

Appendix 3
Preliminary Indicative Cost Estimate

Lister and Treves

10th June 2016

Prepared for :

Tower Hamlets Homes

1 NOTES AND CLARIFICATIONS

1.1 Our estimate is based on the following:

The following assumptions are of particular relevance to this project:

Option 1 works are based on condition survey dated June 16 (based on long term investment

Option 2 works are based on health and safety emergency works (if no long term investment is planned)

Project to be procured on traditional basis.

Professional fees 15%

Planning / Building Regulation fees included on the above.

Decanting is not required based on the works required

VAT at 20% for refurbishment and improvements works

Contingencies of 10%

Inflation at 4% for Option 1 with start on site January 2018.

1.2 Our estimate excludes the following:

Highways and road alteration

Funding costs / Finance charges

Legal and consultation

Party Wall matters & Rights of light issues.

Client direct cost

2.1 Lister - Option 1 Full Refurbishment

| Ref | Item | Qty | Unit | Rate | Sub total | Total £ | Comment |
|----------|--|------|------|-----------|-----------|------------------|---|
| A | Site Clearance | | | | | | |
| 1 | Clear rubbish, redundant items and obstructions identified on the report and tidy the entire area. | 1 | it | 15,000.00 | 15,000 | | remove old furniture, rubbish etc. |
| 2 | Asbestos removal and make the building safe. | 34 | nr | 1,000.00 | 34,000 | | provisional |
| | | | | | | 49,000 | |
| B | Roof works | | | | | | |
| 1 | Main roof replacement with new covering. | 416 | m2 | 175.00 | 72,800 | | asphalt roof including insulation |
| 2 | Allow for any structural repairs based on further investigation. | 1 | PS | 10,000.00 | 10,000 | | |
| 3 | Allow for lightening protection and hand rails | 1 | it | 15,000.00 | 15,000 | | |
| | | | | | | 97,800 | |
| C | Windows | | | | | | |
| 1 | Replacement windows with double glazed UPVC/timber windows based on planning approval. Include for new cills. | 530 | m2 | 400.00 | 212,000 | | UPVC double glazed |
| | | | | | | 212,000 | |
| D | Cladding | | | | | | |
| 1 | Install appropriate external wall cladding/lining or external wall insulation to improve thermal performance. | 2300 | m2 | 300.00 | 690,000 | | remove light weight items, new insulation, new cladding |
| | | | | | | 690,000 | |
| E | Structure | | | | | | |
| 1 | Carry out necessary modifications and alterations in accordance with the latest fire safety regulation related escape routes. Sav 20% of cladding area | 460 | m2 | 50.00 | 23,000 | | based on health and safety items |
| 2 | Carry out concrete repairs to external wall. | 1 | PS | 40,000.00 | 40,000 | | minor repairs |
| | | | | | | 63,000 | |
| F | Floors | | | | | | |
| 1 | New floor covering to internal flat areas. | 2460 | m2 | 35.00 | 86,100 | | |
| 2 | New floor coverings to kitchen, bath and shower areas. | 450 | m2 | 38.00 | 17,100 | | |
| 3 | New floor covering to communal areas. | 835 | m2 | 38.00 | 31,730 | | |
| 4 | New floor covering to stair case areas. | 200 | m2 | 35.00 | 7,000 | | |
| | | | | | | 141,930 | |
| G | Walls | | | | | | |
| 1 | New wall painting and repairs generally to internal flats. | 8960 | m2 | 18.00 | 161,280 | | |
| 2 | New wall tiling finishes to kitchen and bathroom areas. | 1220 | m2 | 35.00 | 42,700 | | |
