RIBA STAGE 0 ORDER OF COST ESTIMATE NR 1



THE ARCADE BOGNOR REGIS

OPTION 4

March 2023 Ref: OCE 1D

DOCUMENT ISSUE AND CONTROL SHEET



REF	DOCUMENT ISSUE	ESTIMATED PROJECT TOTAL	COMPILED	CHECKED
OCE 1A	20th January 2023	Six options priced. Refer to option costs.	ED	AS
OCE 1C	9th March 2023	Option 4 - £6,441,424	ED	AS
OCE 1D	15th March 2023	Option 4 - £6,434,771	AS	JM

Basis of Estimate

- 1) Nick Moss Architects Feasibility Proposals D5 March 2023.
- 2) BAQUS Condition Survey Issue 1 dated September 2017.
- 3) Ridge Structural, Fire and MEP reports dated February 2023.

Assumptions

- 1) Asbestos removal (Decontamination) £50k allowance included.
- Assumed no requirement for progressive collapse steelwork to ground. Allowance for strengthening beams & columns included at £100k.
- 3) Allowance for general structural alterations, spot items & repairs included at £50k.
- 4) Option 4 (new build block) allowance made for piled foundations. Desk top study completed, no issues found. No allowance made for contaminated ground.
- 5) Allowance included for fire & acoustic enhancements between Retail & Residential units.
- 6) Assumed UPVC windows to all elevations with the exception of feature window to the High Street elevation.
- Allowances included for upgrading roof & external wall insulation, however extent of requirement for consequential improvements
 to be determined through further survey work.
- 8) Eastern wing flat roof works have been excluded as assumed to be carried out prior to main works commencing or no longer needed as a result of new second floor addition.
- 9) We have assumed a sprinkler system is not required.
- 10) Allowances for Architectural Enhancements included upon receipt of D5.
- 11) Kitchens £3,500 Provisional Allowance included per kitchen.
- 12) Bathrooms £2,000 Provisional Allowance included per bathroom.

Clarifications

- 1) This cost estimate is based on outline design info. & is subject to on site inspection & design development at RIBA Stage 1.
- Structural advice suggests that through considered architectural layouts and the use of lightweight materials significant new steelwork to ground could be avoided and structural integrity could be maintained by strengthening existing supporting structures.
- 3) Fire Integrity, Acoustics and Making Good finishes at this early feasibility stage we have included a Provisional Allowance of £200.000.
- 4) Allowance included for a centralised ASHP (Air Source Heat Pump) and associated plant / pump sets of £45/m2 (£106,260). This is subject to sizing and MEP design. Provisional Allowance.
- 5) Allowance included for new upgrade to supply to ground floor at £75k. To be confirmed through further enquiries with statutory utilities. Location to be confirmed with the Design Team. Provisional.
- 6) Application of building regulations to the various spaces needs to be obtained from ADC building control team.
- 7) Project / statutory / design team fees, other client direct costs, risk and VAT are all excluded from this cost estimate. As are Building Control fees, Warranties, EPC's & financing costs. The development appraisal should make appropriate allowances for these items
- 8) Retail Units cost plan excludes access, costs, compensation or MEP upgrades to the retail units.

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Sum_1325 The Arcade, Bognor Regis

15th March 2023

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Order of Cost Estimate 1 Description: Refurbishment of upper floors to the Arcade, Bognor Regis to form residential accommodation including new build extension to South East corner of site.

Option 4 also includes roof top extension above eastern wing.



cost management

TOTAL PROJECT ESTIMATE								
TOTALTROSECT ESTIMATE		TOTAL	А	bnormals	Re	efurb Works	New Builds	
0. FACILITATING WORKS	£	122,440	£	122,440	£	-	£	-
1. SUBSTRUCTURE	£	91,350	£		£	-	£	91,350
2. SUPERSTRUCTURE	£	2,133,416	£	-	£	1,793,046	£	340,370
3. INTERNAL FINISHES	£	601,942	£	-	£	513,509	£	88,433
4. FITTINGS, FURNISHINGS AND EQUIPMENT	£	125,000	£	-	£	111,000	£	14,000
5. SERVICES	£	1,641,678	£	-	£	1,435,577	£	206,101
7. WORKS TO EXISTING BUILDINGS	£	402,780	£	402,780	£	-	£	-
8. EXTERNAL WORKS	£	90,000	£	40,000	£	50,000	£	-
CONSTRUCTION SUB-TOTAL	£	5,208,606	£	565,220	£	3,903,132	£	740,254
9. MAIN CONTRACTORS PRELIMINARIES	£	651,076	£	84,783	£	455,255	£	111,038
10. MAIN CONTRACTORS OVERHEADS AND PROFIT	£	351,581	£	65,000	£	201,451	£	85,129
CONSTRUCTION TOTAL	£	6,211,262	£	715,003	£	4,559,838	£	936,421
11. PROJECT / DESIGN TEAM FEES	£	-	£	- 1	£	-	£	-
12. OTHER DEVELOPMENT/PROJECT COSTS	£	-	£	-	£	-	£	-
13. RISKS	£	-	£	-	£	-	£	-
14. INFLATION Start on Site Q1 2024 (Enabling) Q3 2024 (Main Works)	£	223,509	£	20,480	£	168,437	£	34,591
VAT	£	-	£	-	£	-	£	-
GROSS PROJECT TOTAL	£	6,434,771	£	735,483	£	4,728,275	£	971,012

