

1.0 - Summary of Proposed Works	Works Area (m ²)	£ of Total /m ²	Construction	Total Build Cost (£)
2.0 - Stables			£ 6,601,000	8005000
3.0 - Stable Lads Hostel/ Canteen	1000m ²	£3,201 /m ²	£ 2,640,000	3201000
4.0 - Grandstand Refurbishment	8755m ²	£1,846 /m ²	£ 13,325,000	16161000
5.0 - Eclipse Refurbishment			£ -	£ -
6.0 - Car Parking to Middle of Course			£ 1,124,000	1363000
7.0 - Family Enclosure			£ 4,938,000	5989000
8.0 - Track Improvement Works			£ 814,000	901000
9.0 - Pedestrian Enhancements from Station			£ -	£ -
10.0 - Staff Houses Refurbishment			£ 109,000	132000
11.0 - Re-align access road and car park			£ 944,000	1145000
12.0 - Pedestrian Entrance Arrival			£ 984,000	1193000
Total Project Cost			£ 31,479,000	£38,090,000

£	Sqft	MWA Estimated Cost	MWA Observations
		£ 6,471,293.65	See MWA Calculations Below
£	297.32	£ 2,351,208.04	See MWA Calculations Below
£	171.55	£ 13,382,689.21	See MWA Calculations Below
		£ 1,107,975.02	See MWA Calculations Below
		£ 5,768,776.46	See MWA Calculations Below
		£ 901,000.00	See MWA Calculations Below
		£ 131,796.16	See MWA Calculations Below
		£ 905,484.57	See MWA Calculations Below
		£ 977,706.92	See MWA Calculations Below
		£ 31,997,930.01	

1.3 Key Issues

A number of key risks are highlighted below which should be taken into account when considering the costs within this document:

- ⁿ Risks associated with working in an existing building and potential unknown works, a construction contingency has been included for items such as this however we wish to highlight this as a potential risk.
- ⁿ Risks associated with the development of the design moving forward, a design contingency has been included for items such as this however we wish to highlight this as a potential risk.
- ⁿ Risks associated with costs based on high level information only.
- ⁿ Risks associated with inflation, there is no programme information as to when each section of these works will commence. Therefore we have excluded inflation from our estimate.

1.4 Basis of Cost

This Estimate is based on the following information:

PRC Group Information

1.5 Assumptions

SANDOWN PARK RACECOURSE MASTERPLAN
ORDER OF COST ESTIMATE 1 - Rev 6

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1.0 EXECUTIVE SUMMARY

This Order of Cost Estimate is based on the following assumptions:

- Priced on 4Q 2018 rates.
- Form of procurement is assumed to be a single stage competitive tender.
- Preliminaries costs are allowed on a percentage basis.
- OH&P is allowed on a percentage basis in line with current market rates.
- Design and construction risk allowance has been included on a percentage basis (lower than JCR standard).
- Fees have been allowed on the basis of 10% (lower than JCR standard at this stage of project).
- Costs associated with fencing entire racecourse would be in the order of £1,425,000.00. Works to railway footpath would be in the order of £250,000.00.

1.6 Exclusions

This Order of Cost Estimate excludes the following items:

- Inflation.
- Value Added Tax.
- Pre-contract surveys / investigations.
- Statutory upgrades
- Statutory diversions
- Contamination and asbestos
- Ground water
- Bulk landscaping unless otherwise stated
- Various structures where noted temporary have been excluded
- Section 106/278 Works excluded

2.0 Stables		Quant	Unit	Rate	Amount						
2.1	FACILITATING WORKS										
2.1.1	Demolition of existing stables	1	Item	100,000.00	£100,000.00		£			100,000.00	
2.1.2	Demolition of existing stable lads hostel, pre-parade ring	1	Item	250,000.00	£250,000.00		£			250,000.00	
2.1.3	Break up the existing base to site of stable lads hostel	22,500	m ²	10.00	£225,000.00	242,188	£	0.93	£	-	In our opinion breaking out of foundations/bases is always included in the Demolition price - hence not Valued
2.1.4	Asbestos within existing stables - Provisional	1	Item	100,000.00	£100,000.00					£100,000.00	Provisional Sum
2.1.5	Major earthworks to level site for new stables complex and hostel/ canteen	3,700	m ²	120.00	£444,000.00	39,826	£	113.00	£	423,750.00	We cannot comment on this item as we do not have a topographical survey of the area, however as a general comment for excavation to a depth of 1000mm, cart arisings off site, import suitable fill to adjust level we would expect a cost of £8/m3 dig, £47.00/m3 cart to local tip, £58.00/m3 import suitable fill & spread & level. = £113/m3 or £113/m2.
2.1.6	Boundary wall to residential gardens - repair and strengthen	265	m	300.00	£80,000.00		£			80,000.00	the rate of £300.00 per m seems high, but we have no construction details so cannot fully comment
2.1.7											We cannot comment on this item as we do not have a topographical survey of the area, however as a general comment for excavation to a depth of 1000mm, cart arisings off site, import suitable fill to adjust level we would expect a cost of £8/m3 dig, £47.00/m3 cart to local tip, £58.00/m3 import suitable fill & spread & level. = £113/m3 or £113/m2.
	Major earthworks to level site for horse box parking	3,975	m ²	120.00	£477,000.00	42,787	£	113.00	£	449,175.00	
2.1.8											We cannot comment on this item as we do not have a topographical survey of the area, however as a general comment for excavation to a depth of 1000mm, cart arisings off site, import suitable fill to adjust level we would expect a cost of £8/m3 dig, £47.00/m3 cart to local tip, £58.00/m3 import suitable fill & spread & level. = £113/m3 or £113/m2.
	Major earthworks to level site for new residential buildings at site 6	4,250	m ²	175.00	£744,000.00	45,747	£	113.00	£	480,250.00	

