

**JED THISTLE RFC**

**COST PLAN**

**PROPOSED CLUBHOUSE EXTENSION  
LOTHIAN PARK  
NEWCASTLE ROAD, JEDBURGH**



**ALLIED SURVEYORS  
35A UNION STREET  
GREENOCK  
PA16 8DN**

**AUGUST 2020**

**CONTENTS****PAGE NO**

<b>1.00</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2.00</b>	<b>COST CRITERIA</b>	<b>1-3</b>
<b>3.00</b>	<b>OUTLINE BUDGET COST</b>	<b>4</b>
<b>4.00</b>	<b>OUTLINE SPECIFICATION</b>	<b>5-6</b>

## **1.00 INTRODUCTION**

1.01 The proposed works comprise the new build extension to the West elevation of the existing clubhouse complete with alterations to the Clubroom and Committee Room.

1.02 The existing site slopes from North to South. The works also include a new retaining wall to the South and West of the proposed extension.

## **2.00 COST CRITERIA**

### **2.01 Information Used**

The following information was used for the outline budget costs:-

a) Architect's drawings ref:-

JEDTHBW P1A - Proposed layouts and sections

JEDTH BW P2C - Proposed layouts and sections

b) Structural Engineer's drawing ref:-

4997-1 - Structural components – Foundations, underbuilding and ground floor structure

4997-2 - Structural components – Ground floor plan

4997-3 - Structural components – Roof structure

The above drawings formed the basis of the building Warrant submission.

c) Outline Specification - Extracted from notes on Architect's drawings, summarised in Section 4.00.

d) These costs are indicative only.

## 2.02 Assumptions

The following assumptions have been made in the preparation of this report:-

- a) No contaminated soil.
- b) Works will be tendered via open competition.
- c) Provisional Sum allowances have been included for work elements identified below:
  - i) Folding partition to Committee Room £7,000
  - ii) Below Ground Drainage £3,000
  - iii) Repairs to existing roof coverings £1,000
- d) Decoration to new areas and existing areas affected by the works will be carried out by the Client.
- e) Allowances for Mechanical and Electrical Installations based on outline specification.
- f) Flooring materials will be provided to the contractor by the Client free of charge for laying only.

## 2.03 Exclusions

The following are excluded from the outline budget cost provided:-

- i) Future increases in the cost of material, labour and plant beyond third quarter 2020.
- ii) Professional fees.
- iii) Value added tax.
- iv) Finance charges.
- v) Further site investigation.

vi) Fixtures/fittings other than where stated.

vii) Statutory fees and charges.

(viii) Works to areas of the building not specifically detailed.

(vix) Decoration


#### 2.04 Base Date

The base date for the Outline Budget Cost is third quarter 2020.

#### 2.05 Cost Reports

This cost report is based upon approximate quantities.

### 3.00 OUTLINE BUDGET COST

<b>Jed Thistle RFC - Proposed Extension</b>			
<b>Cost Plan- August 2020</b>			
			
	<b>GFA:</b>	<b>32 m2</b>	
		<b>Cost Plan</b>	<b>Cost/m2</b>
<b>1A</b>	Downtakings and Alterations	£ 5,290	£ 165.31
<b>1</b>	Substructure	£ 7,000	£ 218.75
<b>2A</b>	Frame	£ -	£ -
<b>2B</b>	Upper Floors	£ -	£ -
<b>2C</b>	Roof	£ 18,484	£ 577.63
<b>2D</b>	Stairs	£ -	£ -
<b>2E</b>	External Walls	£ 10,780	£ 336.88
<b>2F</b>	Windows & Ext Doors	£ 7,700	£ 240.63
<b>2G</b>	Internal Partitions	£ 2,560	£ 80.00
<b>2H</b>	Internal Doors	£ 2,200	£ 68.75
<b>3A</b>	Wall Finishes	£ 1,050	£ 32.81
<b>3B</b>	Floor Finishes	£ 4,655	£ 145.47
<b>3C</b>	Ceiling Finishes	£ 1,120	£ 35.00
<b>3D</b>	Decoration	£ -	£ -
<b>4</b>	Fittings & Furnishings	£ 7,000	£ 218.75
<b>5</b>	Mechanical & Electrical - Provisional	£ 5,176	£ 161.76
<b>6</b>	External Works	£ 9,430	£ 294.69
	Sub Total	£ 82,445	£ 2,576.41
	Preliminaries	13% £ 10,718	
	Contingencies	10% £ 9,337	
	<b>Estimated Cost (Subject to stated assumptions and exclusions)</b>	<b>£ 102,500</b>	<b>£ 3,203.12</b>
	<b>Cost/m2 GFA</b>	<b>£ 3,203.12</b>	

#### **4.00 OUTLINE SPECIFICATION**

##### **Specification**

<b>1</b>	<b>SUBSTRUCTURE</b>	Excavation, Hardcore upfill, new concrete foundations and slabs. Substructure walling all as Engineer's details.
<b>1A</b>	<b>DOWNTAKINGS &amp; ALTERATIONS</b>	Demolish part of existing structures, form new slappings, infill openings.
<b>2A</b>	<b>FRAME</b>	Not applicable.
<b>2B</b>	<b>UPPER FLOOR</b>	Not applicable.
<b>2C</b>	<b>ROOF</b>	Timber rafters and joists, sarking and Scottish slate, timber fascias. UPVC gutters and downpipes. Allowance for repairs to existing roof finishes. Insulation.
<b>2D</b>	<b>STAIRS</b>	Not applicable.
<b>2E</b>	<b>EXTERNAL WALLS</b>	External cavity walling as shown. Blockwork and timber kit. External render finish.
<b>2F</b>	<b>WINDOWS &amp; EXTERNAL DOORS</b>	UPVC triple glazed windows. Timber external doors and glazed screen to Club Room. Timber double doors to store room.
<b>2G</b>	<b>INTERNAL PARTITIONS</b>	Timber partitions.
<b>2H</b>	<b>INTERNAL DOORS</b>	Timber doors to stores.
<b>3A</b>	<b>WALL FINISHES</b>	MDF skirtings. Wall linings to existing walls within new extension.
<b>3B</b>	<b>FLOOR FINISHES</b>	Lay only new flooring to store room, Club Room and Committee Room.
<b>3C</b>	<b>CEILING FINISHES</b>	12.5mm plasterboard on branders.
<b>3D</b>	<b>DECORATION</b>	All by Client.
<b>4</b>	<b>FITTINGS &amp; FURNISHINGS</b>	Folding partition to Committee Room.

**5 SERVICES**

Allowance for small power, lighting, external lighting, emergency lighting, fire detection. Extend existing heating system.

**6 EXTERNAL WORKS**

Precast concrete paving to immediate areas around building. Retaining wall and protective banner.

Allowance for below ground drainage.

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35A UNION STREET  
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**CH/LJA**

**24 August 2020**