

**Date** 04-May-20**Draft Order of Cost Estimate Ver 2**

### 1. Project Brief

The project site is located at Solent Promenade, Southbourne Coast Road, Southbourne, Bournemouth and consists of a new restaurant, takeaway, beach huts, seafront office, public toilets, shower and Wessex Water pumping station to replace the existing building on site.

This Order of Cost Estimate has been developed using the preliminary design developed by Footprint Architects. and assumes that the general construction is of a permanent type with high quality material levels to suit the marine and coastal environment.

### 2. Basis of Estimate

Base date of Estimate: 2 Qtr 2020

Start date assumed within 12 months

Construction duration assumed at 12 months

Information Used:-

1. Drawings received 4th April 2020:-  
Concept Presentation\_BistroOnTheBeach\_UPDATE
2. Drawings received 30th April 2020:-  
SK003 - DRAFT Ground Floor Plan Rev A  
SK004 - DRAFT First Floor Plan dated Rev A  
SK005 - DRAFT Sections Rev A  
SK006 - DRAFT Upper First Floor Plan Rev A  
SK007 - DRAFT Second Floor Plan Rev A  
SK008 - DRAFT Third Floor Plan Rev A  
SK009 - DRAFT Proposed GIFAs

### 3. Floors Areas Summary

	<b>Internal GIFA (m<sup>2</sup>)</b>	<b>External Terraces (m<sup>2</sup>)</b>	<b>Combined Total (m<sup>2</sup>)</b>
Ground Floor	465	0	465
First Floor	423	284	707
Upper First Floor	162	0	162
Second Floor	48	0	48
Third Floor	52	14	66
<b>Total</b>	<b>1,150</b>	<b>298</b>	<b>1,448</b>

**4. Assumptions & Exclusions**

1. Development costs including Legal Fees, lease, site acquisition and finance costs are excluded.
2. Statutory charges and professional fees are excluded.
3. Marketing costs including soft and grand openings, advertising, show units, literature and the like.
4. Envelope is designed to Part L levels of energy performance and not passivhouse standard.
5. External signage and building mounted signage are excluded.
6. The potential impact of the Covid19 virus on tender prices and inflation is excluded.
7. No allowance for disposal of hazardous material.
8. Supplies of equipment i.e. deckchairs etc. are excluded.
9. Loose fixtures, furniture and equipment (ff&e) i.e. sofas, tables and chairs in café, terrace, TVs, blinds etc. are excluded with the exception of those items included at Section 5.
10. Operators supplies and equipment (OS&E) i.e. bed linen, kitchen and dinnerware, consumables etc. are excluded.
11. Excludes any cliff stabilisation, piling, repairs to the pedestrian ramp and replacement of the existing retaining wall.
12. Air handling units supply and extract ventilation excluded. Assume natural ventilation with dedicated heating and cooling through split/VRF units and natural ventilation.
13. Smoke extract system assumed not required and excluded.
14. Assume basic electrical monitoring and minimal BMS only.
15. Assume local extract to WC's only.
16. Active IT equipment including servers and routers are excluded.
17. Any provision for back-up/standby power is excluded. Emergency lighting by 1.5 hour power pack.
18. Specialist lighting is excluded with the exception of the allowance included at Section 5.
19. Heating is by radiators to beach lodges. Underflooring heating excluded.
20. Central cooking and mechanical ventilation is excluded and assumed to be naturally ventilated.
21. Access control to external gate and beach lodge spa only.
22. Fire fighting systems i.e. sprinklers and gas suppression is excluded.
23. Rainwater harvesting system excluded.
24. Mechanical ventilation to Beach lodges excluded and assumed to be natural ventilation
25. Standard specification 21 person lift allowed. Bespoke lift car and finishes excluded.
26. Restaurant small power, wc's, ventilation system, heating and cooling and communication system are excluded and assumed by tenant.
27. Restaurant lighting assumed to be temporary/emergency lighting only. Fit-out by tenant.
28. Any other assumptions or exclusions as described within the cost plan.
29. We have assumed the existing infrastructure for the site is capable of serving the proposed development and that minimal "off site" infrastructure up-grades are required.
30. Diversion of services, within or outside the site, over and above the allowance made are excluded.
31. No requirement to divert or form temporary promenade.

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**5. Cost Estimate Summary**

Ref.	ELEMENT	AREA (m2)	AMOUNT (£)	/m <sup>2</sup>
<b>1</b>	<b>Enabling and Demolition Works</b>	<b>1,150</b>	<b>200,000</b>	<b>174</b>
<b>2</b>	<b>Shell and Core Works</b>			
2.1	Foundations	1,150	139,000	121
2.2	Ground Floor Shell and Core	465	737,000	1,585
2.3	First Floor and Upper First Floor Shell and Core	585	1,097,000	1,875
2.4	Second Floor Shell and Core	48	128,000	2,667
2.5	Third Floor Shell and Core	52	159,000	3,058
<b>2.6</b>	<b>Sub-Total Shell and Core Works</b>	<b>1,150</b>	<b>2,260,000</b>	<b>1,965</b>
<b>3</b>	<b>Fit-Out Works</b>			
3.1	Communal/Core areas fit-out works	125	57,000	456
3.2	BCP fit-out works	67	51,000	761
3.3	Restaurant and Kiosk fit-out works	319	14,000	44
3.4	Beach Huts fit-out works	394	780,000	1,981
<b>3.5</b>	<b>Sub-Total Fit-Out Works</b>	<b>905</b>	<b>902,000</b>	<b>997</b>
<b>4</b>	<b>External Works</b>	<b>1,150</b>	<b>420,000</b>	<b>365</b>
<b>5</b>	<b>Furnishing, Furniture and Equipment (FF&amp;E)</b>	<b>1,150</b>	<b>40,000</b>	<b>35</b>
<b>SUB-TOTAL</b>		<b>1,150</b>	<b>3,820,000</b>	<b>3,322</b>
<b>6</b>	<b>Main Contractor's On-Costs</b>			
6.1	Main Contractor's Preliminaries	15.0%	570,000	496
6.2	Main Contractor's Overheads and Profit	5.0%	220,000	191
<b>SUB-TOTAL</b>		<b>1,150</b>	<b>4,610,000</b>	<b>4,009</b>
<b>7</b>	<b>Risk</b>			
7.1	Design development risks	7.50%	350,000	304
7.2	Construction risks	5.00%	230,000	200
<b>8</b>	<b>Inflation</b>			
8.1	Tender inflation	1.00%	50,000	43
8.2	Construction inflation	1.00%	50,000	43
<b>SUB-TOTAL</b>		<b>1,150</b>	<b>5,300,000</b>	<b>4,609</b>
9	Project/Design Team Fees		EXCLUDED	
10	Furnishing, Furniture and Equipment (FF&E)		EXCLUDED	
11	Operators Supplies and Equipment (OS&E)		EXCLUDED	
<b>ORDER OF CONSTRUCTION COST (excl. VAT)</b>		<b>1,150</b>	<b>5,300,000</b>	<b>4,609</b>