2.2	BUILDING WORKS								
2.2.1	New stables complex, including foundations, superstructure, finishes etc	102	Nr	11,000.00	£1,122,000.00			£1,122,000.00	We cannot comment as no details available
2.2.2	E.O for sundry works - wash down, sampling, jockey hospital etc	1	Item	350,000.00	£350,000.00			£350,000.00	Ditto
2.2.3	Retaining walls	225	m	750.00	£169,000.00			£169,000.00	the rate of £750.00 per m seems high, but we have no construction details so cannot fully comment
2.3	PRE-PARADE RING								
2.3.1	Pre-parade ring including sub-base, imported fill, surfacing, edging/kerbs, gates, fencing	1	Item	150,000.00	£150,000.00			£150,000.00	We cannot comment as no details available
2.3.2	Saddling boxes	16	Nr	8,000.00	£128,000.00			£128,000.00	We cannot comment as no details available
2.3.3	Retaining walls	25	m	750.00	£19,000.00			£19,000.00	the rate of £750.00 per m seems high, but we have no construction details so cannot fully comment
2.4	EXTERNAL WORKS								
2.4.1	Hard landscaping to stables complex	7,125	m ²	50.00	£356,000.00	76,693	£	4.64	£ 356,000.00 Seems to be reasonable
2.4.2	Soft landscaping to stables complex	1	Item	3,000.00	£3,000.00			£3,000.00	Seems to be reasonable
2.4.3	Landscaping to pre-parade ring	1,736	m ²	15.00	£26,000.00	18,686	£	1.39	£ 26,000.00 Seems to be reasonable
2.4.4	Allowance for horsewalk, crossings etc	1	Item	50,000.00	£50,000.00			£50,000.00	We cannot comment as no details available
2.4.5	Allowance for drainage	7,675	m ²	17.50	£134,000.00	82,613	£	1.62	£ 134,000.00 Seems to be reasonable
2.4.6	Allowance for external lighting	1	Item	35,000.00	£35,000.00			£35,000.00	Seems to be reasonable
2.4.7	Allowance for fencing	1	Item	25,000.00	£25,000.00			£25,000.00	Seems to be reasonable
2.4.8	Allowance for access gates - double	1	Nr	10,000.00	£10,000.00			£10,000.00	Seems to be reasonable
2.5	EXTERNAL SERVICES								
2.5.1	Allowance for site utilities; services connections and external services generally including CCTV, alarms, PA systems etc	1	Item	250,000.00	£250,000.00			£250,000.00	Seems to be reasonable

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2.0 Stables		Quant	Unit	Rate	Amount
2.6 SUB-TOTAL: PACKAGE WORKS ESTIMATE		-	m ²		£5,247,000.00
2.7 2.7.1	Main Contractor Allowances	52	wks	£20,000.00	£1,040,000.00
2.7.2	Preliminaries Overheads & Profit	5%	Item	####	£ 314,000.00
2.8 SUB-TOTAL: CONSTRUCTION WORKS COST ESTIMATE		-	m ²		£6,601,000.00
2.9 2.9.1	Professional Fees Project / Design Team Fees	10.0%	Item	£660,000.00	£660,000.00
2.10 SUB-TOTAL: PROJECT COST ESTIMATE (excl. fees & inflation)		-	m ²		£7,261,000.00
2.11 2.11.1	Risk Allowances	5.0%	Item	£7,261,000.00	£363,000.00
2.11.2	Design Development Risk/ Contingency Construction Risk/ Contingency	5%	Item	####	£381,000.00
2.12 SUB-TOTAL: PROJECT COST ESTIMATE (excl. inflation)		-	m ²		£8,005,000.00
2.13 2.13.1 2.13.2	Inflation Tender inflation (based on BCIS TPI 4Q 2018 - 1Q 2021) Construction inflation (fixed price contract)		Item Item	£8,005,000.00	Excluded Excluded
2.14 TOTAL PROJECT CONSTRUCTION COST (excl. VAT)		-	m ²		£8,005,000.00

£ 4,710,175.00

£ 470,767.00

£ 259,047.10

£ 5,439,989.10

£ 429,665.00

£ 5,869,654.10

£ 293,482.71

£ 308,156.84

£ 6,471,293.65

Both Excluded

£ 6,471,293.65

The Main Contractor Prelims equate to 19.82% of the Construction Cost, which in our opinion is excessive, we are experiencing around the 13% mark in current Tender Returns which would reduce this amount to £470,767.00 - a saving of ~~£500,000.00~~

Percentage Seems to be reasonable

Percentage Seems to be reasonable

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3.0 Stable Lads Hostel/ Canteen - New Build		Quant	Unit	Rate	Amount						
	Groundworks to facilitate construction of Stable Lads hostel/canteen - included in 2.0										Excluded
3.2	Building Works										
3.2.1	Construction of new Stable Lads hostel/canteen	1000	m2	####	£ 1,250,000.00	10,764	£	116.13	£	1,250,000.00	Seems to be reasonable
3.3	External Works										
3.3.1	Hard Landscaping to Stable Lads hostel/canteen	2500	m2	####	£ 125,000.00	26,910	£	4.65	£	125,000.00	Seems to be reasonable
	Soft Landscaping to Stable Lads hostel/canteen	1	item	####	£ 15,000.00				£	15,000.00	Seems to be reasonable
3.3.2	Allowance for drainage	2500	m2	####	£ 44,000.00	26,910	£	1.64	£	44,000.00	Seems to be reasonable
	Allowance for external lighting	1	item	####	£ 20,000.00				£	20,000.00	
3.3.3	Allowance for fencing	1	item	####	£ 25,000.00				£	25,000.00	
	Allowance for access gates	2	Nr	####	£ 5,000.00				£	5,000.00	
	External Services										
	Allowance for site utilities; service connections and external services generally including CCTV, alarms, PA systems etc	1	item	####	£ 150,000.00				£	150,000.00	
3.5	SUB-TOTAL: PACKAGE WORKS ESTIMATE	1,000	m²	1,634.00	£1,634,000.00				£	1,634,000.00	
3.6	Main Contractor Allowances										
3.6.1	Preliminaries	44	wks	£20,000.00	£880,000.00				£	212,420.00	The Main Contractor Prelims equate to 53.85% of the Construction Cost, which in our opinion is excessive, we are experiencing around the 13% mark in current Tender Returns which would reduce this amount to £212420.00 - a saving of £667,580.00
3.6.2	Overheads & Profit	5%	item	####	£126,000.00				£	92,321.00	Percentage Seems to be reasonable
3.7	SUB-TOTAL: CONSTRUCTION WORKS COST ESTIMATE	1,000	m²	2,640.00	£2,640,000.00				£	1,938,741.00	
3.8	Professional Fees										
3.8.1	Project / Design Team Fees	10.0%	Item	£2,640,000.00	£264,000.00				£	193,874.00	Percentage Seems to be reasonable
3.9	SUB-TOTAL: PROJECT COST ESTIMATE (excl. fees & inflation)	1,000	m²	2,904.00	£2,904,000.00				£	2,132,615.00	

