

Newton Abbot - Market Hall

Stage 4 Cost Plan

October 2023

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DOCUMENT ISSUE SHEET

| Revision | Comments | Issue Date | Parties Sent To | Prepared By | Checked By | Reviewed By |
|----------|-------------------------------|------------|-----------------|-------------|------------|-------------|
| 1 | RIBA Stage 1 | 12/01/2022 | TDC | PW | LH | LH |
| 2 | RIBA Stage 2 - Interim | 03/02/2022 | TDC | PW | LH | LH |
| 3 | RIBA Stage 2 | 15/02/2022 | TDC | PW | LH | LH |
| 4 | RIBA Stage 3 - Interim | 27/07/2022 | TDC | PW | LH | LH |
| 5 | RIBA Stage 3 - Pre App Design | 30/11/2022 | TDC | PW | LH | LH |
| 6 | RIBA Stage 3 | 02/06/2023 | TDC | PW | LH | LH |
| 6 | RIBA Stage 4 | 20/10/2023 | TDC | PW | LH | LH |

Authorised by:

L Husband

Date:

20/10/2023

Section 1

Executive Summary

SUMMARY

**Newton Abbot - Market Hall
Stage 4 Cost Plan**

This document must be read in association with the Basis, Assumptions and Exclusions in Appendix A. Particular attention should be given to the exclusions in this Cost Plan to ensure they are included elsewhere in the overall appraisal of the scheme if the Client deems them to be required.

| Newton Abbot Market Hall | Overall m2 | 1420m2 |
|---|--------------------|----------------|
| | Cost (£) | £/m2 |
| Market Hall Refurbishment | £ 1,901,608 | £ 1,339 |
| Food Hall | £ 540,811 | £ 381 |
| External Works | £ 544,993 | £ 384 |
| Preliminaries | £ 507,860 | £ 358 |
| Main Contractor's Overheads & Profits | £ 279,622 | £ 197 |
| Sub Total | £ 3,774,894 | £ 2,658 |
| Inflation to Tender Return Date - Q1 2024 | £ 19,458 | £ 14 |
| Inflation to Mid-Point of Construction - 4Q 2024 | £ 97,291 | £ 69 |
| Sub Total | £ 3,891,643 | £ 2,741 |
| Design Development Risk @ 3% | £ 116,749 | £ 82 |
| Construction Risk @ 5% | £ 194,582 | £ 137 |
| Employer Risk @ 2% | £ 77,833 | £ 55 |
| Total Main Contract (excl professional fees and VAT) | £ 4,280,807 | £ 3,015 |
| Enabling Works | £ 57,421 | £ 40 |
| Total (excl professional fees and VAT) | £ 4,338,228 | £ 3,055 |
| | | |

Section 2

Cost Estimate

Market Hall Refurbishment

Market Hall Ground Floor 1,012 m2
Market Hall First Floor (Mezzanine) 114 m2
Total GIFA: 1,126 m2

| Item Description | Qty | Unit | Rate | £ | €/m2 GIFA | Comments |
|---|-----|----------------|-----------|-------------------|---------------|--|
| 0.00 FACILITATING WORKS | | | | 5,000.00 | 4.44 | |
| 0.01 Toxic/Hazardous/Contaminated Material Treatment | | | | 5,000.00 | | |
| Asbestos Removal | 1 | Item | 5,000.00 | 5,000.00 | | Allowance to Cover Un-Surveyed Areas |
| 0.02 Demolition Works | | | | - | - | Strip Out and Smaller Demo Incl in 6.01 |
| 1.00 SUBSTRUCTURE | | | | 64,957.20 | 57.69 | |
| New Concrete Slab - 175mm thick | 212 | m ² | 175.00 | 37,100.00 | | New Toilet/Entrance Area - Includes Excavation |
| Strip Foundation to New North Opening | 7 | m | 180.00 | 1,170.00 | | |
| New Foul Water Drainage Runs (100mm) - New Slab | 61 | m | 170.00 | 10,448.20 | | |
| New Foul Water Drainage Runs (150mm) - New Slab | 13 | m | 200.00 | 2,600.00 | | |
| New Foul Water Drainage Runs (100mm) - Existing Slab | 18 | m | 350.00 | 6,139.00 | | Includes Saw Cutting existing Slab |
| Connection into Existing | 2 | nr | 750.00 | 1,500.00 | | |
| Inspection Chambers | 6 | nr | 1,000.00 | 6,000.00 | | Internal |
| 2.00 SUPERSTRUCTURE | | | | 409,509.03 | 363.68 | |
| 2.01 Frame | | | | 6,036.00 | 5.36 | |
| Structural Steel | 0.3 | T | 4,000.00 | 1,260.00 | | Changing Places Goal Posts |
| Structural Steel | 1.2 | T | 4,000.00 | 4,776.00 | | North Elevation Entrance |
| 2.02 Upper Floors | | | | - | - | n/a |
| 2.03 Roof | | | | 35,770.00 | 31.77 | |
| Northern Flat Roof Works | 1 | Item | 32,770.00 | 32,770.00 | | Cost as per Dilapidations Rev 1 |
| Roof Drainage | 1 | Item | 3,000.00 | 3,000.00 | | Adaptations and Adjustment |
| 2.04 Stairs and Ramps | | | | 101,720.00 | 90.34 | |
| Staircase to Mezzanine | 1 | Item | 95,000.00 | 95,000.00 | | Incl Staircase, Foundations, Balustrade and Finishes |
| Balustrade to Mezzanine | 10 | m | 700.00 | 6,720.00 | | |
| 2.05 External Walls | | | | 55,680.00 | 49.45 | |
| New Look Elevation | 139 | m ² | 400.00 | 55,680.00 | | general allowance - detail tbc |

Market Hall Refurbishment

Market Hall Ground Floor 1,012 m2
Market Hall First Floor (Mezzanine) 114 m2
Total GIFA: 1,126 m2

| Item Description | Qty | Unit | Rate | £ | £/m2 GIFA | Comments |
|---|-----|----------------|-----------|-------------------|---------------|---|
| 2.06 Windows and External Doors | | | | 134,934.53 | 119.84 | |
| Automatic Double Glazed Doors, Frames and Ironmongery | 1 | nr | 10,800.00 | 10,800.00 | | 2244 x 2350 |
| Automatic Double Glazed Doors, Frames and Ironmongery | 1 | nr | 9,250.00 | 9,250.00 | | 1970 x 2285 |
| Automatic Double Glazed Doors, Frames and Ironmongery | 1 | nr | 11,000.00 | 11,000.00 | | 2300 x 2325 |
| Power Assisted Single Glazed Doors, Frames and Ironmongery | 1 | nr | 1,900.00 | 1,900.00 | | 1125 x 2100 |
| New Metal Windows to Match Heritage Requirements | 47 | m ² | 960.00 | 45,202.43 | | South Elevation - Internal and External |
| New Metal Windows to Match Heritage Requirements | 21 | m ² | 960.00 | 20,628.36 | | East Elevation |
| New Metal Windows to Match Heritage Requirements | 3 | m ² | 960.00 | 2,910.88 | | North Elevation |
| Refurbishment and Glazing Replacement to Match Heritage Requirements | 28 | m ² | 550.00 | 15,552.85 | | Incl Making Good |
| Window Boards | 16 | m | 40.00 | 640.00 | | Softwood Timber Incl Decoration |
| Lourved Door; Double | 1 | nr | 3,250.00 | 3,250.00 | | Market Hall Plant Room |
| Lourved Windows | 3 | m ² | 400.00 | 1,100.00 | | Introduced into Roof Light |
| Repairs to Clerestory Windows | 34 | m | 300.00 | 10,200.00 | | Cost as per Dilapidations Rev 1 |
| High-Level Window Repair | 1 | Item | 2,500.00 | 2,500.00 | | Northern Clerestory Window and Roof Light Spot Repairs and Decoration |
| 2.07 Internal Walls and Partitions | | | | 34,593.50 | 30.72 | |
| Internal Wall Type 01 | 252 | m ² | 65.00 | 16,380.00 | | WC's in Market Hall |
| Internal Wall Type 01a | 13 | m ² | 67.50 | 850.50 | | WC's in Market Hall |
| Internal Wall Type 2 | 118 | m ² | 70.00 | 8,225.00 | | Offices and Stores in Market Hall |
| IPS - WCs | 20 | m ² | 180.00 | 3,600.00 | | |
| Lining of External Walls | 1 | Item | 5,538.00 | 5,538.00 | | Lining Northern Side Internal Face of External Walls |
| 2.08 Internal Doors & Joinery | | | | 40,775.00 | 36.21 | |
| Automatic Double Glazed Doors, Frames and Ironmongery | 1 | nr | 10,800.00 | 10,800.00 | | 2244 x 2350 |
| Automatic Double Glazed Doors, Frames and Ironmongery | 1 | nr | 6,500.00 | 6,500.00 | | 1490 x 2095 |
| Automatic Double Glazed Doors, Frames and Ironmongery | 1 | nr | 9,000.00 | 9,000.00 | | 1900 x 2325 |
| Single Door incl Vision Panel; including ironmongery | 2 | nr | 1,100.00 | 2,200.00 | | BoH Areas - Staff Room, Managers Office - 926 x 2040 |
| Single Door and a Half incl Vision Panel; including ironmongery - FD30s | 2 | nr | 1,750.00 | 3,500.00 | | BoH Areas - Storage and Cellar - 1452 x 2040 |
| Single Door; including ironmongery | 2 | nr | 750.00 | 1,500.00 | | New WC's - 726 x 2040 |
| Single Door; including ironmongery | 6 | nr | 800.00 | 4,800.00 | | New WC's - 826 x 2040 |
| Single Door; including ironmongery | 3 | nr | 825.00 | 2,475.00 | | Doc M Toilet and Changing Places - 926 x 2040 |

