

02 August 2023



Turner & Townsend

Report

RIBA Stage 2 Budget Estimate Rev1

**Northern Gas Network Arrival Hub, Low Thornley, Gateshead
ARUP**

making the **difference**

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Quality check

Rev	Status	Prepared by	Checked by	Date
1	Issue	Nisha Narayan / Joe Squires / Zohaib Khan	Jarod Merridew / Alex Hargreaves	02/08/2023

Issued to	Company	Transmission	Date
Erin Robson	ARUP	E-mail	02/08/2023

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Section 1 - Overview

1.1 Project Introduction

This report provides a cost estimate for the Low Thornley Arrival Hub for Northern Gas Networks (NGN), including Cat A and Cat B costs for the building. The costs contained within this report for the Arrival Hub are based upon the RIBA Stage 2 Concept design information issued by ARUP and Napper Architects. Please note all of the adjacent enabling works and site infrastructure outside of the building boundary are excluded from this Cost Estimate as they are being developed in conjunction with the wider site masterplan.

This revision contains minor amendments as per comments from ARUP via email dated 25 July 2023.

The costs have been based upon the areas as defined in Appendix A, which confirms a Gross Internal Area of 1,185m² (12,755ft²), with a net office space of 512m² (43% of total area). A full list of information used to compile this budget estimate is included in Appendix C.

The measurements contained within this Cost Plan should not be relied upon for any purpose other than the formulation of the Cost Plan itself. The Cost Plan has been prepared solely for the use of ARUP and shall not be relied upon by any third party.

1.2 Financial Overview

The RIBA Stage 2 Cost Plan total for the NGN Arrival Hub including Preliminaries, Overheads & Profit & Contingency are as follows:

Total Building Costs	£11,601,998	£9,791 /m²	£910 /ft²
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A risk allowance of 3% is included in the above figure.

The broken down allowances for Category A and Category B fitout items as well as external works are as follows:

Office Category A	£7,082,393	£5,977 /m²	£555 /ft²
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Office Category B	£1,330,202	£1,123 /m²	£104 /ft²
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External Works	£3,189,403	£2,691 /m²	£250 /ft²
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A breakdown of the items included in each Category is included in Appendix B.

All costs are based at current day 3rd quarter 2023 (3Q23), with a below the line adjustment applied for forecast future inflation to Q4 2025. See the commentary below in 1.3 for further commentary on inflation.

1.3 Inflation Forecast

This cost estimate has been produced with costs based at Q3 2023, with tender price inflation added to the perceived midpoint of construction in Q4 2025. The adjustment in this report has been made in accordance with the latest published BCIS indices.

Inflation forecasts still remain uncertain at the moment due to the potential looming recession and economic downturns. Demand is set to contract by 3.9 percent in 2023 according to the Construction Products Association. This is usually the biggest indicator for the direction of travel for prices. However, despite falling for only the second time in 27 months as of October 2022, the cost of construction materials and components is still a significant 44.0 percent higher than pre-COVID-19 levels. These elevated costs are likely to remain sticky while energy prices remain high.

Factors suggest that despite a potential recession, construction will most likely have to continue contending with an inflationary environment for now. While deflation may eventually materialise, clients and contractors need to be proactive in tackling cost pressures on a project-by-project basis depending on factors such as size, procurement route and market.

This will come down to getting the basics right: assessing risk at an early stage; dialling up productivity gains to increase efficiency; and strengthening close, agile relationships with supply chains through early engagement and closer ties. Together, these strategies can all help to mitigate the impact of inflation as recession begins to bite – both during and after.

Section 2 - Basis of Costs

2 Basis of Costs

2.1 Information used

A full list of all the information used to compile this Cost Plan is included in Appendix C.

2.2 Assumptions

The full assumptions are as per the notes in the itemised breakdown cost plan in Appendix B, however key assumptions regarding scope are as follows:

General

Works are priced at current day 3Q2023 with tender price inflation forecast to the perceived midpoint of construction (Q4 2925).

The Cost Plan assumes that the works will be procured by competitive tender process. The tender will be on the basis of RIBA Stage 4 design or equivalent.

Substructure

Pile depths are assumed to be 10m as no detail has been provided.

Assume 1200x1200x600 pile caps to 600mm dia. piles

Piling mat is presumed to be 600mm deep and allowance for this to extend 10% past the building footprint has been allowed.

Retaining wall around perimeter - as no detail has been provided, it is assumed that the height varies from a minimum of 500mm to 4.5m high, therefore an average height of 3m has been used to calculate the area required.

Superstructure

Frame - Reinforcing to concrete members is assumed as follows: Concrete columns 225kg/m³; Slab 150kg/m³; Walls 150kg/m³

Steel - assumption of 75kg/m as no sizes provided for roof bracing

Assume 60min fire rating where not specified to frame and structural elements

Allowed for proprietary guided type fall restraint system in absence of detail

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42dB acoustic rating allowed for conference room doors

Fire rated doors have been allowed for to conference rooms, stores, plant/comms rooms, corridor to office, control centre kitchen and access corridor (16 no. total). All other doors are non-fire rated.

Acoustic timber ceiling is allowed for as vertical slatted timber (larch) with acoustic treatment on Unistrut suspension system.

Raised access floor - presumed Kingspan RMG600 or similar - 250mm height

Fittings, Furniture and Equipment

All FF&E is based on the indicative layout shown on Napper architectural layout plans

Services

Loose IT equipment, telephones and digital sign in facilities are assumed to be provided by the occupier

All other items included and assumed specification is as per detailed cost breakdown in Appendix B.

External Works

Carpark asphalt - assumed buildup of 30mm surface course AC14; 70mm dense binder course AC20; 110mm dense base course AC32; 250mm Type 1 compacted fill; geotextile membrane

Sandstone paving slab - assume Yorkshire paviments

Slab paving to roof of conference suite; assume concrete paving with 30mm laying course

Soft landscaping incorporating trees and shrubs; assume 1 nr tree per 25m² of area

Bollards assumed as Corten steel bollards with internal stainless steel sheet to spread integral LED light

2.3 Exclusions

The following items are specifically excluded from the Cost Estimate:

- Gas utilities connections
- Sprinkler installation
- Dry riser system
- External lighting to roads, footpaths and architectural feature lighting, other than LED bollards to GF terrace
- All Professional and design team fees & legal costs
- Inflation beyond the current price date of 3Q23
- Project / design team fees
- Revenue/Operating costs (rent, rates, service charge, planned preventative maintenance)
- Compensation / costs associated with working on or above land in the possession of others
- Local Authority Fees and Charges
- Fees, Charges and or Commuted Sums associated with the Discharge of Section Agreements of the like

- VAT
- Acquisition / sales and marketing / compulsory purchase order or other client direct costs
- Service diversions / Off-site infrastructure upgrades / services reinforcement,
- Insurances (Including latent defects insurance)
- Legislation changes
- Party wall & rights to light consideration
- Site surveys [Including fees and investigations]
- Works outside site boundary
- Temporary uses / landscaping [e.g. car parking hire, hire of existing buildings for other uses and the like]
- Section 106 / CIL contributions
- Demolition and site remediation work