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**6. Elemental Cost Estimate Summary**

Ref.	ELEMENT	%	AMOUNT (£)	/m <sup>2</sup>
<b>0</b>	<b>Enabling and Demolition Works</b>	<b>5%</b>	<b>200,000</b>	<b>174</b>
<b>1</b>	<b>Substructure Works</b>	<b>6%</b>	<b>240,000</b>	<b>209</b>
<b>2</b>	<b>Superstructure Works</b>			
2.1	Frame	7%	280,000	243
2.2	Upper Floors	5%	180,000	157
2.3	Roof	7%	250,000	217
2.4	Stairs and Ramps	2%	60,000	52
2.5	External Walls	18%	670,000	583
2.6	Windows and External Doors	7%	280,000	243
<b>2.7</b>	<b>Sub-Total Shell and Core Works</b>	<b>45%</b>	<b>1,720,000</b>	<b>1,496</b>
<b>3</b>	<b>Fit-Out Works</b>			
3.1	Internal Walls and Partitions	5%	190,000	165
3.2	Internal Doors	1%	40,000	35
3.3	Internal Finishes	6%	240,000	209
3.4	Internal Fixtures and Fittings	3%	100,000	87
<b>3.5</b>	<b>Sub-Total Fit-Out Works</b>	<b>15%</b>	<b>570,000</b>	<b>496</b>
<b>4</b>	<b>Mechanical &amp; Electrical Installations</b>			
4.1	Mechanical	9%	330,000	287
4.2	Electrical	8%	300,000	261
<b>4.3</b>	<b>Sub-Total MEP Works</b>	<b>16%</b>	<b>630,000</b>	<b>548</b>
<b>5</b>	<b>Sub-Total Building Works</b>	<b>83%</b>	<b>3,160,000</b>	<b>2,748</b>
<b>6</b>	<b>External Works</b>	<b>11%</b>	<b>420,000</b>	<b>365</b>
<b>7</b>	<b>Furnishing, Furniture and Equipment (FF&amp;E)</b>	<b>1%</b>	<b>40,000</b>	<b>35</b>
<b>SUB-TOTAL CONSTRUCTION COST</b>		<b>100%</b>	<b>3,820,000</b>	<b>3,322</b>

7. Detailed Cost Estimate		Qty	Unit	Rate £	Amount £	Total £	Notes
1.0	Enabling and Demolition Works						
0.0	Facilitating Works					200,000	
.01	Allowance for the demolition and disposal of the existing building and foundations	1	Item	200,000	200,000		Assumed no asbestos
				Carried to Summary		200,000	

7. Detailed Cost Estimate		Qty	Unit	Rate £	Amount £	Total £	Notes
<b>2.0 Shell and Core Works</b>							
<b>2.1 Foundations</b>							
<b>1.0 Substructure Works</b>						<b>138,600</b>	
.01	Allowance for building foundations - assumed piled with pile caps and tie beams	504	m <sup>2</sup>	275	138,600		CFA piles assumed 18m long
						<b>138,600</b>	
<b>2.2 Ground Floor Shell and Core</b>							
<b>1.0 Substructure Works</b>						<b>100,800</b>	
.02	Suspended slab including insulation, waterproofing, below ground drainage and lift p	504	m <sup>2</sup>	200	100,800		250mm thick
<b>2.0 Superstructure Works</b>						<b>425,800</b>	
<b>2.1 Frame</b>							
.03	Insitu concrete frame (1 hr fire protection)	504	m <sup>2</sup>	240	120,960		ground to 1st floor - GF GFA
<b>2.2 Upper Floors</b>							Incl in first floor
<b>2.3 Roof</b>							Incl in first floor
.04	Soffits of external first floor - assumed timber slats with insulation	104	m <sup>2</sup>	100	10,400		internal areas above
.05	Soffits of external first floor - assumed timber slats	169	m <sup>2</sup>	80	13,520		externa areas above
<b>2.4 Stairs and Ramps</b>							
.06	Fire escape staircase including handrails - 2 flights	1	Item	4,000	4,000		Ground to 1st floor
<b>2.5 External Walls</b>							
.07	Cladding system including insulation, metsec and internal plasterboard	263	m <sup>2</sup>	350	91,980		Simpler specification
.08	Curtain walling system	196	m <sup>2</sup>	500	98,050		Standard specification
<b>2.6 Windows and External Doors</b>							
.09	Glazed main entrance external doors - double leaf	1	nr	5,000	5,000		including automated opening
.10	Glazed external doors - double leaf	3	nr	3,000	9,000		Lift exit and restaurant
.11	Glazed single external doors	1	nr	2,000	2,000		Stairs
.12	Metal single external doors	8	nr	1,500	12,000		wc's, beach office, kitchen
.13	Metal one and a half leaf external doors	2	nr	1,750	3,500		deck chair storage and exit rear
.14	Metal double external doors	1	nr	2,000	2,000		bin store
.15	Kiosk Servery sliding window	1	nr	2,500	2,500		
.16	High-level double glazed window to rear of restaurant seating area	16	m <sup>2</sup>	500	8,000		fixed double glazed
.17	Bi-folding glazed external doors - four leaf	1	nr	8,000	8,000		
.18	Bi-folding glazed external windows - four leaf	6	nr	4,000	24,000		
<b>2.7 Internal Walls and Partitions</b>							
.19	Heavy duty internal partition walls comprising lightweight blockwork or metal stud with plasterboard	73	m <sup>2</sup>	150	10,890		lift and staircase
<b>2.8 Internal Doors</b>						<b>0</b>	Incl in fit-out
<b>3.0 Internal Finishes</b>						<b>0</b>	Incl in fit-out
<b>5.0 Mechanical &amp; Electrical Installations</b>						<b>210,578</b>	
<b>5.1 Sanitaryware</b>							Incl in BCP fit-out
<b>5.3 Disposal Installations</b>							
.20	Connection to existing underground mains drainage system	1	item	3,500	3,500		
.21	Allowance for above ground drainage to sanitaryware	17	nr	450	7,650		Excluding resuarant WC's
.22	Allowance for points drainage to plant room	1	item	750	750		
<b>5.4 Water installations</b>							
.23	Connection to existing incoming water main	1	item	3,500	3,500		
.24	Cold water storage tanks including primary pumps	1	item	10,000	10,000		
.25	Domestic cold water supply (DCWS) to domestic services	17	nr	400	6,800		Excluding resuarant WC's
.26	Domestic hot water supply to domestic services	9	nr	650	5,850		Excluding resuarant WC's