| 3 | New class O painting to communal areas and stair case areas. | 200 | m2 | 25.00 | 5,000 | | |
| | | | | | | 208,980 | |
| H | Ceiling finishes | | | | | | |
| 1 | New ceiling finishes to flats and bathroom and kitchen areas. | 2910 | m2 | 18.00 | 52,380 | | |
| 2 | New ceiling finishes to communal and stair case areas using class O painting. | 1035 | m2 | 25.00 | 25,875 | | |
| | | | | | | 78,255 | |
| I | Kitchen | | | | | | |
| 1 | New kitchen wall units and floor units including fixtures and fittings. | 34 | nr | 5,000.00 | 170,000 | | |
| | | | | | | 170,000 | |
| J | Bathroom | | | | | | |
| 1 | New bathroom installation including fixtures and fittings. | 34 | nr | 2,500.00 | 85,000 | | |
| | | | | | | 85,000 | |
| K | Internal doors | | | | | | |
| 1 | Flat internal doors. | 204 | nr | 460.00 | 93,840 | | |
| 2 | Flat entrance doors. | 34 | nr | 1,000.00 | 34,000 | | |
| 3 | Fire escape. | 10 | nr | 1,450.00 | 14,500 | | |
| | | | | | | 142,340 | |
| L | External doors | | | | | | |
| 1 | External doors including controlled entry. | 1 | nr | 3,500.00 | 3,500 | | |
| | | | | | | 3,500 | |
| M | Lift Installation | | | | | | |
| 1 | New lift installation including modification to plant room. | 2 | nr | 86,000.00 | 172,000 | | |
| | Lift motor room; alteration | 1 | PS | 15,000.00 | 15,000 | | |
| | | | | | | 187,000 | |
| N | Mechanical and ventilation installation | | | | | | |
| 1 | Provide new heating installation including communal boiler to meet the current standard. | 34 | nr | 2,500.00 | 85,000 | | |
| 2 | Provision of new gas pipes and gas installation. | 34 | nr | 100.00 | 3,400 | | |
| | Communal heating | 834 | m2 | 50.00 | 41,700 | | |
| | Air handling units, refurb | 1 | it | 10,000.00 | 10,000 | | |
| | Cold water tank works | 1 | it | 15,000.00 | 15,000 | | |
| | Communal boiler including infrastructure and plant room | 1 | PS | 50,000.00 | 50,000 | | new boiler |
| | | | | | | 205,100 | |
| O | Electrical Installation | | | | | | |
| 1 | New lighting installation to internal flats | 18 | nr | 1,100.00 | 19,800 | | 50% flats required new lighting |
| 2 | New smoke detector, heat detector and other associated fire safety works. | 34 | nr | 500.00 | 17,000 | | |
| | Fire detector in communal areas | 1 | it | 25,000.00 | 25,000 | | |
| 3 | Communal lighting | 1 | it | 15,000.00 | 15,000 | | |
| | | | | | | 76,800 | |
| P | External works | | | | | | |
| 1 | Provide external hard landscaping path, access gates and soft landscaping. | 1 | PS | 25,000.00 | 25,000 | | |
| 2 | Provide boundary walls and other minor structures. | 1 | PS | 20,000.00 | 20,000 | | |
| 3 | Pavement alterations, utility and LA requirements | 1 | PS | 50,000.00 | 50,000 | | |
| | | | | | | 95,000 | |
| | Sub total | | | | 2,505,705 | 2,505,705 | |
| | Preliminaries / OH and profit : 20% | | | | | 501,141 | |
| | Scaffolding | | | | | 75,000 | |
| | Contingencies: 10% | | | | | 250,571 | |
| | Sub total including contingencies and preliminaries | | | | | 3,332,417 | |
| | Professional fees @ 15% | | | | | 499,862 | |
| | Sub total including fees | | | | | 3,832,279 | |
| | Inflation 4% based on start on site by January 18 | | | | | 153,291 | |
| | Sub total including inflation | | | | | 3,985,570 | |
| | VAT: 20% | | | | | 797,114 | |
| | Total including VAT | | | | | 4,782,684 | |
| | Total Estimated Cost incl. VAT | | | | | 4,782,684 | |

