

RIBA Cost Plan Summary

for



Woking F.C Viability

Issued : 13-Dec-19
Revision : A

ELEMENT		COST (£)	SUMMARY VIABILITY	
			Rev 7	
		notes	Quartz Total	COST/M2
0	Site Preparation			
A	Demolitions & Site Preparation		2,300,000.00	21.65
1	Sub Structures			
A	Sub structures		16,547,005.00	155.76
2	Frame			
A	Frame and Upper Floors		28,010,341.80	263.67
B	Roof		3,821,864.00	35.98
C	Stairs		2,642,500.00	24.87
D	External Walls		20,456,543.17	192.56
E	Windows & External Doors		9,351,206.84	88.02
F	Internal Walls & Partitions		10,952,773.25	103.10
G	Internal Doors		3,357,300.00	31.60
3	Finishing's			
A	Wall Finishes		3,458,852.40	32.56
B	Floor Finishes		7,995,824.96	75.27
C	Ceiling Finishes		3,744,817.00	35.25
4	Fittings & Furnishings			
A	Fittings & Furnishings		6,969,642.43	65.61
5	Services			
A	Sanitaryware		1,935,000.00	18.21
B	Mechanical & Electrical services		35,516,667.15	334.32
C	Lifts		747,800.00	7.04
D	BWIC		5,121,042.38	48.21
E	Testing & Commissioning			

6	External Works (Block 1, 2, 3, 4 & 5)			
A	Site Preparation Works		96,078.40	0.90
B	Road, Paths, Pavings and Surfacing		1,839,620.00	17.32
C	Soft Landscaping, Planting and Irrigation		729,000.00	6.86
D	Fencing, Railings and Walls		929,261.60	8.75
E	External Fixtures		0.00	0.00
F	External Drainage		776,371.68	7.31
G	External services		0.00	0.00
7	Site Wide Infrastructure			
A	Site Preparation Works		48,590.00	0.46
B	Road, Paths, Pavings and Surfacing		1,695,753.25	15.96
C	Soft Landscaping, Planting and Irrigation		170,377.75	1.60
D	Fencing, Railings and Walls		73,750.00	0.69
E	External Fixtures		186,500.00	1.76
F	External Drainage		894,792.05	8.42
G	External services		3,388,800.00	31.90
8	Stadium		0.00	0.00
BUILDING TOTAL		%	173,758,075.10	1,635.61
9	Fixed price	Excl		
10	Construction Preliminaries	11.00%	19,113,388.26	179.92
11	Design Fees	Excl		
12	Main contractors profit and overheads	3.50%	6,750,501.22	63.54
13	Design development/Contingency	0.00%		0.00
14	Potential Value Engineering	0.00%	-5,717,904.94	0.00
TOTAL m2			193,904,059.65	1,825.25
TOTAL ft2 Incl Basement				169.57

Price £/sqf Viability Cost Plan

£/sqft Excl Basement	831,500	173,763,095	209
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