3.10	Risk Allowances	5.0		£	£145,000.0
3.10.1		%	Item	2,90	0
3.10.2	Design Developmen Risk / Contingency Construction Risk / Contingency	5%	Item	####	£152,000.00
3.11	SUB-TOTAL: PROJECT COST ESTIMATE (excl. inflation)	1,000	m ²	3,201.00	£3,201,000.00
3.12	Inflation			£	Excluded
3.12.1	Tender inflation (based on BCIS TPI 4Q 2018 - 1Q 2021) Construction		Item	3,20	Excluded
3.12.2	inflation (fixed price contract)		Item	01	Excluded
3.13	TOTAL PROJECT CONSTRUCTION COST (excl. VAT)	1,000	m ²	3,201.00	£3,201,000.00

The Percentage is reasonable
£ 106,630.75

The Design Development Risk Allowance is reasonable
£ 111,962.29

£ 2,351,208.04

Both Excluded

£ 2,351,208.04

4.0 Grandstand Refurbishment		Quant Unit	Rate	Amount						
4.1 FACILITATING WORKS										
4.1.1	Strip out existing furnishings, M&E etc to all areas of existing grandstand	8755	m ² 35.00	£306,000.00	94,238	£	3.25	£	306,000.00	Seems to be reasonable
4.2 BUILDING WORKS										
4.2.1	Allowance for structural alterations within existing grandstand, assumed limited	1	Item 500,000.00	£500,000.00		£		£	500,000.00	We cannot comment as no details available
4.2.2	Refurbishment of Esher Hall including floor, wall and ceiling finishes FF&E, plumbing, mechanical, electrical and lift installations together with all ancillary services including catering, alarms, CCTV, BMS etc	1323	m ² 1,300.00							
4.2.3	Refurbishment of toilets to Esher Hall including all finishes and services, etc	220	m ² 1,500.00							
4.2.4	Refurbishment of circulation and back of house areas to Esher Hall including all finishes, services, sundries, etc	1014	m ² 1,000.00							
4.2.5	Allowance for FF&E including furniture, direct costs etc	1	Item 100,000.00							
4.2.6	Refurbishment of Surrey Hall including floor, wall and ceiling finishes FF&E, plumbing, mechanical, electrical and lift installations together with all ancillary services including catering, alarms, CCTV, BMS etc	3757	m ² 1,300.00	£4,884,000.00	40,440	£	120.77	£	3,363,799.20	Seems to be high taking account of item 4.2.9 below
4.2.7	Refurbishment of toilets to Surrey Hall including all finishes and services, etc	268	m ² 1,500.00	£402,000.00	2,885	£	139.35	£	402,000.00	Seems to be reasonable
4.2.8	Refurbishment of back of house areas to Surrey Hall including all finishes, services, sundries, etc	1173	m ² 1,200.00	£1,408,000.00	12,626	£	111.52	£	1,408,000.00	Seems to be reasonable
4.2.9	Refurbishment of circulation areas to Surrey Hall including all finishes, services, sundries, etc	1128	m ² 895.00	£1,010,000.00	12,142	£	83.18	£	1,010,000.00	Seems to be reasonable
4.2.10	Allowance for FF&E including furniture, direct costs etc	1	Item 300,000.00	£300,000.00				£	300,000.00	We cannot comment as no details available
4.2.11	Refurbishment of Solario including floor, wall and ceiling finishes FF&E, plumbing, mechanical, electrical and lift installations together with all ancillary services including catering, alarms, CCTV, BMS etc	352	m ² 1,300.00							
4.2.12	Refurbishment of Sandown View including floor, wall and ceiling finishes FF&E, plumbing, mechanical, electrical and lift installations together with all ancillary services including catering, alarms, CCTV, BMS etc	570	m ² 1,300.00	£741,000.00	6,135	£	120.77	£	510,309.30	Seems to be high taking account of item 4.2.9 above
4.2.13	Refurbishment of toilets to Sandown View including all finishes and services	40	m ² 1,500.00	£60,000.00	431	£	139.35	£	60,000.00	Seems to be reasonable
4.2.14	Refurbishment of back of house areas to Sandown View including all finishes, services, sundries, etc	155	m ² 1,200.00	£186,000.00	1,668	£	111.48	£	186,000.00	Seems to be reasonable
4.2.15	Refurbishment of circulation areas to Sandown View including all finishes, services, sundries, etc	391	m ² 895.00	£350,000.00	4,209	£	83.16	£	-	Included in item 4.2.12 above
4.2.16	Allowance for FF&E including furniture, direct costs etc	1	Item 150,000.00	£150,000.00						
4.2.17	Refurbishment of second floor boxes including floor, wall and ceiling finishes	136	m ² 1,400.00	£190,000.00	1,464	£	129.79	£	121,766.40	Seems to be high taking account of item 4.2.9 above

FF&E, plumbing, mechanical, electrical and lift installations together with all ancillary services including catering, alarms, CCTV, BMS etc

4.2.18	Refurbishment of toilets to second floor including all finishes and services, etc	125	m ²	1,500.00	£188,000.00	1,345	£	139.73	£	188,000.00	Seems to be reasonable
4.2.19	Refurbishment of back of house areas to second floor including all finishes, services, sundries, etc	994	m ²	1,200.00							