2.2 Treves - Option 1 Full Refurbishment

| Ref | Item | Qty | Unit | Rate | Sub total | Total £ | Comment |
|----------|--|------|------|-----------|-----------|------------------|---|
| A | Site Clearance | | | | | | |
| 1 | Clear rubbish, redundant items and obstructions identified on the report and tidy the entire area. | 1 | it | 5,000.00 | 5,000 | | |
| 2 | Asbestos removal and make the building safe. | 18 | nr | 1,000.00 | 18,000 | | provisional |
| | | | | | | 23,000 | |
| B | Roof works | | | | | | |
| 1 | Main roof replacement with new covering. | 495 | m2 | 175.00 | 86,625 | | asphalt roof |
| 2 | Allow for any structural repairs based on further investigation. | 1 | PS | 10,000.00 | 10,000 | | |
| 3 | Allow for lightening protection. | 1 | it | 5,000.00 | 5,000 | | |
| | | | | | | 101,625 | |
| C | Windows | | | | | | |
| 1 | Replacement windows with double glazed UPVC/timber windows based on planning approval. Include for new cills. | 360 | m2 | 400.00 | 144,000 | | |
| | | | | | | 144,000 | |
| D | Cladding | | | | | | |
| 1 | Install appropriate external wall cladding/lining or external wall insulation to improve thermal performance. | 1530 | m2 | 300.00 | 459,000 | | current condition is reasonable but due to Lister works we have allowed for windows |
| | | | | | | 459,000 | |
| E | Structure | | | | | | |
| 1 | Carry out necessary modifications and alterations in accordance with the latest fire safety regulation related escape routes. Sav 20% of cladding area | 306 | m2 | 20.00 | 6,120 | | minor items; provisional |
| 2 | Carry out repairs to external wall. | 1 | PS | 15,000.00 | 15,000 | | |
| | | | | | | 21,120 | |
| F | Floors | | | | | | |
| 1 | New floor covering to internal flat areas. | 1500 | m2 | 35.00 | 52,500 | | current condition is very reasonable but allowances for long term investment |
| 2 | New floor coverings to kitchen, bath and shower areas. | 300 | m2 | 38.00 | 11,400 | | |
| 3 | New floor covering to communal areas. | 200 | m2 | 38.00 | 7,600 | | |
| 4 | New floor covering to stair case areas. | 100 | m2 | 35.00 | 3,500 | | |
| | | | | | | 75,000 | |
| G | Walls | | | | | | |
| 1 | New wall painting and repairs generally to internal flats. | 4700 | m2 | 18.00 | 84,600 | | assume all units are to be done |
| 2 | New wall tiling finishes to kitchen and bathroom areas. | 620 | m2 | 35.00 | 21,700 | | |
| 3 | New class O painting to communal areas and stair case areas. | 100 | m2 | 25.00 | 2,500 | | |
| | | | | | | 108,800 | |
| H | Ceiling finishes | | | | | | |
| 1 | New ceiling finishes to flats and bathroom and kitchen areas. | 1500 | m2 | 18.00 | 27,000 | | |
| 2 | New ceiling finishes to communal and stair case areas using class O painting. | 300 | m2 | 25.00 | 7,500 | | |