The Arcade, Bognor Regis Sum_1325

2,630 /m2

244 /ft2

Order of Cost Estimate 1 15th March 2023

<u>Description:</u> Refurbishment of upper floors to the Arcade, Bognor Regis to form residential accommodation.

Rate:

Scope: Option 4 (RIBA 0/1 Feasibility)

GIFA:

2,362 m2

25,425 ft2



(exc. Development appraisal costs)

2,724 /m2

253 /ft2



	egis Arcade - Construction Cost Estir	nate - Of FION 4	T	OTAL COST		PER m2		PER ft2	% of gross	NOTES
EACH IT	ATING WORKS		1,	JIAL COST		PER IIIZ		FER It2	/₀ OI gloss	_
	Toxic / Hazardous Material Treatment		£	50,000	£	21.17	£	1.97	0.78%	Asbestos removal Allowance
0.2	Strip Out		£	45,240	£	19.15	£	1.78	0.70%	Aspestos removal Allowance
	•		£	27,200	£	11.52	£	1.07	0.42%	
1	Demolition		£		£		_			_
EMENI	SUB-TOTAL		L	122,440	£	51.84	£	4.82	1.90%	
CHECTE	RUCTURE									_
				04.050		20.07		20.07	4.400/	
	Substructure		£	91,350	£	38.67	£	38.67	1.42%	_
LEMENT	SUB-TOTAL		£	91,350	£	38.67	£	38.67	1.42%	
										_
SUPERS	STRUCTURE									_
2.1	Frame		£	69,450	£	29.40	£	2.73	1.08%	
2.2	Upper Floors		£	227,500	£	96.32	£	8.95	3.54%	
2.3	Roof		£	573,975	£	243.00	£	22.58	8.92%	
2.4	Stairs		£	30,000	£	12.70	£	1.18	0.47%	
2.5	External Walls		£	503,331	£	213.10	£	19.80	7.82%	
2.6	Windows and External Doors		£	181,800	£	76.97	£	7.15	2.83%	
2.7			£	447,360	£	189.40	£	17.60	6.95%	<u> </u>
	Internal Walls and Partitions						_			
2.8	Internal Doors		£	100,000	£	42.34	£	3.93	1.55%	
.EMENT	SUB-TOTAL		£	2,133,416	£	903.22	£	83.91	33.15%	
										_
INTERNA	AL FINISHES									
3.1	Wall Finishes		£	327,950	£	138.84	£	12.90	5.10%	
3.2	Floor Finishes		£	132,272	£	56.00	£	5.20	2.06%	
3.3	Ceiling Finishes		£	141,720	£	60.00	£	5.57	2.20%	
EMENT	SUB-TOTAL		£	601,942	£	254.84	£	23.68	9.35%	
FITTING	S, FURNISHINGS AND EQUIPMENT									
	Fittings, Furnishings and Equipment		£	125,000	£	52.92	£	4.92	1.94%	Provisional Sum
	SUB-TOTAL		£	125,000	£	52.92	£	4.92	1.94%	T TO VIOLENT CUIT
	00B-101AL		~	,		02.02	_			
SERVICE	Ee									_
			6	97.400	· ·	27.00	_	2.44	4.260/	_
5.1	Sanitary Installations		£	87,400	£	37.00	£	3.44	1.36%	
5.2	Mechanical Installatons		£	748,570	£	316.92	£	29.44	11.63%	
5.3	Electrical Installations		£	480,114	£	203.27	£	18.88	7.46%	
5.4	Lift and Conveyor Installations		£	-	£	-	£	-		
5.5	Communication, Security and Control	Systems	£	247,420	£	104.75	£	9.73	3.85%	
5.6	Builders Work in Connection with Serv	ices	£	78,175	£	33.10	£	3.07	1.21%	
LEMENT	SUB-TOTAL		£	1,641,678	£	695.04	£	64.57	25.51%	
WORKS	TO EXISTING BUILDINGS									
7.1	Minor Demolition Works and Alteration	Works	£	402,780	£	170.52	£	15.84	6.26%	
LEMENT	SUB-TOTAL		£	402,780	£	170.52	£	15.84	6.26%	
EXTERN	NAL WORKS									_
	External Works		£	90,000	£	38.10	£	3.54	1.40%	_
			£	90,000	£	38.10	£	3.54	1.40%	
LEWIENT	SUB-TOTAL		L	90,000	L	30.10	L	5.04	1.40 /0	
MAIN	ONTRACTORIS DESI IMINADIS									_
	ONTRACTOR'S PRELIMINARIES	40.504		051 0=1	0	675	_	25.01	40.4001	
	Main Contractors Preliminaries	12.5%	£	651,076	£	275.65	£	25.61	10.12%	Allowance
	CONTRACTOR'S OH&P									
	Overhead and Profit	6.0%	£	351,581	£	148.85	£	13.83	5.46%	Allowance
ONSTRU	ICTION TOTAL		£	6,211,262	£	2,590.99		240.71	96.53%	
. PROJE	ECT / DESIGN TEAM FEES									
	Consultants Fees		£	-	£	-	£	-		See Appraisal. Excluded at this level.
11.1	Consultants rees		£	-	£	-	£	-		See Appraisal. Excluded at this level.
	Surveys				£	_	£	-		See Appraisal. Excluded at this level.
			£	-	1		~			
11.3 11.4	Surveys Planning Fees		£	-	£	-	£	-		See Appraisal. Excluded at this level