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4.0 Grandstand Refurbishment		Quant	Unit	Rate	Amount						
4.2.20	Refurbishment of circulation areas to second floor including all finishes, services, sundries, etc	84	m ²	895.00	£75,000.00	904	£	82.95	£	75,212.00	Seems to be low taking account of item 4.2.9
4.2.2	Allowance for FF&E including furniture, direct costs etc	1		100,000.00	£100,000.00				£	100,000.00	Seems to be reasonable
1 4.3	EXTERNAL WORKS										
4.3.1	Allowance for hard landscaping around grandstand	1		150,000.00	£150,000.00				£	150,000.00	We cannot comment as no details available
4.3.2	Allowance for soft landscaping around grandstand	1		25,000.00	£25,000.00				£	25,000.00	We cannot comment as no details available
4.3.3	Alterations to existing foul and surface drainage	1		75,000.00	£75,000.00				£	75,000.00	We cannot comment as no details available
4.3.4	External lighting improvements	1		50,000.00	£50,000.00				£	50,000.00	We cannot comment as no details available
4.4	EXTERNAL SERVICES										
4.4.1	Allowance for site utilities; services connections and external services including CCTV, alarms, PA systems etc	1		500,000.00	£500,000.00				£	500,000.00	We cannot comment as no details available
4.5	SUB-TOTAL: PACKAGE WORKS ESTIMATE	8,755	m ²	1,330.67	£11,650,000.0				£	9,331,086.90	
4.6	Main Contractor Allowances										
4.6.1	Preliminaries	52	wks	£20,000.00	£1,040,000.00				£	1,213,041.30	The Main Contractor Prelims equate to 8.92% of the Construction Cost, which in our opinion is slightly low, we are experiencing around the 13% mark in current Tender Returns , however perhaps the cost plan makes an allowance for this work to be undertaken at the same time as some other elements of the overall project
4.6.2	Overheads & Profit	5.0%	Item	£12,1521.99	£635,000.0				£	527,206.41	Percentage seems to be reasonable
4.7	SUB-TOTAL: CONSTRUCTION WORKS COST ESTIMATE	8,755	m ²	1,521.99	£13,325,000.0				£	11,071,334.61	

4.8	Professional Fees				
4.8.1	Project / Design Team Fees	10.0%	Item	£13,1674.24	£1,333,000.00
4.9	SUB-TOTAL: PROJECT COST ESTIMATE (excl. fees & inflation)	8,755		m²	£14,658,000.0
4.10	Risk Allowances				
4.10.1	Design Development Risk / Contingency	5.0%	Item	£14,733,000.0	
4.10.2	Construction Risk / Contingency	5.0%	Item	£15,391,770,000.0	0
4.11	SUB-TOTAL: PROJECT COST ESTIMATE (excl. inflation)	8,755		m²	£16,161,000.0
4.12	Inflation				
4.12.1	Tender inflation (based on BCIS TPI 4Q 2018 - 1Q 2021)		Item	£16,161,000.0	Excluded
4.12.2	Construction inflation (fixed price contract)		Item		Excluded
4.13	TOTAL PROJECT CONSTRUCTION COST (excl. VAT)	8,755	m²	1,845.92	£16,161,000.00

£ 1,067,159.00 Percentage seems to be reasonable
£ 12,138,493.61

£ 606,924.68 The Percentage is reasonable
£ 637,270.91 The Design Development Risk Allowance is reasonable
£ 13,382,689.21

Excluded
Excluded

£ 13,382,689.21

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4.0A Eclipse Refurbishment		Quant	Unit	Rate	Amount						
4.1	FACILITATING WORKS										
4.1.1	Strip out existing furnishings, M&E etc to all areas of existing grandstand	1,943	m2	35.00	£68,000.00	20,914	£	3.25	£	68,000.00	Seems to be reasonable
4.2	BUILDING WORKS										
4.2.1	Allowance for structural alterations within existing Eclipse building	1	item	15,000.00	£15,000.00				£	15,000.00	We cannot comment as no details available
4.2.2	Refurbishment of Eclipse boxes and bars including floor, wall and ceiling finishes FF&E, plumbing, mechanical, electrical and lift installations together with all ancillary services including catering, alarms, CCTV, BMS etc	873	m2	1,300.00	£1,135,000.00	9,397	£	120.78	£	781,675.53	Seems to be high taking account of item 4.2.9 above
4.2.3	Refurbishment of toilets to Eclipse building including all finishes and services, etc	130	m2	1,500.00	£195,000.00	1,399	£	139.35	£	195,000.00	Seems to be reasonable
4.2.4	Refurbishment of circulation and back of house areas to Eclipse building including all finishes, services, sundries, etc	755	m2	1,000.00	£755,000.00	8,127	£	92.90	£	906,000.00	Seems to be low taking into account item 4.2.14 above
4.2.	Refurbishment of kitchens to Eclipse building including equipment	187	m2	1,500.00	£281,000.00	2,013	£	139.60	£	281,000.00	Seems to be reasonable
5	Allowance for FF&E including furniture, direct costs etc	1	item	50,000.00	£50,000.00				£	50,000.00	We cannot comment as no details available
4.2.	EXTERNAL WORKS										
6	Allowance for hard landscaping around Eclipse building	1	item	25,000.00	£25,000.00				£	25,000.00	We cannot comment as no details available
4.3	Allowance for soft landscaping around Eclipse building	1	item	10,000.00	£10,000.00				£	10,000.00	We cannot comment as no details available
4.3.	Alterations to existing foul and surface drainage	1	item	15,000.00	£15,000.00				£	15,000.00	We cannot comment as no details available
1	External lighting improvements	1	item	10,000.00	£10,000.00				£	10,000.00	We cannot comment as no details available
4.3.	EXTERNAL SERVICES										
2	Allowance for site utilities; services connections and external services generally including CCTV, alarms, PA systems etc	1	item	50,000.00	£50,000.00				£	50,000.00	We cannot comment as no details available
4.5	SUB-TOTAL: PACKAGE WORKS ESTIMATE	1,943	m²	1,342.77	£2,609,000.00				£	2,406,675.53	
4.6	Main Contractor Allowances										
4.6.1	Preliminaries	32	wks	£16,500.00	£528,000.00				£	312,867.82	The Main Contractor Prelims equate to 20.23% of the Construction Cost, which in our opinion is excessive, we are experiencing around the 13% mark in current Tender Returns
4.6.2	Overheads & Profit	5.0%	Item	£3,115.00	£157,000.00				£	135,977.00	Percentage seems to be reasonable
4.7	SUB-TOTAL: CONSTRUCTION WORKS COST ESTIMATE	1,943	m²	1,695.32	£3,294,000.00				£	2,855,520.35	