| | | | | | | 34,500 | |
| I | Kitchen | | | | | | |
| 1 | New kitchen wall units and floor units including fixtures and fittings. | 18 | nr | 5,000.00 | 90,000 | | assume 100% Kitchen |
| | | | | | | 90,000 | |
| J | Bathroom | | | | | | |
| 1 | New bathroom installation including fixtures and fittings. | 18 | nr | 2,500.00 | 45,000 | | |
| | | | | | | 45,000 | |
| K | Internal doors | | | | | | |
| 1 | Flat internal doors. | 110 | nr | 460.00 | 50,600 | | |
| 2 | Flat entrance doors. | 18 | nr | 820.00 | 14,760 | | |
| 3 | Fire escape. | 4 | nr | 1,500.00 | 6,000 | | |
| | | | | | | 71,360 | |
| L | External doors | | | | | | |
| 1 | External doors including controlled entry. | 1 | it | 3,500.00 | 3,500 | | |
| | | | | | | 3,500 | |
| M | Lift Installation | | | | | | |
| 1 | New lift installation including modification to plant room. | 0 | nr | 86,000.00 | - | | No lift |
| | Lift motor room; alteration | 0 | PS | 15,000.00 | - | | |
| | | | | | | - | |
| N | Mechanical and ventilation installation | | | | | | |
| 1 | Provide new heating installation including communal boiler to meet the current standard. | 18 | nr | 2,800.00 | 50,400 | | |
| 2 | Provision of new gas pipes and gas installation. | 18 | nr | 100.00 | 1,800 | | |
| | Communal heating | 1 | it | 5,000.00 | 5,000 | | |
| | ventilation | 1 | PS | 25,000.00 | 25,000 | | |
| | | | | | | 82,200 | |
| O | Electrical Installation | | | | | | |
| 1 | New lighting installation to internal flats | 18 | nr | 1,500.00 | 27,000 | | |
| 2 | New smoke detector, heat detector and other associated fire safety works. | 18 | nr | 800.00 | 14,400 | | |
| 3 | Communal lighting | 1 | it | 5,000.00 | 5,000 | | |
| | | | | | | 46,400 | |
| P | External works | | | | | | |
| 1 | Provide external hard landscaping path, access gates and soft landscaping. | 1 | PS | 10,000.00 | 10,000 | | provisional |
| 2 | Provide boundary walls and other minor structures. | 1 | PS | 15,000.00 | 15,000 | | |
| 3 | Pavement alterations, utility connection and LA | 1 | PS | 50,000.00 | 50,000 | | |
| | | | | | | 75,000 | |
| | Sub total | | | | 1,380,505 | 1,380,505 | |
| | Preliminaries / OH and profit : 20% scaffolding | | | | | 276,101 | |
| | Contingencies: 10% | | | | | 20,000 | |
| | Sub total including contingencies and preliminaries | | | | | 138,051 | |
| | | | | | | 1,814,657 | |
| | Professional fees @ 15% | | | | | 272,198 | |
| | Sub total including fees | | | | | 2,086,855 | |
| | Inflation 4% based on start on site by Januar 18 | | | | | 83,474 | |
| | Sub total including inflation | | | | | 2,170,329 | |
| | VAT: 20% | | | | | 434,066 | |
| | | | | | | 2,604,395 | |
| | Total Estimated Cost incl. VAT | | | | | 2,604,395 | |