Appendix A - Elemental Summary

Ref	Elemental Summary	TOTAL BUDGET ESTIMATE				CATEGORY A				CATEGORY B				EXTERNAL WORKS				Key Building Metrics										
		RIBA Stage 2 Cost	£/m2	£/ft2	%	RIBA Stage 2 Cost	£/m2	£/ft2	%	RIBA Stage 2 Cost	£/m2	£/ft2	%	RIBA Stage 2 Cost	£/m2	£/ft2	%											
0	Facilitating Works	£0	£0	£0	0%	£0	£0	£0	0%	£0	£0	£0	0%	£0	£0	£0	0%	<table border="1"> <tr> <td>Building GIA (m2)</td> <td>1,185 m2</td> </tr> <tr> <td>Building GIA (sq ft)</td> <td>12,755 ft2</td> </tr> <tr> <td>Net Office Space</td> <td>512 m2</td> </tr> <tr> <td>Percentage of office space</td> <td>43%</td> </tr> <tr> <td>Wall to Floor Ratio</td> <td>0.86</td> </tr> </table>	Building GIA (m2)	1,185 m2	Building GIA (sq ft)	12,755 ft2	Net Office Space	512 m2	Percentage of office space	43%	Wall to Floor Ratio	0.86
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Building GIA (sq ft)	12,755 ft2																											
Net Office Space	512 m2																											
Percentage of office space	43%																											
Wall to Floor Ratio	0.86																											
1	Substructure	£615,930	£520	£48	6%	£615,930	£520	£48	10%	£0	£0	£0	0%	£0	£0	£0	0%											
2	Superstructure	£2,801,854	£2,364	£220	28%	£2,514,199	£2,122	£197	42%	£287,654	£243	£23	25%	£0	£0	£0	0%											
2.1	Frame	£241,852	£204	£19	2%	£241,852	£204	£19	4%	£0	£0	£0	0%	£0	£0	£0	0%											
2.2	Upper Floors	£77,794	£66	£6	1%	£77,794	£66	£6	1%	£0	£0	£0	0%	£0	£0	£0	0%											
2.3	Roof	£828,358	£699	£65	8%	£828,358	£699	£65	14%	£0	£0	£0	0%	£0	£0	£0	0%											
2.4	Stairs	£92,996	£78	£7	1%	£92,996	£78	£7	2%	£0	£0	£0	0%	£0	£0	£0	0%											
2.5	External Walls	£1,039,314	£877	£81	10%	£1,039,314	£877	£81	17%	£0	£0	£0	0%	£0	£0	£0	0%											
2.6	External Windows and Doors	£116,020	£98	£9	1%	£116,020	£98	£9	2%	£0	£0	£0	0%	£0	£0	£0	0%											
2.7	Internal Walls and Partitions	£317,119	£268	£25	3%	£84,965	£72	£7	1%	£232,154	£196	£18	21%	£0	£0	£0	0%											
2.8	Internal Doors	£88,400	£75	£7	1%	£32,900	£28	£3	1%	£55,500	£47	£4	5%	£0	£0	£0	0%											
3	Internal Finishes	£558,541	£471	£44	6%	£496,230	£419	£39	8%	£62,311	£53	£5	6%	£0	£0	£0	0%											
3.1	Wall Finishes	£48,550	£41	£4	0%	£45,176	£38	£4	1%	£3,374	£3	£0	0%	£0	£0	£0	0%											
3.2	Floor Finishes	£146,887	£124	£12	1%	£87,950	£74	£7	1%	£58,937	£50	£5	5%	£0	£0	£0	0%											
3.3	Ceiling Finishes	£363,104	£306	£28	4%	£363,104	£306	£28	6%	£0	£0	£0	0%	£0	£0	£0	0%											
4	Fittings, Furnishings & Equipment	£336,452	£284	£26	3%	£0	£0	£0	0%	£336,452	£284	£26	30%	£0	£0	£0	0%											
5	Services	£1,662,417	£1,403	£130	17%	£1,406,531	£1,187	£110	23%	£255,887	£216	£20	23%	£0	£0	£0	0%											
6	Completed Buildings & Building Units	£0	£0	£0	0%	£0	£0	£0	0%	£0	£0	£0	0%	£0	£0	£0	0%											
7	Works to Existing Buildings	£0	£0	£0	0%	£0	£0	£0	0%	£0	£0	£0	0%	£0	£0	£0	0%											
8A	External Works	£2,264,961	£1,911	£178	23%	£0	£0	£0	0%	£0	£0	£0	0%	£2,264,961	£1,911	£178	83%											
	Sub-total	£8,240,154	£6,954	£646	83%	£5,032,890	£4,247	£395	83%	£942,304	£795	£74	83%	£2,264,961	£1,911	£178	83%											
9 & 10	Main Contractor On Costs	£1,661,199	£1,402	£130	17%	£1,014,621	£856	£80	17%	£189,967	£160	£15	17%	£456,612	£385	£36	17%											
9	Preliminaries	£1,200,867	£1,013	£94	12%	£733,461	£619	£58	12%	£137,325	£116	£11	12%	£330,081	£279	£26	12%											
10	Overheads & Profit	£460,332	£388	£36	5%	£281,160	£237	£22	5%	£52,641	£44	£4	5%	£126,531	£107	£10	5%											
Total - Building excluding VE (GF - 6F) Estimate		£9,901,354	£8,356	£776	100%	£6,047,511	£5,103	£474	100%	£1,132,270	£956	£89	100%	£2,721,573	£2,297	£213	100%											
11	Client On Costs	£1,700,644	£1,435	£133		£1,034,882	£873	£81		£197,932	£167	£16		£467,831	£395	£37												
11.1	Project / Design Team Fees	Excluded	Excluded	Excluded		Excluded	Excluded	Excluded		Excluded	Excluded	Excluded		Excluded	Excluded	Excluded												
11.2	Risk Allowance Estimate	£966,698	£816	£76		£586,847	£495	£46		£113,783	£96	£9		£266,068	£225	£21												
11.3	Equipment	Excluded	Excluded	Excluded		Excluded	Excluded	Excluded		Excluded	Excluded	Excluded		Excluded	Excluded	Excluded												
11.4	Inflation [beyond 3Q23]	£733,946	£619	£58		£448,035	£378	£35		£84,149	£71	£7		£201,763	£170	£16												
	Sub-total	£11,601,998	£9,791	£910		£7,082,393	£5,977	£555		£1,330,202	£1,123	£104		£3,189,403	£2,691	£250												
12	VAT Assessment	Excluded	Excluded	Excluded		Excluded	Excluded	Excluded		Excluded	Excluded	Excluded		Excluded	Excluded	Excluded												
Total		£11,601,998	£9,791	£909.60		£7,082,393	£5,977	£555.26		£1,330,202	£1,123	£104.29		£3,189,403	£2,691	£250.05												

Appendix B - Cost Plan - NGN Arrival Hub - Low Thornley, Gateshead

Ref	Description	Qty	Unit	Rate	Total	Notes	CAT A	CAT B	EXTERNAL WORKS
0	Facilitating Works				£0		£0	£0	£0
1	Substructure				£615,930		£615,930	£0	£0
1.1	Substructure						£0.00	£0.00	£0.00
1.1.2	Specialist foundations						£0.00	£0.00	£0.00
	Piled foundations:						£0.00	£0.00	£0.00
1.1.2.1	Cat A Piling mats/platforms: details, including thickness of mat/platform (mm), to be stated.	461	m3	£50.00	£23,040	Assumed area of building footprint + 10%, 600mm deep	£23,040.00	£0.00	£0.00
	Cat A Disposal of piling mat	461	m3	£50.00	£23,040		£23,040.00	£0.00	£0.00
1.1.2.2	Cat A Mobilisation and demobilisation of piling rig	1	item	£35,000.00	£35,000		£35,000.00	£0.00	£0.00
1.1.2.4	Cat A 600mm dia pile	44	nr	£1,900.00	£83,600	Assumed depth 10m	£83,600.00	£0.00	£0.00
1.1.2.7	Cat A Disposal of excavated material arising from piled foundations	84	m3	£50.00	£4,188		£4,187.50	£0.00	£0.00
1.1.2.8	Cat A Allowance for breaking through rock	1	item	£20,000.00	£20,000		£20,000.00	£0.00	£0.00
1.1.2.9	Cat A Cutting off tops of piles	44	nr	£100.00	£4,400		£4,400.00	£0.00	£0.00
1.1.2.12	Cat A Pile caps to 600mm dia piled foundations; assume 1200x1200x600mm pile caps	44	nr	£700.00	£30,800		£30,800.00	£0.00	£0.00
1.1.2.13	Ground Beams						£0.00	£0.00	£0.00
	Cat A Ground beam 800x600mm below base slab	39	m	£502.00	£19,643		£19,643.26	£0.00	£0.00
	Cat A Edge beam to pile caps	137	m	£502.00	£68,558		£68,558.14	£0.00	£0.00
							£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
1.1.3	Lowest Floor Construction								
1.1.3.1	Cat A 300mm thick RC slab	257	m3	£496.39	£127,696	Total slab area 857sq. Extents as per Stuart Goodman (ARUP) email 14.07.23	£127,696.33	£0.00	£0.00
1.1.3.3	Cat A Allowance for forming of lift pit	1	item	£10,000.00	£10,000		£10,000.00	£0.00	£0.00
1.1.3.5	Cat A 400mm thick retaining wall around perimeter, assume average height 3m as no detail	277	m2	£600.00	£165,965		£165,964.70	£0.00	£0.00
2	Superstructure				£2,801,854		£2,514,199	£287,654	£0
2.1	Frame				£241,852		£241,852	£0	£0
2.1.1	Steel frames								
2.1.1.1	Cat A Steel bracing to roof level; assume size and weight of steel in absence of design information	5	t	£6,000.00	£30,192	Allowance for steel enhanced due to small quantity	£30,192.00	£0.00	£0.00
	Cat A Allowance of 10% for fixtures and fittings	1	t	£6,000.00	£3,018		£3,018.00	£0.00	£0.00
2.1.1.2	Intumescent coatings						£0.00	£0.00	£0.00
	Cat A Intumescent paint to steel bracing to achieve 60 minute fire rating	5	t	£600.00	£3,018		£3,018.00	£0.00	£0.00
2.1.4	Concrete frames						£0.00	£0.00	£0.00
	Cat A 400x400mm RC columns;	34	m	£125.92	£4,231		£4,230.91	£0.00	£0.00
	Cat A Formwork to in situ columns	54	m2	£47.00	£2,527		£2,526.72	£0.00	£0.00
	Cat A Reinforcement (assume 220kg/m3)	1.18	t	£1,900.00	£2,242		£2,242.00	£0.00	£0.00
2.1.5	Timber Frames						£0.00	£0.00	£0.00
	Cat A 160mm thick CLT timber panel	194	m2	£222.22	£43,197	Rate from Hybrid Structures (17.07.23)	£43,197.35	£0.00	£0.00
	Cat A 400x250mm GL24H secondary beam	9	m	£250.00	£2,263		£2,262.50	£0.00	£0.00
	Cat A 550x350mm GL24H rafter	7	m	£487.50	£3,266		£3,266.25	£0.00	£0.00
	Cat A Timber rafters - 300mm wide	88	m	£162.50	£14,365		£14,365.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	Cat A 250mm dia timber columns to support walkway	23	m	£207.00	£4,658		£4,657.50	£0.00	£0.00
	Cat A 400x400mm GL24H columns starting at GF	72	m	£450.00	£32,400		£32,400.00	£0.00	£0.00
	Cat A 400x400mm GL24H columns starting at Level 1	29	m	£450.00	£12,960		£12,960.00	£0.00	£0.00
	Cat A 400x400mm GL24H columns tied into pile caps	97	m	£450.00	£43,470		£43,470.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	Cat A 140mm thick CLT timber panel shear wall	15	m2	£222.22	£3,318		£3,317.74	£0.00	£0.00
	Cat A 160mm thick CLT timber panel shear wall	90	m2	£222.22	£19,962		£19,962.02	£0.00	£0.00
	Cat A 160mm thick timber panel shear wall double height	17	m2	£222.22	£3,729		£3,728.85	£0.00	£0.00
	Cat A 300mm thick timber shear wall	31	m2	£416.67	£13,038		£13,037.60	£0.00	£0.00
							£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
2.2	Upper Floors				£77,794		£77,794	£0	£0
2.2.1	Floors						£0.00	£0.00	£0.00
2.2.1.6	Timber Floors						£0.00	£0.00	£0.00
	Cat A 160mm thick CLT panel - Multi span	113	m2	£216.22	£24,411	Rate from Hybrid Structures (17.07.23)	£24,411.24	£0.00	£0.00
	Cat A 185mm thick CLT panel - Multi span	214	m2	£250.00	£53,383	Rate from Hybrid Structures (17.07.23)	£53,382.50	£0.00	£0.00
							£0.00	£0.00	£0.00
	GIFA check:						£0.00	£0.00	£0.00
	Plus ground floor slab	857	m2				£0.00	£0.00	£0.00
	Total measured floor area (upper floors + GF slab):	1,183	m2				£0.00	£0.00	£0.00
	Variance from GIFA	-2					£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00