11.3 11.4 11.5	Surveys Planning Fees Building Regulation Fees		£		£		£			See Appraisal. Excluded at this level.
11.3 11.4 11.5	Surveys Planning Fees			-		-		-		See Appraisal. Excluded at this level.
11.3 11.4 11.5 LEMENT	Surveys Planning Fees Building Regulation Fees SUB-TOTAL		£	-	£	-	£	-		See Appraisal. Excluded at this level.
11.3 11.4 11.5 LEMENT	Surveys Planning Fees Building Regulation Fees SUB-TOTAL R DEVELOPMENT / PROJECT COSTS		£	-	£	-	£	-		
11.3 11.4 11.5 LEMENT	Surveys Planning Fees Building Regulation Fees SUB-TOTAL		£	-	£	-	£	-		See Appraisal. Excluded at this level. See Appraisal. Excluded at this level.
11.3 11.4 11.5 LEMENT 2. OTHER	Surveys Planning Fees Building Regulation Fees SUB-TOTAL R DEVELOPMENT / PROJECT COSTS		£	-	£	-	£	-		
11.3 11.4 11.5 LEMENT 2. OTHER	Surveys Planning Fees Building Regulation Fees SUB-TOTAL R DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment		£	-	£	-	£	-		
11.3 11.4 11.5 LEMENT 2. OTHER	Surveys Planning Fees Building Regulation Fees SUB-TOTAL R DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment		£	-	£	-	£	-		
11.3 11.4 11.5 LEMENT 2. OTHER 12.1 LEMENT	Surveys Planning Fees Building Regulation Fees SUB-TOTAL R DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL		£	-	£	-	£	-		See Appraisal. Excluded at this level.
11.3 11.4 11.5 LEMENT 2. OTHER 12.1 LEMENT 3. RISKS 13.1	Surveys Planning Fees Building Regulation Fees SUB-TOTAL R DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks		£ £ £	-	££		££			See Appraisal. Excluded at this level. See Appraisal. Excluded at this level.
11.3 11.4 11.5 EMENT 2. OTHER 12.1 EMENT 3. RISKS 13.1 13.2	Surveys Planning Fees Building Regulation Fees SUB-TOTAL R DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks Construction Risks		£ £ £	-	£££		£ £ £	-		See Appraisal. Excluded at this level.
11.3 11.4 11.5 LEMENT 2. OTHER 12.1 LEMENT 3. RISKS 13.1 13.2	Surveys Planning Fees Building Regulation Fees SUB-TOTAL R DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks		£ £ £	-	££		££			See Appraisal. Excluded at this level. See Appraisal. Excluded at this level.
11.3 11.4 11.5 LEMENT 2. OTHER 12.1 LEMENT 3. RISKS 13.1 13.2 LEMENT	Surveys Planning Fees Building Regulation Fees SUB-TOTAL R DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks Construction Risks SUB-TOTAL		£ £ £	-	£££		£ £ £			See Appraisal. Excluded at this level. See Appraisal. Excluded at this level.
11.3 11.4 11.5 LEMENT 2. OTHER 12.1 LEMENT 3. RISKS 13.1 13.2 LEMENT	Surveys Planning Fees Building Regulation Fees SUB-TOTAL R DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks Construction Risks SUB-TOTAL		£ £ £		££££		£ £ £			See Appraisal. Excluded at this level. See Appraisal. Excluded at this level. See Appraisal. Excluded at this level.
11.3 11.4 11.5 LEMENT 2. OTHER 12.1 LEMENT 3. RISKS 13.1 13.2 LEMENT	Surveys Planning Fees Building Regulation Fees SUB-TOTAL R DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks Construction Risks SUB-TOTAL	3.60%	£ £ £	-	£££		£ £ £		3.47%	See Appraisal. Excluded at this level. See Appraisal. Excluded at this level.
11.3 11.4 11.5 LEMENT 2. OTHER 12.1 LEMENT 3. RISKS 13.1 13.2 LEMENT	Surveys Planning Fees Building Regulation Fees SUB-TOTAL R DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks Construction Risks SUB-TOTAL		£ £ £		££££		£ £ £		3.47%	See Appraisal. Excluded at this level. See Appraisal. Excluded at this level. See Appraisal. Excluded at this level.

