



QUANTITY
SURVEYING

OUTLINE COST PLAN REV A

PROPOSED VILLAGE HALL
THE NURSERIES DEVELOPMENT
SUTTON ON TRENT

SEPTEMBER 2022



32 Eyre Street, Sheffield, S1 4QZ



www.JSquaredQS.co.uk



hello@JSquaredQS.co.uk

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Quality Check

Rev	Status	Prepared by	Checked by	Date
/	Issue	J. Patten	J. Spurr	26/11/21
A	Issue	J. Patten	J. Spurr	26/09/22

Distribution

Issued to	Company	Status	Date
Martin Dalley	Inform Surveying	Issue	29/11/21
Martin Dalley	Inform Surveying	Issue	27/09/22

This report has been prepared and countersigned by:



Jamie Patten BSc (Hons)
Director

For and on behalf of J Squared Quantity Surveying



James Spurr BSc (Hons)
Director

For and on behalf of J Squared Quantity Surveying

Notes

List of Drawings Used

Number	Title	Revision
	Proposed Site Plan	
	Proposed Ground Floor Plan	
	Proposed Elevations	

Assumptions

- a) Assumed greenfield site. Allowance for site strip only. No allowance for demolition works.
- b) Trench fill concrete foundations.
- c) Solid reinforced concrete slab ground floor.
- d) Steel portal frame.
- e) Rainwater goods – provisional allowance made.
- f) Ancillary building external wall to be cavity wall construction. Facing bricks PC Sum of £900 per 1000.
- g) Windows, external doors and curtain walling assumed to be aluminium framed.
- h) Internal doors – PC Sum allowance of £180 including ironmongery.
- i) Wall tiling – kitchen splashback and WC's.
- j) Floor finish – allowance for vinyl throughout – PC Sum of £40 per m2.
- k) Ceiling – MF suspended ceiling assumed throughout.
- l) Provisional allowance made for furniture within the Office and Community Room.
- m) Provisional allowance for Kitchen fit out.
- n) Mechanical and electrical installation all provisional.
- o) Allowance for PV system.
- p) Allowance for ground source heat pump.
- q) Allowance for new mains services – water, electricity, telecommunications.
- r) Allowance for external works as per site layout drawing.

Qualifications

- 1) Costs exclude VAT
- 2) No allowance for professional fees.
- 3) No allowance for inflation.
- 4) Provisional sums all subject to confirmation of client's brief / design works.
- 5) Costs prepared on a traditional procurement method.
- 6) Vacant possession of site assumed with uninterrupted access.
- 7) Assumed new mains services required to serve new facilities. – No allowance for gas. Option provided for oil boiler and storage tank.
- 8) Contractor's preliminaries – contract works based on % allowance until such a time the work is scoped / specified and programme determined.
- 9) Contractor's overheads & profit - % included for.
- 10) All existing utilities suitable and laid / adjacent to the site in readiness to be brought on to serve the development.
- 11) Construction costs have been benchmarked against recent J Squared projects and external cost information sources.

