

Scott Sched BLUE item No	Brief description of item	Sum allowed	Prelims at 8.42%	Total of Works Plus Prelims	OHP @ 9%	Total amount allowed
113	Riser cupboard doors	17,914.00	1,508.36	19,422.36	1,748.01	21,170.37
98	Asbestos survey	1,320.00	111.14	1,431.14	128.80	1,559.95
165, 220	Asbestos Removal & Works	6,762.48	569.40	7,331.88	659.87	7,991.75
183, 176, 177	Lift Works (1)	2,653.35	223.41	2,876.76	258.91	3,135.67
	Lift Works (2)	2,346.65	197.59	2,544.24	228.98	2,773.22
55	External Lighting	0.00	0.00	0.00	0.00	0.00
213	Bases for Roof Mounted Plant	6,537.50	550.46	7,087.96	637.92	7,725.87
214	Diamond Drilling for Routes	3,850.63	324.22	4,174.85	375.74	4,550.59
215	Builders Work for Duct Work Routes/ Risers	10,000.00	842.00	10,842.00	975.78	11,817.78
217	Additional Furrings to Plant Room	1,189.00	100.11	1,289.11	116.02	1,405.13
219	Acoustic Screens to Plant Area	0.00	0.00	0.00	0.00	0.00
<b>Fees, etc</b>						
207	Structural Engineer's Fees	6,330.50	533.03	6,863.53	617.72	7,481.25
209	Planning	0.00	0.00	0.00	0.00	0.00
210	Architectural and Services Design Drawings	10,811.90	910.36	11,722.26	1,055.00	12,777.27
211	Architectural and Services Design Drawings	5,340.50	449.67	5,790.17	521.12	6,311.29
212	Architectural and Services Design Drawings	2,957.35	249.01	3,206.36	288.57	3,494.93
<b>TOTALS:</b>		<b>78,013.86</b>	<b>6,568.77</b>	<b>84,582.63</b>	<b>7,612.44</b>	<b>92,195.06</b>

Scott Sched Item No	Brief description of item	Sum agreed	Prelims @ 8.42%	Total of Sum Agreed and Prelims	OHP @ 9%	Total amount agreed
1	Matting to Main Roof	405.00	34.10	439.10	39.52	478.62
5-27	Roof Works - various	9,356.25	787.80	10,144.05	912.96	11,057.01
28-29	Drainage and Guttering	9,683.00	815.31	10,498.31	944.85	11,443.16
30-31	Limestone Cladding Façade	8,093.75	681.49	8,775.24	789.77	9,565.02
53	Window	360.00	30.31	390.31	35.13	425.44
54	Roller Shutter Doors	4,734.81	398.67	5,133.48	462.01	5,595.49
56	External Decorations	5,448.38	458.75	5,907.13	531.64	6,438.78
90 - 92, 140	Suspended Ceiling Systems (Basement)	2,912.00	245.19	3,157.19	284.15	3,441.34
122	Ceilings (Staircases)	1,573.75	132.51	1,706.26	153.56	1,859.82
99 - 109; 123 - 127, 129, 132, 137, 142	Floor Coverings	41,087.98	3,459.61	44,547.59	4,009.28	48,556.87
115	Walls	7,500.00	631.50	8,131.50	731.84	8,863.34
110	Skirting Boards	2,437.50	205.24	2,642.74	237.85	2,880.58
59-61; 64-66; 69-72 75-79; 82-84; 87-89 93-97; 131; 133-134; 136, 138-139; 141; 143-144	Internal Removal and Strip Out Works	10,632.10	895.22	11,527.32	1,037.46	12,564.78
145	Basement Toilets	720.00	60.62	780.62	70.26	850.88

147	Interceptor Works	3,582.00	301.60	3,883.60	349.52	4,233.13
161-164, 166	Asbestos Removal	3,760.00	316.59	4,076.59	366.89	4,443.49
149-150	Isolation of Electrics and Mech Installations	5,555.00	467.73	6,022.73	542.05	6,564.78
202	Wall Heaters to Retail	1,550.00	130.51	1,680.51	151.25	1,831.76
203-204	Craneage and Road Closure	10,275.00	865.16	11,140.16	1,002.61	12,142.77
205-206	Scaffolding and Scaffold Licence	20,240.00	1,704.21	21,944.21	1,974.98	23,919.19
231	Garage Ramp / Car Lift	1,180.00	99.36	1,279.36	115.14	1,394.50
<b>TOTALS:</b>		<b>151,086.52</b>	<b>12,721.48</b>	<b>163,808.00</b>	<b>14,742.72</b>	<b>178,550.73</b>