4.8	Professional Fees				
4.8.1	Project / Design Team Fees	10.0%	Item	£3,2	£329,000.0
4.9	SUB-TOTAL: PROJECT COST ESTIMATE (excl. fees & inflation)	1,943	m²	1,864.64	£3,623,000.00
4.10	Risk Allowances				
4.10.1	Design Development Risk / Contingency	5.0%	Item	£3,6	£181,000.0
4.10.2	Construction Risk / Contingency	5.0%	Item	£3,8	£190,000.0
				04,0	0
4.11	SUB-TOTAL: PROJECT COST ESTIMATE (excl. inflation)	1,943	m²	2,055.58	£3,994,000.00
4.12	Inflation				
4.12.1	Tender inflation (based on BCIS TPI 4Q 2018 - 1Q 2021)		Item	£3,9	Excluded
4.12.2	Construction inflation (fixed price contract)		Item	3,061,000.00	Excluded
4.13	TOTAL PROJECT CONSTRUCTION COST (excl. VAT)	1,943	m²	2,055.58	£3,994,000.00

£ 285,522.00 Percentage seems to be reasonable
£ 3,141,042.35

£ 157,052.12 The Percentage is reasonable
£ 164,904.72 The Design Development Risk Allowance is reasonable
£ 3,462,999.19

£ 3,462,999.19

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SANDOWN PARK RACECOURSE MASTERPLAN ORDER OF COST ESTIMATE
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6.0 Car Parking to Middle of Course		Quant	Unit	Rate	Amount					
6.1	FACILITATING WORKS									
6.1.1	Site strip of existing soft landscaping to area of proposed car parking	15,000	m ²	5.00	£75,000.00	161,459	£	0.46	£	75,000.00 Seems to be reasonable
6.2	BUILDING WORKS									
6.2.1	No works anticipated									
6.3	EXTERNAL WORKS									
6.3.	Gravel bound tarmac surfacing to car park	2,100	m ²	35.00	£74,000.00	22,604	£	3.27	£	74,000.00 Seems to be reasonable
1	Grasscrete type surfacing to car park	12,900	m ²	0	£452,000.00	138,854	£	3.26	£	452,000.00 Seems to be reasonable
6.3.	Existing grass to remain as car parking - make good where necessary	15,600	m ²	35.00	£39,000.00	167,917	£	0.23	£	39,000.00 Seems to be reasonable
2	Allowance for hard landscaping (footpaths, etc)	1	Item	0						
6.3.	Allowance for soft landscaping		Item	2.50						
3	Surface water drainage to car parking - connections to existing; alterations as necessary	1	Item	#####	£75,000.00				£	75,000.00 We cannot comment as no details available
6.3.	External lighting to car park		Item	-						
4	Sundry items such as; bins, signage, white linings etc	1	Item	5,000.00	£5,000.00				£	5,000.00 We cannot comment as no details available
6.3.										
5	EXTERNAL SERVICES	1	Item		£50,000.00				£	50,000.00 We cannot comment as no details available
6.3.	Allowance for site utilities; services connections and external services including CCTV, alarms, PA systems etc									
6		1								
6.3.										
6.5	SUB-TOTAL: PACKAGE WORKS ESTIMATE	-	m ²		£770,000.00				£	770,000.00
6.6	Main Contractor Allowances									
6.6.1	Preliminaries	40	wks	£7,500.00	£300,000.00				£	100,100.00 The Main Contractor Prelims equate to 38.96% of the Construction Cost, which in our opinion is excessive, we are experiencing around the 13% mark in current Tender Returns
6.6.2	Overheads & Profit	5.0%	Item	£1.0	£54,000.00				£	43,505.00 Percentage seems to be reasonable
6.7	SUB-TOTAL: CONSTRUCTION WORKS COST ESTIMATE	-	m ²		£1,124,000.00				£	913,605.00
6.8	Professional Fees									
6.8.1	Project / Design Team Fees	10.0%	Item	£1.1	£112,000.00				£	91,361.00 Percentage seems to be reasonable
6.9	SUB-TOTAL: PROJECT COST ESTIMATE (excl. fees & inflation)	-	m ²		£1,236,000.00				£	1,004,966.00

6.10	Risk Allowances				
6.10.1	Design Development Risk / Contingency	5.0%	Item	£1,236,000.00	£62,000.00
6.10.2	Construction Risk / Contingency	5.0%	Item	£1,298,000.00	£65,000.00
6.11	SUB-TOTAL: PROJECT COST ESTIMATE (excl. inflation)	-	m ²		£1,363,000.00
6.12	Inflation				
6.12.1	Tender inflation (based on BCIS TPI 4Q 2018 - 1Q 2021)		Item	£1,31,363,000.00	Excluded
6.12.2	Construction inflation (fixed price contract)		Item		Excluded
6.13	TOTAL PROJECT CONSTRUCTION COST (excl. VAT)	-	m ²		£1,363,000.00