Cost Plan

COST CENTRE	GROUP ELEMENT/ELEMENT	COST/M2 OF GIFA	TOTAL COST OF ELEMENT (TARGET COST)	%
		£	£	
	FACILITATING WORKS AND BUILDING WORKS			
0.1	Toxic/hazardous/contaminated material removal	0.00	0.00	0.0
0.2	Major demolition works	0.00	0.00	0.0
0.3	Temporary support to adjacent structures	0.00	0.00	0.0
0.4	Specialist groundworks	0.00	0.00	0.0
0.5	Temporary diversion works	0.00	0.00	0.0
0.6	Extraordinary site investigation works	0.00	0.00	0.0
0	Facilitating works	0.00	0.00	0.0
1.1	Substructure	148.93	20,105.00	4.3
1	Substructure	148.93	20,105.00	4.3
2.1	Frame	180.00	24,300.00	5.2
2.2	Upper floors	0.00	0.00	0.0
2.3	Roof	162.96	22,000.00	4.7
2.4	Stairs and ramps	0.00	0.00	0.0
2.5	External walls	630.72	85,147.00	18.1
2.6	Windows and external doors	55.00	7,425.00	1.6
2.7	Internal walls and partitions	60.59	8,180.00	1.7
2.8	Internal doors	23.56	3,180.00	0.7
2	Superstructure	1,112.83	150,232.00	31.9
3.1	Wall finishes	108.15	14,600.00	3.1
3.2	Floor finishes	102.16	13,792.00	2.9
3.3	Ceiling finishes	66.00	8,910.00	1.9
3	Internal finishes	276.31	37,302.00	7.9
4.1	Fittings, furnishings and equipment	51.85	7,000.00	1.5
4	Fittings, furnishings and equipment	51.85	7,000.00	1.5
5.1	Sanitary installations	32.81	4,430.00	0.9
5.2	Services equipment	0.00	0.00	0.0
5.3	Disposal installations	5.93	800.00	0.2
5.4	Water installations	20.00	2,700.00	0.6
5.5	Heat source	185.19	25,000.00	5.3
5.6	Space heating and air conditioning	20.00	2,700.00	0.6
5.7	Ventilation systems	5.93	800.00	0.2

Sutton Village Hall
Base Date: 26/09/2022
GIFA: 135


COST CENTRE	GROUP ELEMENT/ELEMENT	COST/M2 OF GIFA	TOTAL COST OF ELEMENT (TARGET COST)	%
		£	£	
5.8	Electrical installations	223.70	30,200.00	6.4
5.9	Fuel installations	0.00	0.00	0.0
5.10	Lift and conveyor installations	0.00	0.00	0.0
5.11	Fire and lightning protection	0.00	0.00	0.0
5.12	Communication, security and control systems	0.00	0.00	0.0
5.13	Specialist installations	0.00	0.00	0.0
5.14	Builder's work in connection with services	14.81	2,000.00	0.4
5	Services	508.37	68,630.00	14.6
6.1	Prefabricated buildings and units	0.00	0.00	0.0
6	Complete buildings and building units	0.00	0.00	0.0
7.1	Minor demolition works and alteration works	0.00	0.00	0.0
7.2	Repairs to existing services	0.00	0.00	0.0
7.3	Damp-proof courses/fungus and beetle eradication	0.00	0.00	0.0
7.4	Facade retention	0.00	0.00	0.0
7.5	Cleaning existing surfaces	0.00	0.00	0.0
7.6	Renovation works	0.00	0.00	0.0
7	Work to existing buildings	0.00	0.00	0.0
8.1	Site preparation works	0.00	0.00	0.0
8.2	Roads, paths, pavings and surfacings	443.50	59,872.00	12.7
8.3	Soft landscaping, planting and irrigation systems	288.00	38,880.00	8.3
8.4	Fencing, railings and walls	79.85	10,780.00	2.3
8.5	External fixtures	29.63	4,000.00	0.8
8.6	External drainage	293.33	39,600.00	8.4
8.7	External services	255.56	34,500.00	7.3
8.8	Minor building works and ancillary buildings	0.00	0.00	0.0
8	External works	1,389.87	187,632.00	39.8
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (A)	3,488.16	470,901.00	100.0
9.1	Employer's requirements	0.00	0.00	
9.2	Main contractor's cost items	436.02	58,862.63	
9	Main contractor's preliminaries (B)	436.02	58,862.63	
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (including main contractor's preliminaries) (C) [C = A + B]	3,924.18	529,763.63	