7. Detailed Cost Estimate		Qty	Unit	Rate £	Amount £	Total £	Notes
<b>5.5</b>	<b>Heat source</b>						
.27	Allowance for heat source (Air source Heat pump)	1	item	40,250	40,250		
<b>5.6</b>	<b>Space Heating and Air Conditioning</b>						Incl in Communal/Core areas fit-out works
<b>5.7</b>	<b>Ventilation Systems</b>						Incl in BCP fit-out
<b>5.8</b>	<b>Electrical installations</b>						
.28	Allowance for incoming electrical main and connection	1	item	10,000	10,000		
.29	Main distribution Panel and metering	1	item	15,000	15,000		
.30	Allowance for earthing and bonding system	465	m²	3	1,395		
<b>5.9</b>	<b>Lift installations</b>						
.31	Allowance for lift (21 person)	1	item	65,000	65,000		
<b>5.10</b>	<b>Fire and lightning protection</b>						Incl in shell & core
<b>5.11</b>	<b>Communication, Security and Control Systems</b>						#
.32	Allowance for incoming voice & data connection and racks	1	item	4,000	4,000		Excluding router and servers
.33	General fire & smoke detection	465	m²	30	13,950		
.34	Allowance for CCTV	2.0	nr	2,000	4,000		
.35	Allowance for Intruder Alarms	1.0	item	2,000	2,000		
.36	Allowance for access control to gate to back of building	1.0	nr	1,500	1,500		
.37	Allowance for electrical monitoring and minimal BMS to pumps etc.	465	m²	20	9,300		
<b>5.12</b>	<b>Builders Work in Connection</b>						
.38	Allowance for BWIC with services generally	3%		204,445	6,133		
Carried to Summary						<b>737,178</b>	
<b>2.3</b>	<b>First Floor and Upper First Floor Shell and Core</b>						
<b>1.0</b>	<b>Substructure Works</b>					<b>0</b>	Incl in foundations/ground floor
<b>2.0</b>	<b>Superstructure Works</b>					<b>1,030,268</b>	
<b>2.1</b>	<b>Frame</b>						
.39	Insitu concrete frame (1 hr fire protection)	771	m²	175	134,925		1st to upper and 2nd floors - 1st and upper floors GFA
<b>2.2</b>	<b>Upper Floors</b>						
.40	260mm thick Bison hollowcore PCC planks with structural topping	777	m²	150	116,550		1st floors including external terrace areas
.41	Upper floors to beach lodges		m²		-		Incl in fit-out
.42	Upper floor above laundry, accessible unit and overnight accommodation for MEP	0	m²	250	-		Excluded
<b>2.3</b>	<b>Roof</b>						
.43	Timber roof structure and plywood topping	454	m²	100	45,400		upper and 1st floor roof
.44	Insulated membrane roofing system	454	m²	120	54,480		
.45	Extra over for roof lights with integrated blind	15	nr	800	12,000		manual limited opening
.46	Solar shading to perimeter of beach lodges - assumed timber slats	90	m²	250	22,500		
.47	Soffit of roof canopies - assumed timber slats	45	m²	100	4,500		
.48	First floor terrace and walkway areas - insulated cold roof system	283.5	m²	150	42,525		assumed tiled finish
.49	Roof drainage	827.5	m²	15	12,413		
.50	Extra over allowance for PV panels		m²		-		Incl in electrical
<b>2.4</b>	<b>Stairs and Ramps</b>						
.51	Curved staircase including handrails	1	Item	10,000	10,000		From 1st to 2nd floor
.52	Fire escape staircase including handrails - 2 flights	0	Item	4,000	-		Excluded
.53	Paddle 'space saver' staircase to beach lodges		nr		-		Incl in fit-out
<b>2.5</b>	<b>External Walls</b>						
.54	Timber cladding system including insulation, metsec and internal plasterboard	401	m²	400	160,390		
.55	Curtain walling system with vertical timber shading	80	m²	600	47,775		