**M&E Items**

SS No	Item	Sunlife	Tiger	Allowed
151-157, 191, 192-3	Removal of pipework, etc in ceilings	13,280.05	13,280.05	13,280.05
158, 190	AHU - basement	10,573.50	10,573.50	10,573.50
159	Redundant roof services	8,844.50	8,844.50	8,844.50
160	Redundant roof services	3,391.50	3,391.50	3,391.50
188	Isolation of electrics	715.00	715.00	715.00
189	Isolation of mechanical	825.00	825.00	825.00
167	Air conditioning	158,031.25	158,031.25	158,031.25
	<b>SUB-TOTALS</b>	<b>195,660.80</b>	<b>195,660.80</b>	<b>195,660.80</b>
171	Hot & cold water (incl calorifier/boilers)	54,002.50	17,500.00	41,002.50
169	S'case radiators	2,500.00	0.00	2,500.00
172	Controls	35,252.50	12,500.00	12,500.00
200	Controls retail unit	6,533.75	5,000.00	6,533.75
168	Fresh air ventilation	121,542.50	16,955.70	121,542.50
199	Retail unit fresh air	42,648.75	5,042.25	42,648.75
170	Toilet ext/supply ventil'n	20,146.25	7,500.00	12,573.00
184	Mechanical wiring	12,960.05	3,500.00	12,960.05
	Ditto - retail unit	2,880.74 [incl in 184]		2,880.74
178	Electrical mains and sub mains distribution	36,582.98	14,180.00	36,582.98
179, 197	Small power	37,293.20	30,000.00	37,293.20
	Retail unit	8,288.75	8,288.75	8,288.75
180	Fire Alarms	40,964.00	5,000.00	40,964.00
181-2, 194-5	Lighting	108,726.85	19,000.00	86,981.48
173	Mech'l commissioning	10,037.50	0.00	10,037.50
201	Ditto - retail unit	1,625.00	0.00	1,625.00

174	O&M manuals (mech)	2,437.50	0.00	2,437.50
175	Tender package prep (M)	2,058.40	0.00	2,058.40
185	Elec'l commissioning	3,630.90	0.00	3,630.90
186	O&M manuals (elec)	2,660.00		2,660.00
187	Tender package prep (E)	2,058.40	0.00	2,058.40
198	BWIC	4,761.25	2,000.00	4,761.25
216	Slab - making good holes	2,192.50	750.00	750.00
218	Add'l builders work	4,000.00	0.00	1,400.00
208	Building control approval	5,200.00	0.00	5,200.00
	<b>SUB-TOTAL</b>	<b>570,984.27</b>	<b>147,216.70</b>	<b>501,870.65</b>
	<b>TOTALS (M&amp;E)</b>	<b>766,645.07</b>	<b>342,877.50</b>	<b>697,531.45</b>
	Plus prelims @ 8.42%	831,196.58	371,747.79	750,625.76
	Plus OHP @ 9%	906,004.28	405,205.09	823,382.08
	<b>Building Works</b>	<b>235,141.59</b>	<b>59,094.81</b>	<b>156,898.22</b>
	<b>TOTAL (Bldg + M&amp;E)</b>	<b>1,141,145.87</b>	<b>464,299.90</b>	<b>980,280.30</b>
	Blue items (as found)			<b>92,195.06</b>
	Green items (agreed)			<b>178,550.73</b>
	<b>TOTAL</b>			<b>1,251,026.09</b>
	LSH Fee @ 4.88%			61,050.07
	<b>GRAND TOTAL</b>			<b>1,312,076.16</b>

**SMITH VALUATION (IV) - Reworked**

Total costs of work			2,020,301.83
Cost of tenant's work		1,251,026.00	
PM fee		61,050.07	
			1,312,076.07
Total costs of work			708,225.76
GDV			7,369,491.09
<b>Less</b>			
Works required		708,225.76	
Letting agents	10%	54,620.00	
Legals	5%	27,310.00	
Marketing		10,000.00	
Empty rates - 364d		150,421.76	
Total costs		<b>950,577.52</b>	
Profit on costs	20%	190,115.50	
Total deductions			1,140,693.03
<b>Sub Total</b>			<b>6,228,798.06</b>
Less acquisition costs	5.7625%		
			<b>5,869,863.58</b>