COST CENTRE	GROUP ELEMENT/ELEMENT	COST/M2 OF GIFA	TOTAL COST OF ELEMENT (TARGET COST)	%
		£	£	
10.1	Main contractor's overheads	588.63	79,464.54	
10.2	Main contractor's profit	0.00	0.00	
10	Main contractor's overheads and profit (D)	588.63	79,464.54	
	TOTAL: BUILDING WORKS ESTIMATE (E) [E = C + D]	4,512.80	609,228.17	
	PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT			
11.1	Consultants' fees	0.00	0.00	
11.2	Main contractor's pre-construction fees	0.00	0.00	
11.3	Main contractor's design fees	0.00	0.00	
11	Project/design team fees (F)	0.00	0.00	
12.1	Other development/project costs	0.00	0.00	
12	Other development/project costs (G)	0.00	0.00	
	TOTAL: PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT COSTS ESTIMATE (H) [H = F+G]	0.00	0.00	
	BASE COST ESTIMATE (I) [I = E + H]	4,512.80	609,228.17	
13.1	Design development risks	0.00	0.00	
13.2	Construction risks	225.64	30,461.41	
13.3	Employer change risks	0.00	0.00	
13.4	Employer other risks	0.00	0.00	
13	Risks	225.64	30,461.41	
	TOTAL: RISK ALLOWANCE ESTIMATE (J)	225.64	30,461.41	
	COST LIMIT (excluding inflation) (K) [K = I + J]	4,738.44	639,689.58	
14.1	Tender inflation	0.00	0.00	
14.2	Construction inflation	0.00	0.00	
14	Inflation	0.00	0.00	
	TOTAL: INFLATION ALLOWANCE (L)	0.00	0.00	
	COST LIMIT (excluding VAT assessment) (M) [M = K + L]	4,738.44	639,689.58	
15	VAT ASSESSMENT			

Bill of Quantities

Sutton Village Hall		Substructure				
		Qty	Unit	Rate	£	p
<u>Substructure</u>						
Foundations						
Strip footings; excavate trench by machine in firm earth; earthwork support; level and compact bottoms; imported backfill and remove spoil from site; concrete foundation; walls built up to and including horizontal damp proof course, 150 mm above finished ground level						
a	300 mm thick cavity wall having a 100 mm wide cavity, 5 Nr wall ties per m2; filling cavity to ground level with concrete grade C20/25 N/mm2; in a 600 mm wide trench on trench fill concrete foundation; walls comprising outer skin of 100 mm dense concrete blocks and inner skin of 100 mm "Thermalite Shield" blocks in cement mortar (1:3); depth of wall 600 mm	47	m	121.00	5,687	00
b	100 mm thick single skin blockwork; in a 300 mm wide trench on trench fill concrete foundation; walls comprising of 100 mm dense concrete blocks; depth of wall 600 mm	32	m	54.00	1,728	00
Lowest floor construction						
Solid ground floors; level and compact surfaces of the ground; 150 mm thick hardcore filling, including levelling, blinding and compacting; 130 mm PIR foam insulation sheet; 1200 gauge DPM						
c	Concrete bed 200 mm thick, including 2 layers fabric reinforcement, reference A193	135	m ²	94.00	12,690	00
J Squared Quantity Surveying Page1 To Summary £					20,105	00

Sutton Village Hall					Frame	
		Qty	Unit	Rate	£	p
	<u>Frame</u>					
	Steel portal frame					
a	Welded fabrication; bolted site connections; shot blasting and painting with one coat of simple primer, also for all necessary cold rolled sections for purlins and rails					
b	Span 8.80 m	135	m ²	180.00	24,300	00
J Squared Quantity Surveying					To Summary £	24,300 00

Sutton Village Hall					Roof	
		Qty	Unit	Rate	£	p
	<u>Roof</u>					
	Pitched roof covering					
a	Aluminium decking with 1000 polythene vapour control layer, PIR insulation board mechanically fixed with PVC single layer polymeric membrane mechanically fixed through insulation into metal decking all in accordance with manufacturers instructions	170	m ²	120.00	20,400	00
	Roof drainage					
b	Rainwater goods		item	1000.00	1,000	00
	Rooflights					
c	600 x 700 mm - 6 nr	3	m ²	200.00	600	00
J Squared Quantity Surveying					To Summary £	22,000 00
Page3						

