**SCHEDULE OF COSTS**

**Winthrop Gardens Café Development**

The stages summarised below for the purposes of this schedule of costs are to be priced to meet the requirements detailed within the Specification and the Design & Access Statement, and also to satisfy the requirements of the Planning Conditions and Building Control, etc.

Please provide separately your proposal, with written information and/or plans, providing the detail of what the costings provided below include, and how this meets the Client’s requirements. If there are proposals to deviate from the Client’s specification, the rationale for this deviation and the benefits afforded by the option provided.

A proposed payments schedule is also to be provided alongside this schedule of costs.

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| **Stage** | **Cost (ex. VAT)** |
| **Stage 1** |  |
| * Demolition/removal of ‘Curiosity Corner’
 |  |
| * Site clearance
 |  |
| * Groundworks - Excavation to reduce level
 |  |
| * Groundworks - Excavation for foundations
 |  |
| * Groundworks - Drainage
 |  |
| * Groundworks - External services (water & electricity)
 |  |
| * Construction of retaining wall
 |  |
| * Removal of all waste arising
 |  |
| **Stage 2** |  |
| * Installation of a new modular building (to dimensions as outlined within the plans)
 |  |
| * Construction of canopy providing covered external seating area
 |  |
| * Café, kitchen & WC’s to be fitted out as per specification including electricity, drainage and water supplies
 |  |
| * Supply and fitting of Amtico Spacia 36+ LVT floor covering throughout (café, kitchen, toilets & store room) with site form cove to all areas excluding café area. To sit on an acoustic board or underlay.
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| * Supply and fitting of ceiling or wall mounted heating / air conditioning units
 |  |
| * Supply and fitting of solar panels to roof with battery storage
 |   |
| * Removal of all waste arising
 |  |

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| **Stage** | **Cost (ex. VAT)** |
| **Stage 3** |  |
| * Construction of canopy to provide covered access between the existing ‘Atrium’ building (rear fire door) and side (staff/volunteer) entrance to the kitchen in the new café building
 |  |
| * External work to create a paved area under the large canopied seating area adjoining new café building
 |  |
| * External work – hard landscape, roads, pathways, car parking delineation, planting area
 |  |
| * Removal of all waste arising
 |  |
| **Stage 4** |  |
| * Demolition of existing café, conservatory and food store
 |  |
| * External work – final work to complete the hard landscaping
 |  |
| * Removal of all waste arising
 |  |
| **Local Authority Building Control Fee** |  |
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|  |  |
| **Total Cost ex vat** |  |