Market Hall Refurbishment

| | | |
|--|--------------|-----------|
| Market Hall Ground Floor | 1,012 | m2 |
| Market Hall First Floor (Mezzanine) | 114 | m2 |
| Total GIFA: | 1,126 | m2 |

| Item Description | Qty | Unit | Rate | £ | £/m2 GIFA | Comments |
|--|------------|----------------|-------------|-------------------|------------------|---|
| 3.00 INTERNAL FINISHES | | | | 166,731.17 | 148.07 | |
| 3.01 Wall Finishes | | | | 15,687.77 | 13.93 | |
| Paint to New Plaster Surfaces | 339 | m ² | 10.00 | 3,389.00 | | New Walls Only |
| Paint to Existing Plaster Surfaces | 487 | m ² | 6.00 | 2,923.77 | | |
| Wall Tiling | 125 | m ² | 75.00 | 9,375.00 | | |
| 3.02 Floor Finishes | | | | 133,979.00 | 118.99 | |
| (600 x 600) Tile | 92 | m ² | 100.00 | 9,200.00 | | incl. preparation |
| (900 x 450) Tile | 937 | m ² | 105.00 | 98,385.00 | | incl. preparation |
| Tiled Skirting | 264 | m | 45.00 | 11,880.00 | | |
| Re-laying of Flag Stone | 31 | m ² | 100.00 | 3,100.00 | | New North Entrance and Around Bar; Removal incl Elsewhere |
| Resin paint | 26 | m ² | 46.00 | 1,196.00 | | Plant Room |
| Entrance Matting Incl New Frame | 17 | m ² | 600.00 | 10,218.00 | | 18mm thick matting with aluminium frame |
| 3.03 Ceiling Finishes | | | | 17,064.40 | 15.15 | |
| Cleaning of Main Market Hall Timber Ceiling | 1 | Item | 10,000.00 | 10,000.00 | | P Sum - scope tbc |
| Cleaning and Making Good Exposed North Entrance Timber Ceiling | 18 | m ² | 65.00 | 1,170.00 | | |
| Form Bulkhead | 2 | nr | 200.00 | 400.00 | | Toilet Area Incl Decoration |
| Decoration of Exposed Concrete Soffit | 60 | m ² | 10.00 | 596.10 | | |
| 600 x 600 Ceiling Grid | 26 | m ² | 45.00 | 1,158.30 | | Staff Room and Manager's Office |
| 600 x 600 Ceiling Grid | 68 | m ² | 55.00 | 3,740.00 | | WC's and Changing Places |
| 4.01 Fittings, Furnishings and Equipment | | | | 323,500.00 | 287.30 | |
| Fixed Street Food Units | 6 | Nr | 17,500.00 | 105,000.00 | | |
| Fixed Retail Units 3m x 3m | 12 | Nr | 10,000.00 | 120,000.00 | | |
| Flexible Retail Units (mobile) | 6 | Nr | 2,000.00 | 12,000.00 | | |
| External Signage | 1 | item | 12,500.00 | 12,500.00 | | Including Support |
| Statutory Signage | 1 | item | 500.00 | 500.00 | | |
| Bar | 1 | Item | 30,000.00 | 30,000.00 | | |
| Movable Seating and Tables | 1 | item | 40,000.00 | 40,000.00 | | |
| Kitchenette | 1 | item | 3,500.00 | 3,500.00 | | Staff Room |

Market Hall Refurbishment

Market Hall Ground Floor 1,012 m2
Market Hall First Floor (Mezzanine) 114 m2
Total GIFA: 1,126 m2

| Item Description | Qty | Unit | Rate | £ | £/m2 GIFA | Comments |
|---|--------------|----------------------|-----------------|-------------------|---------------|---|
| 5.00 SERVICES | | | | 640,562.00 | 568.88 | |
| 5.01 Sanitary Installations | | | | 52,200.00 | 46.36 | |
| Doc M Pack | 3 | nr | 3,000.00 | 9,000.00 | | |
| Baby Changing Facilities | 1 | nr | 250.00 | 250.00 | | Presumed included in changing places |
| Sanitaryware | 8 | nr | 1,000.00 | 8,000.00 | | New WC's and Basins in Market Hall |
| Changing Places WC incl hoist | 1 | Item | 30,000.00 | 30,000.00 | | |
| Automatic Soap Dispensers | 11 | nr | 50.00 | 550.00 | | All WC's |
| Robe/Coat Hook | 11 | nr | 20.00 | 220.00 | | All WC's |
| Toilet Roll Holder | 11 | nr | 80.00 | 880.00 | | All WC's |
| Hand Dryers | 11 | nr | 300.00 | 3,300.00 | | All WC's |
| 5.02 Services Equipment | - | m ² | - | - | - | Excluded |
| 5.03 Disposal Installations | 1,126 | m² | 10.00 | 11,260.00 | 10.00 | |
| 5.04 Water Installations | 1,126 | m² | 30.00 | 33,780.00 | 30.00 | |
| 5.05 Heat Source | - | m ² | - | - | - | n/a |
| 5.06 Space Heating and Air Conditioning | 1,126 | m² | 140.00 | 157,640.00 | 140.00 | |
| 5.07 Ventilation | 1,126 | m² | 90.00 | 101,340.00 | 90.00 | |
| 5.08 Electrical Installations | 1,126 | m² | 140.00 | 157,640.00 | 140.00 | incl. Ext Lighting |
| 5.09 Fuel Installations | - | m ² | - | - | - | n/a - No Fuel Storage or Distributions System |
| 5.10 Lift and Conveyor Installations | - | Item | - | - | - | |
| 5.11 Fire and Lightning Protection | 1,126 | m² | 12.00 | 13,512.00 | 12.00 | fire alarm and connect existing smoke vents |
| 5.12 Communication, Security and Control Systems | 1,126 | m² | 65.00 | 73,190.00 | 65.00 | CCTV, Intruder, and Wi-Fi |
| 5.13 Specialist Installations | 1 | Item | 5,000.00 | 5,000.00 | 4.44 | PV |
| 5.14 Builder's Work in Connection with Services | | | | 35,000.00 | 31.08 | |
| General allowance | 1 | item | 35,000.00 | 35,000.00 | | |

