



Kilburn Library, Salusbury Road, London, NW6 6NN
Improvement and Enhancement Works 2023
Concept Cost Plan - RIBS Stage 3 Rev A
London Borough of Brent
13 December 2022

Basis of Cost Model

Purpose and Status of Cost Model

This Cost Model is based on the information identified below. The developing design will have to be reviewed against the allowances made within this report going forward.

The costs are current at August 2022

Cost model based upon the following outline scope of works

Price fluctuation between Aug 2022 and July 2023 has been estimated. Note that market rates and inflation are rising on a weekly basis and this is a guide only. We cannot predict the rate of inflation at this stage.

Areas

Total Areas (GIA) measured are based on approximate quantities using measured plans provided in AutoCAD format

Programme

The Cost Model is based on current day rates (Q3 2022). Inflation to start on site and during construction is excluded.

Basis of Procurement

The costs have been based on a traditional procurement with contractors design portion of Mechanical and Electrical services using JCT Intermediate Building Contract with Contractors Design 2016

Basis of Costs / Assumptions

> Costs are based at current pricing levels and no allowance has been made for increases in tender prices between the date of this Cost Model and the start on site and changes in the level of building costs during the construction period.

> Assumes normal ground conditions and new foundations not exceeding 1m

> Provisional allowances have been made for remedial works to mechanical and electrical services

> Assumed that electrical capacity is sufficient to provide electrical heating

> No allowance for disposal of contaminated material is included in the Cost Model.

> No allowance for breaking out and removal of obstructions has been included in the Cost Model. No unusual obstructions are assumed to be present.

> Assumed that existing below ground foul and sewer drainage in good condition for reconnection.

Exclusions

VAT.

Loose FF&E

Site acquisition costs, fees and finance.

Inflation beyond the date of this Cost Model.

Costs associated with surveys and reports.

Changes in regulation relating to building control, planning and sustainability.

Party wall agreements, rights of light and easement issues.

Disposal of contaminated material

PCs, printers and electrical items

ICT, CCTV and access control works installation beyond infrastructure which is provisional at this stage

Any costs in connection with Phasing the works.

Item	Element	Cost
1	C20 Stripping out	£15,635.00
2	C41 Repairing/ Renovating/ Conserving masonry	£825.00
3	C51 Repairing/ renovating/ conserving timber	£3,875.00
4	C90 Spot items - Alterations	£108,152.50
5	E05 - In situ concrete/ Groundwork	£23,850.00
6	F10 - Masonry	£15,472.00
7	G20 - Carpentry/ first fixing	£33,400.00
8	J41 Reinforced bitumen membrane roof coverings	£17,480.00
9	K10 - Partitions/ Linings/ Ceilings	£11,765.00
10	K13 Rigid sheet fine linings and panelling	£2,250.00
11	L10 - Windows	£21,800.00
12	L20 Doors/ shutters/ hatches	£11,800.00
13	M20 Plastered/ Rendered/ Roughcast coatings	£7,176.00
14	M50 Rubber/ plastics/ cork/ lino/ carpet tiling/ sheeting	£23,938.00
15	M60 Painting/ clear finishing	£44,828.00
16	N13 Sanitary appliances and fittings	£3,950.00
17	N15 Internal fire and safety signage systems	£225.00
18	P12 Fire stopping systems	£3,250.00
19	P20 - Joinery/ door linings/ skirtings	£2,410.00
20	P21 Door/ window ironmongery	£2,100.00
21	Granular sub-bases to roads/ pavings	£11,400.00
22	Q25 Slab/ brick/ sett/ cobble pavings	£25,425.00
23	Q31 External planting	£7,000.00
24	R10 Rainwater drainage systems	£1,350.00
25	R12 Below ground drainage systems	£3,000.00
26	T90 Heating systems	£58,000.00
27	U90 General ventilation	£8,500.00
28	V90 Electrical systems	£11,550.00
29	Site logistics/ set up	£9,750.00
	Sub total	£490,156.50
30	Preliminaries	£61,269.56
31	OH&P	£49,015.65
32	Contingency	£34,310.96
33.00	Sub Total estimated construction cost Ex VAT	£634,752.67
34	Fluctuations between Stage 3 and Stage 4 tender prices	£63,475.27
33.00	Sub Total estimated construction cost Ex VAT - July 2023	£698,227.93
35	Professional fees	£66,871.25
36.00	Total Estimated Project Cost Ex VAT	£765,099.18