Appendix B - Cost Plan - NGN Arrival Hub - Low Thornley, Gateshead

Ref	Description	Qty	Unit	Rate	Total	Notes	CAT A	CAT B	EXTERNAL WORKS
2.3	Roof				£828,358		£828,358	£0	£0
2.3.1	Roof structure						£0.00	£0.00	£0.00
2.3.1.1	Pitched roofs						£0.00	£0.00	£0.00
	Cat A								
	CLT roof deck	640	m2	£250.00	£160,058	Rate from Hybrid Structures (17.07.23)	£160,057.50	£0.00	£0.00
	Columns for rooflight (assume column height of rooflight at every beam location)	24	m	£300.00	£7,200		£7,200.00	£0.00	£0.00
	Roof perimeter edge (assume 200mm height)	6	m3	£126.15	£757		£756.90	£0.00	£0.00
							£0.00	£0.00	£0.00
	550x350mm GL24H rafter	8	m	£487.50	£3,924	Rate from Hybrid Structures (17.07.23)	£3,924.38	£0.00	£0.00
	750x350mm GL24H rafter - Roof Level	200	m	£706.25	£141,059		£141,059.31	£0.00	£0.00
	650x225mm GL24H edge beams - Copy	122	m	£415.63	£50,711		£50,711.02	£0.00	£0.00
							£0.00	£0.00	£0.00
2.3.1.4	Flat Roofs						£0.00	£0.00	£0.00
	450mm thick flat slab to public realm area	147	m2	£350.00	£51,436		£51,436.00	£0.00	£0.00
	Surface treatments	147	m2	£5.00	£735		£734.80	£0.00	£0.00
							£0.00	£0.00	£0.00
2.3.2	Roof Coverings						£0.00	£0.00	£0.00
	Green roof	640	m2	£500.00	£320,115		£320,115.00	£0.00	£0.00
2.3.3	Specialist Roof Systems						£0.00	£0.00	£0.00
	Fall arrest system - proprietary guided type fall restraint system	148	m	£150.00	£22,176		£22,176.00	£0.00	£0.00
							£0.00	£0.00	£0.00
2.3.4	Roof Drainage						£0.00	£0.00	£0.00
	Rainwater pipes - details to be confirmed - allowance based on GIFA	1,185	m2	£25.00	£29,625		£29,625.00	£0.00	£0.00
2.3.5	Rooflights, skylights and openings						£0.00	£0.00	£0.00
	Anodised aluminium rooflight windows. Insulating glass units, toughened externally, laminated internally.	32	m2	£1,250.00	£40,563	Rate from Pacegrade 20.07.2023	£40,562.50	£0.00	£0.00
2.3.6	Roof Features						£0.00	£0.00	£0.00
	Vertical fin timber balustrade surrounding roof perimeter				£0	Included in external walls	£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
2.4	Stairs				£92,996		£92,996	£0	£0
2.4.1	Stair/ramp structures						£0.00	£0.00	£0.00
2.4.1.1	Precast stair with applied timber finish to treads and landings (3 flights 2 landings)	1	no	£45,000.00	£45,000		£45,000.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	Tiered stepped seating to multipurpose space						£0.00	£0.00	£0.00
	Midspan timber beam, 250x150mm	8	m	£93.75	£747		£747.19	£0.00	£0.00
	Midspan timber column (8 no.), 250x150	32	m	£93.75	£2,965		£2,965.31	£0.00	£0.00
	Timber stringers (8 no.) 250x150mm	129	m	£93.75	£12,075		£12,075.00	£0.00	£0.00
	Timber floor finish applied to tread and riser (8m wide)	184	m2	£175.00	£32,209		£32,208.75	£0.00	£0.00
							£0.00	£0.00	£0.00
2.5	External Walls				£1,039,314		£1,039,314	£0	£0
2.5.1	External enclosing walls above ground level						£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	Cat A								
	External Stone Walling	340	m2	£1,200.00	£407,712		£407,712.00	£0.00	£0.00
	Cat A								
	External Timber Cladding - Ground Floor Cladding designed as rainscreen inc. membranes, insulation, bracketry, rails, panels and cladding	313	m2	£850.00	£265,702	Note: Feedback from the market notes that the specification calls for larch and ideally due to the durability rating this should be Siberian larch not European. Due to the war in Ukraine, Siberian Larch would be impossible to source in the quantity required for this project until things change, and an alternative will most probably need to be specified.	£265,701.50	£0.00	£0.00
	Cat A								
	Curved timber cladding with faceted clerestory glazing and timber fin balustrade at eaves level	85	m2	1,688.24	£143,500	Rate from Pacegrade 20.07.2023	£143,500.00	£0.00	£0.00
	Cat A								
	Raking sections of timber cladding to connect above with ground level cladding	134	m2	1,250.00	£167,500	Rate from Pacegrade 20.07.2023	£167,500.00	£0.00	£0.00
	Cat A								
	Low level sections of timber cladding without glazing	54	m2	1,016.67	£54,900	Rate from Pacegrade 20.07.2023	£54,900.00	£0.00	£0.00
							£0.00	£0.00	£0.00
2.6	External Windows and Doors				£116,020		£116,020	£0	£0
2.6.1	External windows						£0.00	£0.00	£0.00
2.6.1.1	Windows: details, including overall size of opening (mm), to be stated.						£0.00	£0.00	£0.00
	Cat A								
	Timber composite double glazed curtain walling	37	m2	£1,250.00	£46,025	Rate from Pacegrade 20.07.2023	£46,025.00	£0.00	£0.00
	Cat A								
	Anodised aluminium ext windows	21	m2	£750.00	£15,495		£15,495.00	£0.00	£0.00
							£0.00	£0.00	£0.00
2.6.2	External doors						£0.00	£0.00	£0.00

