

Cost Estimate Breakdown

Pre-Tender Estimate

10th September 2025

Project

New Changing Room & Toilet Block Facility

Site

Ashton Science Community College, Preston

Main Construction Works	Cost
Main Contrators Prelimanries & OHP	Inc
New changing room & toilet block construction (based on m2 costs from previous similar schemes)	£435,552.24
Provisional sum for M&E services connections to new block from existing buildings	£10,000.00
Provisional sum for landscaping works following construction of new changing & toilet block	£5,000.00
Provisional sum for furniture, benching & necessary equipment	£10,000.00
Construction Costs Sub-total	£460,552.24
Contingency Sum for any unforeseen works@10%	£46,055.22
Construction Costs Total	£506,607.46
Additional Client Costs	
Eric Wright BC Principal Designer / Contract Administration (7.99% fee)	£40,477.94
Thomas Consulting Structural Engineer Fee (Estimate)	£3,870.00
DRBE Mechanical & Electrical Design Fee	£5,449.00
Building Control Fee (estimate)	£4,000.00
Planning Application Fee	£588.00
Planning Application service charge	£70.83
Bio Diversity Assessment Report (estimate)	£500.00
Drainage Survey (estimate)	£5,000.00
Topographical Survey Report (estimate)	£2,000.00
Additional Cost Subtotal	£61,955.77
Project Total (exc. VAT)	£568,563.23
VAT @ 20%	£113,712.65
Project Total (inc. VAT)	£682,275.88