

**Project DISC II**  
**Zephyr Building, Harwell Campus, Didcot**

**Contract Sum Analysis**  
**August 2018**

**for**  
**Satellite Applications Catapult**

Item	Total £	
0	Facilitating Works	
1	Substructures	
2	Frame	
3	Upper Floors	
4	Internal Roof	
5	Stairs and Ramps	
6	External Walls Windows and Doors	
7	Internal Walls & Partitions	
8	Internal Doors	
9	Wall Finishes	
10	Floor Finishes	
11	Ceiling Finishes	
12	FF&E	
13	Services	
14	Works to Existing Buildings	
15	External Works	
16	Incoming Services	
	<b>Sub Total</b>	
17	Preliminaries	
18	Risk Allowance	
19	OH&P	
	<b>Sub Total - Build Construction</b>	
20	Professional Fees	
21	Building Control Officer Fees - South Oxfordshire and Vale of South	
<b>22</b>	<b>Tender Sum</b>	

The tenderer is required to price options identified below, outside of the total tender price. The costs should include all necessary mark ups i.e. OH&P; Preliminaries. It is at the Employer's discretion whether these options are incorporated into the works.

Option Costs













































13 - Services

Description	Qty	Unit	Rate	Total
<b><u>Mechanical Installations</u></b>				
<b>Above Ground Drainage Services Installation</b>				
For all costs associated with above ground drainage	1	item		
For all costs associated with condensate drainage. All costs associated with the pumped condensate drainage system where required	1	item		
For all other costs associated with this section	1	item		
<b>Hot and Cold Water Services Installation</b>				
For all costs associated with the Cold Water Services Installation	1	item		
For all costs associated with CAT-5 supply	1	item		
For all costs associated with the Domestic Hot Water Installation				
For all other costs associated with this section	1	item		
<b>DX Systems Installation</b>				
For all costs associated with the new DX systems instalaltion	1	item		
For all other costs associated with this section	1	item		
<b>Other</b>				
For all costs associated with Preliminaries	1	item		
For all costs associated with Materials & Workmanship	1	item		
For all costs associated with Design Standards	1	item		
For all other costs associated with this section	1	item		
<b>Total Carried Forward</b>				



13 - Services

Description	Qty	Unit	Rate	Total
<b>Electrical Installations</b>				
<b>Electrical Equipment</b>				
Supply and installation of new LV distribution equipment including switchgear, panel boards and distribution boards	1	item		
Supply and installation of all sub-main cabling	1	item		
Electrical supplies for mechanical equipment	1	item		
<b>Small power</b>				
Supply and installation of small power including, 13A socket outlets, industrial socket outlets, isolators	1	item		
Supply and installation of horizontal power busbar system	1	item		
<b>Lighting</b>				
Supply and installation of general and emergency lighting in the workshop areas, plant room and offices areas including the lighting busbar track system	1	item		
Supply and installation lighting controls	1	item		
<b>Containment</b>				
Supply and installation of cable containments system including dado trunking, cable tray and cable trunking systems	1	item		
<b>Fire Alarm</b>				
Supply and installation of fire alarm system including the aspirating system in the workshop areas	1	item		
<b>Total Carried Forward</b>				
<b>Quantem Consulting LLP</b>				
<b>Total Brought Forward</b>				

















**17 - Preliminaries**

Item	Works Item	Quantity	Rate	Time Related	Fixed Cost	Total
<b>Total Brought Forward</b>						
<b>1.2</b>	<b>Construction Team</b>					
1.2.1	Construction Manager					
1.2.2	Quality Engineers					
1.2.3	Electrical Manager					
1.2.4	Works Manager					
1.2.5	Mechanical Manager					
1.2.6	M&E Manager / Coordinator					
1.2.7	M&E Coordinator					
<b>1.3</b>	<b>Site Accommodation</b>					
1.3.1	Cabin					
1.3.2	Offices					
1.3.3	Conference Room					
1.3.4	Meeting Room					
1.3.5	Stores and Huts					
<b>Total Carried Forward</b>						

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17 - Preliminaries

Item	Works Item	Quantity	Rate	Time Related	Fixed Cost	Total
<b>Total Brought Forward</b>						
<b>1.3</b>	<b>Site Accommodation (continued)</b>					
1.3.6	Erect and Dismantle Kitchen Unit					
1.3.7	Canteen / Messes / Kitchens					
1.3.8	Fire Officer Requirements					
1.3.9	Welfare - First Aid / Drying Etc					
1.3.10	Local Authority Rates					
1.3.11	Sanitary Conveniences					
1.3.12	Welfare Rate					
1.3.13	Transport					
1.3.14	Postage / Consumables					
1.3.15	Copying Facilities					
1.3.16	Furniture / Equipment					
1.3.17	Broadband					
1.3.18	Protective Clothing					
1.3.19	Networking Computers					
<b>Total Carried Forward</b>						