7. Detailed Cost Estimate		Qty	Unit	Rate £	Amount £	Total £	Notes
.56	Timber and glass railing to terraces	16	m	800	12,800		including curved areas
.57	Timber and glass railing to beach lodge terraces	62	m	600	37,200		incl assisted lodge
.58	Timber and glass railing to walkway	56.5	m	600	33,900		
.59	Beach lodge terraces dividers	126	m <sup>2</sup>	200	25,200		timber panels
.60	Timber curved panel feature to walkway	56.5	m	200	11,300		extra over railing
<b>2.6 Windows and External Doors</b>							
.61	Windows to upper floor of beach lodges	52	m <sup>2</sup>	500	26,000		fixed double glazed
.62	Bi-folding glazed external doors - four leaf	16	nr	8,000	128,000		beach lodges, VIP and accessible
.63	Timber clad single external doors to beach lodges	15	nr	2,000	30,000		
.64	Glazed external doors - double leaf	2	nr	3,000	6,000		to walkway and spa terrace
.65	Single external door to ramp link bridge	1	nr	2,500	2,500		access control incl in MEP
<b>2.7 Internal Walls and Partitions</b>							
.66	Heavy duty internal partition walls comprising lightweight blockwork or metal stud with plasterboard	359	m <sup>2</sup>	150	53,910		Beach lodge dividing walls, staircase and lift perimeter walls
<b>2.8 Internal Doors</b>						<b>2,500</b>	
.67	Timber clad single door to staircase	1	nr	2,500	2,500		
<b>3.0 Internal Finishes</b>						<b>0</b>	Incl in fit-out
<b>5.0 Mechanical &amp; Electrical Installations</b>						<b>64,375</b>	
<b>5.1 Sanitaryware</b>							Incl in beach lodge fit-out
<b>5.3 Disposal Installations</b>							
.68	Allowance for above ground drainage to sanitaryware	21	nr	450	9,450		
.69	Allowance for drainage points to terrace	18	nr	350	6,300		To beach huts and external terrace
<b>5.4 Water installations</b>							
.70	Domestic cold water supply (DCWS) to domestic services	21	nr	400	8,400		
.71	Domestic hot water supply to domestic services	4	nr	650	2,600		Excluding beach hut's which assume
<b>5.5 Heat source</b>							Incl above in shell & core ground floor
<b>5.6 Space Heating and Air Conditioning</b>							Incl in Beach lodge fit-out
<b>5.7 Ventilation Systems</b>							
.72	Assume building to be natural ventilation through opening windows & doors with transfer grills				Excluded		
.73	Allowance for local extract to WC's/showers etc.	4	nr	500	2,000		Excluding beach lodges
<b>5.8 Electrical installations</b>							
.74	Allowance for incoming electrical main and connection from adjacent substation		item		Included elsewhere		Small power and lighting incl in fit-out
.75	LV distribution including distributions boards, LV Cabling, sub-metering.	1	item	2,500	2,500		Incl above in shell & core ground floor
<b>5.9 Lift installations</b>							
.76	Allowance for platform lift		item		Included elsewhere		Incl above in shell & core ground floor
<b>5.10 Fire and lightning protection</b>							
<b>5.11 Communication, Security and Control Systems</b>							
.77	General fire & smoke detection	585	m <sup>2</sup>	30	17,550		
.78	Allowance for access control (assumed not required)				Excluded		
.79	Allowance for CCTV (minimal allowance only 1 per floor)	1.0	item	2,000	2,000		
.80	Allowance for electrical monitoring and minimal BMS to pumps etc.	585	m <sup>2</sup>	20	11,700		
<b>5.12 Builders Work in Connection</b>							
.81	Allowance for BWIC with services generally	3%		62,500	1,875		
<b>Carried to Summary</b>						<b>1,097,143</b>	
<b>2.4 Second Floor Shell and Core</b>							
<b>1.0 Substructure Works</b>						<b>0</b>	Incl in foundations/ground floor
<b>2.0 Superstructure Works</b>						<b>97,618</b>	



7. Detailed Cost Estimate		Qty	Unit	Rate £	Amount £	Total £	Notes
<b>2.1</b>	<b>Frame</b>						
.82	In situ concrete frame (1 hr fire protection)	54	m <sup>2</sup>	175	9,450		2nd to 3rd floor - 2nd floor GFA
<b>2.2</b>	<b>Upper Floors</b>						
.83	260mm thick Bison hollowcore PCC planks with structural topping	79	m <sup>2</sup>	150	11,850		2nd floor including roof slab
<b>2.3</b>	<b>Roof</b>						
.84	Flat roof areas - insulated membrane cold roof system	26	m <sup>2</sup>	120	3,120		
.85	Roof drainage	26	m <sup>2</sup>	15	390		
<b>2.4</b>	<b>Stairs and Ramps</b>						
.86	Staircase including handrails		Item	4,000	-		Incl at level 1
<b>2.5</b>	<b>External Walls</b>						
.87	Timber cladding system including insulation, metsec and internal plasterboard	77	m <sup>2</sup>	400	30,800		
.88	Extra over for lift shaft walls construction	38	m <sup>2</sup>	100	3,828		
.89	Curtain walling system with vertical timber shading	44	m <sup>2</sup>	600	26,460		
<b>2.6</b>	<b>Windows and External Doors</b>						
.90	Glazed single full height window	1	nr	1,000	1,000		
<b>2.7</b>	<b>Internal Walls and Partitions</b>						
.91	Internal balustrade to fitness suite void and curved staircase	13	m	800	10,720		partially curved
<b>2.8</b>	<b>Internal Doors</b>					0	none required
<b>3.0</b>	<b>Internal Finishes</b>					0	Incl in fit-out
<b>5.0</b>	<b>Mechanical &amp; Electrical Installations</b>					30,797	
<b>5.1</b>	<b>Sanitaryware</b>						Incl in Beach lodge fit-out
<b>5.3</b>	<b>Disposal Installations</b>						
.92	Connection to existing underground mains drainage system		item	1,500	Included elsewhere		Incl above in shell & core ground floor
.93	Allowance for above ground drainage to sanitaryware	2	nr	450	900		
.94	Allowance for rainwater drainage system	1	item	8,050	8,050		Excluding rainwater harvesting
.95	Allowance for drainage points to terrace	4	nr	400	1,600		
<b>5.4</b>	<b>Water installations</b>						Incl above in shell & core ground floor
.96	Domestic cold water supply (DCWS) to domestic services	2	nr	400	800		
.97	Domestic hot water supply to domestic services	1	nr	650	650		
<b>5.5</b>	<b>Heat source</b>						Incl above in shell & core ground floor
<b>5.6</b>	<b>Space Heating and Air Conditioning</b>						Incl in beach lodge fit-out
<b>5.7</b>	<b>Ventilation Systems</b>						
.98	Assume building to be natural ventilation through opening windows & doors with				Excluded		
.99	Allowance for local extract to WC's/showers etc.	1	nr	500	500		
<b>5.8</b>	<b>Electrical installations</b>						
.100	Allowance for PV Panels to roof	1	item	15,000	15,000		
<b>5.9</b>	<b>Lift installations</b>						
.101	Allowance for platform lift		item		Included elsewhere		Incl above in shell & core ground floor
<b>5.10</b>	<b>Fire and lightning protection</b>						
<b>5.11</b>	<b>Communication, Security and Control Systems</b>						Incl in shell 7 core roof/Third floor
.102	Allowance for telecoms/data connection		item	6,500	Included elsewhere		Incl above in shell & core ground floor
.103	General fire & smoke detection	48	m <sup>2</sup>	30	1,440		
.104	Allowance for CCTV (minimal allowance only 1 per floor)		item	2,000	Included elsewhere		Incl above in shell & core ground floor
.105	Allowance for Intruder Alarms		item	2,000	Included elsewhere		Incl above in shell & core ground floor
.106	Allowance for electrical monitoring and minimal BMS to pumps etc.	48	m <sup>2</sup>	20	960		
<b>5.12</b>	<b>Builders Work in Connection</b>						
.107	Allowance for BWIC with services generally	3%		29,900	897		
<b>Carried to Summary</b>						<b>128,415</b>	