Appendix B - Cost Plan - NGN Arrival Hub - Low Thornley, Gateshead

Ref	Description	Qty	Unit	Rate	Total	Notes	CAT A	CAT B	EXTERNAL WORKS
2.6.2.1	Cat A External doors: details, including type, number of door leaves (nr), size of each door leaf (mm) and overall size of opening (mm), to be stated.						£0.00	£0.00	£0.00
	Cat A Glazed double door	6	no	£5,000.00	£30,000		£30,000.00	£0.00	£0.00
	Cat A Sliding double door in curtain walling	1	no	£10,000.00	£10,000		£10,000.00	£0.00	£0.00
					£0		£0.00	£0.00	£0.00
	Cat A Double door galv with powdercoat finish - 60 min fire rating	1	no	£2,500.00	£2,500	As per Alan Rees (Napper) email 13.07.2023	£2,500.00	£0.00	£0.00
	Cat A Single door galv with powdercoat finish - 60 minute fire rating	1	no	£2,000.00	£2,000	As per Alan Rees (Napper) email 13.07.2023	£2,000.00	£0.00	£0.00
	Total External Wall Area	1,020m2					£0.00	£0.00	£0.00
	Wall to Floor Ratio	0.86					£0.00	£0.00	£0.00
2.6.2.7	Cat A Grilles to plant rooms (allowance, no detail)	1	item	£10,000.00	£10,000		£10,000.00	£0.00	£0.00
							£0.00	£0.00	£0.00
2.7	Internal Walls and Partitions				£317,119		£84,965	£232,154	£0
2.7.1	Walls and partitions						£0.00	£0.00	£0.00
2.7.1.1	Cat A Internal walls: details, including thickness, to be stated.						£0.00	£0.00	£0.00
	Cat A Plasterboard lining to external walls	1,190	m2	£15.00	£17,857		£17,856.90	£0.00	£0.00
	Cat A Generally plasterboard system, 2 layers of Soundbloc board on 70mm studs with 50mm insulation to cavity.	519	m2	£65.65	£34,091		£34,090.73	£0.00	£0.00
	Cat B Generally plasterboard system, 2 layers of Soundbloc board on 70mm studs with 50mm insulation to cavity.	508	m2	£65.65	£33,369		£0.00	£33,368.58	£0.00
	Cat B Folding Acoustic screen (single)	3	no	£11,868.00	£35,604	Quoted by Moveawall 19.07.2023. Height of screens 3.5m as per Alan Rees email 19.07.23	£0.00	£35,604.00	£0.00
	Cat B Folding Acoustic screen (Double)	2	no	£23,736.00	£47,472	Quoted by Moveawall 19.07.2023. Height of screens 3.5m as per Alan Rees email 19.07.23	£0.00	£47,472.00	£0.00
	Cat B Allowance for header and acoustic baffles above folding screens	1	item	£10,500.00	£10,500	Allowance for all acoustic screens	£0.00	£10,500.00	£0.00
	Cat B Cellular office screens glazed	216	m2	£475.00	£102,610	Glazed screens to office walls parallel to corridor as per Alan Rees (Napper) email 18.07.2023. Assumed all non fire-rated.	£0.00	£102,609.50	£0.00
	Cat A Toilet partitions	9	no	£1,000.00	£9,000		£9,000.00	£0.00	£0.00
	Cat A IPS system panelling	24	m2	£550.00	£13,118	Assumed half height of wall, no detail	£13,117.50	£0.00	£0.00
2.7.1.2	Cat A Extra over for forming door area from plasterboard partitions	19	nr	£100.00	£1,900		£1,900.00	£0.00	£0.00
	Cat B Extra over for forming door area from plasterboard partitions	26	nr	£100.00	£2,600		£0.00	£2,600.00	£0.00
							£0.00	£0.00	£0.00
2.7.4	Cubicles						£0.00	£0.00	£0.00
2.7.4.1.2	Cat A WC Cubicles - Allowance, no details	9	no	£1,000.00	£9,000		£9,000.00	£0.00	£0.00
							£0.00	£0.00	£0.00
2.8	Internal Doors				£88,400		£32,900	£55,500	£0
2.8.1	Internal doors						£0.00	£0.00	£0.00
2.8.1.1	Cat A Internal doors: details, including type, number of door leaves (nr), size of each door leaf (mm), and overall size of opening (mm), to be stated.						£0.00	£0.00	£0.00
	Internal Doors to communal spaces						£0.00	£0.00	£0.00
	Cat A Veneer faces solid core single leaf doors	12	nr	1,500.00	£18,000		£0.00	£0.00	£0.00
	Cat A Veneer faces solid core single leaf doors (Fire doors)	7	nr	1,700.00	£11,900	Fire doors allowed for as per Alan Rees (Napper) email 13.07.2023	£11,900.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	Internal Doors to working areas						£0.00	£0.00	£0.00
	Cat B Veneer faces solid core single leaf doors	26	nr	1,500.00	£39,000		£0.00	£39,000.00	£0.00
	Cat B Veneer faces solid core single leaf doors (Fire doors)	5	nr	1,700.00	£8,500	Fire doors allowed for as per Alan Rees (Napper) email 13.07.2023	£0.00	£8,500.00	£0.00
	Cat B Fire rated acoustic doors (42db)	4	nr	2,000.00	£8,000	To conference rooms - Acoustic fire doors allowed for as per Alan Rees (Napper) email 13.07.2023	£0.00	£8,000.00	£0.00
	Cat A Double duct doors	say	10	nr	300.00	Assumed, no detail	£0.00	£0.00	£0.00
					£3,000		£3,000.00	£0.00	£0.00
							£0.00	£0.00	£0.00
3	Internal Finishes				£558,541		£496,230	£62,311	£0
3.1	Wall Finishes				£48,550		£45,176	£3,374	£0
3.1.1	Wall Finishes						£0.00	£0.00	£0.00
3.1.1.1	Cat A Finishes to walls and columns:						£0.00	£0.00	£0.00
3.1.1.1.1	Cat A Decoration to all internal walls - paint to walls	1,757	m2	£6.00	£10,544		£10,543.68	£0.00	£0.00
							£0.00	£0.00	£0.00
3.1.1.1.2	Cat A Ceramic wall tiling to WC and store	403	m2	£86.00	£34,632		£34,632.20	£0.00	£0.00
	Cat B Decoration to all internal walls - paint to walls	562	m2	£6.00	£3,374		£0.00	£3,373.68	£0.00
							£0.00	£0.00	£0.00