Market Hall Refurbishment

| | | |
|--|--------------|-----------|
| Market Hall Ground Floor | 1,012 | m2 |
| Market Hall First Floor (Mezzanine) | 114 | m2 |
| Total GIFA: | 1,126 | m2 |

| Item Description | Qty | Unit | Rate | £ | £/m2 GIFA | Comments |
|---|------------|----------------|-------------|-------------------|------------------|--|
| 6.00 WORK TO EXISTING BUILDINGS | | | | 291,348.50 | 258.75 | |
| 6.01 Minor Demolition and Alteration Works | | | | 215,714.00 | 191.58 | |
| Strip out of First Floor Public Toilets | 1 | Item | 10,000.00 | 10,000.00 | | Incl Sanitaryware Removal, Wall Finishes, Internal Wall Removal, Ceiling Finishes, etc |
| Removal of Wall which separates Mezzanine from Market Hall | 1 | Item | 20,000.00 | 20,000.00 | | Assumed non-loadbearing |
| Demolition of External WC | 1 | Item | 3,500.00 | 3,500.00 | | Near North Entrance Incl External Barrier |
| M & E Removal | 1 | Item | 25,000.00 | 25,000.00 | | |
| Soft Strip out of Market Hall | 1 | Item | 10,000.00 | 10,000.00 | | Removal of Stalls, etc |
| Removal of Ceiling Finishes | 188 | m ² | 22.50 | 4,230.00 | | North and West Entrances, Incl Making Good |
| Removal of Internal Walls and Rooms from Main Market Hall - Solid | 74 | m ² | 70.00 | 5,180.00 | | |
| Removal of Internal Walls and Rooms from Main Market Hall - Lightweight Stud | 124 | m ² | 16.00 | 1,984.00 | | |
| Southern Pitched Roof Area - timber repairs, window repairs, ventilation, etc | 1 | Item | 83,900.00 | 83,900.00 | | Cost as per Dilapidations Rev 1 |
| Roller Shutter Removal | 5 | nr | 200.00 | 1,000.00 | | Incl Frame; Skipped |
| Infilling of Market Hall Roller Shutter Opening | 1 | Item | 5,500.00 | 5,500.00 | | Finish as per Heritage Statement |
| Removal of Market Hall Floor Finishes - Flag Stone Floor | 33 | m ² | 110.00 | 3,630.00 | | TORC Clean, Make Good and Set Aside for Re-Use |
| Removal Windows | 43 | m ² | 40.00 | 1,720.00 | | Incl Frame; Skipped |
| Removal Glazing Only | 19 | m ² | 60.00 | 1,140.00 | | Excl Frame - Mezzanine |
| Removal External Doors | 10 | nr | 50.00 | 500.00 | | Incl Frame; Skipped |
| Removal of Internal Doors (Single) | 4 | nr | 25.00 | 100.00 | | Incl Frame; Skipped |
| Removal of Internal Doors (Double) | 2 | nr | 40.00 | 80.00 | | Incl Frame; Skipped |
| Block up Back-Of House Openings | 1 | nr | 1,000.00 | 1,000.00 | | To match existing wall type, doorway to new Plant Room |
| Block up Window Opening; to match existing | 2 | nr | 500.00 | 1,000.00 | | Near New North Entrance |
| Low Level Walling to In-fill Former Door Opening | 5 | nr | 1,000.00 | 5,000.00 | | New Windows to Sit Above |
| Limestone cills to windows | 11 | m | 500.00 | 5,500.00 | | |
| Block up Door Opening; to match existing | 3 | nr | 2,000.00 | 6,000.00 | | 2nr Openings Near New North Entrance and Near Demolished WC |
| Form New Opening to External Wall | 1 | Item | 6,000.00 | 6,000.00 | | Near New North Entrance, Incl Temp Work Design |
| New North Entrance | 1 | Item | 10,000.00 | 10,000.00 | | Incl Blockwork and Roof Adaptations |
| Floor Remedials | 1 | Item | 1,000.00 | 1,000.00 | | Filling In Floor Boxes, etc |
| Unblocking Market Hall Window Openings | 5 | nr | 350.00 | 1,750.00 | | From Market Hall towards Market Square and Food Hall |

Market Hall Refurbishment

| | | |
|--|--------------|-----------|
| Market Hall Ground Floor | 1,012 | m2 |
| Market Hall First Floor (Mezzanine) | 114 | m2 |
| Total GIFA: | 1,126 | m2 |

| Item Description | Qty | Unit | Rate | £ | £/m2 GIFA | Comments |
|--|------------|----------------|-------------|---------------------|------------------|--|
| Tank Room Decommissioning | 1 | Item | 1,000.00 | 1,000.00 | | Removal of Existing Tanks |
| 6.02 Repairs to Existing Services | | | | - | - | |
| 6.03 Damp-Proof Courses/Fungus and Beetle Eradication | | | | - | - | |
| 6.04 Façade Retention | | | | - | - | |
| 6.05 Cleaning Existing Surfaces | | | | - | - | |
| 6.06 Renovation Works | | | | 75,634.50 | 67.17 | |
| Pressure Wash Clean - to All Elevations | 427 | m ² | 15.00 | 6,409.50 | | |
| TORC Cleaning to North Elevation (Single Storey) | 89 | m ² | 60.00 | 5,358.00 | | |
| DOFF and TORC Cleaning to External WC Area | 22 | m ² | 85.00 | 1,870.00 | | |
| DOFF Cleaning to North Elevation (Full Height) | 79 | m ² | 22.00 | 1,738.00 | | |
| DOFF Cleaning to South Elevation | 107 | m ² | 22.00 | 2,354.00 | | |
| TORC Cleaning to South Elevation | 107 | m ² | 60.00 | 6,420.00 | | |
| DOFF Cleaning to West Elevation | 130 | m ² | 22.00 | 2,860.00 | | |
| Removal of Cement Pointing and Replacement with Ashlar | 129 | m ² | 125.00 | 16,125.00 | | To South Elevation and Removed WC |
| Isolated Remedial Repairs to External Walls | 1 | Item | 10,000.00 | 10,000.00 | | General Repairs |
| Isolated Remedial Repairs to Internal Walls (Incl Internal Face of External Walls) | 1 | Item | 15,000.00 | 15,000.00 | | General Repairs, Removing and Replacing Lime Plaster Around Windows, etc |
| Isolated Remedial Repairs to Metal Work | 1 | Item | 5,000.00 | 5,000.00 | | General Repairs to Columns, etc |
| Isolated Remedial Repairs to Roof | 1 | Item | 2,500.00 | 2,500.00 | | Slate Replacement etc |
| 7.00 EXTERNAL WORKS | | | | - | - | see separate tab |
| 7.01 Site Preparation Works | | | | - | - | see separate tab |
| 7.02 Roads, Paths, Pavings and Surfacing | | | | - | - | see separate tab |
| 7.03 Soft Landscapes, Planting and Irrigation Systems | | | | - | - | see separate tab |
| 7.04 Fencing, Railings and Walls | | | | - | - | see separate tab |
| 7.05 External Fixtures | | | | - | - | see separate tab |
| 7.06 External Drainage | | | | - | - | see separate tab |
| 7.07 External Services | | | | - | - | included in Market Hall Cost Estimate |
| 7.08 Minor Building Works and Ancillary Buildings | | | | - | - | included in Market Hall Cost Estimate |
| Sub-Total | | | | 1,901,607.90 | 1,688.82 | |

Market Hall Refurbishment

| | | |
|-------------------------------------|--------------|-----------|
| Market Hall Ground Floor | 1,012 | m2 |
| Market Hall First Floor (Mezzanine) | 114 | m2 |
| Total GIFA: | 1,126 | m2 |

| Item Description | Qty | Unit | Rate | £ | £/m2 GIFA | Comments |
|---|-----|------|-------|---------------------|-----------------|-------------------------------|
| 8.0 Main Contractor's Preliminaries | | | 17% | 323,273.34 | 287.10 | |
| Sub-Total | | | | 2,224,881.24 | 1,975.92 | |
| 9.0 Main Contractor's Overhead and Profits | | | 8% | 177,990.50 | 158.07 | |
| Sub-Total | | | | 2,402,871.74 | 2,133.99 | |
| 10.0 Inflation to Tender Return - 1Q 2024 | | | 0.52% | 12,385.94 | 11.00 | |
| 10.1 Inflation to Mid-Point of Construction - 1Q 2025 | | | 2.56% | 61,929.68 | 55.00 | |
| Sub-Total | | | | 2,477,187.36 | 2,199.99 | |
| 11.0 Design Development Risk | | | 3.0% | 74,315.62 | 66.00 | |
| 11.1 Construction Risk | | | 5.0% | 123,859.37 | 110.00 | |
| 11.2 Employer Risk | | | 2.0% | 49,543.75 | 44.00 | |
| Total Main Contract Estimate | | | | 2,724,906.10 | 2,419.99 | Excl. Professional fees & VAT |

