

Order of cost estimate

Title

The Woodyard, The Green WD3 6BH

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Works cost estimate

	Variable	Rate	Cost, £
Facilitating works estimate			£ 10000
Building estimate	176.7 m2	x £ 2373 / m2	£ 419,309
Select alternative location	Three Rivers (107; sample 8)		£ 448,661
External works - 15% of Base Costs			£ 67299
Adjustments and additions			£ 0
Difference between source data and current scheme			£ 0
			Works cost estimate (sub total A) = £ 525,960
Adjustment for the effect of Covid-19			
Adjustment for the effect of Covid-19			£ 0
Adjusted works cost estimate (sub total A1)			£525,960
Project/design fees and other development costs			
Project/design team fees	@ 10 %		£ 52,596
Other development/project costs estimate			£ 0
			Project/design fees and other development costs (sub total B) = £ 52,596
Base cost estimate			Base cost estimate A1 + B = (sub total C) = £ 578,556
Risk allowance estimate			
Design development risks estimate	5% of Works + Fees		£ 28928
Construction risks estimate			£ 0
Employers change risk estimate			£ 0
Employers other risks estimate			£ 0
			sub total D = £ 28,928
Cost limit (excluding inflation)			C + D = sub total E = £ 607,484
Tender inflation estimate			
<input checked="" type="radio"/> No date adjustment <input type="radio"/> Adjust to 1Q 2024 (389; forecast) ▼			
Cost limit (firm price tender)			E + G = sub total H = £ 607,484
Construction inflation estimate			
This will not ▼ be a fluctuating price contract? If proposed project is to be let on a firm price basis, then no further adjustment for inflation during the construction period is required.			
Total deductions and allowances			sub total I = £ 0

	Variable	Rate	Cost, £
Cost limit (including inflation)			H + I = £ 607,000

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 30-Dec-2023 07:27

Rebased to Three Rivers (107; sample 8)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
820.1 'One-off' housing detached (3 units or less)							
Generally (15)	3,006	1,192	2,067	2,655	3,602	7,739	129
Single storey (15)	2,462	1,445	1,816	2,345	3,121	4,426	28
2-storey (15)	2,925	1,192	2,012	2,539	3,448	7,365	70
3-storey (15)	3,347	1,588	2,410	3,359	3,793	6,191	25
4-storey or above (15)	6,260	3,834	-	6,733	-	7,739	4