£ 50,248.30 The Percentage is reasonable

£ 52,760.72 The Design Development Risk Allowance is reasonable

£ 1,107,975.02

£ 1,107,975.02

7.0 Family Enclosure to Middle of Course		Quant Unit	Rate	Amount						
7.1 FACILITATING WORKS										
7.1.1	Demolition of existing building to go-kart track including removing all ancillary structures and slabs, together with go-kart track	1	Item	150,000.00	£150,000.00		£	150,000.00	We cannot comment as no details available	
7.1.2	Major earthworks to level site for Zone B - younger children's play area	1,700	m ²	50.00	£85,000.00	18,299	£	4.65	£	85,000.00 Seems reasonable following discussions with applicant
7.1.3	Major earthworks to level site for Zone C - older children's play area	3,600	m ²	50.00	£180,000.00	38,750	£	4.65	£	103,500.00 Seems reasonable following discussions with applicant
7.1.4	Major earthworks to level site for Zone D - central open park space	4,000	m ²	50.00	£200,000.00	43,056	£	4.65	£	200,000.00 Seems reasonable following discussions with applicant
7.1.5	Allowance for enhancement works for Zone E - cycle track on existing go	1	Item	250,000.00	£250,000.00		£	250,000.00	We cannot comment as no details available	
7.1.6	Major earthworks to level site for Zone F - viewing area	1,300	m ²	50.00	£65,000.00	13,993	£	4.65	£	37,375.00 Seems reasonable following discussions with applicant
7.2 BUILDING WORKS										
7.2.1	Zone A - Coffee shop and play area building (similar to Jelly Lounge in Windsor)	700	m ²	2,750.00	£1,925,000.00	7,535	£	255.48	£	1,925,000.00 Seems to be reasonable
7.2.2	Zone G - entrance booth	1	Nr	50,000.00	£50,000.00		£	50,000.00	We cannot comment as no details available	
7.2.3	Bicycle/Segway dock with big screen over - excluded	1	Item							
7.3 EXTERNAL WORKS										
7.3.1	Hard and soft landscaping to Zone A - pavilion café	2,100	m ²	100.00	£210,000.00	22,604	£	9.29	£	210,000.00 Seems to be reasonable
7.3.2	Hard and soft landscaping to Zone B - younger children's play area	1,700	m ²	50.00	£85,000.00	18,299	£	4.65	£	85,000.00 Seems to be reasonable
7.3.3	Hard and soft landscaping to Zone C - older children's play area	3,600	m ²	50.00	£180,000.00	38,750	£	4.65	£	180,000.00 Seems to be reasonable
7.3.4	Hard and soft landscaping to Zone D - central open park space	4,000	m ²	50.00	£200,000.00	43,056	£	4.65	£	200,000.00 Seems to be reasonable
7.3.5	Hard and soft landscaping to Zone E - cycle track - existing	19,200	m ²							
7.3.6	Hard and soft landscaping to Zone F - viewing area	3,000	m ²	15.00	£45,000.00	32,292	£	1.39	£	45,000.00 Seems to be reasonable
7.3.7	Re-alignment of racecourse service access road	1	Item	50,000.00	£50,000.00					
7.3.8	Surface water drainage to Areas B, C, D and F - supplement existing	10,600	m ²	5.00	£53,000.00	114,097	£	0.46	£	53,000.00 Seems to be reasonable
7.3.9	Allowance for foul and surface drainage to pavilion café to area A	2,100	m ²	17.00	£36,000.00	22,604	£	1.59	£	36,000.00 Seems to be reasonable
7.3.10	External lighting improvements to Areas A, B, C, D, E and F	1	Item	50,000.00	£50,000.00		£	50,000.00	We cannot comment as no details available	
7.3.11	Allowance for fencing to Areas A, B, C, D, E and F	1	Item	75,000.00	£75,000.00		£	75,000.00	We cannot comment as no details available	
7.3.12	Sundry items such as; bins, signage, white linings etc	1	Item	25,000.00	£25,000.00		£	25,000.00	We cannot comment as no details available	
7.3.13	Children's play area equipment	1	Item	35,000.00	£35,000.00		£	35,000.00	We cannot comment as no details available	
7.3.14	Cycle track - existing go kart track	1	Item							
7.4 EXTERNAL SERVICES										
7.4.1	Allowance for site utilities; services connections and external services generally including CCTV, alarms, PA systems etc	1	Item	250,000.00	£250,000.00		£	250,000.00	We cannot comment as no details available	

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7.0	Family Enclosure to Middle of Course	Quant	Unit	Rate	Amount
7.5	SUB-TOTAL: PACKAGE WORKS ESTIMATE	-	m ²		£4,199,000.00
7.6	Main Contractor Allowances				
7.6.1	Preliminaries	12.0%	Item	£4,1	£504,000.00
7.6.2	Overheads & Profit	5.0%	Item	£4,7	£235,000.00
7.7	SUB-TOTAL: CONSTRUCTION WORKS COST ESTIMATE	-	m ²		£4,938,000.00
7.8	Professional Fees				
7.8.1	Project / Design Team Fees	10.0%	Item	£4,9	£494,000.00
7.9	SUB-TOTAL: PROJECT COST ESTIMATE (excl. fees & inflation)	-	m ²		£5,432,000.00
7.10	Risk Allowances				
7.10.1	Design Development Risk / Contingency	5.0%	Item	£5,4	£272,000.00
7.10.2	Construction Risk / Contingency	5.0%	Item	£5,7 04,0 00.0 0	£285,000.00
7.11	SUB-TOTAL: PROJECT COST ESTIMATE (excl. inflation)	-	m ²		£5,989,000.00
7.12	Inflation				
7.12.1	Tender inflation (based on BCIS TPI 4Q 2018 - 1Q 2021)		Item	£5,9	Excluded
7.12.2	Construction inflation (fixed price contract)		Item	£5,9 89,0	Excluded
7.13	TOTAL PROJECT CONSTRUCTION COST (excl. VAT)	-	m ²		£5,989,000.00

