

7.0 Cost Estimate

Cost estimate and estimated maintenance/ running costs provided by Michael Eyres Partnership, for both option C. The below schedule of operating and maintenance costs are based on RICS published data and should be used as a guide only.

Please note the following clarifications :

Excludes Vat and Professional Fees

Excludes removal of any asbestos or similar contaminated materials

High level glass block strip windows to remain

Entrance door and 2Nr external doors to be Healthmatic as advised

Roof stays as existing

External insulated render

Assumed new boiler required

Minimal External Works and Drainage

Assumes existing incoming services are adequate for the new scheme

OPERATION COSTS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Major Replacement	0	0	0	0	0	0	0	0	0	5755
Redecorations	0	0	48	0	0	4189	0	0	48	0
Minor repairs, replacement and maintenance	1567	1567	1568	1567	2321	1568	1567	1567	1568	2608
Unscheduled replacement, repairs and maintenance	997	997	997	997	997	997	997	997	997	997
External Works	317	317	317	317	317	317	317	317	317	361
Cleaning	3929	3929	3929	3929	3929	3929	3929	3929	3929	3929
Utilities	1796	1796	1796	1796	1796	1796	1796	1796	1796	1796
Administrative costs	1311	1311	1311	1311	1311	1311	1311	1311	1311	1311
Overhead costs	983	983	983	983	983	983	983	983	983	983
Taxes, Rates and other local charges	4924	4924	4924	4924	4924	4924	4924	4924	4924	4924
	15824	15824	15873	15824	16578	20014	15824	15824	15873	22664

MAINTENANCE COSTS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Substructure	0	0	0	0	0	0	0	0	0	0
Superstructure	0	0	0	0	0	2434	0	0	0	0
Finishes	0	0	0	0	0	1646	0	0	0	0
Fittings	0	0	0	0	0	12	0	0	0	0
Services	0	0	48	0	0	54	0	0	48	0
External Works	0	0	0	0	0	50	0	0	0	0
Minor repairs, replacement and maintenance	1567	1567	1568	1567	2321	1568	1567	1567	1568	2607
Unscheduled replacement, repairs and maintenance	997	997	997	997	997	997	997	997	997	997
Grounds maintenance	1136	1136	1136	1136	1136	1136	1136	1136	1136	1136
	3700	3700	3749	3700	4454	7897	3700	3700	3749	4740



Bingley Public Toilets Cost Estimate

ELEMENTAL BUILDING COST ESTIMATE NR 2

CONVERSION OF PUBLIC TOILETS

MYRTLE PLACE, BINGLEY

BINGLEY TOWN COUNCIL



18-Oct-17

Element	Element Cost	Cost/sq m	Cost/sq ft	% of Cost
0 Demolitions & Alterations	14,415	155.00	14.40	10.80
1 Substructure	1,075	11.56	1.07	0.81
2.1 Frame	1,954	21.01	1.95	1.46
2.2 Upper Floors	0	0.00	0.00	0.00
2.3 Roof	1,496	16.09	1.49	1.12
2.4 Stairs & Ramps	0	0.00	0.00	0.00
2.5 External Walls	7,800	83.87	7.79	5.84
2.6 Windows & External Doors	23,225	249.73	23.20	17.40
2.7 Internal Walls & Partitions	1,428	15.35	1.43	1.07
2.8 Internal Doors	4,845	52.10	4.84	3.63
3.1 Wall Finishes	10,824	116.39	10.81	8.11
3.2 Floor Finishes	4,440	47.74	4.44	3.33
3.3 Ceiling Finishes	4,070	43.77	4.07	3.05
4 Fittings	3,300	35.48	3.30	2.47
5.1-4 Plumbing Installations	6,050	65.05	6.04	4.53
5.5-6 Heating Installations	10,277	110.51	10.27	7.70
5.8 Electrical Installations	9,114	98.00	9.10	6.83
5.14 Builder's Work	1,526	16.41	1.52	1.14
	105,839	1,138.06	105.73	79.29
8 External Works	2,500	26.88	2.50	1.87
8.6 Drainage	1,500	16.13	1.50	1.12
8.7 External Services	0	0.00	0.00	0.00
	109,839	1,181.07	109.72	82.29
10 Preliminaries	17,640	189.68	17.62	13.22
	127,479	1,370.74	127.35	95.50
Contingencies	6,000	64.52	5.99	4.50
TOTAL CURRENT ESTIMATED BUILDING COST	£ 133,479	1,435.26	133.34	100.00

Total gross internal floor area : **93** (m²) **1,001** (ft²)
 Architect's drawing Nr : **14285/SK1A**
 Estimated contract period (weeks) : **16**
 Basis of Contract : **Traditional**
 Excludes costs associated with Professional fees, possible contaminated land and VAT

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