7. Detailed Cost Estimate						
	Qty	Unit	Rate £	Amount £	Total £	Notes
<b>2.5 Third Floor Shell and Core</b>						
<b>1.0 Substructure Works</b>					0	Incl in foundations/ground floor
<b>2.0 Superstructure Works</b>					143,995	
<b>2.1 Frame</b>						
.108 Insitu concrete frame (1 hr fire protection)	57	m <sup>2</sup>	175	9,975		3rd floor to roof - 3rd floor GFA
<b>2.2 Upper Floors</b>						
.109 260mm thick Bison hollowcore PCC planks with structural topping	71	m <sup>2</sup>	150	10,650		3rd floor slab including terraces
<b>2.3 Roof</b>						
.110 Timber roof structure and plywood topping	51	m <sup>2</sup>	200	10,200		3rd floor roof
.111 260mm thick Bison hollowcore PCC planks with structural topping	9	m <sup>2</sup>	150	1,350		lift overrun roof
.112 Sedum green roofing system	51	m <sup>2</sup>	250	12,750		includes gutter area
.113 Third floor terrace areas - insulated cold roof system	14	m <sup>2</sup>	150	2,100		assumed tiled finish
.114 Roof areas - insulated membrane cold roof system	9	m <sup>2</sup>	120	1,080		lift overrun roof
.115 Roof drainage	74	m <sup>2</sup>	15	1,110		
<b>2.4 Stairs and Ramps</b>						none
<b>2.5 External Walls</b>						
.116 Timber cladding system including insulation, metsec and internal plasterboard	76	m <sup>2</sup>	400	30,400		includes lift overrun
.117 Extra over for lift shaft walls construction	64	m <sup>2</sup>	100	6,380		pre-cast panels or similar
.118 Curtain walling system with vertical timber shading	62	m <sup>2</sup>	600	37,200		
.119 Frameless glass railing	16	m	800	12,800		curved
<b>2.6 Windows and External Doors</b>						
.120 Glazed main entrance external doors - double leaf	1	nr	5,000	5,000		including automated opening
.121 Glazed external doors - double leaf	1	nr	3,000	3,000		
<b>2.7 Internal Walls and Partitions</b>					0	Incl in external walls
<b>2.8 Internal Doors</b>					0	none required
<b>3.0 Internal Finishes</b>					0	Incl in fit-out
<b>5.0 Mechanical &amp; Electrical Installations</b>					14,575	
<b>5.1 Sanitaryware</b>						
<b>5.3 Disposal Installations</b>						
.122 Allowance for drainage points to viewing area	4	nr	350	1,400		
<b>5.4 Water installations</b>						
<b>5.5 Heat source</b>						
.123 Allowance for heat source		m <sup>2</sup>	35	Included elsewhere		Incl above in shell & core ground floor
<b>5.6 Space Heating and Air Conditioning</b>						Incl in communal/Shell & core fit-out
<b>5.7 Ventilation Systems</b>						
.124 Assume building to be natural ventilation through opening windows & doors with				Excluded		
<b>5.8 Electrical installations</b>						
.125 Lighting to walkway	71	m <sup>2</sup>	50	3,550		
<b>5.9 Lift installations</b>						
.126 Allowance for platform lift		item		Included elsewhere		Incl above in shell & core ground floor
<b>5.10 Fire and lightning protection</b>						
.127 Allowance for lightening protection	1	item	4,600	4,600		
<b>5.11 Communication, Security and Control Systems</b>						
.128 General fire & smoke detection	52	m <sup>2</sup>	30	1,560		
.129 Allowance for access control (assumed not required)				Excluded		
.130 Allowance for CCTV	1.0	nr	2,000	2,000		
.131 Allowance for Intruder Alarms		item	2,000	Included elsewhere		Incl above in shell & core ground floor
.132 Allowance for electrical monitoring and minimal BMS to pumps etc.	52	m <sup>2</sup>	20	1,040		

**7. Detailed Cost Estimate**
**5.12 Builders Work in Connection**

.133 Allowance for BWIC with services generally

Qty	Unit	Rate £	Amount £	Total £	Notes
3%		14,150	425		
<b>Carried to Summary</b>				<b>158,570</b>	

7. Detailed Cost Estimate		Qty	Unit	Rate £	Amount £	Total £	Notes
<b>3.0 Fit-Out Works</b>							
<b>3.1 Communal/Core areas fit-out works</b>							
<b>2.0 Superstructure Works</b>						<b>2,376</b>	
<b>2.7 Internal Walls and Partitions</b>							
.01	Internal partition walls comprising lightweight blockwork or metal stud with plasterboard	20	m <sup>2</sup>	120	2,376		between corridor and kiosk
<b>2.8 Internal Doors</b>							incl in s&c
<b>3.0 Internal Finishes</b>						<b>21,578</b>	
.02	Allowance for internal wall finishes -						
	- Plaster and paint	285	m <sup>2</sup>	25	7,118		Viewing deck, GF Corridors and Stairs
	- Ceramic tiles to showers and wcs	0	m <sup>2</sup>	50	-		
	- Timber panelling	0	m <sup>2</sup>	70	-		
	- Painted/sealed	0	m <sup>2</sup>	10	-		
.03	Allowance for internal floor finishes including skirtings;						
	- Latex levelling floor screed	102	m <sup>2</sup>	20	2,040		
	- Porcelain tiles	46	m <sup>2</sup>	80	3,680		Viewing deck
	- Carpet	0	m <sup>2</sup>	50	-		
	- Non-slip vinyl	56	m <sup>2</sup>	65	3,640		GF Corridors and Stairs
	- Epoxy resin	0	m <sup>2</sup>	50	-		
.04	Allowance for internal ceiling finishes						
	- painted plasterboard	102	m <sup>2</sup>	50	5,100		Viewing deck, GF Corridors and Stairs
	- painted render	0	m <sup>2</sup>	60	-		
	- Painted/sealed	0	m <sup>2</sup>	10	-		
<b>4.0 Internal Fixtures and Fittings</b>						<b>625</b>	
.05	Allowance for internal statutory and directional signage	125	m <sup>2</sup>	5	625		
<b>5.0 Mechanical &amp; Electrical Installations</b>						<b>32,394</b>	
<b>5.1 Sanitaryware</b>							Not applicable
<b>5.3 Disposal Installations</b>							Not applicable
<b>5.4 Water installations</b>							Not applicable
<b>5.5 Heat source</b>							Not applicable
<b>5.6 Space Heating and Air Conditioning</b>							
	Ground floor						
.06	Allowance for central heating to Shell & core areas	1	item	5,000	5,000		
	First floor						
.07	Allowance for central heating to Shell & core areas	1	item	1,000	1,000		
	Second floor						
.08	Allowance for central heating through radiator's	1	item	1,000	1,000		
	Third floor						
.09	Allowance for local heating and cooling to viewing area(Split units/VRF)	1	item	2,500	2,500		
.10	Allowance for local heating and cooling to office(Split units/VRF)	1	item	3,500	3,500		
<b>5.7 Ventilation Systems</b>							Not applicable
<b>5.8 Electrical installations</b>							
	Ground floor						
.11	General Small Power c/w local containment to plant spaces	1	item	1,500	1,500		
.12	Lighting installations to plant spaces	1	item	1,500	1,500		
	First floor						
.13	General Small Power c/w local containment to Shell & core areas	1	item	2,500	2,500		
.14	Lighting installations to plant spaces, staircases etc.	1	item	2,500	2,500		
	Second floor						
.15	General Small Power c/w local containment	1	item	750	750		
.16	Lighting installations to plant spaces, circulation areas, WC's	1	item	1,000	1,000		
	Third floor						
.17	General Small Power c/w local containment	1	item	1,000	1,000		
.18	Lighting installations to Shell & core	1	item	1,000	1,000		
.19	Lighting to viewing area	52	m <sup>2</sup>	100	5,200		