£ 4,044,875.00

£ 485,385.00 Percentage seems to be reasonable

£ 226,513.00 Percentage seems to be reasonable

£ 4,756,773.00

£ 475,677.30 Percentage seems to be reasonable

£ 5,232,450.30

£ 261,622.52 The Percentage is reasonable

£ 274,703.64 The Design Development Risk Allowance is reasonable

£ 5,768,776.46

£ 5,768,776.46

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SANDOWN PARK RACECOURSE MASTERPLAN ORDER OF COST ESTIMATE 21-02-19

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8.0 Track Improvement Works		Quant	Unit	Rate	Amount
8.1	GENERALLY				
8.1.	Tender returns from groundworks contractors for track widening areas	1	Item	600,000.00	£600,000.00
1	Track related improvements	1	Item	50,000.00	£50,000.00
8.1.	Works to track crossing utilising Polytrack	1	Item	100,000.00	£100,000.00
2	EXTERNAL SERVICES				
8.1.	Allowance for site utilities; services connections and external services generally including CCTV, alarms, PA systems etc	1	Item	25,000.00	£25,000.00
3					
8.2					
8.2.1					
8.3	SUB-TOTAL: PACKAGE WORKS ESTIMATE	-	m ²		£775,000.0
8.4	Main Contractor Allowances				
8.4.1	Preliminaries	-	wks	£15,	
8.4.2	Overheads & Profit	5.0%	Item	£775	£39,000.
8.5	SUB-TOTAL: CONSTRUCTION WORKS COST ESTIMATE	-	m ²		£814,000.0
8.6	Professional Fees				
8.6.1	Project / Design Team Fees	8.0%	Item	£814	£65,000.
8.7	SUB-TOTAL: PROJECT COST ESTIMATE (excl. fees & inflation)	-	m ²		£879,000.0
8.8	Risk Allowances				
8.8.1	Design Development Risk / Contingency		Item	£879	
8.8.2	Construction Risk / Contingency	2.5%	Item	£879	£22,000.
8.9	SUB-TOTAL: PROJECT COST ESTIMATE (excl. inflation)	-	m ²		£901,000.0
8.10	Inflation				
8.10.1	Tender inflation (based on BCIS TPI 4Q 2018 - 1Q 2021)		Item	£901	Excluded
8.10.2	Construction inflation (fixed price contract)		Item	901,000.00	Excluded
8.11	TOTAL PROJECT CONSTRUCTION COST (excl. VAT)	-	m ²		£901,000.00

£ 600,000.00 We cannot comment as no details available

£ 50,000.00 We cannot comment as no details available

£ 100,000.00 We cannot comment as no details available

£ 25,000.00 We cannot comment as no details available

£ 775,000.00

£ 39,000.00 Percentage seems to be reasonable

£ 814,000.00

£ 65,000.00 Percentage seems to be reasonable

£ 879,000.00

£ 22,000.00 Percentage seems to be reasonable

£ 901,000.00

£ 901,000.00

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10.0 Refurbishment of Existing Staff Houses on Site		Quant	Unit	Rate	Amount
10.1 BUILDING WORKS					
10.1.1	Minor refurbishment internally to existing staff houses/ flats on site	1	Item	75,000.00	£75,000.00
10.2 EXTERNAL SERVICES					
10.2.1	Allowance for site utilities; services connections and external services generally including CCTV, alarms, PA systems etc	1	Item	15,000.00	£15,000.00
10.3 SUB-TOTAL: PACKAGE WORKS ESTIMATE		-	m ²		£90,000.00
10.4 Main Contractor Allowances					
10.4.1	Preliminaries	15.0%	Item	£90,	£14,000.
10.4.2	Overheads & Profit	5.0%	Item	£104	£5,000.00
10.5 SUB-TOTAL: CONSTRUCTION WORKS COST ESTIMATE		-	m ²		£109,000.0
10.6 Professional Fees					
10.6.1	Project / Design Team Fees	10.0%	Item	£109	£11,000.
10.7 SUB-TOTAL: PROJECT COST ESTIMATE (excl. fees & inflation)		-	m ²		£120,000.0
10.8 Risk Allowances					
10.8.1	Design Development Risk / Contingency	5.0%	Item	£120	£6,000.00
10.8.2	Construction Risk / Contingency	5.0%	Item	£126	£6,000.00
10.9 SUB-TOTAL: PROJECT COST ESTIMATE (excl. inflation)		-	m ²		£132,000.0
10.10 Inflation					
10.10.1	Tender inflation (based on BCIS TPI 4Q 2018 - 1Q 2021)		Item	£132	Excluded
10.10.2	Construction inflation (fixed price contract)		Item	132,000.00	Excluded
10.11 TOTAL PROJECT CONSTRUCTION COST (excl. VAT)		-	m ²		£131,796.16