Item	Description	Rate	Qty	Unit	Cost
1.00	C20 Stripping out				
	<u>Internally</u>				
1.01	Carefully pack up books, shelves etc and store safely for duration of the works. Reinstate on completion	£2,000.00	1	Item	£2,000.00
1.02	Strip up flooring to libraries space and WC and cart away	£10.00	396	m ²	£3,960.00
1.03	Isolate, disconnect and strip out Accessible WC to ground floor	£500.00	1	Item	£500.00
1.04	Hack off wall tiles to Accessible WC and cart away	£250.00	1	No	£250.00
1.05	Allow the provisional sum of £2,500 for removal of asbestos containing materials	£2,500.00	1	Item	£2,500.00
	<u>Externally</u>				
1.06	Carefully remove existing doors and screen leading into garden and cart away.	£200.00	1	No	£200.00
1.07	Carefully, de glaze remove existing window to main library space to form new doorway to conservatory	£500.00	1	No	£500.00
1.08	Form new external door opening between main library areas and proposed Conservatory, cut back brickwork and make good for new door	£1,500.00	1	No	£1,500.00
1.09	Break out concrete ramp, handrail and associated foundations and cart away.	£2,000.00	1	No	£2,000.00
1.10	Strip up artificial grass and cart away	£10.00	25	m ²	£250.00
1.11	Strip paving slabs and cart away	£15.00	55	m ²	£825.00
1.12	Take down trellis fencing and cart away	£150.00	1	No	£150.00
1.13	Lift and re site 2no raised bed planters comprising Fig and Cherry trees into garden area	£500.00	2	No	£1,000.00
2.00	C41 Repairing/ Renovating/ Conserving masonry				
	<u>Boundary wall</u>				
2.01	Rake out and repoint whole of boundary wall prior to construction of new Conservatory	£25.00	33	m ²	£825.00
3.00	C51 Repairing/ renovating/ conserving timber				
3.01	Undertake Timber Care resin repairs to front elevation windows. Prov qty	£125.00	25	No	£3,125.00
3.02	Cut out larger defective sections of windows and splice in new softwood sections. Prov qty	£150.00	5	No	£750.00
4.00	C90 Spot items - Alterations				
4.01	BWIC - Allow for all builders work in connection for M&E works	5.00		%	£3,902.50
4.02	Carry out sparkle clean of works areas and welfare/ store spaces on completion of the works	£750.00	1	No	£750.00
4.03	Provide and fit new nylon coated handrail to main entrance steps.	£2,000.00	1	No	£2,000.00
4.04	Provide and install new Accessible signage with Braille to main entrance - internally and externally	£750.00	2	No	£1,500.00