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The Arcade, Bognor Regis Sum_1325

Order of Cost Estimate 1 15th March 2023

<u>Description:</u> Refurbishment of upper floors to the Arcade, Bognor Regis to form residential accommodation.

Scope: Option 4 (RIBA 0/1 Feasibility)

Main Contract Works Construction Estimate Gross Project Estimate

GIFA:

2,398 /m2 2,362 m2 2,312 /m2 Rate: 223 /ft2 25,425 ft2 215 /ft2



Bognor Regis Arcade - Construction Cost Estir	nate - OPTION 4	T.	OTAL COST		PER m2		PER ft2	% of gross	NOTES
FACILITATING WORKS		10	51AL 0031		r EN IIIZ		CEN IL	% of gross	
0.1 Toxic / Hazardous Material Treatment		£	-	£	-	£	-		Asbestos removal Allowance
0.2 Strip Out		£	-	£	-	£	-		Asbestos femoval Allowance
0.3 Demolition		£	_	£	-	£	_		
LEMENT SUB-TOTAL		£	_	£	_	£	-		
ELMENT SOB-TOTAL		~		~		~			
SUBSTRUCTURE									
1.1 Substructure		£	91,350	£	38.67	£	38.67	1.61%	
LEMENT SUB-TOTAL		£	91,350	£	38.67	£	38.67	1.61%	
. SUPERSTRUCTURE									
2.1 Frame		£	69,450	£	29.40	£	2.73	1.23%	
2.2 Upper Floors		£	37,600	£	15.92	£	1.48	0.66%	
2.3 Roof		£	510,363	£	216.07	£	20.07	9.01%	
2.4 Stairs		£	30,000	£	12.70	£	1.18	0.53%	
2.5 External Walls		£	488,741	£	206.92	£	19.22	8.63%	
2.6 Windows and External Doors		£	181,800	£	76.97	£	7.15	3.21%	
2.7 Internal Walls and Partitions		£	447,360	£	189.40	£	17.60	7.90%	
						_			
2.8 Internal Doors		£	100,000 1,865,314	£	42.34 789.72	£	3.93 73.37	1.77% 32.93%	
LEMENT SUB-TOTAL		L	1,000,014	L	109.12	L	13.31	JZ.3J70	
INTERNAL FINISHES									
		£	327.050	c	120.04	r	12.00	5.79%	
3.1 Wall Finishes		£	327,950	£	138.84	£	12.90		
3.2 Floor Finishes			132,272	£	56.00	£	5.20	2.34%	
3.3 Ceiling Finishes		£	141,720 601,942	£	60.00 254.84	£	5.57 23.68	2.50% 10.63%	
LEMENT SUB-TOTAL		Ł	001,942	L	∠54.84	L	23.08	10.0370	
EITTINGS ELIDNICHINGS AND FOLUDATAT									
. FITTINGS, FURNISHINGS AND EQUIPMENT		£	125,000	£	52.92	£	4.92	2.21%	Dravinian et Sues
4.1 Fittings, Furnishings and Equipment		£		£		£		2.21%	Provisional Sum
LEMENT SUB-TOTAL		L	125,000	L	52.92	L	4.92	2.2170	
SERVICES									
. SERVICES		6	97.400	6	27.00	-	2.44	1 5404	
5.1 Sanitary Installations		£	87,400	£	37.00	£	3.44	1.54%	
5.2 Mechanical Installations		£	723,570	£	306.34	£	28.46	12.78%	
5.3 Electrical Installations		£	405,114	£	171.51	£	15.93	7.15%	
5.4 Lift and Conveyor Installations	•	£	-	£	-	£	- 0.70	4.070/	
5.5 Communication, Security and Control		£	247,420	£	104.75	£	9.73	4.37%	
5.6 Builders Work in Connection with Serv	rices	£	73,175	£	30.98	£	2.88	1.29%	
LEMENT SUB-TOTAL		L	1,536,678	£	650.58	£	60.44	27.13%	
WORKS TO EXISTING BUILDINGS									
7. WORKS TO EXISTING BUILDINGS	Works	2	270.000	6	444.04	6	10.00	A 7704	
7.1 Minor Demolition Works and Alteration ELEMENT SUB-TOTAL	VVOIKS	£	270,000 270,000	£	114.31	£	10.62	4.77% 4.77%	