Appendix B - Cost Plan - NGN Arrival Hub - Low Thornley, Gateshead

Ref	Description	Qty	Unit	Rate	Total	Notes	CAT A	CAT B	EXTERNAL WORKS
	TOTAL Wall Finishes						£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
3.2	Floor Finishes				£146,887		£87,950	£58,937	£0
3.2.1	<u>Finishes to floors</u>						£0.00	£0.00	£0.00
3.2.1.1	Finishes to floors: details to be stated.						£0.00	£0.00	£0.00
	<u>Floor Finishes to Communal areas:</u>						£0.00	£0.00	£0.00
Cat A	Antistatic vinyl - Cat A	10	m2	£50.00	£497		£497.00	£0.00	£0.00
Cat A	Carpet tiles - Cat A	10	m2	£70.00	£691		£690.90	£0.00	£0.00
Cat A	Ceramic Tiles - Cat A	64	m2	£170.00	£10,948		£10,948.00	£0.00	£0.00
Cat A	Concrete Floor Paint - Cat A	37	m2	£20.00	£733		£732.80	£0.00	£0.00
Cat A	Entrance Matting - Cat A	8	m2	£545.00	£4,278		£4,278.25	£0.00	£0.00
Cat A	Polished Concrete - Cat A	164	m2	£80.00	£13,102		£13,101.60	£0.00	£0.00
Cat A	Timber strip flooring - Cat A	185	m2	£175.00	£32,326		£32,326.00	£0.00	£0.00
	<u>Floor Finishes to staff areas:</u>						£0.00	£0.00	£0.00
Cat B	Carpet tiles	552	m2	£70.00	£38,664		£0.00	£38,663.80	£0.00
Cat B	Ceramic Tiles	71	m2	£170.00	£12,039		£0.00	£12,039.40	£0.00
	Total measured area for floor coverings	1,100m2					£0.00	£0.00	£0.00
	Variance from GIFA (due to tiered seating)	-85					£0.00	£0.00	£0.00
3.2.1.3	Skirtings and the like: details to be stated.						£0.00	£0.00	£0.00
	<u>Floor Finishes to Communal areas:</u>						£0.00	£0.00	£0.00
Cat A	Antistatic vinyl - Cat A	13	m	£15.00	£194		£194.25	£0.00	£0.00
Cat A	Carpet tiles - Cat A	19	m	£15.00	£290		£289.80	£0.00	£0.00
Cat A	Ceramic Tiles - Cat A	93	m	£25.00	£2,333		£2,333.00	£0.00	£0.00
Cat A	Concrete Floor Paint - Cat A	28	m	£15.00	£414		£414.30	£0.00	£0.00
Cat A	Entrance Matting - Cat A	8	m	£15.00	£118		£117.60	£0.00	£0.00
Cat A	Polished Concrete - Cat A	112	m	£15.00	£1,676		£1,676.10	£0.00	£0.00
Cat A	Timber strip flooring - Cat A	121	m	£25.00	£3,014		£3,013.75	£0.00	£0.00
	<u>Floor Finishes to staff areas:</u>						£0.00	£0.00	£0.00
Cat B	Carpet tiles	409	m	£15.00	£6,133		£0.00	£6,133.05	£0.00
Cat B	Ceramic Tiles	84	m	£25.00	£2,101		£0.00	£2,101.00	£0.00
3.2.2	<u>Raised access floors</u>						£0.00	£0.00	£0.00
3.2.2.1	Raised access floor systems: details to be stated.						£0.00	£0.00	£0.00
Cat A	E/O areas above for areas indicating raised access floor - presumed kingspan RMG600 or similar - 250mm height	267	m2	£65.00	£17,336		£17,336.15	£0.00	£0.00
							£0.00	£0.00	£0.00
3.3	Ceiling Finishes				£363,104		£363,104	£0	£0
3.3.1	<u>Finishes to ceilings</u>						£0.00	£0.00	£0.00
Cat A	Suspended timber acoustic ceiling	943	m2	£300.00	£282,894	Stil Acoustics quote 14.07.2023	£282,894.00	£0.00	£0.00
Cat A	Unistrut suspension	943	m2	£50.00	£47,149		£47,149.00	£0.00	£0.00
							£0.00	£0.00	£0.00
3.3.2.3	Access hatches and the like: details to be stated.						£0.00	£0.00	£0.00
Cat A	Allowance, no details	1	item	£15,000.00	£15,000		£15,000.00	£0.00	£0.00
							£0.00	£0.00	£0.00
3.3.3	<u>Demountable suspended ceilings</u>						£0.00	£0.00	£0.00
Cat A	Grid ceiling, Rockfon Blanka acoustic ceiling tiles	201	m2	£90.00	£18,061		£18,061.20	£0.00	£0.00
							£0.00	£0.00	£0.00
4	Fittings Furnishings and Equipment				£336,452		£0	£336,452	£0
4.1	Fittings, furnishings and equipment				£336,452		£0	£336,452	£0
4.1.1	<u>General fittings, furnishings and equipment</u>					Note allowances for fittings and fixtures are indicative based on floor plan layouts issued by Napper	£0.00	£0.00	£0.00
4.1.1.1	<u>Fittings:</u>						£0.00	£0.00	£0.00
Cat B	Cleaners store bench	1	no	£7,500.00	£7,500	Included in Services	£0.00	£7,500.00	£0.00
Cat B	Speed gates						£0.00	£0.00	£0.00
Cat B	Kitchen sink and bench unit	2	no	£15,000.00	£30,000		£0.00	£30,000.00	£0.00
Cat B	Reception desk	1	no	£20,000.00	£20,000		£0.00	£20,000.00	£0.00
Cat B	Servery back counter	3	m	£3,000.00	£9,000		£0.00	£9,000.00	£0.00
Cat B	Servery counter	7	m	£3,000.00	£21,000		£0.00	£21,000.00	£0.00
Cat B	Tiered timber seating in multipurpose space	1	no	£0.00		Included in Stairs & Ramps	£0.00	£0.00	£0.00
Cat B	Vertical timber balustrade overlooking tiered seating	41	m	£400.00	£16,452		£0.00	£16,452.00	£0.00
							£0.00	£0.00	£0.00
	<u>Sanitary Fittings</u>						£0.00	£0.00	£0.00
Cat B	Clothes hooks	14	no	£10.00	£140		£0.00	£140.00	£0.00
Cat B	Curved shower rail and curtain	2	no	£500.00	£1,000		£0.00	£1,000.00	£0.00
Cat B	Grab rail	7	no	£100.00	£700		£0.00	£700.00	£0.00
Cat B	Hand drier					Included in Services	£0.00	£0.00	£0.00
Cat B	Hinged support rail	7	no	£150.00	£1,050		£0.00	£1,050.00	£0.00

Appendix B - Cost Plan - NGN Arrival Hub - Low Thornley, Gateshead

Ref	Description	Qty	Unit	Rate	Total	Notes	CAT A	CAT B	EXTERNAL WORKS	
	Cat B Sanitary bin	7	no	£80.00	£560			£0.00	£560.00	£0.00
	Cat B Shower curtain and rail	2	no	£400.00	£800			£0.00	£800.00	£0.00
	Cat B Shower head and mixer	2				Included in Services		£0.00		£0.00
	Cat B Shower seat	2	no	£250.00	£500			£0.00	£500.00	£0.00
	Cat B Soap dispenser	14	no	£50.00	£700			£0.00	£700.00	£0.00
	Cat B Toilet roll holder	13	no	£50.00	£650			£0.00	£650.00	£0.00
	Cat B Vanity mirror	15	no	£250.00	£3,750			£0.00	£3,750.00	£0.00
	Cat B Waste bins	24	no	£50.00	£1,200			£0.00	£1,200.00	£0.00
								£0.00	£0.00	£0.00
4.1.1.2	<u>Furnishings:</u>							£0.00	£0.00	£0.00
	Cat B Cafe seating	52	no	£350.00	£18,200			£0.00	£18,200.00	£0.00
	Cat B Cafe tables	17	no	£500.00	£8,500			£0.00	£8,500.00	£0.00
	Cat B Curved office desk	20	no	£800.00	£16,000			£0.00	£16,000.00	£0.00
	Cat B Desk chairs	34	no	£350.00	£11,900			£0.00	£11,900.00	£0.00
	Cat B Desk shelving unit	20	no	£50.00	£1,000			£0.00	£1,000.00	£0.00
	Cat B Kitchen chairs	6	no	£350.00	£2,100			£0.00	£2,100.00	£0.00
	Cat B Kitchen table	1	no	£2,500.00	£2,500			£0.00	£2,500.00	£0.00
	Cat B Meeting room chairs	109	no	£350.00	£38,150			£0.00	£38,150.00	£0.00
	Cat B Meeting room table	23	no	£2,500.00	£57,500			£0.00	£57,500.00	£0.00
	Cat B Office desk 1500x1000	11	no	£500.00	£5,500			£0.00	£5,500.00	£0.00
	Cat B Office desk 1800x1000	2	no	£500.00	£1,000			£0.00	£1,000.00	£0.00
	Cat B Screens	10	no	£800.00	£8,000			£0.00	£8,000.00	£0.00
	Cat B Shelving to store room (assumed)	3	no	£5,000.00	£15,000			£0.00	£15,000.00	£0.00
	Cat B Speakers stand	1	no	£1,000.00	£1,000			£0.00	£1,000.00	£0.00
	Cat B Staff room chair	16	no	£350.00	£5,600			£0.00	£5,600.00	£0.00
	Cat B Staff room table	4	no	£500.00	£2,000			£0.00	£2,000.00	£0.00
								£0.00	£0.00	£0.00
	Cat B Allowance for back of house furniture and fittings not indicated	1	item	£10,000.00	£10,000			£0.00	£10,000.00	£0.00
								£0.00	£0.00	£0.00
4.1.4	<u>Signs/notices</u>							£0.00	£0.00	£0.00
4.1.4.1	Cat B General wayfinding signage (allowance only, no details)	1	item	£2,500.00	£2,500			£0.00	£2,500.00	£0.00
	Cat B Building Signage Allowance	1	item	£15,000.00	£15,000			£0.00	£15,000.00	£0.00
								£0.00	£0.00	£0.00
5	Services				£1,662,417		£1,406,531	£255,887	£0	
5.1	Sanitary Installations				£27,500		£0	£27,500	£0	
	Cat B WC	10	nr	£450.00	£4,500			£0.00	£0.00	£0.00
	Cat B WHB	14	nr	£400.00	£5,600			£0.00	£4,500.00	£0.00
	Cat B Disabled WC WHB room	3	nr	£3,000.00	£9,000			£0.00	£5,600.00	£0.00
	Cat B Urinals	4	nr	£500.00	£2,000			£0.00	£9,000.00	£0.00
	Cat B Cleaners Sink	1	nr	£400.00	£400			£0.00	£2,000.00	£0.00
	Cat B Showers	1	nr	£100.00	£100			£0.00	£400.00	£0.00
	Cat B Kitchen sink	2	nr	£500.00	£1,000			£0.00	£100.00	£0.00
	Cat B Zip tap, or similar to kitchen area	1	nr	£1,500.00	£1,500			£0.00	£1,000.00	£0.00
	Cat B Hand dryers	4	nr	£850.00	£3,400			£0.00	£300.00	£0.00
								£0.00	£1,500.00	£0.00
								£0.00	£3,400.00	£0.00
								£0.00	£0.00	£0.00
5.2	Services Equipment				£0		£0	£0	£0	
								£0.00	£0.00	£0.00
5.3	Disposal Installations				£12,800		£0	£12,800	£0	
	CONNECTIONS TO FITTINGS							£0.00	£0.00	£0.00
	Cat B Soil waste and ventilation stacks	4	nr	£800.00	£3,200			£0.00	£0.00	£0.00
	Cat B WC	10	nr	£150.00	£1,500			£0.00	£3,200.00	£0.00
	Cat B WHB	14	nr	£150.00	£2,100			£0.00	£1,500.00	£0.00
	Cat B Disabled WC WHB room	3	nr	£300.00	£900			£0.00	£2,100.00	£0.00
	Cat B Urinals	4	nr	£150.00	£600			£0.00	£900.00	£0.00
	Cat B Cleaners Sink	1	nr	£150.00	£150			£0.00	£600.00	£0.00
	Cat B Showers	1	nr	£150.00	£150			£0.00	£150.00	£0.00
	Cat B Kitchen sink	2	nr	£150.00	£300			£0.00	£150.00	£0.00
	Cat B Zip tap, or similar to kitchen area	1	nr	£150.00	£150			£0.00	£300.00	£0.00
	Cat B FCU condensate connection	25	nr	£150.00	£3,750			£0.00	£150.00	£0.00
								£0.00	£3,750.00	£0.00
								£0.00	£0.00	£0.00
5.4	Water Installations				£23,625		£0	£23,625	£0	
	Domestic Hot and Cold Water Pipework							£0.00	£0.00	£0.00
								£0.00	£0.00	£0.00
	Cat B Mains water distribution from point of connection to toilet / kitchen spaces	1	item	£7,500.00	£7,500			£0.00	£7,500.00	£0.00
	Cat B Domestic hot water calorifier, including localised valves, pumps and distribution pipework to toilet / kitchen spaces	1	item	£7,500.00	£7,500			£0.00	£7,500.00	£0.00
	Cat B Cold water to WC	10	nr	£125.00	£1,250			£0.00	£1,250.00	£0.00
	Cat B Cold water to WHB	14	nr	£125.00	£1,750			£0.00	£1,750.00	£0.00
	Cat B Hot Water to WHB	14	nr	£200.00	£2,800			£0.00	£2,800.00	£0.00