Sutton Village Hall		External Walls				
		Qty	Unit	Rate	£	p
	External walls					
	Curtain walling					
a	Aluminium framed curtain walling, includes all necessary grid sections, pressure plates and cover caps, gasketry, sills; double glazing	28	m ²	1000.00	28,000	00
b	Extra over for double door 1650 x 2100 mm	3	nr	4200.00	12,600	00
c	Extra over for single door 1050 x 2100 mm	1	nr	2000.00	2,000	00
	Masonry cavity walling					
d	Cavity wall consisting of an outer skin of facing bricks PC £900.00 per 1000; half brick thick; inner skin consisting of 100 mm thick natural aggregate blocks; 100 mm wide cavity filled with 100 mm thick PIR insulation	209	m ²	160.00	33,440	00
	Extra over external walls for forming openings for windows and external doors:					
e	Heads: comprising insulated steel cavity lintel to cavity not exceeding 100 mm wide, 100 mm inner leaf	13	m	85.00	1,105	00
f	Jambs: comprising Thermabate insulated cavity closer to cavity not exceeding 100 mm wide	37	m	26.00	962	00
	Wall cladding					
g	Aluminium cladding with 1000 polythene vapour control layer, PIR insulation board mechanically fixed with PVC single layer polymeric membrane mechanically fixed in accordance with manufacturers instructions	64	m ²	110.00	7,040	00
J Squared Quantity Surveying Page4 To Summary £					85,147	00

Sutton Village Hall			Windows and External Doors			
		Qty	Unit	Rate	£	p
a	<u>Windows and external doors</u>					
	Windows - Aluminium casement, pre-glazed including ironmongery					
	600 x 3000 mm [6 nr]	11	m ²	675.00	7,425	00
J Squared Quantity Surveying Page5 To Summary £					7,425	00

Sutton Village Hall		Internal Walls and Partitions				
		Qty	Unit	Rate	£	p
	<u>Internal walls and partitions</u>					
	Blockwork walls					
a	100 mm thick Extra over internal walls for forming openings in walls for internal doors and the like	134	m ²	55.00	7,370	00
b	Heads: comprising concrete lintel not exceeding 100 mm wide	9	nr	90.00	810	00
J Squared Quantity Surveying Page6 To Summary £					8,180	00

Sutton Village Hall			Internal Doors			
		Qty	Unit	Rate	£	p
	<u>Internal doors</u> Internal doors sets consisting of softwood frame, internal timber door, PC Sum £150; ironmongery PC Sum £30, softwood architraves					
a	Single door set	8	nr	360.00	2,880	00
b	Extra over side screen	1	nr	300.00	300	00
J Squared Quantity Surveying Page7 To Summary £					3,180	00

[illegible]

[illegible]

Sutton Village Hall			Ceiling Finishes			
		Qty	Unit	Rate	£	p
	<u>Ceiling finishes</u>					
	False ceilings					
a	Gyproc M/F suspended ceiling; one thickness 12.5mm Gyproc wallboard; fixed in accordance with the manufacturer's instructions; 500 mm suspension height to timber soffit	135	m ²	47.00	6,345	00
	Finishes to ceilings					
b	Plaster skim	135	m ²	11.00	1,485	00
c	Decoration	135	m ²	8.00	1,080	00
J Squared Quantity Surveying					To Summary £	8,910 00
Page10						

Sutton Village Hall		Fittings, Furnishings and Equipment				
		Qty	Unit	Rate	£	p
	<u>Fittings, furnishings and equipment</u>					
	General fittings, furnishings and equipment					
	Fittings					
a	Office furniture		item	2500.00	Excluded	
b	Community room furniture		item	2500.00	Excluded	
	Domestic kitchen fittings and equipment					
	Kitchen units					
c	Kitchen		item	7000.00	7,000	00
J Squared Quantity Surveying Page11 To Summary £					7,000	00