4.05	FF&E - Provide and fit new FF&E to library space	£100,000.00	1	Item	£100,000.00
5.00	E05 - In situ concrete/ Groundwork				
5.01	Excavate for new trench foundations to building. Loadbearing capacity and depth of trenches to be designed by contractor. For budget purposes assume 1000mm deep foundations.	225	17	m ³	£3,825.00
5.02	Excavate oversite for new solid concrete floor and cart away.	75	69	m ²	£5,175.00
	<u>Concrete</u>				
5.03	Place concrete trench foundations for building and ramp	225	20	m ³	£4,500.00
5.04	Place new insulated solid concrete floor slab to meet Building Regulations requirements with DPM	150	69	m ²	£10,350.00
6.00	F10 - Masonry				
6.01	Provide and lay new below DPC brickwork to trenches to receive new superstructure	£275.00	12	m ²	£3,300.00
6.02	Provide and lay new damp proof course	£50.00	17	lm	£850.00
6.03	Clad SIPS structure with new Red Rubber brick slips to closely match existing. Samples to be agreed prior to commencement.	£185.00	61	m ²	£11,322.00
7.00	G20 - Carpentry/ first fixing				
7.01	Construct new SIPS treated timber framed flat roof structure including trimmers for new lantern rooflights	£250.00	129	m ²	£32,125.00
7.02	Provide and fix new s/w treated fascia board to perimeter of new conservatory	£75.00	17	lm	£1,275.00
8.00	J41 Reinforced bitumen membrane roof coverings				
8.01	Provide and lay new three layer reinforced bitumen roof covering with insulation to current building regulations.	£160.00	69	m ²	£11,040.00
8.02	Provide and lay new three layer reinforced bitumen roof covering to single storey flat roofs	£140.00	46	m ²	£6,440.00
9.00	K10 - Partitions/ Linings/ Ceilings				
9.01	Line new ceiling with plasterboard	£45.00	69	m ²	£3,105.00
9.02	Line all walls with plasterboard/ drylining system	£75.00	109	m ²	£8,160.00
9.03	Line brick buttress, following existing contours	£250.00	1	No	£250.00
9.04	Box in rainwater pipework and gully. Fit access hatch	£250.00	1	No	£250.00
10.00	K13 Rigid sheet fine linings and panelling				
10.01	Provide and fit new PVC hygienic cladding to Accessible WC, full height	£90.00	25	m ²	£2,250.00
11.00	L10 - Windows				
11.01	Provide and fit new timber framed double glazed top hung opening casements to external flank wall. Size 1000 x 600mm	£750.00	5	No	£3,750.00
11.02	Provide and fit new electronic teleflex windows to operate high level windows	£1,250.00	1	Item	£1,250.00
11.03	Refurbish existing windows to be enclosed by conservatory	£450.00	4	No	£1,800.00
11.04	Provide and fit new solar reflective glazed lantern aluminium rooflights, Sized 2x3m	£6,500.00	2	No	£13,000.00

11.05	Provide and fit new painted timber double glazed window to head of new door opening to closely match existing.	£750.00	1	No	£750.00
11.06	Replace non fire rated glazed internal window to first floor with new fire rated hardwood window as per FRA recommendations	£1,250.00	1	No	£1,250.00
12.00	L20 Doors/ shutters/ hatches				
	<u>Internal doors</u>				
12.01	Provide and fit new FD60S doorset to electrical riser cupboard	£1,250.00	1	No	£1,250.00
12.02	Provide and fit new FD30S doorset to from library into staff area	£950.00	1	No	£950.00
12.03	Provide and fit new FD30S doorset to basement	£950.00	1	No	£950.00
12.04	Provide and fit new fully glazed timber framed double doors between exhibition space and conservatory	£1,500.00	2	No	£3,000.00
12.05	Undertake door repairs to smoke seals, closers etc. Prov sum	£1,500.00	1	Item	£1,500.00
12.06	Provide and apply manifestation to folding doors	£150.00	1	No	£150.00
12.07	Provide and fit new Accoya double glazed external double doors with sidelights to Conservatory leading into garden	£4,000.00	1	No	£4,000.00
13.00	M20 Plastered/ Rendered/ Roughcast coatings				
13.01	Plaster skim all new linings	£20.00	109	m ²	£2,176.00
13.02	Hack off loose, damp, defective plaster and renew with two set coat with salt inhibitor. Prov qty	£50.00	100	m ²	£5,000.00
14.00	M50 Rubber/ plastics/ cork/ lino/ carpet tiling/ sheeting				
14.01	Provide and lay new latex self levelling screed	£12.00	69	m ²	£828.00
14.02	Provide and lay new carpet tiles to Conservatory	£45.00	69	m ²	£3,105.00
14.03	Provide and lay new barrier to external doorway	£400.00	1	No	£400.00
14.04	Provide and lay new carpet tiles to ground and first floors	£45.00	396	m ²	£17,820.00
14.05	Provide and lay new non slip vinyl to Accessible WC	£60.00	10	m ²	£600.00
14.06	Provide and apply new vinyl inserts to existing nosings.	£45.00	18	No	£810.00
14.07	Provide and fit new external non slip nosings to external steps	£125.00	3	No	£375.00
15.00	M60 Painting/ clear finishing				
	<u>Internally</u>				
15.01	Decorate ceilings to Ground and First floors	£20.00	630	m ²	£14,100.00
15.02	Decorate all walls to Ground and First floors	£20.00	1105	m ²	£22,108.00
15.03	Decorate all new and existing joinery and metalwork within the space	£4,000.00	1	Item	£4,000.00
15.04	Decorate boundary wall and main building brickwork not enclosed by the works prior to construction of conservatory.	£25.00	42	m ²	£1,045.00

