

LONDON BOROUGH OF BRENT
 ALBERT ROAD DAY CENTRE
 INITIAL PROJECT BUDGET - LAYOUT OPTION 5

Ref	Item	Quantity	Unit	Rate £	Brent Council Total £	GAA Total £	Comments
1.00	<u>Demolition</u>						
1.01	Site strip etc.	750	m2	10	7,500		
2.00	<u>The Works</u>						
2.01	New Build 2 storey Day Centre and Autistic Unit	1,225	m2	1,750	2,143,750		
2.02	Substructures allowance	1,225	m2	200	245,000		
3.00	<u>External Works</u>						
3.01	Highways works (preliminaries & contingency)	1	Item	50,000	30,000	20,000	
3.02	Break up existing roads and hard standing	5,360	m2	10	53,600		
3.03	New road construction for access roads	1,500	m2	70	52,500	52,500	
3.04	New car park construction	2,410	m2	50	60,413	138,087	
3.05	New footway/cycle way	900	m2	30	20,000	7,000	
3.06	Street lighting for access road		Item		10,500	10,500	
3.07	Street lighting for footway/cycle way		Item		20,000	8,000	
3.08	Street lighting for car park areas		Item		8,522	19,478	
3.09	Drainage		Item		30,000	30,000	
3.10	Sensory garden		Item		15,000		
3.11	Landscape & fencing		Item		30,000		
4.00	<u>Project Abnormals & Fit-Out</u>						
4.01	Possible soil contamination (provisional sum)		Item		20,000		
4.02	Possible upgrade of utilities to the site (provisional sum)		Item		100,000		
4.03	Furniture & equipment (loose only) (provisional sum)		Item		20,000		
	Sub-Total for Construction			£	2,866,785	285,565	0.10
5.00	<u>Design Development Contingency</u>	10	%		283,712	31,524	
	Sub-Total for Construction			£	3,150,497	317,089	
6.00	<u>Fees</u>						
6.01	Architect	4.75%		149,649	134,684	14,965	
6.01	Mechanical & Electrical	2.50%	Provisional M & E construction budget	78,762	70,886	7,876	
6.02	Structural	0.80%		25,204	22,684	2,520	
6.03	Quantity Surveyor	1.75%		55,134	49,620	5,513	

Ref	Item	Quantity	Unit	Rate £	Brent Council Total £	GAA Total £	Comments
6.04	Project Management	1.75%		55,134	49,620	5,513	
6.05	CDM	0.25%		7,876	7,089	788	
7.00	<u>Surveys</u>						
7.01	Topographical	1	Item	2,500	2,250	250	
7.02	Acoustic	1	Item	3,200	2,880	320	
7.03	Planning	1	Item	6,000	5,400	600	
7.04	Soil investigation	1	Item	1,400	1,260	140	
7.05	Ecological	1	Item	2,000	1,800	200	
7.06	Utilities	1	Item				
8.00	<u>Other Fees</u>						
8.01	BREEAM	1	Item	16,570	14,913	1,657	
8.02	Planning	1	Item	8,000	7,200	800	
8.03	Building Control	1	Item	6,000	5,400	600	
8.04	Traffic & Transport Assessments	1	Item	20,000	18,000	2,000	
	Project Total			£	3,544,182	360,831	
			Combined Total			3,905,014	
	Suggested Budget Cost Range - £3,500,000 to £4,500,000						

**LONDON BOROUGH OF BRENT
ALBERT ROAD DAY CENTRE incl. ASD UNIT
INITIAL PROJECT BUDGET - LAYOUT OPTION 6**

Ref	Item	Quantity	Unit	Rate £	Brent Council Total £	Comments
1.00	<u>Demolition</u>					
1.01	Site strip etc.	750	m2	10	7,500	
2.00	<u>The Works</u>					
2.01	New Build 2 storey Day Centre and Autistic Unit	1,254	m2	1,750	2,194,500	
2.02	Substructures allowance	1,254	m2	200	250,800	
3.00	<u>External Works</u>					
3.01	Highways works (preliminaries & contingency)	1	Item	50,000	50,000	
3.02	Break up existing roads and hard standing	1,825	m2	10	18,250	
3.03	New road construction for access roads	1,825	m2	70	127,750	
3.04	New car park construction (Omitted)	omitted				
3.05	New footway/cycle way	900	m2	30	27,000	
3.06	Street lighting for access road		Item		21,000	
3.07	Street lighting for footway/cycle way		Item		28,000	
3.08	Street lighting for car park areas (omitted)	omitted	Item			
3.09	Drainage		Item		40,000	note, this does not allow for drainage of car parks
3.10	Sensory garden		Item		15,000	
3.11	Landscape & fencing		Item		30,000	
4.00	<u>Project Abnormals & Fit-Out</u>					
4.01	Possible soil contamination (provisional sum)		Item		20,000	
4.02	Possible upgrade of utilities to the site (provisional sum)		Item		100,000	
4.03	Furniture & equipment (loose only, Reception desk etc) (provisional sum)		Item		15,000	
	Sub-Total for Construction				2,944,800	
5.00	<u>Design Development Contingency</u>	10	%		294,480	
	Sub-Total for Construction				3,239,280	
6.00	<u>Fees</u>					
6.01	Architect	4.75%		153,866	152,677	
6.01	Mechanical & Electrical	2.50%	Provisional M & E construction budget tbc	45,000	45,000	indicative at this stage
6.02	Structural	0.80%		25,914	25,914	
6.03	Quantity Surveyor	1.75%		56,687	56,687	
6.04	Project Management	1.75%		56,687	56,687	
6.05	CDM	0.25%		8,098	8,098	
7.00	<u>Surveys</u>					
7.01	Topographical	1	Item	2,500	2,500	
7.02	Acoustic	1	Item	3,200	3,200	
7.03	Planning	1	Item	6,000	6,000	
7.04	Soil investigation	1	Item	1,400	1,400	
7.05	Ecological	1	Item	2,000	2,000	
7.06	Utilities	1	Item	2,000	2,000	
8.00	<u>Other Fees</u>					
8.01	BREEAM	1	Item	16,570	16,570	
8.02	Planning	1	Item	8,000	8,000	
8.03	Building Control	1	Item	6,000	6,000	
8.04	Traffic & Transport Assessments	1	Item	20,000	20,000	
	Project Total			£	3,652,013	
	Suggested Budget Cost Range - £3,000,000 to £4,000,000					

Note: A provisional sum should be allowed for for FF&E provisional only 150,000
3,802,013