Food Hall

Existing Food Hall 294

Total GIFA: 294 m2

| Item Description | Qty | Unit | Rate | £ | £/m2 GIFA | Comments |
|--|-----|------|-----------|-------------------|---------------|---|
| 0.00 FACILITATING WORKS | | | | 58,250.00 | 198.13 | |
| 0.01 Demolition Works | | | | 58,250.00 | 198.13 | |
| Service Disconnections | 1 | item | 3,250.00 | 3,250.00 | | |
| Demolition of Market Hall Service Area and Food Hall | 1 | item | 55,000.00 | 55,000.00 | | Incl taking Food Hall back to Concrete Structure |
| 1.00 SUBSTRUCTURE | | | | 11,473.50 | 39.03 | |
| 1.01 Substructure | | | | 11,473.50 | 39.03 | |
| Ground Beam - 450 x 450 | 11 | m | 200.00 | 2,200.00 | | Required for New Food Hall Elevation |
| Below Ground Masonry / Sundries | 1 | item | 500.00 | 500.00 | | Required for New Food Hall Elevation |
| New Foul Water Drainage Runs (100mm) - Existing Slab | 22 | m | 350.00 | 7,773.50 | | Includes Saw Cutting existing Slab |
| Inspection Chambers | 1 | nr | 1,000.00 | 1,000.00 | | Internal |
| 2.00 SUPERSTRUCTURE | | | | 191,126.00 | 650.09 | Required for New Food Hall Elevation |
| 2.01 Frame | | | | 5,451.00 | 18.54 | |
| Structural Steel | 1 | T | 4,000.00 | 5,451.00 | | Steel for Window Amendments and New Elevation (Incl Parapet) |
| 2.02 Upper Floor | | | | - | - | n/a |
| 2.03 Roof | | | | 28,330.00 | 96.36 | |
| Flat roof finish; clean and recoat | 1 | Item | 5,000.00 | 5,000.00 | | Provisional Sum Allowance |
| Parapet | 14 | m | 350.00 | 4,900.00 | | New Elevation - Facing New Cinema |
| Parapet Capping | 22 | m | 120.00 | 2,640.00 | | New Capping to remaining Flat Roof Elevations - Where Capping Removed |
| Roof Penetrations | 1 | Item | 5,000.00 | 5,000.00 | | New and Making Good Old |
| Roof Drainage; Rainwater Pipes and Gullies | 1 | Item | 750.00 | 750.00 | | Adaptation of Existing |
| Walkway Tiles | 1 | Item | 1,000.00 | 1,000.00 | | Between Roof Plant |
| Bird Protection to Parapets | 72 | m | 70.00 | 5,040.00 | | |
| Joining New Elevation into Existing | 1 | item | 4,000.00 | 4,000.00 | | |
| 2.04 Stairs and Ramps | | | | - | - | n/a |

Food Hall

Existing Food Hall 294

Total GIFA: 294 m2

| Item Description | Qty | Unit | Rate | £ | £/m2 GIFA | Comments |
|---|-----|----------------|-----------|-------------------|---------------|---|
| 2.05 External Walls | | | | 127,030.00 | 432.07 | |
| SFS System (250mm) | 43 | m ² | 330.00 | 14,190.00 | | SFS and wall panel system including insulation, inner lining and board finish |
| SFS System (150mm) | 41 | m ² | 175.00 | 7,175.00 | | SFS and wall panel system including insulation, inner lining and board finish |
| SFS System (100mm) | 77 | m ² | 155.00 | 11,935.00 | | SFS and wall panel system including insulation board finish |
| Zinc Cladding | 55 | m ² | 250.00 | 13,750.00 | | Fixed on to SFS |
| Self Colour Render Finish | 106 | m ² | 105.00 | 11,130.00 | | |
| Curtain Glazing | 90 | m ² | 765.00 | 68,850.00 | | |
| 2.06 Windows and External Doors | | | | 27,750.00 | 94.39 | |
| Automatic Double Glazed Doors, Frames and Ironmongery | 1 | nr | 10,500.00 | 10,500.00 | | 2150 x 2373 |
| Automatic Double Glazed Doors, Frames and Ironmongery | 1 | nr | 9,400.00 | 9,400.00 | | 1925 x 2373 |
| Power Assisted Double Glazed Doors, Frames and Ironmongery | 1 | nr | 3,600.00 | 3,600.00 | | 2114 x 2386 |
| Power Assisted Double Glazed Doors, Frames and Ironmongery - Fire Rated | 1 | nr | 4,250.00 | 4,250.00 | | 2310 x 2373 |
| 2.07 Internal Walls and Partitions | | | | 2,565.00 | 8.72 | |
| Plasterboard to Columns | 86 | m ² | 30.00 | 2,565.00 | | Internal Leaf of Exposed Columns - 2 x 15mm Wallboard and Plaster |
| 2.08 Internal Doors & Joinery | | | | - | - | No Internal Doors - all Units are Self Contained |
| 3.00 INTERNAL FINISHES | | | | 59,441.00 | 202.18 | |
| 3.01 Wall Finishes | | | | 6,029.00 | 20.51 | |
| Tape / Joint / Paint to New Plaster surfaces | 134 | m ² | 22.50 | 3,015.00 | | Kiosk Columns, Column Boxings and New Elevation |
| Paint to Existing Plaster Surfaces | 69 | m ² | 6.00 | 414.00 | | Incl Making Good |
| Tiling to Food Kiosks | 26 | m ² | 100.00 | 2,600.00 | | |
| 3.02 Floor Finishes | | | | 40,872.00 | 139.02 | |
| (600 x 600) Tile | 275 | m ² | 100.00 | 27,500.00 | | incl. preparation |
| Tiled Skirting | 62 | m | 45.00 | 2,790.00 | | To Match Floor Tile |
| Entrance Matting Incl New Frame | 16 | m ² | 600.00 | 9,582.00 | | 18mm thick matting with aluminium frame |
| Metal Demarcation Dots | 1 | Item | 1,000.00 | 1,000.00 | | |
| 3.03 Ceiling Finishes | | | | 12,540.00 | 42.65 | |
| Existing Soffit - Sprayed | 294 | m ² | 10.00 | 2,940.00 | | Making Good Incl in Demo |
| MF Plaster Hanging Ceiling Feature | 96 | m ² | 100.00 | 9,600.00 | | Incl Decoration |

Food Hall

Existing Food Hall 294

Total GIFA: 294 m2

| Item Description | Qty | Unit | Rate | £ | £/m2 GIFA | Comments |
|---|-----|----------------|-----------|-------------------|---------------|---|
| 4.01 Fittings, Furnishings and Equipment | | | | 5,000.00 | 17.01 | |
| External Signage | 1 | Item | 5,000.00 | 5,000.00 | | |
| 5.00 SERVICES | | | | 173,905.00 | 591.51 | M&E costs shared with Market Hall |
| 5.01 Sanitary Installations | - | m ² | - | - | - | Not Required Sinks etc for Kiosk's Incl in Kiosk Cost |
| 5.02 Services Equipment | - | m ² | - | - | - | Excluded |
| 5.03 Disposal Installations | 294 | m ² | 12.50 | 3,675.00 | 12.50 | |
| 5.04 Water Installations | 294 | m ² | 40.00 | 11,760.00 | 40.00 | |
| 5.05 Heat Source | - | m ² | - | - | - | n/a |
| 5.06 Space Heating and Air Conditioning | 294 | m ² | 150.00 | 44,100.00 | 150.00 | |
| 5.07 Ventilation | 294 | m ² | 100.00 | 29,400.00 | 100.00 | |
| 5.08 Electrical Installations | 294 | m ² | 160.00 | 47,040.00 | 160.00 | |
| 5.09 Fuel Installations | - | m ² | - | - | - | n/a - No Fuel Storage or Distributions System |
| 5.10 Lift and Conveyor Installations | - | nr | - | - | - | n/a - No Lift's etc required |
| 5.11 Fire and Lightning Protection | 294 | m ² | 20.00 | 5,880.00 | 20.00 | |
| 5.12 Communication, Security and Control Systems | 294 | m ² | 75.00 | 22,050.00 | 75.00 | Incl Wi-Fi, Fire Alarm, not CCTV |
| 5.13 Specialist Installations | - | m ² | - | - | - | n/a |
| 5.14 Builder's Work in Connection with Services | | | | 10,000.00 | 34.01 | |
| General allowance | 1 | item | 10,000.00 | 10,000.00 | | |