ELEMENT SUB-TOTAL		L	270,000	L	114.31	L	10.62	4.7770	
. EXTERNAL WORKS									
			00.000		29.40		2.54	4.509/	
8.1 External Works		£	90,000	£	38.10	£	3.54	1.59% 1.59%	
LEMENT SUB-TOTAL		£	90,000	£	38.10	£	3.54	1.59%	
MAIN CONTRACTOR'S BRELIMINABLES									
. MAIN CONTRACTOR'S PRELIMINARIES	12.5%	£	572,535	£	242.39	£	22.52	10.11%	Allewanes
9.1 Main Contractors Preliminaries	12.070	ž.	572,535	L	242.39	L	22.52	10.1170	Allowance
0. MAIN CONTRACTOR'S OH&P	6.004	_	200 400		420.00	0	40.40	5.469/	Allering
10.1 Overhead and Profit	6.0%	£	309,169 5.461.080	£	130.89	£	12.16	5.46%	Allowance
CONSTRUCTION TOTAL		£	5,461,989	£	2,273.77		211.24	96.44%	
1 DDO IECT / DESIGN TEAM FEED									
1. PROJECT / DESIGN TEAM FEES				0		0			Con Apprehant Fresh 1 1 1 1 1 1 1 1
11.1 Consultants Fees		£	-	£	-	£	-		See Appraisal. Excluded at this level
11.3 Surveys		£	-	£	-	£	-		See Appraisal. Excluded at this level
11.4 Planning Fees		£	-	£	-	£	-		See Appraisal. Excluded at this level.
11.5 Building Regulation Fees		£	-	£	-	£	-		See Appraisal. Excluded at this level
LEMENT SUB-TOTAL		£	-	£	-	£	-		
		£	-	£	-	£	-		See Appraisal. Excluded at this level
OTHER DEVELOPMENT / PROJECT COSTS 12.1 Direct Furniture / Equipment				£	-	£	-		
12.1 Direct Furniture / Equipment		£							
12.1 Direct Furniture / Equipment									
12.1 Direct Furniture / Equipment									
12.1 Direct Furniture / Equipment			-	£	-	£	-		See Appraisal. Excluded at this level
12.1 Direct Furniture / Equipment LEMENT SUB-TOTAL 3. RISKS		£	-	£	-	£	-		**
12.1 Direct Furniture / Equipment ELEMENT SUB-TOTAL 3. RISKS 13.1 Design Development Risks 13.2 Construction Risks		£							**
3. RISKS 13.1 Design Development Risks		£	-	£	-	£	-		**
12.1 Direct Furniture / Equipment LEMENT SUB-TOTAL 3. RISKS 13.1 Design Development Risks 13.2 Construction Risks LEMENT SUB-TOTAL		£	-	£	-	£	-		**
12.1 Direct Furniture / Equipment LEMENT SUB-TOTAL 3. RISKS 13.1 Design Development Risks 13.2 Construction Risks LEMENT SUB-TOTAL	3.69%	£	-	£	-	£	-	3.56%	**
12.1 Direct Furniture / Equipment LEMENT SUB-TOTAL 3. RISKS 13.1 Design Development Risks 13.2 Construction Risks LEMENT SUB-TOTAL 4. INFLATION Inflation	3.69%	£	-	£	-	£	-	3.56%	See Appraisal. Excluded at this level. See Appraisal. Excluded at this level. BCIS All In TPI to Q3 2024
12.1 Direct Furniture / Equipment ELEMENT SUB-TOTAL 3. RISKS 13.1 Design Development Risks 13.2 Construction Risks ELEMENT SUB-TOTAL 4. INFLATION	3.69%	£	-	£	-	£	-	3.56%	See Appraisal. Excluded at this level.

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Order of Cost Estimate 1 15th March 2023

<u>Description:</u> Refurbishment of upper floors to the Arcade, Bognor Regis to form residential accommodation.

