof					
Roof structure to match existing	72	m ²	500		£35,750.00

Budget allowance for rainwater	72	m ²	80	£5,720.00
External walls				
Light gauge steel framing ; board; insulation facing brick/ block profile	65	m ²	260	£16,900.00
Triple glazed windows	9	m ²	800	£6,800.00
Fire escape door	1	nr	900	£900.00
Internal walls and Partitions				
Sound reducing board and metal stud partitions; generally 2 layers both sides	52	m ²	90	£4,680.00
fire proofing	52	m ²	20	£1,040.00
Internal doors				
single door and frame and door set.	3	nr	250	£750.00
Wall Finishes				
Plaster block and board; emulsion paint	208	m ²	16	£3,328.00
Floor finishes				
Vinyl and Carpet	72	m ²	90	£6,435.00
Ceiling finishes				
Allowance for suspended ceiling	72	m ²	60	£4,290.00
Fixtures and Fittings				

Budget allowance for fixtures and fittings	1	item	20000	£20,000.00
Budget allowance for kitchenette	1	item	2000	£2,000.00
Allowance for WC, wash hand basin and cubicles	3	nr	1700	£5,100.00
Specialist Installation				
Mechanical installation; including water installation & disposal	72	m ²	200	£14,300.00
Electrical Installation; including small power and lighting	72	m ²	200	£14,300.00
Specialist installation; including lightening protection, fire, intruder alarm	72	m ²	70	£5,005.00
Builders Work in connection	38705	%	20	£7,741.00
External works				
Budget allowance for associated works to the external area	1	item	20000	£20,000.00
				£227,907.00
Contingency				£15,953.49
Preliminaries				£41,456.28
Professional fee				£40,000.00
				£325,316.77