

Appendix A

Refurbishment of Ferensway House – Pre-Tender Estimate Costs

Item / Location Cost	Estimate
Basement Structural works	£46,479.00
Basement columns Internal	£1,550.00
External walls / paving waterproofing	£5,590.00
External Walls / Drainage Basement courtyard	£3,000.00
Basement boiler house and toilets	£5,550.00
External Walls - Street elevations	£7,500.00
External rainwater & soil pipes All levels	£6,500.00
Windows upper levels Street elevations	£76,400.00
Windows to internal courtyard	£36,400.00
Doors to internal courtyard	£4,100.00
Staircase from ground level foyer down to basement courtyard	£1,406.00
Gates at ground level	£2,000.00
Commercial Properties external windows and doors	£7,500.00
Windows to roof level walls from communal stair	£1,000.00
Doors to roof level access from communal stair and tank room	£3,750.00
Stud walls to basements	£905.00
Stud walls to Commercial staircases - basement	£1,800.00
Basement Internal Walls, Damp effected areas	£1,964.00
Communal Areas Internal Walls, Doors and Ceilings	£11,915.00
Basement Water supply pipework	£3,000.00
Communal areas Internal Floors	£15,913.00
Replacement fire doors Communal all floors & Commercial properties	£40,000.00
Existing fire doors Communal all floors & Commercial properties	£12,000.00
Fire seals to wall and floor penetrations	£4,000.00
Door frames to service cupboards - all levels	£2,455.00
Ceiling hatches	£500.00
Roof walls	£7,810.00
Tiled Mansard Roof	£45,000.00
Flat roof areas	£16,950.00
Lightening Conductor system	£8,200.00
Guttering to roof	£500.00
Waste drainage to flat kitchens	£20,000.00
Allowance for replacing marble broken during removal	£5,000.00
Allow for repair to damage of existing asphalt beyond 300 perimeter	£1,800.00
Allowance for Asbestos Survey	£2,975.00
Allowance for Stone Survey	£2,560.00
Allowances Removal and temporary diversion of M&E services	£5,000.00
Total Construction Estimate £418,972.00	£418,972.00
Preliminaries	£62,800.00
Contingency	£48,200.00
Design Risk	£13,200.00
Total before fees	£543,172.00
Fees	£69,526.02
Total	£612,698.02