7. Detailed Cost Estimate		Qty	Unit	Rate £	Amount £	Total £	Notes
5.9	Lift installations						Not applicable
5.10	Fire and lightning protection						Not applicable
5.11	Communication, Security and Control Systems						
	Ground floor						
.20	Disabled toilet and/shower alarm's	1.0	item	1,500	1,500		
5.12	Builders Work in Connection						
.21	Allowance for BWIC with services generally	3%		31,450	944		
	Carried to Summary					56,972	
3.2	BCP fit-out works						
2.0	Superstructure Works					18,364	
2.7	Internal Walls and Partitions						
.22	Internal partition walls comprising lightweight blockwork or metal stud with plasterboard	112	m <sup>2</sup>	120	13,464		external wc's
.23	IPS in WCs	7	Nr	700	4,900		# external wc's
2.8	Internal Doors						
.24	Internal single doors	0	Nr	1,500	-		excluded
3.0	Internal Finishes					15,297	
.25	Allowance for internal wall finishes -						
	- Plaster and paint	36	m <sup>2</sup>	25	908		Beach-front office
	- Ceramic tiles to showers and wcs	152	m <sup>2</sup>	50	7,590		corridor
	- Timber panelling	0	m <sup>2</sup>	70	-		
	- Painted/sealed	92	m <sup>2</sup>	10	924		bin and deckchair storage
.26	Allowance for internal floor finishes including skirtings;						
	- Latex levelling floor screed	67	m <sup>2</sup>	20	1,340		
	- Porcelain tiles	17	m <sup>2</sup>	80	1,360		external wc's
	- Carpet	0	m <sup>2</sup>	50	-		
	- Non-slip vinyl	7	m <sup>2</sup>	65	455		beach front office, wc's and corridor
	- Epoxy resin	20	m <sup>2</sup>	50	1,000		bin and deckchair storage
.27	Allowance for internal ceiling finishes						
	- painted plasterboard	7	m <sup>2</sup>	50	350		beach front office and corridor
	- painted render	20	m <sup>2</sup>	60	1,200		bin and deckchair storage
	- Painted/sealed	17	m <sup>2</sup>	10	170		external wc's
4.0	Internal Fixtures and Fittings					2,435	
.28	Allowance for internal statutory and directional signage	67	m <sup>2</sup>	5	335		
.29	Allowance for Beach Office shelving	1	Item	100	100		
.30	Allowance for Deckchair fixed storage units	1	Item	2,000	2,000		
5.0	Mechanical & Electrical Installations					14,781	
	Ground floor						
.31	Allowance for restaurant WC's including WHB's	0	nr	1,000	-		Excluded
.32	Allowance for external WC's including WHB	7	nr	1,000	7,000		
.33	Allowance for external shower	1	nr	1,500	1,500		
5.3	Disposal Installations						included in shell & core
5.4	Water installations						included in shell & core
5.5	Heat source						Not applicable
5.6	Space Heating and Air Conditioning						Not applicable
5.7	Ventilation Systems						
	Ground floor						
.34	Allowance for local extract to WC's/showers etc.	7	nr	500	3,500		
5.8	Electrical installations						
	Ground floor						
.35	Lighting installations	1	item	1,500	1,500		
.36	General Small Power c/w local containment	1	item	850	850		