Sutton Village Hall			Sanitary Appliances			
		Qty	Unit	Rate	£	p
	<u>Sanitary appliances</u>					
	WC's					
a	Wash hand basin	2	nr	225.00	450	00
b	WC	2	nr	310.00	620	00
c	Hand dryer	2	nr	550.00	1,100	00
d	Wash hand basin	1	nr	225.00	225	00
	Disabled WC					
e	Baby change unit	1	nr	350.00	350	00
f	Doc M pack	1	nr	600.00	600	00
g	Wash hand basin	1	nr	225.00	225	00
h	WC	1	nr	310.00	310	00
i	Hand dryer	1	nr	550.00	550	00
J Squared Quantity Surveying					To Summary £	4,430 00
Page12						

Sutton Village Hall			Disposal Installations			
		Qty	Unit	Rate	£	p
a	<u>Disposal installations</u>					
	Foul drainage above ground					
	Provisional allowance	1	nr	800.00	800	00
J Squared Quantity Surveying					800	00
Page13						
To Summary £						

Sutton Village Hall					Services	
		Qty	Unit	Rate	£	p
a	<u>Services</u>					
	Water installations					
	Hot and cold water installations	135	m ²	20.00	2,700	00
J Squared Quantity Surveying					2,700	00
Page14						
To Summary £						

Sutton Village Hall					Heat Source	
		Qty	Unit	Rate	£	p
	<u>Heat source</u>					
	Heat source					
a	Ground source heat pump - provisional allowance		item	25000.00	25,000	00
b	Option: Oil boiler [storage tank and piping included elsewhere]		item	6000.00	Rate Only	
J Squared Quantity Surveying					To Summary £	25,000 00

Sutton Village Hall		Space Heating and Air Conditioning				
		Qty	Unit	Rate	£	p
a	<u>Space heating and air conditioning</u>					
	Central heating system					
	Radiators assumed	135	m ²	20.00	2,700	00
J Squared Quantity Surveying					To Summary £	2,700 00

Sutton Village Hall			Ventilation Systems			
		Qty	Unit	Rate	£	p
a	<u>Ventilation systems</u>					
	Local mechanical ventilation to kitchen and WC's					
	Extract fan and ducting	4	nr	200.00	800	00
J Squared Quantity Surveying Page17 To Summary £					800	00

[illegible]

Sutton Village Hall		Builder's Work in Connection with Service				
		Qty	Unit	Rate	£	p
a	<u>Builder's work in connection with service</u>					
	General builder's work					
	Provisional allowance		item	2000.00	2,000	00
J Squared Quantity Surveying					To Summary £	2,000 00

		Qty	Unit	Rate	£	p
	Roads, paths and pavings					
	Roads, paths and pavings					
a	Parking areas	362	m ²	130.00	47,060	00
b	Paved areas	118	m ²	100.00	11,800	00
c	Pavement markings	92	m	11.00	1,012	00
J Squared Quantity Surveying	Page20	To Summary £			59,872	00

Sutton Village Hall		Soft Landscaping, Planting and Irrigation Systems				
		Qty	Unit	Rate	£	p
	<u>Soft landscaping, planting and irrigation systems</u>					
	Seeding and turfing					
a	Grassed areas	820	m ²	45.00	36,900	00
	External planting					
b	Trees	11	nr	180.00	1,980	00
J Squared Quantity Surveying		Page21			To Summary £	38,880 00

Sutton Village Hall			Fencing, Railings and Walls			
a		Qty	Unit	Rate	£	p
	<u>Fencing, railings and walls</u>					
	Fencing; post and rail; 3 rails					
	1100 mm high	154	m	70.00	10,780	00
J Squared Quantity Surveying					To Summary £	10,780 00