Enabling Works

Scope: Option 4 (RIBA 0/1 Feasibility)

<u>Construction Estimate</u> <u>Gross Project Estimate</u> (exc. Development appraisal costs)

2,362 m2 GIFA: 25,425 ft2

Rate: £ 29 /ft2 326 /m2 30 /ft2



. FACILITA		тот	TAL COST		PER m2	PER ft	2	% of gross	
	ATING WORKS			4					
	Toxic / Hazardous Material Treatment	£	50,000	£	21.17	£	1.97	6.48%	Asbestos removal.
	Strip Out	£	45,240	£	19.15	£	1.78	5.87%	Outdated M&E etc.
	Demolition	£	27,200	£	11.52	£	1.07	3.53%	Of BID building.
EMENIS	SUB-TOTAL SUB-TOTAL	L	122,440	£	51.84	L	4.82	15.88%	_
SUBSTR	RUCTURE								
	Substructure					-			_
EMENT S	SUB-TOTAL	£	-	£	-	£	-		<u> </u>
SUPERS	STRUCTURE								
2.1	Frame			\top					_
2.2	Upper Floors								
	Works to Upper floors to provide acoustic and fire separation	£	189,900	£	80.40	£	7.47	24.63%	
2.3	Roof								_
	Replacement of damaged pitched roof coverings	£	50,773	£	21.50	£	2.00	6.59%	_
	Liquid applied membrane to damaged zinc roofs	£	12,839	£	5.44	£	0.50	1.67%	_
	Stairs			_					_
2.5	External Walls Repointing / repairs to external walls generally	£	14,590	£	6.18	£	0.57	1.89%	_
2.6	Windows and External Doors		14,000		0.10	~	0.07	1.00 %	_
	Internal Walls and Partitions							+	_
2.8	Internal Doors								_
EMENT	SUB-TOTAL	£	268,102	£	113.51	£	10.54	34.77%	
INTERN	AI FINICHEC								
	AL FINISHES Wall Finishes								•
_	Floor Finishes			+					_
_	Ceiling Finishes			+					_
	SUB-TOTAL	£	-	£	-	£	-		
									.
	S, FURNISHINGS AND EQUIPMENT								
	Fittings, Furnishings and Equipment SUB-TOTAL	£	_	£	-	£			•
LEMENT	30B-101AL			~		2	_		•
SERVICE	ES								
5.1	Sanitary Installations								
5.2	Mechanical Installatons								
	upgrades to existing water supply	£	25,000	£	10.58	£	0.98	3.24%	Based on market experience.
5.3	Electrical Installations		75.000		04.75		0.05	0.700/	
5.4	upgrades to existing electrical supply Lift and Conveyor Installations	£	75,000	£	31.75	£	2.95	9.73%	Based on market experience.
	Communication, Security and Control Systems			-					_
	Builders Work in Connection with Services	£	5,000	£	2.12	£	0.20	0.65%	-
LEMENT	SUB-TOTAL	£	105,000	£	44.45	£	4.13	13.62%	
	TO EVICENCE DAIL DIVIDE			_					
	TO EXISTING BUILDINGS			4					
	Minor Demolition Works and Alteration Works Demolition of internal walls	£	52,780	£	22.35	£	2.08	6.85%	_
	Removal of existing roof coverings	£	10,000	£	4.23	£	0.39	1.30%	-
	Clearance and santising west wing 1st / 2nd floors (above coffee shop)	£	20,000	£	8.47	£	0.79	2.59%	_
	Structural strengthening and repair works	£	50,000	£	21.17	£	1.97	6.48%	_
LEMENT S	SUB-TOTAL	£	132,780	£	56.22	£	5.22	17.22%	
EVTERN	AL WORKS								
EXTERN	IAL WORKS								•
Ω 1									
	External Works SUB-TOTAL	£	-	£	-	£	-		• I
		£	-	£	-	£	-		•
LEMENT S			-		-		-		
MAIN CO	SUB-TOTAL DITRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5%	£	78,540	£	33.25	£	3.09	10.19%	Based on market experience.
MAIN CO 9.1 0. MAIN C	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P	£	78,540	£	33.25	£			
. MAIN CO 9.1 0. MAIN CO 10.1	SUB-TOTAL DITRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0%	£	78,540 42,412	£	33.25 17.96		1.67	5.50%	Based on market experience. Based on market experience.
MAIN CO 9.1 D. MAIN CO	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P	£	78,540	£	33.25	£			I
. MAIN CO 9.1 0. MAIN CO 10.1	SUB-TOTAL DITRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0%	£	78,540 42,412	£	33.25 17.96	£	1.67	5.50%	
MAIN CO 9.1 0. MAIN CO 10.1 ONSTRUC	SUB-TOTAL DITRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% CONTRACTOR'S OH&P Overhead and Profit CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees	£	78,540 42,412	£	33.25 17.96	£	1.67	5.50%	Based on market experience.