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**17 - Preliminaries**

Item	Works Item	Quantity	Rate	Time Related	Fixed Cost	Total
<b>Total Brought Forward</b>						
<b>1.4</b>	<b>Telephones</b>					
1.4.1	Switchboard Connection					
1.4.2	Exchange Lines Connection					
1.4.3	Installation					
1.4.4	Switchboard					
1.4.5	Exchange Lines (£/quarter)					
1.4.6	Extensions (£/quarter)					
1.4.7	Calls - Telephone (£/quarter)					
1.4.8	Calls - Fax					
1.4.9	Wifi for use by the Employer and their team					
<b>1.5</b>	<b>Scaffolding</b>					
1.5.1	Internal					
1.5.2	External					
1.5.3	Mobile Towers					
<b>Total Carried Forward</b>						

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**17 - Preliminaries**

Item	Works Item	Quantity	Rate	Time Related	Fixed Cost	Total
<b>Total Brought Forward</b>						
<b>1.5</b>	<b>Scaffolding (continued)</b>					
1.5.4	Lift Guards					
1.5.5	Roof Guardrail / Floor Edge					
1.5.6	Viewing Platform					
<b>1.6</b>	<b>Plant</b>					
1.6.1	Craneage					
1.6.2	Forklift					
1.6.3	Small Tools					
<b>1.7</b>	<b>Mobile Cranes</b>					
1.7.1	Crane					
<b>Total Carried Forward</b>						

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**17 - Preliminaries**

Item	Works Item	Quantity	Rate	Time Related	Fixed Cost	Total
<b>Total Brought Forward</b>						
<b>1.8</b>	<b>Temporary Works and Services</b>					
1.8.1	Sign Boards & Notices					
1.8.2	Turnstile					
1.8.3	Compound Fencing					
1.8.4	Temporary Access					
1.8.5	Pedestrian Barriers					
1.8.6	Perimeter Fencing					
1.8.7	Temporary Land Drainage					
1.8.8	Water Service - Temporary Connection & Distribution					
1.8.9	Water Consumption					
1.8.10	Electrical Services - Connection					
1.8.11	Electrics (Temporary Installation)					
1.8.12	Electrics - Consumption					
1.8.13	Initial / Final Commissioning Works					
1.8.14	BWIC					
1.8.15	Site Security					
1.8.16	Cabins					
1.8.17	CCTV Cameras					
<b>Total Carried Forward</b>						

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**17 - Preliminaries**

Item	Works Item	Quantity	Rate	Time Related	Fixed Cost	Total
	<b>Total Brought Forward</b>					
<b>1.9</b>	<b>Miscellaneous</b>					
1.9.1	Special Measures for winter working					
1.9.2	Drying out buildings					
1.9.3	Cleaning during works					
1.9.4	Final clean of the works					
1.9.5	Testing					
1.9.6	Protection					
1.9.7	Fire Extinguishers - Offices					
1.9.8	Considerate Constructors Scheme					
1.9.9	PPE for employer					
1.9.10	Thermographic Survey					
1.9.11	Dust suppression and vacuum collection					
<b>1.10</b>	<b>Insurances</b>					
1.10.1	Contractor to Schedule and price required Insurances in line with the Employer's Requirements					
1.10.2	Other Insurances					
	<b>Total Carried Forward</b>					

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17 - Preliminaries

Item	Works Item	Quantity	Rate	Time Related	Fixed Cost	Total
<b>Total Brought Forward</b>						
<b>1.11</b>	<b>Design Fees</b>					
1.11.1	Architect					
1.11.2	Structural Engineer					
1.11.3	Mechanical Engineer					
1.11.4	Electrical Engineer					
1.11.5	Fire Consultant					
1.11.6	Acoustician					
<b>1.12</b>	<b>Performance Bond</b>					
1.12.1	Performance Bond in accordance as described within and appended to the Schedule of Amendments included in SAC Request for Proposal - Annex 8					
<b>Total Carried Forward</b>						

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**Option Costs**

Description	Qty	Unit	Rate	Total
<b>Option Costs</b>				
The Contractor is to ensure that they have priced all identified Optional works within the issued design information whether described in this section or not.				
<b>Services</b>				
<u>Electrical</u>				
The contractor is to provide an option cost for the <b>design</b> of combination units as shown on the small power layout		item		
The contractor is to provide an option cost for the <b>supply and installation</b> of combination units as shown on the small power layout		item		
The contractor is to provide an option cost for the <b>testing and commissioning</b> of combination units as shown on the small power layout		item		
<b>Sub-total</b>				
Main Contractor Preliminaries		%		
Main Contractor's Design Development and Risk		%		
Main Contractor OH&P		%		
<b>Sub-total</b>				
<b>Professional Fees</b>				
Services Engineer		item		
<b>Total Carried Forward</b>				