7. Detailed Cost Estimate						
	Qty	Unit	Rate £	Amount £	Total £	Notes
5.9 Lift installations						Not applicable
5.10 Fire and lightning protection						Not applicable
5.11 Communication, Security and Control Systems						Not applicable
5.12 Builders Work in Connection						
.37 Allowance for BWIC with services generally	3%		14,350	431		
Carried to Summary					50,876	
<b>3.3 Restaurant and Kiosk fit-out works</b>						
2.0 Superstructure Works					0	
2.7 Internal Walls and Partitions						
2.8 Internal Doors						
3.0 Internal Finishes					6,380	
.38 Allowance for internal wall finishes -						
- Plaster and paint	0	m <sup>2</sup>	25	-		excluded
- Ceramic tiles to showers and wcs	0	m <sup>2</sup>	50	-		excluded
- Timber panelling	0	m <sup>2</sup>	70	-		excluded
- Painted/sealed	0	m <sup>2</sup>	10	-		excluded
.39 Allowance for internal floor finishes including skirtings;						
- Latex levelling floor screed	319	m <sup>2</sup>	20	6,380		
- Porcelain tiles	0	m <sup>2</sup>	80	-		excluded
- Carpet	0	m <sup>2</sup>	50	-		excluded
- Non-slip vinyl	0	m <sup>2</sup>	65	-		excluded
- Epoxy resin	0	m <sup>2</sup>	50	-		excluded
.40 Allowance for internal ceiling finishes						
- painted plasterboard	0	m <sup>2</sup>	50	-		excluded
- painted render	0	m <sup>2</sup>	60	-		excluded
- Painted/sealed	0	m <sup>2</sup>	10	-		excluded
4.0 Internal Fixtures and Fittings					638	
.41 Allowance for internal statutory signage	319	m <sup>2</sup>	2	638		
.42 Walk in freezer					excluded	inc in tenants works
.43 Takeaway & kiosk equipment					excluded	inc in tenants works
.44 Restaurant kitchen & equipment					excluded	inc in tenants works
.45 Cleaning store equipment					excluded	inc in tenants works
5.0 Mechanical & Electrical Installations					6,530	
5.1 Sanitaryware						
.46 Allowance for cleaners sink in cleaners store	1	nr	0	-		Included in restaurant and kiosk fit-out
5.3 Disposal Installations						Not applicable
5.4 Water installations						Not applicable
5.5 Heat source						Not applicable
5.6 Space Heating and Air Conditioning						
.47 Allowance for local heating and cooling to restaurant(Split units/VRF)					excluded	inc in tenants works
5.7 Ventilation Systems						
.48 Allowance for extract system to restaurant kitchen					excluded	inc in tenants works
5.8 Electrical installations						
.49 General Small Power c/w local containment					excluded	inc in tenants works
.50 Allowance for temporary/emergency lighting	317	m <sup>2</sup>	20	6,340		lighting in tenants works
5.9 Lift installations						Not applicable
5.10 Fire and lightning protection						Not applicable
5.11 Communication, Security and Control Systems						
.51 Allowance for voice & data CT6 outlets and cabling(excluding any provision for					excluded	inc in tenants works
.52 General fire & smoke detection					Included elsewhere	Included in shell & core
.53 Allowance for access control (assumed not required)					excluded	inc in tenants works

7. Detailed Cost Estimate		Qty	Unit	Rate £	Amount £	Total £	Notes
.54	Allowance for CCTV (minimal allowance only 1 per floor)				Included elsewhere		Included in shell & core
.55	Allowance for Intruder Alarms				Included elsewhere		Included in shell & core
<b>5.12 Builders Work in Connection</b>							
.56	Allowance for BWIC with services generally	3%		6,340	190		
<b>Carried to Summary</b>						<b>13,548</b>	
<b>3.4 Beach Huts fit-out works</b>							
<b>2.0 Superstructure Works</b>						<b>224,683</b>	
<b>2.2 Upper Floors</b>							
.57	260mm thick Bison hollowcore PCC planks with structural topping	162	m <sup>2</sup>	250	40,500		Upper floors
<b>2.4 Stairs and Ramps</b>							
.58	Paddle 'space saver' staircase to beach lodges	15	nr	3,500	52,500		
<b>2.7 Internal Walls and Partitions</b>							
.59	Internal partition walls comprising lightweight blockwork or metal stud with plasterboard	442	m <sup>2</sup>	120	53,058		
.60	Internal balustrade to lodges upper floor	68	m	350	23,625		
.61	Shower cubicles	16	Nr	1,000	16,000		lodges
<b>2.8 Internal Doors</b>							
.62	Internal timber veneered single doors	21	Nr	1,500	31,500		
.63	Internal timber veneered leaf and half doors	0	Nr	1,750	-		
.64	Allowance for access hatches to under eaves storage	15	Nr	500	7,500		
<b>3.0 Internal Finishes</b>						<b>192,338</b>	
.65	Allowance for internal wall finishes -						
	- Plaster and paint	719	m <sup>2</sup>	25	17,977		
	- Ceramic tiles to showers and wcs	407	m <sup>2</sup>	50	20,328		ensuites, wc's and kitchen splashbacks, changing room, lodges
	- Timber panelling	957	m <sup>2</sup>	70	66,978		
	- Painted/sealed	0	m <sup>2</sup>	10	-		
.66	Allowance for internal floor finishes including skirtings;						
	- Latex levelling floor screed	465	m <sup>2</sup>	20	9,304		not required to upper floors
	- Porcelain tiles	526	m <sup>2</sup>	80	42,045		all lodge areas
	- Carpet	9	m <sup>2</sup>	50	450		Overnight reception office
	- Non-slip vinyl	74	m <sup>2</sup>	65	4,820		Overnight cleaning/storage/Laundry, stairs and fitness suite
	- Epoxy resin	0	m <sup>2</sup>	50	-		
.67	Allowance for internal ceiling finishes						
	- painted plasterboard	609	m <sup>2</sup>	50	30,436		to all areas
	- painted render	0	m <sup>2</sup>	60	-		
	- Painted/sealed	0	m <sup>2</sup>	10	-		
<b>4.0 Internal Fixtures and Fittings</b>						<b>100,044</b>	
.68	Allowance for overnight cleaning/storage/laundry cabinets/shelving	1	Item	2,000	2,000		excludes washing machines etc.
.69	Allowance for Sauna fit-out	1	Item	10,000	10,000		
.70	Allowance for Hot tub	1	Item	5,000	5,000		
.71	Allowance for Lodge kitchens	16	nr	5,000	80,000		incl fridge, hob, extract, oven and dishwasher
.72	Allowance for internal statutory and directional signage	609	m <sup>2</sup>	5	3,044		
<b>5.0 Mechanical &amp; Electrical Installations</b>						<b>262,904</b>	
<b>5.1 Sanitaryware</b>							
	First floor & mezzanine						
.73	Beach lodge Sanitaryware including WC, WHB, Shower and kitchen sink	15	nr	2,700	40,500		
.75	Overnight cleaning/storage/laundry - allowance for cleaners sink	1	nr	380	380		
.76	Accessable beach lodge Disabled WC including WHB in disabled/Access shower room	1	nr	3,500	3,500		
.76	Allowance for shower area	1	nr	3,500	3,500		
<b>5.3 Disposal Installations</b>							