2.3 Lister Option 2: Emergency work to improve health and safety

| Ref | Item | Qty | Unit | Rate | Sub total | Total £ | Comment |
|----------|--|-----|------|-----------|-----------|----------------|---|
| A | Site Clearance | | | | | | |
| 1 | Clear rubbish, redundant items and obstructions identified on the report and tidy the entire area. | 1 | it | 15,000.00 | 15,000 | | health and safety |
| 2 | Asbestos removal and make the building safe. | 34 | nr | 500.00 | 17,000 | 32,000 | |
| B | Roof works | | | | | | |
| 1 | Main roof replacement with new covering. | 1 | it | 15,000.00 | 15,000 | | repair leaks |
| 2 | Allow for any structural repairs based on further investigation. | 1 | PS | 5,000.00 | 5,000 | | |
| 3 | Allow for lightening protection remedial works | 1 | PS | 3,000.00 | 3,000 | 23,000 | |
| C | Windows | | | | | | |
| 1 | Replacement windows with double glazed UPVC/timber windows based on planning approval. Include for new cills. Allowance for 50% renewal and 50% overhaul | 265 | m2 | 225.00 | 59,625 | 59,625 | overhaul and replace as required only |
| D | Cladding | | | | | | |
| 1 | Install appropriate external wall cladding/lining or external wall insulation to improve thermal performance. | 0 | m2 | 125.00 | - | - | |
| E | Structure | | | | | | |
| 1 | Carry out necessary modifications and alterations in accordance with the latest fire safety regulation related escape routes. Sav 20% of cladding area | 460 | m2 | 50.00 | 23,000 | | |
| 2 | Carry out concrete repairs to external wall. | 1 | PS | 10,000.00 | 10,000 | 33,000 | no work to be done but allow provisional based on health and safety items |
| F | Floors | | | | | | |
| 1 | New floor covering to internal flat areas. | 0 | m2 | 48.50 | - | | no works required |
| 2 | New floor coverings to kitchen, bath and shower areas. | 0 | m2 | 42.00 | - | | no works required |
| 3 | New floor covering to communal areas. | 1 | it | 5,000.00 | 5,000 | | based on health and safety for damages areas |
| 4 | New floor covering to stair case areas. | 1 | it | 15,000.00 | 15,000 | 20,000 | based on health and safety for damages areas |
| G | Walls | | | | | | |
| 1 | New wall painting and repairs generally to internal flats. | 0 | m2 | 19.70 | - | | Assume 20% renewal required |
| 2 | New wall tiling finishes to kitchen and bathroom areas. | 0 | m2 | 36.00 | - | | Assume 20% renewal required |
| 3 | New class O painting to communal areas and stair case areas. | 1 | it | 15,000.00 | 15,000 | 15,000 | based on health and safety Class O paint |
| H | Ceiling finishes | | | | | | |
| 1 | New ceiling finishes to flats and bathroom and kitchen areas. | 0 | m2 | 18.00 | - | | Assume 20% renewal required |
| 2 | New ceiling finishes to communal and stair case areas using class O painting. | 1 | it | 15,000.00 | 15,000 | 15,000 | based on health and safety |
| I | Kitchen | | | | | | |
| 1 | New kitchen wall units and floor units including fixtures and fittings. | 34 | nr | 500.00 | 17,000 | 17,000 | allowances for limited works based on health and safety |
| J | Bathroom | | | | | | |
| 1 | New bathroom installation including fixtures and fittings. | 34 | nr | 500.00 | 17,000 | 17,000 | allowances for limited works based on health and safety |
| K | Internal doors | | | | | | |
| 1 | Flat internal doors - ease and adjust only | 204 | nr | 35.00 | 7,140 | | ease and adjust |
| 2 | Flat entrance doors. | 34 | nr | 820.00 | 27,880 | | |
| 3 | Fire escape. | 5 | nr | 1,450.00 | 7,250 | 42,270 | based on FRA works |
| L | External doors | | | | | | |
| 1 | External doors | 1 | nr | 1,000.00 | 1,000 | 1,000 | minor repairs |
| M | Lift Installation | | | | | | |
| 1 | New lift installation including modification to plant room. | 0 | nr | 86,000.00 | - | | |
| | Lift motor room; alteration | 0 | PS | 15,000.00 | - | | |
| N | Mechanical and ventilation installation | | | | | | |
| 1 | Provide new heating installation including communal boiler to meet the current standard. | 34 | nr | 1,401.83 | 47,662 | | Assume 50% renewal and 50% remedial works |
| 2 | Provision of new gas pipes and gas installation. | 34 | nr | 50.00 | 1,700 | | Assume 50% renewal and 50% remedial works |
| | Communal heating | 0 | m2 | 50.00 | - | | |
| | Communal boiler including infrastructure and plant room | 0 | PS | 25,000.00 | - | 49,362 | |
| O | Electrical Installation | | | | | | |
| 1 | New lighting installation to internal flats | 0 | nr | 561.19 | - | | |
| 2 | New smoke detector, heat detector and other associated fire safety works. | 34 | nr | 400.00 | 13,600 | | |
| | fire alarm related works; fire barriers | 1 | it | 50,000.00 | 50,000 | | |
| 3 | Communal lighting | 0 | nr | 1,800.00 | - | 63,600 | |
| P | External works | | | | | | |
| 1 | Provide external hard landscaping path, access gates and soft landscaping. | 0 | PS | 25,000.00 | - | | |
| 2 | Provide boundary walls and other minor structures. | 0 | PS | 20,000.00 | - | | |
| 3 | Pavement alterations, utility and LA requirements | 0 | PS | 50,000.00 | - | | |
| | Sub total | | | | 387,857 | 387,857 | |
| | Preliminaries / OH and profit : 20% | | | | | 77,571 | |
| | Contingencies: 10% | | | | | 38,786 | |
| | Sub total including contingencies and preliminaries | | | | | 504,215 | |
| | Professional fees @ 15% | | | | | 75,632 | |
| | Sub total including fees | | | | | 579,847 | |
| | Inflation: NA: immediate works | | | | | 579,847 | |
| | VAT: 20% | | | | | 115,969 | |
| | | | | | | 695,816 | |
| | Total works including VAT | | | | | 695,816 | |