Appendix B - Cost Plan - NGN Arrival Hub - Low Thornley, Gateshead

Ref	Description	Qty	Unit	Rate	Total	Notes	CAT A	CAT B	EXTERNAL WORKS
	Cat B Cold water to Urinals	4	nr	£125.00	£500		£0.00	£500.00	£0.00
	Cat B Hot Water to Disabled WC	3	nr	£200.00	£600		£0.00	£600.00	£0.00
	Cat B Cold water to Disabled WC	3	nr	£125.00	£375		£0.00	£375.00	£0.00
	Cat B Hot water to Cleaners Sink	1	nr	£125.00	£125		£0.00	£125.00	£0.00
	Cat B Cold water to Cleaners Sink	1	nr	£125.00	£125		£0.00	£125.00	£0.00
	Cat B Cold water to shower	1	nr	£125.00	£125		£0.00	£125.00	£0.00
	Cat B Hot water to shower	1	nr	£200.00	£200		£0.00	£200.00	£0.00
	Cat B Cold water to kitchen sinks	2	nr	£125.00	£250		£0.00	£250.00	£0.00
	Cat B Hot water to kitchen sinks	2	nr	£200.00	£400		£0.00	£400.00	£0.00
	Cat B Cold water to Zip tap, or similar to kitchen area	1	nr	£125.00	£125		£0.00	£125.00	£0.00
							£0.00	£0.00	£0.00
5.5	Heat Source				£0		£0	£0	£0
							£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
5.6	Space Heating and Air Conditioning				£484,833		£484,833	£0	£0
							£0.00	£0.00	£0.00
	<u>Office space and conference area VRF air conditioning</u>						£0.00	£0.00	£0.00
	Cat A 6kW VRF condenser unit	1	nr	£5,000.00	£5,000		£5,000.00	£0.00	£0.00
	Cat A 10 kW VRF condenser unit serving offices at ground level	1	nr	£10,000.00	£10,000		£10,000.00	£0.00	£0.00
	Cat A 17kW VRF condenser unit serving conference areas	1	nr	£20,000.00	£20,000		£20,000.00	£0.00	£0.00
	Cat A VRF FCUs, including refrigerant pipework, BC boxes, controls and associated containment	25	nr	£4,500.00	£112,500		£112,500.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>General LTHW Heating</u>						£0.00	£0.00	£0.00
	Cat A 30 kW Air Source Heat Pump, including localised pumps, expansion, valves, fittings and pipework	1	nr	£13,500.00	£13,500		£13,500.00	£0.00	£0.00
	Cat A LTHW heating, radiators, pipework and all associated ancillaries	553	nr	£80.00	£44,240		£44,240.00	£0.00	£0.00
	Cat A Underfloor LTHW heating, including manifolds, pipework and associated distribution	396	m2	£60.00	£23,779	Screed and insulation measured elsewhere	£23,778.60	£0.00	£0.00
	Cat A Localised electric heating to back of house areas to provide frost protection	58	m2	£30.00	£1,740		£1,740.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>DX units to AHU's</u>						£0.00	£0.00	£0.00
	Cat A DX condenser unit for AHU's	4	nr	£7,500.00	£30,000		£30,000.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Mechanical Ventilation</u>						£0.00	£0.00	£0.00
	Cat A AHU, 2.0m/3 including all associated ductwork, insulation, attenuation and supports	1	nr	£35,000.00	£35,000		£35,000.00	£0.00	£0.00
	Cat A AHU, 0.5m/3 including all associated ductwork, insulation, attenuation and supports	3	nr	£10,000.00	£30,000		£30,000.00	£0.00	£0.00
	Cat A Primary return air ductwork, size TBA, including fittings and ancillaries	121	m	£350.00	£42,329	Includes allowance for FD's. No allowances for MSFD and associated controls	£42,329.00	£0.00	£0.00
	Cat A Primary supply air ductwork, size TBA, including fittings and ancillaries	161	m	£400.00	£64,240		£64,240.00	£0.00	£0.00
	Cat A Mechanical ventilation, including ductwork, insulation, ancillaries and end devices	677	m2	£65.00	£44,005		£44,005.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Split DX to comms room</u>						£0.00	£0.00	£0.00
	Cat A 3kW DX condenser unit providing back up cooling to comms room	2	nr	£2,500.00	£5,000	N+1	£5,000.00	£0.00	£0.00
	Cat A DX FCUs, including refrigerant pipework, controls and associated containment	1	nr	£3,500.00	£3,500		£3,500.00	£0.00	£0.00
							£0.00	£0.00	£0.00
5.7	Ventilation Systems				£0		£0	£0	£0
							£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
5.8	Electrical Installations				£589,565		£513,105	£76,460	£0
							£0.00	£0.00	£0.00
	<u>Electrical Distribution</u>						£0.00	£0.00	£0.00
	Cat A Transformer, 400kva	1	nr	£35,000.00	£35,000		£35,000.00	£0.00	£0.00
	Cat A Standby generator, 110kva	1	nr	£40,000.00	£40,000		£40,000.00	£0.00	£0.00
	Cat A LV mains panel, 630A, complete with metering	1	nr	£45,000.00	£45,000		£45,000.00	£0.00	£0.00
	Cat A Generator panel, 400A complete	1	nr	£12,500.00	£12,500		£12,500.00	£0.00	£0.00
	Cat A ATS, various sizes	4	nr	£3,500.00	£14,000		£14,000.00	£0.00	£0.00
	Cat A Distribution or panel boards, various sizes	16	nr	£2,500.00	£40,000		£40,000.00	£0.00	£0.00
	Cat A UPS 75kva, 10min	2	nr	£70,000.00	£140,000		£140,000.00	£0.00	£0.00
	Cat A LV cabling	1,185	m2	£8.00	£9,480		£9,480.00	£0.00	£0.00
	Cat A LV containment	1,185	m2	£12.00	£14,220		£14,220.00	£0.00	£0.00
	Cat A PV installation	1	item	£7,500.00	£7,500		£7,500.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Small power</u>						£0.00	£0.00	£0.00
	Cat B 13A wall mounted twin socket outlets	88	nr	£170.00	£14,960		£0.00	£14,960.00	£0.00
	Cat A 13A Cleaner's socket outlets	1	item	£2,500.00	£2,500		£2,500.00	£0.00	£0.00
	Cat A 32A industrial socket outlets	8	nr	£275.00	£2,200		£2,200.00	£0.00	£0.00