7. Detailed Cost Estimate		Qty	Unit	Rate £	Amount £	Total £	Notes
First floor & mezzanine							
.77	Allowance for internal drainage points to beach lodges	64	nr	350	22,400		
.78	Drainage to shower area, steam room, hot tub etc.	1	item		Included elsewhere		included in shell & core
Second floor							
.79	Drainage to fitness suite	1	item		Included elsewhere		included in shell & core
<b>5.4 Water installations</b>							
First floor & mezzanine							
.80	Domestic cold water supply (DCWS) to domestic services in beach lodges	64	nr	350	22,400		
.81	Domestic hot water supply to domestic services in beach lodges	48	nr	500	24,000		
.82	Domestic hot and cold water to shower area, steam room, hot tub etc.	1	item		Included elsewhere		included in shell & core
Second floor							
.83	Domestic hot and cold water to fitness suite	1	item		Included elsewhere		included in shell & core
<b>5.5 Heat source</b>							
First floor & mezzanine							
.84	Allowance for heat source to beach lodges (Assume heat interface units)	16	nr	2,300	36,800		
<b>5.6 Space Heating and Air Conditioning</b>							
First floor & mezzanine							
.85	Allowance for local heating through radiators	354	m²	40	14,156		
.86	Allowance for local heating and cooling to entrance reception office (Split units/VRF)	1	item	3,500	3,500		
Second floor							
.87	Allowance for local heating and cooling to fitness suite(Split units/VRF)	1	item	3,500	3,500		
<b>5.7 Ventilation Systems</b>							
First floor & mezzanine							
.87	Allowance for local extract to WC's/showers etc. to beach lodges	16	nr	500	8,000		Excluding beach lodges
.88	Allowance for local extract from shower area, steam room, hot tub etc	1	item	3,500	3,500		
.89	Allowance for MVHR including mechanical vent installations to beach lodges	16	nr	3,500	Excluded		see assumptions and exclusions
.90	Allowance for MVHR including mechanical vent to Shower area, steam room, hot tub	3	nr	3,500	Excluded		see assumptions and exclusions
Second floor							
.90	Allowance for local extract to fitness suite	1	nr	3,500	3,500		
.91	Allowance for MVHR including mechanical vent to fitness suite						see assumptions and exclusions
<b>5.8 Electrical installations</b>							
First floor & mezzanine							
.92	Lighting to Beach lodges including balcony lighting and scene setting	354	m²	135	47,777		Included in Beach lodge fit-out
.93	Lighting to shower room, accessible WC, steam room and hot tub	142	m²	75	10,634		Included in Beach lodge fit-out
Second floor							
.94	Lighting to fitness suite/ Spa	42	m²	100	4,200		Included in beach lodge fit-out
<b>5.9 Lift installations</b>							Not applicable
<b>5.10 Fire and lightning protection</b>							Not applicable
<b>5.11 Communication, Security and Control Systems</b>							
First floor & mezzanine							
.95	Disabled toilet and/shower alarm's to accessible beach lodge	1.0	item	1,500	1,500		
.96	Access control to Spa & shower room	1.0	nr	1,500	1,500		
<b>5.12 Builders Work in Connection</b>							
.97	Allowance for BWIC with services generally	3%		255,247	7,657		
Carried to Summary						779,969	



7. Detailed Cost Estimate		Qty	Unit	Rate £	Amount £	Total £	Notes
<b>4.0 External Works</b>							
<b>Ancillary Structures</b>							
.01	Link Bridge from third floor to car park - steel truss structure with timber cladding	70.0	m²	2,500	175,000		
.02	Glazed balustrade to link bridge	52.0	m	600	31,200		
.03	Link Bridge from 1st floor to ramp	8.0	m²	2,500	20,000		
.04	Glazed balustrade to link bridge	15.0	m	600	9,000		
<b>Hard Landscaping</b>							
.05	Allowance for removing and disposing of the existing paving wearing course and replacing with new due to impact of construction, contractors facilities etc.	700	m²	40	28,000		
.06	Allowance for new kerbs to edge of paving	100	m	50	5,000		
.07	Allowance for localised repairs and repointing of existing retaining wall	80	m	50	4,000		
.08	Allowance for external floor finishes;						
	- Raised areas including slab on grade	121	m²	150	18,150		main entrance and external wc's wall and floors
	- Extra over for outdoor showers - assumed anti-slip tiles	21	m²	60	1,260		
	- External restaurant seating area paving	135	m²	80	10,800		
	- Area to rear of building	120	m²	40	4,800		
.09	Allow for ramp construction	12	m²	400	4,800		
.10	Allow for external steps construction	4	m²	500	2,000		
.11	Balustrades to external restaurant terrace	23.0	m	600	13,800		
.12	Balustrades to raised areas	50.0	m	600	30,000		
.13	Allow to form a new below ground accessible chamber for the pump station	1	item	10,000	10,000		
<b>Soft Landscaping</b>							
.14	Allowance for bank regrading and soft landscaping works	250	m²	30	7,500		
.15	Cliff/bank stabilisation works					excluded	
<b>External services</b>							
.16	Allowance for external lighting to bridges,walkways and entrances etc.	1.0	item	6,500	6,500		
.17	Allowance for upgrade to existing electrical infrastructure	1.0	item	10,000	10,000		
.18	Allowance for upgrade to existing Comm's infrastructure	1.0	item	3,500	3,500		
.19	Allowance for upgrade to existing water infrastructure	1.0	item	5,000	5,000		
.20	Allowance for upgrade to existing gas infrastructure	1.0	item	-	-		No upgrade to gas services. Utilize ASHP
.21	Allowance for removal of existing below ground drainage pumping station and replace with new	1.0	item	15,000	15,000		
<b>Carried to Summary</b>						<b>415,310</b>	

**7. Detailed Cost Estimate**

		Qty	Unit	Rate £	Amount £	Total £	Notes
<b>5.0</b>	<b>Furnishing, Furniture and Equipment (FF&amp;E)</b>						
.01	Double bed including mattress	16.0	nr	1,500	24,000		excludes linen
.02	Foldable dining table	16.0	nr	600	9,600		not part of fold out bed solution
.03	Special light fixtures allowance i.e. lamps/pendants	16.0	nr	500	8,000		
.04	Sofa bed		nr		excluded		
.05	Chairs		nr		excluded		
.06	TV and associated cabinetry		nr		excluded		
.07	Freestanding cupboards		nr		excluded		
.08	Desk		nr		excluded		
.09	Coffee table		nr		excluded		
.10	Balcony/terrace furniture		nr		excluded		
.11	Artwork, sculptures, plants etc.		nr		excluded		
.12	Soft furnishings i.e. blinds, curtains, rugs, carpets etc.		nr		excluded		
<b>Carried to Summary</b>						<b>41,600</b>	