15.05	Provide and apply non slip finish to ramp slope and level landing	£30.00	23	m ²	£675.00
15.06	Paint on nosings to basement stairs	£25.00	16	No	£400.00
15.07	Decorate existing joinery and metalwork to front elevation	£2,500.00	1	Item	£2,500.00
16.00	N13 Sanitary appliances and fittings				
16.01	Provide and fit new Doc M pack sanitaryware inclusive of grab rails to meet AD M.	£2,250.00	1	Item	£2,250.00
16.02	Provide and fix new low energy high velocity hand drier	£650.00	1	No	£650.00
16.03	Provide and fit new mirrors to meet ADM requirements	£200.00	2	No	£400.00
16.04	Provide and fit new emergency alarm pull cord	£650.00	1	No	£650.00
17.00	N15 Internal fire and safety signage systems				
17.01	Provide and fit new photoluminescent fire exit signage throughout	£45.00	5	No	£225.00
18.00	P12 Fire stopping systems				
18.01	Employ competent person to undertake fire stopping of all penetrations. Allow provisional sum:	£750.00	1	Item	£750.00
18.02	All fire stopping to be dated and labelled by a competent person under an accredited scheme i.e. Q Mark BM Trada	incl	incl	incl	incl
18.03	Allow provisional sum for fire stopping	£2,500.00	1	Item	£2,500.00
19.00	P20 - Joinery/ door linings/ skirtings				
19.01	Provide and fix new architrave and door linings	£175.00	6	No	£1,050.00
19.02	Provide and fix new skirting boards	£40.00	34	lm	£1,360.00
20.00	P21 Door/ window ironmongery				
20.01	Provide and fit new door furniture to all doors	£350.00	6	Item	£2,100.00
21.00	Granular sub-bases to roads/ pavings				
21.01	Provide and lay new sub base to paving/ ramp area leading to the garden	£150.00	49	m ²	£7,350.00
21.02	Provide and lay new self binding gravel accessible pathwaythrough garden	£150.00	27	m ²	£4,050.00
22.00	Q25 Slab/ brick/ sett/ cobble pavings				
	<u>Patio</u>				
22.01	Provide and lay new sandstone paving to courtyard areas	£125.00	22	m ²	£2,750.00
22.02	Provide and lay new sandstone seating area within garden	£125.00	15	m ²	£1,875.00
22.03	Construct new Accessible ramp leading to garden, prov sum	£20,000.00	1	Item	£20,000.00
22.04	Lay new tactile paving to main entrance	£400.00	2	Item	£800.00
23.00	Q31 External planting				
23.01	Cut back vegetation to garden and clear away arisings	£2,000.00	1	Item	£2,000.00
23.02	Allow the provisional sum of £5,000 for new planting/ landscaping	£5,000.00	1	Item	£5,000.00
24.00	R10 Rainwater drainage systems				
24.01	Provide and run new rainwater pipe to collect existing run and new Conservatory	£350.00	1	No	£350.00

