

# DETAILED PRICE BREAKDOWN

Project: Dog Kennel Adventure Playground  
 Date: 29/01/2024  
 GEA: 183.0  
 GIA: 181.1  
 Height: 3.6



1	PRE CONSTRUCTION & SURVEYS	£	30,875.00
2	SITE PREPARATION	£	13,686.00
3	SUBSTRUCTURE	£	48,700.50
4	SUPERSTRUCTURE	£	154,169.36
5	ROOF	£	45,034.85
6	EXTERNAL WINDOWS & DOORS	£	21,000.00
7	INTERNAL WALLS	£	55,245.00
8	INTERNAL WINDOWS & DOORS	£	29,050.00
9	INTERNAL FINISHES	£	46,348.00
10	ELECTRICAL SERVICES	£	43,437.50
11	MECHANICAL SERVICES	£	23,982.00
12	EXTERNAL WORKS	£	5,000.00
A	MAIN CONTRACTOR'S PRELIMINARIES	£	87,298.42
B	PROVISIONAL SUMS	£	45,000.00
B.1	Services; Data provision, Intruder and Fire alarm provision	£	15,000.00
B.2	External Works - Landscaping and finishes	£	7,500.00
B.3	External Works - Drainage / Soakaway following surveys and design	£	10,000.00
B.4	Kitchen and Appliances (Electric Oven & Hob, UC fridge & Dishwasher	£	12,500.00
C	PC SUMS	£	-
D	MAIN CONTRACTOR'S OVERHEAD & PROFIT		INCLUDED
-	<b>TOTAL</b>	<b>£</b>	<b>641,326.63</b> Plus VAT
*	PROJECT CONTINGENCY	£	-

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## QUALIFICATIONS, ASSUMPTIONS & EXCLUSIONS:

### 1 Qualifications:-

- 1.1.1 Prices exclude 20% VAT
- 1.1.2 Pre-start meeting and site investigation will be required before commencement on site
- 1.1.3 Change of specification by the customer may be subject to further cost
- 1.1.4 Provisional sums (Prov.) within the tender are subject to re-measure
- 1.1.5 Changes to drawings or design which deviate from the information used as stated below may be subject to further cost
- 1.1.6 Clients specifications will be clarified to prior to start on site and make be subject to increase/decrease in cost
- 1.1.7 This tender is not final and may change, a full detailed tender will be available once all final details and specifications are determined
- 1.1.8 Site inspections to be carried out, this may cause additions/omissions to the tender documents
- 1.1.9 Until such time as all site inspections, surveys and specifications have been carried out this tender should not be taken as final
- 1.1.10 All quantities are re-measurable and used for indicative purposes only
- 1.1.11 All quantities are subject to re-measure once the project has commenced
- 1.1.12 All construction and finishing details have been assumed
- 1.1.13 All M&E assumed and a specialist survey will be required to finalise the price
- 1.1.13.1 Allowance has been made for PV install; subject to SBEM / BRUKL report
- 1.1.14 No allowance for alterations or upgrades for incoming supplies
- 1.1.15 We have assumed free undeterred access
- 1.1.16 Building insurance by client
- 1.1.17 Utility and Council tax bills to be paid by Client
- 1.1.18 Party Wall costs and complying with conditions at Clients cost
- 1.1.19 No allowance for contaminated ground, high water table, obstructions or build over agreements (services or drainage diversions)
- 1.1.20 We have assumed normal working hours
- 1.1.21 Party Wall Awards and costs arising to be paid by Employer
- 1.1.22 Exclusions and additional information can be found under each item and the section below

Surveys allowed for;  
 GI Survey  
 SBEM / BRUKL Output Documentation  
 Drainage Design Survey  
 Topographical survey  
 Arb Tree Survey (Stage 1&2)

### 2 The following assumptions have been made in drawing up the costs:-

- 2.1.1 Assuming flat and prepared site. All excavated material taking off site - Assumed inert material
- 2.1.2 No allowance made for contaminated material below ground and removed offsite
- 2.1.3 Further assumptions noted in descriptions
- 2.1.4 Assuming no ground obstructions in proposed locations
- 2.1.5 External lighting to External door only
- 2.1.6 Manual blinds not included

- 2.1.7 All services (water & electric) connections have been quoted on a maximum distance of 10 linear metres
- 2.1.8 Project compound and access based on tender return
- 2.1.9 Decommissioning & Demolition of existing buildings / structures by others (if applicable)

**3 The following exclusions have been made within this tender:-**

- 3.1.1 Any items not mentioned within the tender have been excluded
- 3.1.2 Asbestos removal
- 3.1.3 Archaeological Findings/Remediation
- 3.1.4 Works to any existing building
- 3.1.5 All tree work and removals including associated works
- 3.1.6 Heras fencing install only, no acoustic / screening to be installed
- 3.1.7 Allowance of Fire fighting equipment
- 3.1.8 Allowance of appliances / loose furniture & fixtures
- 3.1.9 Electrical load testing to determine size of existing electrical supply
- 3.1.10 Allowance of a BIM design
- 3.1.11 Allowance of any further specialist surveys deemed required
- 3.1.12 Design upgrades associated through legislative changes not known at point of tendering
- 3.1.13 Diversion of any underground surveys found within / adjacent to the footprint (including but not limited to service runs)
- 3.1.14 Allowance for any Building Management Systems
- 3.1.15 Framework fee if procuring through EFM framework
- 3.1.16 Allowance of any site security measures

**4 Information Used:-**

- 4.1.1 Sketch Up Drawings - Dog Kennel Adventure Playground; 1-5