Appendix B - Cost Plan - NGN Arrival Hub - Low Thornley, Gateshead

Ref	Description	Qty	Unit	Rate	Total	Notes	CAT A	CAT B	EXTERNAL WORKS
	Cat B Floorbox with 1no. 13A twin socket outlet	60	nr	£550.00	£33,000		£0.00	£33,000.00	£0.00
	Cat B 4-gang power strips with individual switches	60	nr	£350.00	£21,000		£0.00	£21,000.00	£0.00
	Cat A 13A wall mounted twin weatherproof socket outlets	8	nr	£225.00	£1,800		£1,800.00	£0.00	£0.00
	Cat B Kitchen and café power supplies	1	item	£7,500.00	£7,500		£0.00	£7,500.00	£0.00
	Cat A Allowance for power supplies to mechanical equipment, AV, security, fire alarm and disabled refuge	1	item	£7,500.00	£7,500		£7,500.00	£0.00	£0.00
							£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Lighting Installation</u>								
	Cat A Lighting Installation, various lux levels complete with fittings, cabling and containment	1,185	m2	£80.00	£94,800		£94,800.00	£0.00	£0.00
	Cat A lighting control, Dali or similar	1,185	m2	£15.00	£17,775		£17,775.00	£0.00	£0.00
	Cat A Emergency lighting, 3hr battery packs	1,185	m2	£15.00	£17,775		£17,775.00	£0.00	£0.00
	Cat A Façade lighting, exit and entrance only	1	item	£2,500.00	£2,500		£2,500.00	£0.00	£0.00
	Cat A Façade general lighting	1	item	£5,000.00	£5,000		£5,000.00	£0.00	£0.00
							£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Earthing and bonding</u>								
	Cat A Earthing and bonding	1,185	m2	£3.00	£3,555		£3,555.00	£0.00	£0.00
							£0.00	£0.00	£0.00
5.9	Fuel Installations / Systems				£0		£0	£0	£0
							£0.00	£0.00	£0.00
5.10	Lift and Conveyor Installations				£45,000		£45,000	£0	£0
							£0.00	£0.00	£0.00
	Cat A Passenger lift	1	nr	£45,000.00	£45,000		£45,000.00	£0.00	£0.00
							£0.00	£0.00	£0.00
5.11	Fire and Lightning Protection				£17,240		£17,240	£0	£0
							£0.00	£0.00	£0.00
	<u>Sprinkler Installation</u>								
	Cat A Sprinkler installation					Excluded	£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Dry riser system</u>								
	Cat A Dry riser system					Excluded	£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Fire suppression systems</u>								
	Cat A Landlord comms room	1	nr	£12,500.00	£12,500		£12,500.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Lightning protection</u>								
	Cat A Lightning protection installations (m2): details of each type of system to be stated.	1,185	m2	£4.00	£4,740		£4,740.00	£0.00	£0.00
							£0.00	£0.00	£0.00
5.12	Communications, Security & Control Systems				£215,670		£133,545	£82,125	£0
							£0.00	£0.00	£0.00
	<u>Data Communications system</u>								
	Cat B Active IT Equipment	1	item	£10,000.00	£10,000		£0.00	£10,000.00	£0.00
	Cat A Passive IT Equipment	1	item	£2,500.00	£2,500		£2,500.00	£0.00	£0.00
	Cat B CAT 6a data points	1,185	item	£25.00	£29,625		£0.00	£29,625.00	£0.00
	Cat B WIFI access points	1	item	£7,500.00	£7,500		£0.00	£7,500.00	£0.00
							£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Audio Visual</u>								
	Cat B Audio visual systems to conference rooms	1	item	£20,000.00	£20,000		£0.00	£20,000.00	£0.00
							£0.00	£0.00	£0.00
	<u>Access Control</u>								
	Cat A Access control to main entrances and exits	1	item	£10,000.00	£10,000		£10,000.00	£0.00	£0.00
	Cat B Access control to internal rooms	1	item	£15,000.00	£15,000		£0.00	£15,000.00	£0.00
							£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Intruder alarm</u>								
	Cat A Intruder alarm	1	item	£7,500.00	£7,500		£7,500.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Induction Loop</u>								
	Cat A Induction loop to main reception only	1	item	£3,500.00	£3,500		£3,500.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Disabled Refuge Call</u>								
	Cat A Disabled WC alarms	3	nr	£1,150.00	£3,450		£3,450.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>CCTV</u>								
	Cat A Entrance Cameras	1,185	nr	£15.00	£17,775		£17,775.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Fire alarm</u>								
	Cat A Fire alarm installation	1,185	m2	£22.00	£26,070		£26,070.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Leak detection system</u>								
	Cat A Leak detection to mains water	1	item	£3,500.00	£3,500		£3,500.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	<u>Building Management System</u>								
							£0.00	£0.00	£0.00

Appendix B - Cost Plan - NGN Arrival Hub - Low Thornley, Gateshead

Ref	Description	Qty	Unit	Rate	Total	Notes	CAT A	CAT B	EXTERNAL WORKS
	Cat A BMS system	1,185	m2	£50.00	£59,250	Includes allowance for connections to actuated windows. Actuators and windows measured elsewhere	£59,250.00	£0.00	£0.00
							£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
5.13	Specialist Installations / Systems				£45,000		£45,000	£0	£0
	Cat A Speed gates	3	nr	£15,000.00	£45,000		£45,000.00	£0.00	£0.00
							£0.00	£0.00	£0.00
5.14	Builder's Work in Connection with Services				£201,185		£167,808	£33,377	£0
	Builders work in connection with services	1,341,233		3%	£40,237		£33,561.68	£6,675.30	£0.00
	Testing & Commissioning	1,341,233		2%	£26,825		£22,374.45	£4,450.20	£0.00
	Preliminaries	1,341,233		10%	£134,123		£111,872.26	£22,251.00	£0.00
							£0.00	£0.00	£0.00
6	Completed Buildings & Building Units				£0		£0	£0	£0
7	Works to Existing Buildings				£0		£0	£0	£0
8	External Works				£2,264,961		£0	£0	£2,264,961
8.1	Site Preparation Works				£247,082		£0	£247,082	£0
							£0.00	£0.00	£0.00
<u>8.1.1</u>	<u>Site clearance</u>						£0.00	£0.00	£0.00
	Externals area; site clearance	4,727	m2	£2.50	£11,818		£0.00	£0.00	£11,817.70
	Building footprint; site clearance	697	m2	£2.50	£1,744		£0.00	£0.00	£1,743.70
							£0.00	£0.00	£0.00
<u>8.1.2</u>	<u>Preparatory groundworks</u>						£0.00	£0.00	£0.00
	Allowance for adjusting existing site levels; in lieu of design detail; assume excavate and disposal of surplus material off site; average depth 0.75m	4,068	m3	£25.18	£102,443		£0.00	£0.00	£102,443.32
	Allowance for imported fill	say 2,341	m3	£56.00	£131,077	Assumed 500mm across the externals	£0.00	£0.00	£131,076.96
							£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
8.2	Roads, Paths, Pavings and Surfacing				£716,083		£0	£0	£716,083
8.2.1	Roads, Paths and pavings						£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
<u>8.2.1.1</u>	<u>Roads</u>						£0.00	£0.00	£0.00
	Car park - Dense asphalt; assumed buildup of 30mm surface course AC14; 70mm dense binder course AC20; 110mm dense base course AC32; 250mm Type 1 compacted fill; geotextile membrane	1,032	1,032	m2	£89.89		£0.00	£0.00	£92,768.28
	Permeable block paving to car park bays	494	494	m2	£146.71		£0.00	£0.00	£72,490.88
	Permeable block paving to coach drop off and surrounding footway	176	176	m2	£146.71		£0.00	£0.00	£25,834.16
	Kerbs to car park; assume Marshalls half battered kerb		134	m	£35.58		£0.00	£0.00	£4,765.94
	Flush kerbs to car park; assume Marshalls dropped kerb		51	m	£41.00		£0.00	£0.00	£2,109.86
							£0.00	£0.00	£0.00
<u>8.2.1.2</u>	<u>Paths</u>						£0.00	£0.00	£0.00
	Sandstone paving slab; assumed Yorkstone paviours	685	685	m2	£250.00		£0.00	£0.00	£171,160.00
	Sandstone paving slabs, to ramps laid at falls; 30mm laying course	175	175	m2	£150.00		£0.00	£0.00	£26,226.00
							£0.00	£0.00	£0.00
<u>8.2.1.3</u>	<u>Paved areas, hardstandings and the like</u>						£0.00	£0.00	£0.00
	Resin bound gravel	518	518	m2	£123.97		£0.00	£0.00	£64,181.75
	Slab paving to roof of conference suite; assume concrete paving with 30mm laying course	125	125	m2	£103.87		£0.00	£0.00	£13,026.34
							£0.00	£0.00	£0.00
<u>8.2.1.4</u>	<u>Steps</u>						£0.00	£0.00	£0.00
	'11 riser step structure topped with sandstone paving		2	nr	£50,000.00		£0.00	£0.00	£100,000.00
	Sandstone topping to stairs and risers	77	77	m2	£150.00		£0.00	£0.00	£11,520.00
							£0.00	£0.00	£0.00
<u>8.2.1.5</u>	<u>Ramps</u>						£0.00	£0.00	£0.00
	External Ramp, 1800 wide, circa 93 meters long with landing, brick construction with handrails and tactile paving at top and bottom		1	item	£130,000.00		£0.00	£0.00	£130,000.00
<u>8.2.1.6</u>	<u>Pavement markings</u>						£0.00	£0.00	£0.00
	Yellow line marking; allowance		1	nr	£1,000.00		£0.00	£0.00	£1,000.00
	White line marking; allowance		1	nr	£1,000.00		£0.00	£0.00	£1,000.00
							£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00