£ 75,000.00 We cannot comment as no details available

£ 15,000.00 We cannot comment as no details available

£ 90,000.00

£ 13,500.00 Percentage seems to be reasonable

£ 5,175.00 Percentage seems to be reasonable

£ 108,675.00

£ 10,868.00 Percentage seems to be reasonable

£ 119,543.00

£ 5,977.15 The Percentage is reasonable

£ 6,276.01 Percentage seems to be reasonable

£ 131,796.16

Excluded

Excluded

£ 131,796.16

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11.0 Re-Align Access Road and Portsmouth Road Car Park		Quant	Unit	Rate	Amount						
11.1	FACILITATING WORKS										
11.1.1	Site strip of existing surfacing to area of car parking	9,800	m ²	15.00	£147,000.00	105,486	£	1.39	£	49,000.00	Seems high taking into account item 6.1.1
11.2	EXTERNAL WORKS										
11.2.1	Grasscrete surfacing to car park	1,000	m ²	35.00	£35,000.00	10,764	£	3.25	£	35,000.00	Seems to be reasonable
11.2.2	Grasscrete surfacing to car park - Area 8 by hotel site	8,800	m ²	35.00	£308,000.00	94,722	£	3.25	£	308,000.00	Seems to be reasonable
11.2.3	Allowance for hard landscaping (footpaths, etc)	1	Item	50,000.00	£50,000.00				£	50,000.00	
11.2.4	Allowance for soft landscaping	1	Item	25,000.00	£25,000.00				£	25,000.00	
11.2.5	Surface water drainage to car parking	9,800	m ²	15.00	£147,000.00	105,486	£	1.39	£	58,800.00	Seems high when you take into account item 3 in section 6 is £75,000 for 15,000m ² which equates to £6.00/m ²
11.2.6	External lighting to car park	1	Item	25,000.00	£25,000.00				£	25,000.00	We cannot comment as no details available
11.2.7	Sundry items such as; bins, signage, white linings etc	1	Item	5,000.00	£5,000.00				£	5,000.00	We cannot comment as no details available
11.3	EXTERNAL SERVICES										
11.3.1	Allowance for site utilities; services connections and external services including CCTV, alarms, PA systems etc	1	Item	75,000.00	£75,000.00				£	75,000.00	We cannot comment as no details available
11.4	SUB-TOTAL: PACKAGE WORKS ESTIMATE	-	m ²		£817,000.00				£	630,800.00	
11.5	Main Contractor Allowances										
11.5.1	Preliminaries	10.0%	Item	£817	£82,000.00				£	82,004.00	Percentage seems to be reasonable
10.5.2	Overheads & Profit	5.0%	Item	£899	£45,000.00				£	35,640.20	Percentage seems to be reasonable
11.6	SUB-TOTAL: CONSTRUCTION WORKS COST ESTIMATE	-	m ²		£944,000.00				£	748,444.20	
11.7	Professional Fees										
11.7.1	Project / Design Team Fees	10.0%	Item	£944	£94,000.00				£	72,857.00	Percentage seems to be reasonable
11.8	SUB-TOTAL: PROJECT COST ESTIMATE (excl. fees & inflation)	-	m ²		£1,038,000.00				£	821,301.20	
11.9	Risk Allowances										
11.9.1	Design Development Risk / Contingency	5.0%	Item	£1,038	£52,000.00				£	41,065.06	The Percentage is reasonable
11.9.2	Construction Risk / Contingency	5.0%	Item	£1,038	£55,000.00				£	43,118.31	The Design Development Risk Allowance is reasonable
11.10	SUB-TOTAL: PROJECT COST ESTIMATE (excl. inflation)	-	m ²		£1,145,000.00				£	905,484.57	
11.11	Inflation										
11.11.1	Tender inflation (based on BCIS TPI 4Q 2018 - 1Q 2021)		Item	£1,145	Excluded						Excluded
11.11.2	Construction inflation (fixed price contract)		Item	£1,145	Excluded						Excluded
11.12	TOTAL PROJECT CONSTRUCTION COST (excl. VAT)	-	m ²		£1,145,000.00				£	905,484.57	

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12.0 Entrance Arrival From Portsmouth Road		Quant	Unit	Rate	Amount						
12.1	FACILITATING WORKS										
12.1.1	Site strip of existing car parking for proposed pedestrian arrival/rest area	4,400	m ²	15.00	£66,000.00	47,361	£	1.39	£	22,000.00	Seems high taking into account item 6.1.1
12.2	EXTERNAL WORKS										
12.2.1	Hard landscaping to pedestrian arrival/rest area	4,400	m ²	125.00	£550,000.00	47,361	£	11.61	£	440,000.00	Would expect the cost to be no higher than £100.00/m ²
12.2.2	Allowance for hard landscaping, steps from high street	1	Item	50,000.00	£50,000.00				£	50,000.00	
12.2.3	Allowance for soft landscaping	1	Item	15,000.00	£15,000.00				£	15,000.00	
12.2.4	Surface water drainage to pedestrian arrival/rest area	4,400	m ²	15.00	£66,000.00	47,361	£	1.39	£	66,000.00	Seems reasonable taking into account the location and amount of traffic
12.2.5	External lighting to pedestrian arrival/rest area	1	Item	20,000.00	£20,000.00				£	20,000.00	
12.2.6	Sundry items such as; bins, signage, seating etc	1	Item	10,000.00	£10,000.00				£	10,000.00	
12.3	EXTERNAL SERVICES										
12.3.1	Allowance for site utilities; services connections and external services including CCTV, alarms, PA systems etc	1	Item	75,000.00	£75,000.00				£	75,000.00	
12.4	SUB-TOTAL: PACKAGE WORKS ESTIMATE	-	m ²		£852,000.0				£	698,000.00	
12.5	Main Contractor Allowances										
12.5.1	Preliminaries	10.0%	Item	£852	£85,000.				£	69,800.00	Percentage seems to be reasonable
12.5.2	Overheads & Profit	5.0%	Item	£937	£47,000.				£	38,390.00	Percentage seems to be reasonable
12.6	SUB-TOTAL: CONSTRUCTION WORKS COST ESTIMATE	-	m ²		£984,000.0				£	806,190.00	
12.7	Professional Fees										
12.7.1	Project / Design Team Fees	10.0%	Item	£984	£98,000.				£	80,619.00	Percentage seems to be reasonable
12.8	SUB-TOTAL: PROJECT COST ESTIMATE (excl. fees & inflation)	-	m ²		£1,082,000.00				£	886,809.00	
12.9	Risk Allowances										
12.9.1	Design Development Risk / Contingency	5.0%	Item	£1,082,000.00	£54,000.00				£	44,340.45	The Percentage is reasonable
12.9.2	Construction Risk / Contingency	5.0%	Item	£1,136,000.00	£57,000.00				£	46,557.47	The Design Development Risk Allowance reasonable
12.10	SUB-TOTAL: PROJECT COST ESTIMATE (excl. inflation)	-	m ²		£1,193,000.00				£	977,706.92	
12.11	Inflation										
12.11.1	Tender inflation (based on BCIS TPI 4Q 2018 - 1Q 2021)		Item	£1,193,000.00	Exclude				Excluded		
12.11.2	Construction inflation (fixed price contract)		Item		Exclude				Excluded		
12.12	TOTAL PROJECT CONSTRUCTION COST (excl. VAT)	-	m ²		#####				£	977,706.92	