

# Sutton on Trent - Village Hall

## cost analysis for shell build only

ref	Building element	current cost	possible cost saving	pottential cost	notes	Phase 1 - shell cost	Phase 2 - completion cost
	Sub structure	20,105		20,105	required for shell build	20,105	0
	Super structure	150,232	curtain walling reduced to 20,000 saving 8,000	142,232	remove internal works walls and door	142,232	0
	Internal finishes	37,302	no allowance for folding screens need to include additional 10,000	47,302	Remove works	0	47,302
	Fitting and fixtures	7,000		7,000	Remove works	0	7,000
	Services	68,630	heating requirment adjusted to allow a budget of 10,000 saving 17,500	51,130	allow for first fix only (assumed 50% for the purpose of calculation)	25,565	25,565
	External Works	187,632	possible 17,000 saving on parking area and possible 17,000 saving on grass area. Saving on cycle hoops 500 and saving on services connections 21000	132,132	include for services and drainage only	53,100	79,032
	Costruction cost (A)	470,901		399,901		241,002	158,899
	Contractor preliminaries (B)	58,863		49,988	at 12.5% of construction cost	30,125	19,862
	Total (A+B)	529,764		449,889		271,127	178,761
	Contractor Profit	79,465		67,483	at 15%	40,669	26,814
	Consultant fees	47,090		39,990	at 10%of construction cost. Note consultant fees for design will remain as full design will be required at shell build stage	39,990	0
	Contigency	23,545		19,995	at 5%of construction cost	12,050	7,945
	Total cost	679,863		577,357		363,836	213,521
	Total + VAT	815,836		692,828		436,604	256,225