. MAIN CO 9.1 0. MAIN CO 10.1 CONSTRUC 11. PROJEC 11.1 11.3	SUB-TOTAL DITRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys	£	78,540 42,412	£	33.25 17.96	£	1.67	5.50%	Based on market experience. See Appraisal, Excluded at this level See Appraisal, Excluded at this level
. MAIN CO 9.1 10.1 MAIN CO 10.1 10.1 PROJECT 11.1 11.3	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees	£	78,540 42,412	£	33.25 17.96	£	1.67	5.50%	Based on market experience. See Appraisal. Excluded at this level See Appraisal. Excluded at this level See Appraisal. Excluded at this level
. MAIN CO 9.1 10.1 MAIN CO 10.1 1. PROJEC 11.1 11.3 11.4 11.5	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees	£	78,540 42,412	£	33.25 17.96	£	1.67	5.50%	Based on market experience. See Appraisal, Excluded at this level See Appraisal, Excluded at this level
MAIN CO 9.1 0. MAIN CO 10.1 10.1 11.1 11.3 11.4 11.5	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees	£	78,540 42,412 749,274	£	33.25 17.96 317.22	£	1.67	5.50%	Based on market experience. See Appraisal. Excluded at this level See Appraisal. Excluded at this level See Appraisal. Excluded at this level
MAIN CO 9.1 10.1 ONSTRUC 11.1 11.3 11.4 11.5 LEMENT \$	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees	£	78,540 42,412 749,274	£	33.25 17.96 317.22	£	1.67	5.50%	Based on market experience. See Appraisal. Excluded at this level See Appraisal. Excluded at this level See Appraisal. Excluded at this level
MAIN CO 9.1 0. MAIN CO 10.1 10.1 CONSTRUCT 11.1 11.3 11.4 11.5 LEMENT \$ 2. OTHER	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees SUB-TOTAL	£	78,540 42,412 749,274	£	33.25 17.96 317.22	£	1.67	5.50%	Based on market experience. See Appraisal. Excluded at this level See Appraisal. Excluded at this level See Appraisal. Excluded at this level
MAIN CO 9.1 D. MAIN CO 10.1 ONSTRUC 11.1 11.3 11.4 11.5 LEMENT \$ 2. OTHER 12.1	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees SUB-TOTAL	£	78,540 42,412 749,274	£	33.25 17.96 317.22	£	1.67	5.50%	Based on market experience. See Appraisal. Excluded at this level See Appraisal. Excluded at this level See Appraisal. Excluded at this level
MAIN CO 9.1 D. MAIN CO 10.1 ONSTRUC 11.1 11.3 11.4 11.5 LEMENT \$ 2. OTHER 12.1	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees SUB-TOTAL DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment	£	78,540 42,412 749,274	£	33.25 17.96 317.22	£	1.67	5.50%	Based on market experience. See Appraisal. Excluded at this level See Appraisal. Excluded at this level See Appraisal. Excluded at this level
MAIN CO 9.1 0. MAIN CO 10.1 ONSTRUC 11.1 11.3 11.4 11.5 LEMENT \$ 12.1 LEMENT \$	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees SUB-TOTAL DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment	£	78,540 42,412 749,274	£	33.25 17.96 317.22	£	1.67	5.50%	Based on market experience. See Appraisal. Excluded at this level See Appraisal. Excluded at this level See Appraisal. Excluded at this level
. MAIN CO 9.1 0. MAIN CO 10.1 1. PROJEC 11.1 11.3 11.4 11.5 2. OTHER 12.1 12.1 13.3 RISKS 13.1	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees SUB-TOTAL DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks	£	78,540 42,412 749,274	£	33.25 17.96 317.22	£	1.67	5.50%	Based on market experience. See Appraisal. Excluded at this level
. MAIN CO 9.1 0. MAIN CO 10.1 10.1 11.1 11.3 11.4 11.5 12. OTHER 12.1 1LEMENT \$ 3. RISKS 13.1 13.2	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees SUB-TOTAL DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks Construction Risks	£	78,540 42,412 749,274	£	33.25 17.96 317.22	£	1.67	5.50%	Based on market experience. See Appraisal. Excluded at this level