Food Hall

Existing Food Hall 294

Total GIFA: 294 m2

| Item | Description | Qty | Unit | Rate | £ | £/m2 GIFA | Comments |
|-------------|--|-----|----------------|-----------|------------------|---------------|---|
| 6.00 | WORK TO EXISTING BUILDINGS | | | | 41,615.00 | 141.55 | |
| 6.01 | Minor Demolition and Alteration Works | | | | 26,955.00 | 91.68 | |
| | M&E Removal | 1 | Item | 10,000.00 | 10,000.00 | | From the element of Food Hall, which is being retained |
| | Roof Repairs Allowance | 1 | Item | 2,000.00 | 2,000.00 | | |
| | Removal of Existing Parapet Capping | 22 | m | 20.00 | 440.00 | | |
| | Alterations to Glazed Screen to Allow Parapet Amendments | 1 | Item | 1,000.00 | 1,000.00 | | |
| | Food Hall/Charity Shop Walls and Fit Out Removal | 1 | Item | 5,000.00 | 5,000.00 | | All walls assumed non-loadbearing, Incl Making Good. Stair and WC Removal |
| | Removal of Existing Ceiling Finish | 294 | m ² | 22.50 | 6,615.00 | | Incl's Making Good |
| | Removal of Existing Windows and Doors | 12 | nr | 125.00 | 1,500.00 | | |
| | Removal of Below Window Plinth | 4 | nr | 75.00 | 300.00 | | |
| | Removal of Internal Doors (Single) | 4 | nr | 25.00 | 100.00 | | Incl Frame; Skipped |
| 6.02 | Repairs to Existing Services | - | m ² | - | - | - | n/a |
| 6.03 | Damp-Proof Courses/Fungus and Beetle Eradication | - | m ² | - | - | - | n/a |
| 6.04 | Façade Retention | - | m ² | - | - | - | n/a |
| 6.05 | Cleaning Existing Surfaces | - | m ² | - | - | - | n/a |
| 6.06 | Renovation Works | | | | 14,660.00 | 49.86 | |
| | Isolated Remedial Repairs to Roof Structure | 1 | Item | 1,000.00 | 1,000.00 | | Top Side of Food Hall Structural Deck |
| | Cleaning and Making Good of Exposed Concrete Deck | 1 | item | 2,000.00 | 2,000.00 | | Bottom Side of Food Hall Structural Deck |
| | DOFF and TORC Cleaning to South Elevation | 36 | m ² | 85.00 | 3,060.00 | | External Face of Market Hall, but Internal Face of Food Hall |
| | General Making Good to Existing Walls | 1 | Item | 2,500.00 | 2,500.00 | | External Face of Market Hall, but Internal Face of Food Hall |
| | Removal of Cement Pointing and Replacement with Ashlar | 36 | m ² | 100.00 | 3,600.00 | | External Face of Market Hall, but Internal Face of Food Hall |
| | Isolated Remedial Repairs to External Walls | 1 | Item | 2,500.00 | 2,500.00 | | Incl External Face of Market Hall exposed by Demo |
| 7.00 | EXTERNAL WORKS | | | | - | - | see separate tab |
| 7.01 | Site Preparation Works | | | | - | - | see separate tab |
| 7.02 | Roads, Paths, Pavings and Surfacing | | | | - | - | see separate tab |
| 7.03 | Soft Landscapes | | | | - | - | see separate tab |
| 7.04 | Fencing, Railings and Walls | | | | - | - | see separate tab |
| 7.05 | External Fixtures | | | | - | - | see separate tab |
| 7.06 | External Drainage | | | | - | - | see separate tab |

Food Hall

Existing Food Hall 294

Total GIFA: 294 m2

| Item Description | Qty | Unit | Rate | £ | £/m2 GIFA | Comments |
|---|-----|------|-------|-------------------|-----------------|---------------------------------------|
| 7.07 External Services | | | | - | - | included in Market Hall Cost Estimate |
| 7.08 Minor Building Works and Ancillary Buildings | | | | - | - | included in Market Hall Cost Estimate |
| Sub-Total | | | | 540,810.50 | 1,839.49 | |
| 8.0 Main Contractor's Preliminaries | | | 17% | 91,937.79 | 312.71 | |
| Sub-Total | | | | 632,748.29 | 2,152.21 | |
| 9.0 Main Contractor's Overhead and Profits | | | 8% | 50,619.86 | 172.18 | |
| Sub-Total | | | | 683,368.15 | 2,324.38 | |
| 10.0 Inflation to Tender Return - 1Q 2024 | | | 0.52% | 3,522.52 | 11.98 | |
| 10.1 Inflation to Mid-Point of Construction - 1Q 2025 | | | 2.56% | 17,612.58 | 59.91 | |
| Sub-Total | | | | 704,503.25 | 2,396.27 | |
| 11.0 Design Development Risk | | | 3.0% | 21,135.10 | 71.89 | |
| 11.1 Construction Risk | | | 5.0% | 35,225.16 | 119.81 | |
| 11.2 Employer Risk | | | 2.0% | 14,090.06 | 47.93 | |
| Total Main Contract Estimate | | | | 774,953.57 | 2,635.90 | Excl. Professional fees & VAT |

External Works

1,420 m2

| Item Description | Qty | Unit | Rate | £ | £/m2 GIFA | Comments |
|--|-----|----------------|----------|-------------------|---------------|--|
| 7.00 EXTERNAL WORKS | | | | 544,993.40 | 383.80 | |
| 7.01 Site Preparation Works | | | - | 15,990.00 | 11.26 | n/a |
| Breaking Out Existing Hard Paving's and Dispose Off-Site | 705 | m ² | 20.00 | 14,100.00 | | |
| Breaking Out Existing Kerbs | 36 | m | 14.00 | 504.00 | | |
| Breaking Out Existing Road Finish for Highway Granite Paving | 63 | m ² | 22.00 | 1,386.00 | | Incl Excavation and Disposal of Site |
| 7.02 Roads, Paths, Pavings and Surfacing | | | | 252,861.00 | 178.07 | |
| Standard Bullnose Kerbs to the Service Yard | 26 | m | 48.50 | 1,261.00 | | |
| Flush Bullnose Kerbs to the Service Yard | 10 | m | 55.00 | 550.00 | | |
| New Tarmac to Pavement/Service Yard/Store | 103 | m ² | 60.00 | 6,180.00 | | Incl's Allowance for Joining with Existing |
| Road Cross Over Point Finish | 63 | m ² | 100.00 | 6,300.00 | | |
| Natural Granite Paving | 908 | m ² | 250.00 | 227,000.00 | | |
| Tactile Paving | 18 | m ² | 75.00 | 1,350.00 | | |
| Line Marking and Road Signs | 1 | item | 500.00 | 500.00 | | |
| Cobble Refurbishment | 1 | item | 1,500.00 | 1,500.00 | | |
| Paving in Area of Demolished WC | 8 | m ² | 90.00 | 720.00 | | |
| Paving Outside new North Entrance | 1 | Item | 7,500.00 | 7,500.00 | | Incl Adjustment of Levels and Kerbs |
| 7.03 Soft Landscapes, Planting and Irrigation Systems | | | | 7,000.00 | 4.93 | |
| Soft Landscaping | 1 | Item | 7,000.00 | 7,000.00 | | Incl Planters |
| 7.04 Fencing, Railings and Walls | | | | 6,000.00 | 4.23 | |
| Bin Store | 1 | item | 6,000.00 | 6,000.00 | | |
| 7.05 External Fixtures | | | | 4,700.00 | 3.31 | |
| Cycle Stands (hoops) | 5 | nr | 100.00 | 500.00 | | |
| Bollards | 12 | nr | 350.00 | 4,200.00 | | |

