

COSTING EXERCISE

**THE COCK PUBLIC HOUSE
STOCKING PELHAM
SG9 0HZ**

To establish the fair and reasonable cost of converting the existing structure as at November 2018 into a fit state and condition to open as a Public House

R A Davis RICS (ret)

REFERENCES

Hertford Planning Service drawings as provided.

Site visit on

ASSUMPTIONS

It is assumed for purposes of this exercise that the building has been constructed to all relevant regulations and in its present state is fit for purpose to carry out the completion exercise. Only minor obvious items of rectification will be considered.

Especially in external works, where dense undergrowth makes visual inspection difficult, a reasonable assessment will be made to estimate the extent of work needed to either complete or correct.

No firm finishings specifications are available, so a reasonable level of Provisional Sums will be included.

SCHEDULE OF ITEMS: For full specifications refer to drawings

	Description	Approximate Quantity	Cost in £ (excl VAT)
INTERNAL WORKS			
PLASTERER	<i>Ground Floor</i>		
	Ceiling board and skim	282m ²	6,768.00
	Walls ditto	601m ²	13,222.00
	Floor: Screed, dpm, insulation	282m ²	9,870.00
	Complete walls to staircase area		500.00
	<i>First Floor</i>		
	Rectify cracks in blockwork		2,000.00
	Ceiling board and skim	140m ²	3,360.00
	Extra over for areas to slope		500.00
	Walls board and skim	122m ²	2,684.00
	Complete stud partitions		2,500.00
		Total	41,404.00
INSULATION	Roof areas (to slope)	375m ²	6,750.00
	1 st floor - other areas requiring insulation eg partitions	140m ²	2,100.00
		Total	8,850.00
JOINERY	Clear temporary hoarding and install new Bifold doors approx. 3500 wide.		7,000.00
	Complete staircase rails		500.00
	Doorsets complete	20nr	8,000.00
	Skirtings	485m	3,638.00
	Cills, sundries		750.00
		Total	19,888.00
FIXTURES and FITTINGS	Sanitary ware		30,000.00
	Kitchen		25,000.00
	Dispense area		5,000.00
	Bar counter and shelving		17,500.00
	Supplies and wastes to last areas		5,000.00
		Total	82,500.00
FLOOR FINISHES	Ground floor: Allow say engineered timber	282m ²	19,750.00
	First floor: Allow carpet and tile mix	140m ²	5,000.00
		Total	24,750.00
WALL TILES	To wet areas – inc mastic	100m ²	7,500.00
		Total	7,500.00
DECORATING	Emulsion to ceilings	422m ²	5,064.00
	Ditto to walls	933m ²	9,330.00
	Gloss/ oil to door sets	20nr	3,000.00
	Ditto to skirtings	485m	1,940.00
	Ditto to cills etc	allow 50m	300.00
	Redecorate front rendered panel		2,000.00
		Total	21,634.00

SERVICE CONNECTIONS	Inspect & check existing situation		500.00
	Complete service connections, inc ducts, pipes & cables as well as inspection chambers and meters		6,000.00
		Total	6,500.00
HEATING	Install suitable complete heating system. All to be to current relevant regulations. Provide necessary certification papers	Total	27,500.00
ELECTRICAL INSTALLATIONS	Install complete electrical installation, to inc power, lighting, board, alarms, extractors, both internally and externally. All to be to current relevant regulations. Provide necessary certification papers..	Total	35,000.00
		Internal Total	275,526.00
EXTERNAL WORKS ALL PROVISIONAL			
GENERAL	Remove and clear all existing undergrowth and rubbish from site		7,500.00
	Reduce levels and cart away surplus		7,500.00
	Construct complete new entry road and car park area, including kerbs and demarcations	590m ²	72,500.00
	Construct patio areas complete	Allow 100m ²	9,000.00
	Soft landscape		5,000.00
	Fencing		7,500.00
	Signage		1,500.00
		Total	110,500.00
DRAINAGE	It has been indicated that the drainage installation is basically complete		
	Inspect installation, finalise cover levels		2,500.00
	Final testing & certification		1,000.00
		Total	3,500.00
SITE SET UP	Allowance for contractors site set up of stores, toilets etc	Total	10,000.00
		External total	124,000.00
		SUB TOTAL	399,526.00
The above completion works trades have been measured in full. However some works have been undertaken, such as plaster trade elements, some M and E carcassing. Additionally there are some materials left on site. For purposes of this exercise a credit will be made for these items.		Allow Credit	15,000.00
		FINAL TOTAL	384,526.00

NOTE: No drainage has been shown on the drawings in the road/ car park area so no allowance has been made for this exercise.