MAIN CO 9.1 D. MAIN CO 10.1 ONSTRUC 11.1 11.3 11.4 11.5 LEMENT \$ 12.1 LEMENT \$ 13.1 13.2	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees SUB-TOTAL DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks	£	78,540 42,412 749,274	£	33.25 17.96 317.22	£	1.67	5.50%	Based on market experience. See Appraisal. Excluded at this level
MAIN CO 9.1 D. MAIN CO 10.1 ONSTRUC 11.1 11.3 11.4 11.5 LEMENT \$ 2. OTHER 12.1 LEMENT \$ 13.1 13.2 LEMENT \$	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees SUB-TOTAL DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks Construction Risks SUB-TOTAL	£	78,540 42,412 749,274	£	33.25 17.96 317.22	£	1.67	5.50%	Based on market experience. See Appraisal. Excluded at this level
MAIN CO 9.1 D. MAIN CO 10.1 ONSTRUC 1.1.1 11.3 11.4 11.5 LEMENT \$ 2. OTHER 12.1 LEMENT \$ 3. RISKS 13.1 13.2 LEMENT \$ 4. INFLATI	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees SUB-TOTAL DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks Construction Risks SUB-TOTAL	£	78,540 42,412 749,274	£	33.25 17.96 317.22	£	1.67	5.50%	Based on market experience. See Appraisal. Excluded at this level
MAIN CO 9.1 D. MAIN CO 10.1 ONSTRUC 1.1.1 11.3 11.4 11.5 LEMENT \$ 2. OTHER 12.1 LEMENT \$ 3. RISKS 13.1 13.2 LEMENT \$ 4. INFLATI	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees SUB-TOTAL DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks Construction Risks SUB-TOTAL	£	78,540 42,412 749,274	£ £	33.25 17.96 317.22	£	1.67 29.47	5.50% 97.18%	See Appraisal. Excluded at this level
MAIN CO 9.1 D. MAIN CO 10.1 ONSTRUC 1. PROJEC 11.1 11.3 11.4 11.5 LEMENT \$ 2. OTHER 12.1 LEMENT \$ 3. RISKS 13.1 13.2 LEMENT \$ 4. INFLATI	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees SUB-TOTAL DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks Construction Risks SUB-TOTAL	£ £ £	78,540 42,412 749,274 21,747	£ £ £	33.25 17.96 317.22	£	1.67 29.47	5.50% 97.18%	See Appraisal. Excluded at this level Bels All In TPI to Q1 2024
MAIN CO 9.1 D. MAIN CO 10.1 ONSTRUC 1. PROJEC 11.1 11.3 11.4 11.5 LEMENT \$ 2. OTHER 12.1 LEMENT \$ 3. RISKS 13.1 13.2 LEMENT \$ 4. INFLATI	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees SUB-TOTAL DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks Construction Risks SUB-TOTAL	£	78,540 42,412 749,274	£ £	33.25 17.96 317.22	£	1.67 29.47	5.50% 97.18%	See Appraisal. Excluded at this level
MAIN CO 9.1 D. MAIN CO 10.1 ONSTRUC 11.1 11.3 11.4 11.5 LEMENT \$ 2. OTHER 12.1 LEMENT \$ 13.1 13.2 LEMENT \$ 4. INFLATI AT	SUB-TOTAL ONTRACTOR'S PRELIMINARIES Main Contractors Preliminaries 12.5% ONTRACTOR'S OH&P Overhead and Profit 6.0% CTION TOTAL CT / DESIGN TEAM FEES Consultants Fees Surveys Planning Fees Building Regulation Fees SUB-TOTAL DEVELOPMENT / PROJECT COSTS Direct Furniture / Equipment SUB-TOTAL Design Development Risks Construction Risks SUB-TOTAL TION Inflation 2.90%	£ £ £	78,540 42,412 749,274 21,747	£ £ £	33.25 17.96 317.22	£	1.67 29.47	5.50% 97.18%	See Appraisal. Excluded at this level Bels All In TPI to Q1 2024

THE ARCADE, BOGNOR

RIBA STAGE	1 - INITIAL PROJECT TOTAL	£	6,434,771
VALUE ENG	NEERING OPPORTUNITIES (Subject to Planning)		
2.2	Remove cantilevered balcony structure	£	5,000
2.3	Simplify pitched roofs to new build elements	£	83,100
2.5	Remove enhanced façade treatments to new build elements	£	136,750
2.5	Remove enhanced façade to east elevation 1st floor	£	30,625
2.6	Remove full height windows to new build and east elevation	£	15,000
2.7	Reduced allowance for balcony balustrades	£	5,000
SUB-TOTAL		£	275,475
ON COSTS			
	Preliminary Costs	£	34,434
	OH&P	£	15,495
	Inflation	£	11,617
VE TOTAL		£	337,022
RIBA STAGE	1 - TARGET PROJECT TOTAL	£	6,097,750