External Works

1,420 m2

| Item Description | Qty | Unit | Rate | £ | £/m2 GIFA | Comments |
|--|-----|------|------------|-------------------|---------------|---|
| 7.06 External Drainage | | | | 29,916.00 | 21.07 | |
| Threshold Drain | 17 | m | 440.00 | 7,480.00 | | |
| ACO Slot Drain | 19 | m | 160.00 | 3,016.00 | | |
| Inspection Chambers - Foul | 1 | nr | 1,000.00 | 1,000.00 | | |
| New Foul Drainage Runs (150mm) | 9 | m | 180.00 | 1,620.00 | | |
| Connection in Existing Chambers - Foul | 2 | nr | 750.00 | 1,500.00 | | |
| Inspection Chambers - Storm | 1 | nr | 1,000.00 | 1,000.00 | | |
| New Surface Water Drain Runs (150mm) | 50 | m | 180.00 | 9,000.00 | | |
| SW Rodding Eyes | 1 | nr | 500.00 | 500.00 | | |
| SW Gullies | 2 | nr | 150.00 | 300.00 | | |
| Connection in Existing Chambers and Runs - Storm | 6 | nr | 750.00 | 4,500.00 | | |
| 7.07 External Services | | | | 228,526.40 | 160.93 | |
| Electric | 1 | Item | 226,026.40 | 226,026.40 | | incl. Alex Works, Quote yet to be Separated |
| Water | 1 | Item | 1,500.00 | 1,500.00 | | extend existing |
| Ducting from New Look into Plant Room | 1 | Item | 1,000.00 | 1,000.00 | | Fire/CCTV/PV System |
| 7.08 Minor Building Works and Ancillary Buildings | | | | - | - | n/a |
| Sub-Total | | | | 544,993.40 | 383.80 | |
| 8.0 Main Contractor's Preliminaries | | | 17% | 92,648.88 | 65.25 | |
| Sub-Total | | | | 637,642.28 | 449.04 | |
| 9.0 Main Contractor's Overhead and Profits | | | 8% | 51,011.38 | 35.92 | |
| Sub-Total | | | | 688,653.66 | 484.97 | |
| 10.0 Inflation to Tender Return - 1Q 2024 | | | 0.52% | 3,549.76 | 2.50 | |
| 10.1 Inflation to Mid-Point of Construction - 1Q 2025 | | | 2.56% | 17,748.81 | 12.50 | |
| Sub-Total | | | | 709,952.23 | 499.97 | |
| 11.0 Design Development Risk | | | 3.0% | 21,298.57 | 15.00 | |
| 11.1 Construction Risk | | | 5.0% | 35,497.61 | 25.00 | |
| 11.2 Employer Risk | | | 2.0% | 14,199.04 | 10.00 | |
| Total Main Contract Estimate | | | | 780,947.45 | 549.96 | Excl. Professional fees & VAT |

Enabling Works

| | | | | | Total | 1,420 m ² | |
|-------------|---------------------------------------|-----|----------------|-----------|------------------|----------------------|------------------|
| Item | Description | Qty | Unit | Rate | £ | £/m ² | Comments |
| 0.00 | Alex Plant Room Relocation | | | | 57,420.60 | 40.44 | |
| | Demo of Internal Wall and Ceiling | 1 | item | 500.00 | 500.00 | | Skipped |
| | Strip Out of Existing FF&E and M&E | 1 | item | 500.00 | 500.00 | | |
| | Removal of Existing Windows and Doors | 1 | item | 250.00 | 250.00 | | Skipped |
| | Make Good Existing Floor | 1 | item | 300.00 | 300.00 | | |
| | New Internal Wall | 3 | m ² | 150.00 | 391.50 | | Including Finish |
| | New Ceiling | 4 | m ² | 75.00 | 303.08 | | Including Finish |
| | Floor Paint | 4 | m ² | 25.00 | 101.03 | | |
| | New Single Door | 1 | nr | 825.00 | 825.00 | | |
| | Making Good Remaining Area of Room | 1 | item | 500.00 | 500.00 | | |
| | New Louvre Windows | 1 | nr | 1,750.00 | 1,750.00 | | |
| | Fire Stopping | 1 | nr | 2,000.00 | 2,000.00 | | |
| | New Service Entry Points | 1 | item | 5,000.00 | 5,000.00 | | |
| | M&E | 1 | item | 30,000.00 | 30,000.00 | | |
| | Gas to Alex plant room | 1 | Item | 7,500.00 | 7,500.00 | | |
| | BWIC | 1 | Item | 2,500.00 | 2,500.00 | | |
| | Prelims, Surveys and Design | 1 | item | 5,000.00 | 5,000.00 | | |

Enabling Works Total**57,420.60****40.44** Excluding VAT

Appendix A

Basis, Assumptions & Exclusions

BASIS, ASSUMPTIONS AND EXCLUSIONS

Basis

Where possible this Cost plan has been compiled in accordance with the RICS New Rules of Measurement (NRM) 1: Order of Cost Estimating and Cost Planning for Capital Building Works.

Inflation has been included using the latest BCIS TPI (September 2023). Inflation has been included to cover from the date of this cost plan to the tender return date, and then from the tender return date to the estimated mid-point of construction. These dates are based on the "Market Hall Programme Rev 12" dated September 2023.

This Cost Estimate has been prepared solely for the use of the Teignbridge District Council and should not be relied upon by any third party.

This Cost Information is based on the attached Drawing Issue Sheets and the below:

- AECOM Civils - NAMH-ACM-00-XX-SP-C-00300
- AECOM Civils - 60667066-ACM-00-DR-CE-050001 - P04 - Drainage Layout
- AECOM Civils - 60667066-ACM-00-DR-CE-000003 - P01 - Drainage Standard Detail
- AECOM Structures - 60667066-ACM-00-XX-DR-S-00001 - P01
- AECOM Structures - 60667066-ACM-00-ZZ-DR-S-
- AECOM Structures - 60667066-ACM-00-

Assumptions

No onerous conditions will be placed on the Contractor as part of this project (i.e. normal working hours, etc.) and that any Contractor will be offered TDC space as their site accommodation.

The works will be tendered via a single stage competition, with a Traditional Procurement route.

The works will be completed in a single continuous phase

A proportion of the existing Food Hall will be retained and used as the new Food Hall. A new elevation will be created, which will be a combination of render, curtain walling, zinc cladding, windows and entrance doors.

No works will be completed to the Food Hall Roof except for isolated remedial works.

The 1st Floor Toilets (Market Hall Mezzanine) are to be stripped back to a shell, with services cut off. The wall to the Market Hall will be removed and a new staircase installed with a balustrade running along the newly exposed section. Wall and Floor Finishes will be included along with making good of the Ceiling. M&E Services will be set-up to point ready for a tenant to adapt for their fit-out. A fully fitted out WC will be installed.

All external windows and doors are to be replaced, except to the Mezzanine, where the frames are to remain and the glazing

Only minimal making good and decoration is required in the Market Hall and decoration of the timber sarking ceiling is excluded.

4 Fresh Food Kiosk's will be located in the Food Hall, 6 Street Food Units and 12 Fixed Retail / Service Units will be located in the Market Hall, along with space for 6 Retail Pop Up's.

It is presumed that lagging to pipework contains asbestos, therefore an allowance has been included for this removal, but no other elements of asbestos removal has been allowed for.

Adaptations of the Market Hall smoke vents to make to allow them to tie into the ventilation strategy has been included.

A changing places facility is required

It is presumed that no works are required to the Alexandra Theatre element of the development, except for the creation of separate Plant Room but this is covered via an Enabling Works Package.

Pressure washing has been allowed for to All Elevations of the Market Hall Demise Only. DOFF and TORC cleaning has been allowed for where indicated in the drawings.

Only allowances have been included for the making good of the existing Market Hall timber ceiling and metal work, unless where referenced.

Exclusions

The following is a list of items excluded from this cost estimate. This list is given as an indication and should not be relied on to be exhaustive;

VAT

Removal of contaminated materials

Off site reinforcement of Utilities other than that included in the M&E Spec

Kitchen equipment supply and installation, except for the Staff Room Kitchenette

FF&E beyond the financial allowances made within this Cost Estimate

Bar Furniture

Painting of Roof Timber Ceiling in Market Hall

Bar and Back Bar, Cellar, Cooling for Beer, etc

Demolition of Kiosks in Market Square

Roof mounted lighting in relation to the staging;

Professional Fees, incl Planning, Building Regulations, etc

Surveys

BREEAM Accreditation

Client Finance, Legal and Marketing Costs

Fees' associated with Party Walls awards

Works outside of the site boundary except where specifically stated

Spares and Maintenance Costs

Paving to Market Square other than where indicated on the drawings

Contamination / Obstructions in Ground / Issues

Thickening of the Market Hall floor slab

Fitting out of any of the Food Units, Retail Units, etc

PA Equipment

Staging - Both Demountable and Fixed

Works to the Walkway to the East Elevation

Smoke Vent System

Document Issue Sheet

Project: Newton Abbot Market Hall
 Project No.: 21002MH
 Client: TDC

DATE OF ISSUE

| | | | | | | | | | | | | | | | | | | | | |
|----------|-------|-------|-------|-------|-------|----|-------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Day | 20 | 23 | 31 | 11 | 9 | 4 | 9 | | | | | | | | | | | | | |
| Month | 4 | 5 | 5 | 7 | 8 | 10 | 10 | | | | | | | | | | | | | |
| Year | 23 | 23 | 23 | 23 | 23 | 23 | 23 | | | | | | | | | | | | | |
| Initials | CC/ A | CC | CC/ A | | | | | | | | | | | | | |