[illegible]

Sutton Village Hall			External Drainage			
		Qty	Unit	Rate	£	p
	<u>External drainage</u>					
	Surface water and foul water drainage					
a	Connections to statutory undertaker's sewers		item	10000.00	10,000	00
b	Drainage runs - Based on area to be drained	1480	m ²	20.00	29,600	00
To Summary £					39,600	00

Sutton Village Hall		External Services				
		Qty	Unit	Rate	£	p
	<u>External services</u>					
	Water mains supply					
a	Connections to statutory undertaker's water main		item	10000.00	10,000	00
b	Service runs - provisional quantity	50	m	60.00	3,000	00
	Electricity mains supply					
c	Connections to statutory undertaker's electricity main		item	10000.00	10,000	00
d	Service runs - provisional quantity	50	m	40.00	2,000	00
	Telecommunications and other communication system connections					
e	Telecommunication connections		item	8000.00	8,000	00
f	Service runs - provisional quantity	50	m	30.00	1,500	00
	External fuel storage and piped distribution systems					
g	<i>Fuel storage and piped distribution systems</i>		item	3000.00	Rate Only	
J Squared Quantity Surveying Page25 To Summary £					34,500	00

Sutton Village Hall		Main Contractor's Preliminaries				
		Qty	Unit	Rate	£	p
a	<u>Main contractor's preliminaries</u>					
	Main contractor's cost item					
	Prelims	12.5	%	470901.00	58,862	63
J Squared Quantity Surveying					To Summary £	
Page26					58,862	63

Sutton Village Hall		Main Contractor's Overheads and Profit				
		Qty	Unit	Rate	£	p
a	<u>Main contractor's overheads and profit</u>					
	Main contractor's overhead and profit					
	Generally	15	%	529763.63	79,464	54
J Squared Quantity Surveying					To Summary £	
Page27					79,464	54

Sutton Village Hall					Risks	
a	<u>Risks</u> Design development risks Contingency	Qty	Unit	Rate	£	p
		5	%	609228.17	30,461	41
J Squared Quantity Surveying					To Summary £	30,461 41

	Qty	Unit	Rate	£	p
Summary					
Substructure Page 1			£	20,105	00
Frame Page 2			£	24,300	00
Roof Page 3			£	22,000	00
External Walls Page 4			£	85,147	00
Windows and External Doors Page 5			£	7,425	00
Internal Walls and Partitions Page 6			£	8,180	00
Internal Doors Page 7			£	3,180	00
Wall Finishes Page 8			£	14,600	00
Floor Finishes Page 9			£	13,792	00
Ceiling Finishes Page 10			£	8,910	00
Fittings, Furnishings and Equipment Page 11			£	7,000	00
Sanitary Appliances Page 12			£	4,430	00
Disposal Installations Page 13			£	800	00
Services Page 14			£	2,700	00
Heat Source Page 15			£	25,000	00
Space Heating and Air Conditioning Page 16			£	2,700	00
Ventilation Systems Page 17			£	800	00
Electrical Installations Page 18			£	30,200	00
Builder's Work in Connection with Service Page 19			£	2,000	00
J Squared Quantity Surveying	Page29	Carried Forward £		283,269	00

		Qty	Unit	Rate	£	p
	Summary continued ...				283,269	00
	Roads, Paths and Pavings Page 20			£	59,872	00
	Soft Landscaping, Planting and ... Page 21			£	38,880	00
	Fencing, Railings and Walls Page 22			£	10,780	00
	External Fixtures Page 23			£	4,000	00
	External Drainage Page 24			£	39,600	00
	External Services Page 25			£	34,500	00
	Main Contractor's Preliminaries Page 26			£	58,862	63
	Main Contractor's Overheads and Profit Page 27			£	79,464	54
	Risks Page 28			£	30,461	41
J Squared Quantity Surveying Page30 Total for Bill £					639,689	58