2.4 Treves Option 2: Emergency work to improve health and safety

| Ref | Item | Qty | Unit | Rate | Sub total | Total £ | Comment |
|----------|--|-----|------|-----------|-----------|----------------|---|
| A | Site Clearance | | | | | | |
| 1 | Clear rubbish, redundant items and obstructions identified on the report and tidy the entire area. | 1 | it | 2,500.00 | 2,500 | | provisional |
| 2 | Asbestos removal and make the building safe. | 18 | nr | 500.00 | 9,000 | 11,500 | provisional |
| B | Roof works | | | | | | |
| 1 | Main roof replacement with new covering. | 1 | it | 5,000.00 | 5,000 | | repair leaks only |
| 2 | Allow for any structural repairs based on further investigation. | 1 | PS | 1,500.00 | 1,500 | | |
| 3 | Allow for lightening protection remedial works | 1 | PS | 3,000.00 | 3,000 | 9,500 | provisional |
| C | Windows | | | | | | |
| 1 | Replacement windows with double glazed UPVC/timber windows based on planning approval. Include for new cills. Allowance for 50% renewal and 50% overhaul | 50 | m2 | 225.00 | 11,250 | 11,250 | minor overall based on health and safety |
| D | Cladding | | | | | | |
| 1 | Install appropriate external wall cladding/lining or external wall insulation to improve thermal performance. | 0 | m2 | 125.00 | - | - | |
| E | Structure | | | | | | |
| 1 | Carry out necessary modifications and alterations in accordance with the latest fire safety regulation related escape routes. Sav 20% of cladding area | 0 | m2 | 50.00 | - | - | good condition |
| 2 | Carry out concrete repairs to external wall. | 0 | PS | 10,000.00 | - | - | |
| F | Floors | | | | | | |
| 1 | New floor covering to internal flat areas. | 0 | m2 | 48.50 | - | - | Assume 20% renewal required |
| 2 | New floor coverings to kitchen, bath and shower areas. | 0 | m2 | 42.00 | - | - | Assume 20% renewal required |
| 3 | New floor covering to communal areas. | 0 | m2 | 48.50 | - | - | Assume 20% renewal required |
| 4 | New floor covering to stair case areas. | 0 | m2 | 41.00 | - | - | Assume 20% renewal required |
| G | Walls | | | | | | |
| 1 | New wall painting and repairs generally to internal flats. | 0 | m2 | 19.70 | - | - | Assume 20% renewal required |
| 2 | New wall tiling finishes to kitchen and bathroom areas. | 0 | m2 | 36.00 | - | - | Assume 20% renewal required |
| 3 | New class O painting to communal areas and stair case areas. | 0 | m2 | 25.00 | - | - | |
| H | Ceiling finishes | | | | | | |
| 1 | New ceiling finishes to flats and bathroom and kitchen areas. | 0 | m2 | 18.20 | - | - | Assume 20% renewal required |
| 2 | New ceiling finishes to communal and stair case areas using class O painting. | 0 | m2 | 25.00 | - | - | |
| I | Kitchen | | | | | | |
| 1 | New kitchen wall units and floor units including fixtures and fittings. | 18 | nr | 500.00 | 9,000 | 9,000 | general overhaul and health and safety works |
| J | Bathroom | | | | | | |
| 1 | New bathroom installation including fixtures and fittings. | 18 | nr | 250.00 | 4,500 | 4,500 | general overhaul and health and safety works |
| K | Internal doors | | | | | | |
| 1 | Flat internal doors - ease and adjust only | 0 | nr | 35.00 | - | - | |
| 2 | Flat entrance doors. | 18 | nr | 820.00 | 14,760 | | based on FRA works |
| 3 | Fire escape. | 4 | nr | 1,450.00 | 5,800 | 20,560 | |
| L | External doors | | | | | | |
| 1 | External doors | 1 | it | 1,000.00 | 1,000 | 1,000 | provisional |
| M | Lift Installation | | | | | | |
| 1 | New lift installation including modification to plant room. | 0 | nr | 86,000.00 | - | - | |
| | Lift motor room; alteration | 0 | PS | 15,000.00 | - | - | |
| N | Mechanical and ventilation installation | | | | | | |
| 1 | Provide new heating installation including communal boiler to meet the current standard. | 0 | nr | 1,401.83 | - | - | good condition and there are no major health and safety works |
| 2 | Provision of new gas pipes and gas installation. | 18 | nr | 50.00 | 900 | | provisional |
| | Communal heating boiler works | 0 | m2 | 50.00 | - | | |
| | | 1 | PS | 10,000.00 | 10,000 | 10,900 | provisional |
| O | Electrical Installation | | | | | | |
| 1 | New lighting installation to internal flats | 0 | nr | 561.19 | - | - | |
| 2 | New smoke detector, heat detector and other associated fire safety works. | 18 | nr | 400.00 | 7,200 | | FRA works |
| | FRA related works | 1 | it | 10,000.00 | 10,000 | | |
| 3 | Communal lighting | 1 | nr | 5,000.00 | 5,000 | 22,200 | |
| P | External works | | | | | | |
| 1 | Provide external hard landscaping path, access gates and soft landscaping. | 0 | PS | 15,000.00 | - | - | |
| 2 | Provide boundary walls and other minor structures. | 0 | PS | 15,000.00 | - | - | |
| 3 | Pavement alterations, utility connection and LA | 0 | PS | 50,000.00 | - | - | |
| | Sub total | | | | 100,410 | 100,410 | |
| | Preliminaries / OH and profit : 20% | | | | | 20,082 | |
| | Contingencies: 10% | | | | | 10,041 | |
| | Sub total including contingencies and preliminaries | | | | | 130,533 | |
| | Professional fees @ 15% | | | | | 19,580 | |
| | Sub total including fees | | | | | 150,113 | |
| | Inflation N/A | | | | | | |
| | Total excluding VAT | | | | | 150,113 | |
| | VAT: 20% | | | | | 30,023 | |
| | Total works including VAT | | | | | 180,136 | |
| | Total works including VAT | | | | | 180,136 | |