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| AECOM | James Leaman | | 1 | | | | | | | | | | | | | | | | | |
| AECOM | Lloyd Husband | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | 1 |
| AECOM | Paul Whitham | | 1 | | | | | | | | | | | | | | | | | 1 |
| AECOM | Steve Swan | | | | | | | | 1 | | | | | | | | | | | 1 |
| AECOM | Tony Woodman | | 1 | | | | | | 1 | | | | | | | | | | | 1 |
| Blueprint AW | Paul Channing | | | | | | | | | | | | | | | | | | | 1 1 |
| TDC | Peter Briscoe | | | | | | | | | | | | | | | | | | | 1 |
| TDC | Tom Phillips | | | | | | | | | | | | | | | | | | | 1 |

REASON FOR ISSUE

S0=WIP S1=Co-ordination S2=Information S3=Internal Review S4=Construction Approval S5=Manufacture S6=PIM Authorisation S7=AIM Authorisation D0=Planning D1=Costing D2=Tender D3=Contractor Design D4=Manufacture Procurement D5=Building Control A=Construction B=Partial Sign off AB=Final Design Intent

| | | | | | | | | | | | | | | | | | | | | |
|----|----|----|----|----|----|----|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| D0 | S2 | S2 | S2 | S2 | S2 | S2 | T | | | | | | | | | | | | | |
|----|----|----|----|----|----|----|---|--|--|--|--|--|--|--|--|--|--|--|--|--|

DOCUMENT FORMAT & SIZE

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| Document Format | PDF | PDF | PDF | PDF | PDF | PDF | PDF | | | | | | | | | | | | | |
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DOCUMENTATION LIST

| Project Number | Originator | Zone | Level | Type | Role | Number | Name | Revision | | | | | | | | | | | | |
|----------------|------------|------|-------|------|------|--------|---|----------|----|--|--|--|--|--|--|--|--|--|--|-----|
| 21002MH | LHC | 00 | 00 | DR | A | 0100 | Location Plan | | P4 | | | | | | | | | | | P6 |
| 21002MH | LHC | 00 | 00 | DR | A | 0101 | Proposed Block Site Plan | | P2 | | | | | | | | | | | P4 |
| 21002MH | LHC | 00 | GF | DR | A | 0200 | Proposed GA Plans - Ground Floor | | P9 | | | | | | | | | | | P11 |
| 21002MH | LHC | 00 | 01 | DR | A | 0201 | Proposed GA Plans - First Floor Mezzanine | | P3 | | | | | | | | | | | P5 |
| 21002MH | LHC | 00 | GF | DR | A | 0211 | RIBA 4 GA Plans - Market Hall Plan | | | | | | | | | | | | | P3 |
| 21002MH | LHC | 00 | GF | DR | A | 0212 | RIBA 4 GA Plans - Food Hall Plan | | | | | | | | | | | | | P3 |
| 21002MH | LHC | 00 | GF | DR | A | 0213 | RIBA 4 GA Plans Alexandra Plantroom Plan | | | | | | | | | | | | | P2 |

Document Issue & Archive Record



Project: **Newton Abbot Market Hall Refurbishment**

Job No: **60667066**

Originator: **S Swan \ T Wodman**

Sheet No:

We enclose copies of the Stage 4 Documents listed below.

| Discipline /Subject Mechanical / Electrical | Issue Date | Day | 21 | 29 | 10 | | | | | | | | | | | | | | |
|--|-----------------------------|-------|-----|-----|-----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | Month | 09 | 09 | 10 | | | | | | | | | | | | | | |
| | | Year | 23 | 23 | 23 | | | | | | | | | | | | | | |
| Document Title | Document Number | | | | | | | | | | | | | | | | | | |
| MEP Stage 4 Specification | NAMH-ACM-XX-XX-RP-BS-300001 | | | P01 | P01 | | | | | | | | | | | | | | |
| MEP Plant Room Layout | NAMH-ACM-XX-00-DR-BS-900001 | P01 | P01 | | | | | | | | | | | | | | | | |
| Electrical Services External Services Layout Phase 0 | NAMH-ACM-XX-00-DR-BS-900002 | P01 | | P01 | | | | | | | | | | | | | | | |
| Electrical Services External Services Layout Phase 1 | NAMH-ACM-XX-00-DR-BS-900003 | P01 | | P01 | | | | | | | | | | | | | | | |
| Electrical Services External Services Layout Phase 2 | NAMH-ACM-XX-00-DR-BS-900004 | P01 | | P01 | | | | | | | | | | | | | | | |
| Electrical Services External Services Layout Phase 3 | NAMH-ACM-XX-00-DR-BS-900005 | P01 | | P01 | | | | | | | | | | | | | | | |
| Proposed Ventilation Layout Low Level - Sheet 1 of 3 | NAMH-ACM-XX-00-DR-M-310001 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Ventilation Layout Low Level - Sheet 2 of 3 | NAMH-ACM-XX-00-DR-M-310002 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Ventilation Layout Low Level - Sheet 3 of 3 | NAMH-ACM-XX-00-DR-M-310003 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Ventilation Layout High Level - Sheet 1 of 5 | NAMH-ACM-XX-01-DR-M-310101 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Ventilation Layout High Level - Sheet 2 of 5 | NAMH-ACM-XX-01-DR-M-310102 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Ventilation Layout High Level - Sheet 3 of 5 | NAMH-ACM-XX-01-DR-M-310103 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Ventilation Layout Mezzanine Cafe Low Level - Sheet 4 of 5 | NAMH-ACM-XX-01-DR-M-310104 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Ventilation Layout Mezzanine Cafe High Level - Sheet 5 of 5 | NAMH-ACM-XX-01-DR-M-310105 | P01 | P01 | | | | | | | | | | | | | | | | |
| Catering Ventilation Mechanical Schematic | NAMH-ACM-XX-XX-DR-M-310201 | P01 | P01 | | | | | | | | | | | | | | | | |
| Toilet Ventilation Mechanical Schematic | NAMH-ACM-XX-XX-DR-M-310202 | P01 | P01 | | | | | | | | | | | | | | | | |
| Food Hall Ventilation Mechanical Schematic | NAMH-ACM-XX-XX-DR-M-310203 | P01 | P01 | | | | | | | | | | | | | | | | |
| Mezzanine Cafe Ventilation Mechanical Schematic | NAMH-ACM-XX-XX-DR-M-310204 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Heating & Cooling Layout Sheet 1 of 3 | NAMH-ACM-XX-00-DR-M-340001 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Heating & Cooling Layout Sheet 2 of 3 | NAMH-ACM-XX-00-DR-M-340002 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Heating & Cooling Layout Sheet 3 of 3 | NAMH-ACM-XX-00-DR-M-340003 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Heating & Cooling Layout Mezzanine Cafe | NAMH-ACM-XX-01-DR-M-340101 | P01 | P01 | | | | | | | | | | | | | | | | |
| Food Hall Heating & Cooling Mechanical Schematic | NAMH-ACM-XX-XX-DR-M-340201 | P01 | P01 | | | | | | | | | | | | | | | | |
| Radiant Panel Control Mechanical Schematic | NAMH-ACM-XX-XX-DR-M-340202 | | P01 | | | | | | | | | | | | | | | | |

Document Issue & Archive Record



Project: **Newton Abbot Market Hall Refurbishment**

Job No:

60667066

Originator: **S Swan \ T Wodman**

Sheet No:

We enclose copies of the Stage 4 Documents listed below.

