

		Walker	Vulcan Ellis
Item	Costs required	Plugged revised value	ASSUMED BREAKDOWN
Repairs and renovations included in original tender specification <b>plus</b> roof/chimney repairs etc consequent to change of plans, <b>minus</b> removal of artex paper	1. Total amount		
	2. Breakdown by		
	· roof (internal and external, including insulation)	80,913.67	59,622.66
	· fascia (tiles and masonry)	17,639.16	21,413.51
	· windows	26,761.57	18,555.00
	· internal and external woodwork (including doors, panelling, repairs to main staircase)	15,386.46	41,394.10
	· Internal walls and ceilings (minus removal of artex paper)	82,297.65	20,153.85
· Other	5,108.11	5,185.00	
Services included in original tender specification <b>excluding</b> heating New services eg water and sewerage for wheelchair WC to be included in those separate costs	Cost including builder's work of		
	1. Wiring (including fire and intruder alarms, lighting, small power)	127,594.56	73,716.39
	2. Induction loop	2,545.09	2,492.42
Heating	Set up <b>and</b> annual running costs, of		
	1. Stand-alone state of the art electric radiators.	8,076.70	7,909.55
WCs	1. Cost of installation of wheelchair accessible WC as per drawings, including making good floors and ceilings: Removal of non-historic partitions to facilitate access to the WC and kitchenette area. New doors, non-structural partitions, sanitary ware, wall and floor finishes, Waste, water and electrical services, external extract ventilation, water heater	39,634.27	58,031.03
	2. Cost of raising the floor in under-stairs WC, making good, renewing sanitaryware, replacing water heater.		
	3. New sanitaryware and water heater for upstairs WC		
	4. Cost of refurbishment of outside WC as two unisex cubicles: new sanitaryware, partitions, doors, decoration, water heater		
Kitchens	1. Cost of installation of downstairs kitchenette as per drawings: refit with new units new water heater, white goods (refrigerator and dishwasher) and fit folding door	9,032.98	10,102.68
	2. Cost of refurbishment of upstairs kitchen		
Disabled access	4. Cost of exterior platform lift to main entrance, including building work: Proprietary external lift to rear of porch (power from cellar), Re-level porch floor and brick steps Extend rear window opening from new ground level to suitable height Hi-contrast signage for visually impaired people Remove partition at foot of the staircase to provide better light and space at entrance	11,393.44 600.50 767.98 -	11,157.65 250.00
	5. Cost of re-grading driveway	22,243.63	6,670.03
Tourist Information Centre	Cost of removing partition wall to barber's shop, making good walls and ceiling and levelling floor	10,163.70	32,593.00
Others	All other items that cannot be identified in the above items		17,105.15
<b>Sub - Total</b>	<b>Total cost of construction</b>	<b>460,159.47</b>	<b>386,352.02</b>
Main Contractor Prelims	Prelims	108,199.83	69,881.31
<b>Sub - Total</b>	<b>Cost of Construction including Prelims</b>	<b>568,359.30</b>	<b>456,233.33</b>
Main Contractor OH&P	Main Contractor Overheads and Profit	inc	38,635.20
Prov Sums	Prov Sums	28,100.00	28,100.00
Dayworks	dayworks	10,350.00	10,225.00
Contingency	Contingency	40,000.00	40,000.00
<b>Tender Sum to Form of Tender</b>	<b>Overall Tender Sum</b>	<b>646,809.30</b>	<b>573,193.53</b>