24.02	Allow provisional sum of £1,000 for rainwater collection system	£1,000.00	1	No	£1,000.00
25.00	R12 Below ground drainage systems				
25.01	Allow the provisional sum of £3,000 for below ground drainage repairs pending report recommendations	£3,000.00	1	PS	£3,000.00
26.00	T90 Heating systems				
26.01	Extend heating system into new Conservatory	£750.00	4	No	£3,000.00
26.02	Provide and fit new boiler heating system to replace existing	£27,500.00	2	No	£55,000.00
27.00	U90 General ventilation				
27.01	Provisionally Provide and fit new mechanical back ground ventilation extract and fresh air	£7,500.00	1	PS	£7,500.00
27.02	Provide new through wall/ ceiling extract fans to cleaners cupboard and Accessible WC	£500.00	2	No	£1,000.00
28.00	V90 Electrical systems				
	Small power:				
28.01	Provisionally Provide new compliant distribution board to serve building. Board to have 25% spare capacity upon completion of the works.	£1,250.00	1	No	£1,250.00
28.02	Provide small power to power points. For pricing purposes allow the provisional quantity of 8no	£225.00	8	No	£1,800.00
	Lighting:				
28.03	Provide and fit new suspended LED lighting to Conservatory	£125.00	22	m ²	£2,750.00
28.04	Provide and fit new LED external lighting to courtyard/ garden areas	£100.00	10	m ²	£1,000.00
	Fire Alarm:				
28.05	Alter, adapt and extend automatic detection system to include new build	£2,250.00	1	PS	£2,250.00
	Security alarm:				
28.06	Alter, adapt and extend security alarm system to include new build	£1,500.00	1	PS	£1,500.00
	Data				
28.07	Alter, adapt and extend data points.	£250.00	4	No	£1,000.00
29.00	Site logistics/ set up				
	Provide suitable temporary protection where necessary	£1,500.00	1	Item	£1,500.00
29.01	Erect secure hoarding with access door to Exhibition space to serve as store/ welfare area.	£1,250.00	1	Item	£1,250.00
29.02	Allow provisional sum for Cranage and pavement licenses. Assume 3 days	£1,500.00	3	Days	£4,500.00
29.03	Provide access scaffold where required	£2,500.00	1	Item	£2,500.00
	Sub total construction cost				£490,156.50
30.00	Preliminaries	12.5%			£61,269.56
31.00	OH&P	10.0%			£49,015.65
32.00	Contingency	7.0%			£34,310.96
33.00	Sub Total estimated construction cost Ex VAT				£634,752.67

34.00	Fluctuations between Stage 3 and Stage 4 tender prices (estimated)	10.0%			£63,475.27
35.00	Sub Total estimated construction cost Ex VAT - July 2023				£698,227.93
35.00	Professional fees				
i	Design, contract administration, project management	5.5%	1	Item	£38,402.54
	Provisional sum				
ii	Principal Designer	0.3%	1	Item	£2,304.15
iii	M&E engineer design Provisional sum	2.0%	1	Item	£13,964.56
iv	Structural engineer	£3,000.00	1	Item	£3,000.00
v	Neighbourly matters - access license with Church	£1,500.00	1	Item	£1,500.00
vi	Ground investigations	£3,000.00	1	Item	£3,000.00
vii	CCTV below ground drainage survey	£750.00	1	Item	£750.00
viii	Planning consent	£1,500.00	1	Item	£1,500.00
ix	Building regulations approval	£1,500.00	1	Item	£1,500.00
x	SBEM calculations	£950.00	1	Item	£950.00
	Sub Total professional fees Ex VAT				£66,871.25
36.00	Total Estimated Project Cost Ex VAT				£765,099.18
	Cost per category (excl Pri, OH&P, contingency, fees, inflation)			%age	Cost
	Extension			46.81%	£229,438.50
	Fabric/ compliance			19.73%	£96,730.00
	FF&E			20.40%	£100,000.00
	Service improvement			13.05%	£63,988.00
	Sub total construction cost			100.00%	£490,156.50