| Discipline /Subject Mechanical / Electrical | Issue Date | Day | 21 | 29 | 10 | | | | | | | | | | | | | | |
|--|-----------------------------|-------|-----|-----|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | Month | 09 | 09 | 10 | | | | | | | | | | | | | | |
| | | Year | 23 | 23 | 23 | | | | | | | | | | | | | | |
| Document Title | Document Number | | | | | | | | | | | | | | | | | | |
| LV Distribution Schematic | NAMH-ACM-XX-XX-DR-EL-400001 | P01 | | | | | | | | | | | | | | | | | |
| LV Distribution Schematic (Existing Assumed) | NAMH-ACM-XX-XX-DR-EL-400002 | P01 | | | | | | | | | | | | | | | | | |
| Fire detection Schematic | NAMH-ACM-XX-XX-DR-EL-400003 | P01 | | | | | | | | | | | | | | | | | |
| Earthing Schematic | NAMH-ACM-XX-XX-DR-EL-400004 | P01 | | | | | | | | | | | | | | | | | |
| Containment Layout Low Level - Sheet 1 of 3 | NAMH-ACM-XX-00-DR-EL-410001 | P01 | P01 | | | | | | | | | | | | | | | | |
| Containment Layout Low Level - Sheet 2 of 3 | NAMH-ACM-XX-00-DR-EL-410002 | P01 | P01 | | | | | | | | | | | | | | | | |
| Containment Layout Low Level - Sheet 3 of 3 | NAMH-ACM-XX-00-DR-EL-410003 | P01 | P01 | | | | | | | | | | | | | | | | |
| Containment Layout High Level - Sheet 1 of 3 | NAMH-ACM-XX-01-DR-EL-410101 | P01 | P01 | | | | | | | | | | | | | | | | |
| Containment Layout High Level - Sheet 2 of 3 | NAMH-ACM-XX-01-DR-EL-410102 | P01 | P01 | | | | | | | | | | | | | | | | |
| Containment Layout High Level - Sheet 3 of 3 | NAMH-ACM-XX-01-DR-EL-410103 | P01 | P01 | | | | | | | | | | | | | | | | |
| Small Power and Data Layout Low Level - Sheet 1 of 4 | NAMH-ACM-XX-00-DR-EL-420001 | P01 | P01 | P01 | | | | | | | | | | | | | | | |
| Small Power and Data Layout Low Level - Sheet 2 of 4 | NAMH-ACM-XX-00-DR-EL-420002 | P01 | P01 | P01 | | | | | | | | | | | | | | | |
| Small Power and Data Layout Low Level - Sheet 3 of 4 | NAMH-ACM-XX-00-DR-EL-420003 | P01 | P01 | P01 | | | | | | | | | | | | | | | |
| Small Power and Data Layout Low Level - Sheet 4 of 4 | NAMH-ACM-XX-00-DR-EL-420004 | P01 | P01 | P01 | | | | | | | | | | | | | | | |
| Small Power and Data Layout High Level - Sheet 1 of 3 | NAMH-ACM-XX-01-DR-EL-420101 | P01 | P01 | P01 | | | | | | | | | | | | | | | |
| Small Power and Data Layout High Level - Sheet 2 of 3 | NAMH-ACM-XX-01-DR-EL-420102 | P01 | P01 | P01 | | | | | | | | | | | | | | | |
| Small Power and Data Layout High Level - Sheet 3 of 3 | NAMH-ACM-XX-01-DR-EL-420103 | P01 | P01 | P01 | | | | | | | | | | | | | | | |
| Lighting Layout Low Level - Sheet 1 of 4 | NAMH-ACM-XX-00-DR-EL-430001 | P01 | P01 | | | | | | | | | | | | | | | | |
| Lighting Layout Low Level - Sheet 2 of 4 | NAMH-ACM-XX-00-DR-EL-430002 | P01 | P01 | | | | | | | | | | | | | | | | |
| Lighting Layout Low Level - Sheet 3 of 4 | NAMH-ACM-XX-00-DR-EL-430003 | P01 | P01 | | | | | | | | | | | | | | | | |
| Lighting Layout Low Level - Sheet 3 of 4 | NAMH-ACM-XX-00-DR-EL-430004 | P01 | P01 | | | | | | | | | | | | | | | | |
| Lighting Layout High Level - Sheet 1 of 3 | NAMH-ACM-XX-01-DR-EL-430101 | P01 | P01 | | | | | | | | | | | | | | | | |
| Lighting Layout High Level - Sheet 2 of 3 | NAMH-ACM-XX-01-DR-EL-430102 | P01 | P01 | | | | | | | | | | | | | | | | |
| Lighting Layout High Level - Sheet 3 of 3 | NAMH-ACM-XX-01-DR-EL-430103 | P01 | P01 | | | | | | | | | | | | | | | | |
| Fire Protection Layout Low Level - Sheet 1 of 3 | NAMH-ACM-XX-00-DR-EL-440001 | P01 | P01 | | | | | | | | | | | | | | | | |

Document Issue & Archive Record



Project: **Newton Abbot Market Hall Refurbishment**

Job No:

60667066

Originator: **S Swan \ T Wodman**

Sheet No:

We enclose copies of the Stage 4 Documents listed below.

| Discipline /Subject Mechanical / Electrical | Issue Date | Day | 21 | 29 | 10 | | | | | | | | | | | | | | |
|---|-----------------------------|-------|-----|-----|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | Month | 09 | 09 | 10 | | | | | | | | | | | | | | |
| | | Year | 23 | 23 | 23 | | | | | | | | | | | | | | |
| Document Title | Document Number | | | | | | | | | | | | | | | | | | |
| Fire Protection Layout Low Level - Sheet 2 of 3 | NAMH-ACM-XX-00-DR-EL-440002 | P01 | P01 | | | | | | | | | | | | | | | | |
| Fire Protection Layout Low Level - Sheet 3 of 3 | NAMH-ACM-XX-00-DR-EL-440003 | P01 | P01 | | | | | | | | | | | | | | | | |
| Fire Protection Layout High Level - Sheet 1 of 3 | NAMH-ACM-XX-01-DR-EL-440101 | P01 | P01 | | | | | | | | | | | | | | | | |
| Fire Protection Layout High Level - Sheet 2 of 3 | NAMH-ACM-XX-01-DR-EL-440102 | P01 | P01 | | | | | | | | | | | | | | | | |
| Fire Protection Layout High Level - Sheet 3 of 3 | NAMH-ACM-XX-01-DR-EL-440103 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Domestic Water Layout Low Level - Sheet 1 of 3 | NAMH-ACM-XX-00-DR-PH-510001 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Domestic Water Layout Low Level - Sheet 2 of 3 | NAMH-ACM-XX-00-DR-PH-510002 | P01 | P01 | | | | | | | | | | | | | | | | |
| Plant Room Proposed Water Services Connection to Main Sheet 3 of 3 | NAMH-ACM-XX-00-DR-PH-510003 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Domestic Water Layout High Level - Sheet 1 of 3 | NAMH-ACM-XX-00-DR-PH-510101 | P01 | P01 | P01 | | | | | | | | | | | | | | | |
| Proposed Domestic Water Layout High Level - Sheet 2 of 3 | NAMH-ACM-XX-00-DR-PH-510102 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Domestic Water Layout High Level - Sheet 3 of 3 | NAMH-ACM-XX-00-DR-PH-510103 | P01 | P01 | P01 | | | | | | | | | | | | | | | |
| Proposed Domestic Water Layout Mezzanine Cafe Low Level | NAMH-ACM-XX-01-DR-PH-510104 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Domestic Water Schematic | NAMH-ACM-XX-XX-DR-PH-510201 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Drainage Layout Low Level - Sheet 1 of 3 | NAMH-ACM-XX-00-DR-PH-520001 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Drainage Layout Low Level - Sheet 2 of 3 | NAMH-ACM-XX-00-DR-PH-520002 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Drainage Layout Low Level - Sheet 3 of 3 | NAMH-ACM-XX-00-DR-PH-520003 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Drainage Layout High Level - Sheet 1 of 3 | NAMH-ACM-XX-00-DR-PH-520101 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Drainage Layout High Level - Sheet 2 of 3 | NAMH-ACM-XX-00-DR-PH-520102 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Drainage Layout High Level - Sheet 3 of 3 | NAMH-ACM-XX-00-DR-PH-520103 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Drainage Layout Mezzanine Cafe | NAMH-ACM-XX-01-DR-PH-520104 | P01 | P01 | | | | | | | | | | | | | | | | |
| Proposed Drainage Schematic | NAMH-ACM-XX-XX-DR-PH-520201 | P01 | P01 | | | | | | | | | | | | | | | | |
| Luminaire Schedule | NAMH-ACM-XX-XX-SH-BS-300001 | P01 | | | | | | | | | | | | | | | | | |
| Distribution Board Schedule | NAMH-ACM-XX-XX-SH-BS-300002 | P01 | P01 | P01 | | | | | | | | | | | | | | | |
| Selectivity and Protective Device Schedule | NAMH-ACM-XX-XX-SH-BS-300003 | P01 | | | | | | | | | | | | | | | | | |

Document Issue & Archive Record



Project: **Newton Abbot Market Hall Refurbishment**

Job No: **60667066**

Originator: **S Swan \ T Wodman**

Sheet No:

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| Discipline /Subject | Issue Date | Day | 21 | 29 | 10 | | | | | | | | | | | | | |
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| | | Month | 09 | 09 | 10 | | | | | | | | | | | | | |
| | | Year | 23 | 23 | 23 | | | | | | | | | | | | | |
| Document Title | Document Number | | | | | | | | | | | | | | | | | |
| Mechanical / Electrical | | | | | | | | | | | | | | | | | | |
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