Appendix B - Cost Plan - NGN Arrival Hub - Low Thornley, Gateshead

Ref	Description	Qty	Unit	Rate	Total	Notes	CAT A	CAT B	EXTERNAL WORKS	
8.3	Soft Landscaping, Planting and Irrigation				£179,657			£0.00	£0.00	£0.00
							£0	£0	£179,657	
8.3.1	External planting						£0.00	£0.00	£0.00	
8.3.1.1	<u>Planting</u>						£0.00	£0.00	£0.00	
	Soft landscaping incorporating trees and shrubs; assume 1 nr tee per 25m2 of area	1,311	m2	£55.00	£72,128		£0.00	£0.00	£72,127.55	
	Shrub planting to roof of conference suite	88	m2	£33.75	£2,979		£0.00	£0.00	£2,979.45	
	Pin kerbs to planting areas		m	£100.00	£50,800		£0.00	£0.00	£50,800.00	
8.3.1.2	<u>Trees</u>						£0.00	£0.00	£0.00	
	Proposed small and medium trees; in soft landscaping		nr	£500.00	£21,500		£0.00	£0.00	£21,500.00	
	Proposed large trees; in soft landscaping		nr	£1,500.00	£18,000		£0.00	£0.00	£18,000.00	
	Existing trees enhanced and retained		nr	£250.00	£4,250		£0.00	£0.00	£4,250.00	
8.3.1.3	<u>Irrigation systems</u>						£0.00	£0.00	£0.00	
	Allowance for irrigation water butt	4,681	item	£10,000.00	£10,000		£0.00	£0.00	£10,000.00	
8.4	Fencing, Railings and Walls				£152,101			£0.00	£0.00	£152,101
8.4.1	Walls and screen						£0.00	£0.00	£0.00	
8.4.1.1	<u>Walls</u>						£0.00	£0.00	£0.00	
	Planter walls		m	£559.59	£38,517		£0.00	£0.00	£38,516.58	
	Walls generally; assume double skin masonry walls		m	£559.59	£24,432		£0.00	£0.00	£24,431.70	
	Seating wall to conference suite roof; assumed natural stone wall with timber topping		m	£1,250.00	£16,363		£0.00	£0.00	£16,362.50	
8.4.2	<u>Retaining walls</u>						£0.00	£0.00	£0.00	
8.4.2.1	Retaining walls						£0.00	£0.00	£0.00	
	Retaining wall externally; no details available		m	£1,000.00	£72,790		£0.00	£0.00	£72,790.00	
8.5	External Fixtures				£187,430			£0.00	£0.00	£187,430
8.5.1	Site/street furniture and equipment						£0.00	£0.00	£0.00	
8.5.1.1	<u>Component</u>						£0.00	£0.00	£0.00	
	*11 riser step structure; circa 6700mm wide, tactile paving at top and bottom of stair; 2 nr handrails		no	61,555	£123,110		£0.00	£0.00	£123,110.46	
	Outdoor seating terrace structure topped with sandstone paving; allowance in absense of detailed design		m2	1,000	£56,320		£0.00	£0.00	£56,320.00	
	Bollards; 8 nr LED bollards as per Arup External Lighting drawing detail; ducting and connection measured separately; assume Corten steel bollards with internal stainless steel sheet to spread integral LED light; inclues concrete foundation		no	1,000	£8,000		£0.00	£0.00	£8,000.00	
8.6	External Drainage				£331,717			£0.00	£0.00	£331,717
8.6.1.1	<u>Drainage runs;below ground</u>						£0.00	£0.00	£0.00	
	Drainage generally; pro rata cost based on similar scheme; all in cost for drainage		m2	£63.51	£300,217		£0.00	£0.00	£300,216.85	
	Extra over allowance for pumped drainage to staff pantry		item	£25,000.00	£25,000		£0.00	£0.00	£25,000.00	
8.6.3.3	<u>Equipment and plant</u>						£0.00	£0.00	£0.00	
	Allowance for petrol interceptors to car park		item	£6,500	£6,500		£0.00	£0.00	£6,500.00	
8.7	External Services				£450,891			£0.00	£0.00	£450,891
8.7.1	<u>Water mains supply</u>						£0.00	£0.00	£0.00	
	Connection to Water mains, valves and pipework to building		item	£5,000.00	£5,000		£0.00	£0.00	£5,000.00	
	Ductwork/trench on site	say	m	£100.00	£10,000		£0.00	£0.00	£10,000.00	
	Ductwork/trench off site	say	m	£100.00	£10,000		£0.00	£0.00	£10,000.00	
	Drawpits	say	nr	£1,000.00	£4,000		£0.00	£0.00	£4,000.00	
8.7.1.1	<u>Connections to statutory undertaker's water main</u>						£0.00	£0.00	£0.00	
	Connection to statutory undertakers water main		item	£15,000.00	£15,000		£0.00	£0.00	£15,000.00	
8.7.2	<u>Electricity mains supply</u>						£0.00	£0.00	£0.00	
	Ductwork/trench on site		m	£100.00	£7,600		£0.00	£0.00	£7,600.00	
	Ductwork/trench off site		m	£100.00	£5,000	50m off site ductwork/trench as Jamie Pendle Arup email 12.07.23	£0.00	£0.00	£5,000.00	
	Drawpits	say	nr	£1,000.00	£4,000		£0.00	£0.00	£4,000.00	

Appendix B - Cost Plan - NGN Arrival Hub - Low Thornley, Gateshead

Ref	Description	Qty	Unit	Rate	Total	Notes	CAT A	CAT B	EXTERNAL WORKS
	New substation		1 Excl			"There are planned works to upgrade the substation that will be rated to accommodate the scheme and further planned work on the site, which is outside the scope of this project and the cost estimate." As Jamie Pendle Arup email 12.07.24	£0.00	£0.00	£0.00
	22kW EV charging spaces with 32A TPN isolators	4	nr	£4,500.00	£18,000		£0.00	£0.00	£18,000.00
	EV ductwork/trench on site	31	m	£100.00	£3,091		£0.00	£0.00	£3,091.00
	Drawpits	2	nr	£1,000.00	£2,000		£0.00	£0.00	£2,000.00
8.7.2.1	Connections to statutory undertaker's electricity main						£0.00	£0.00	£0.00
	Connection to electrical mains		1 item	£75,000.00	£75,000		£0.00	£0.00	£75,000.00
8.6.3	Telecommunications and other communication system connections						£0.00	£0.00	£0.00
	Ductwork/trench on site	90	m	£100.00	£9,000		£0.00	£0.00	£9,000.00
	Ductwork/trench off site	200	m	£100.00	£20,000	Increased to 2 sets as per ARUP advice 25.02.2023	£0.00	£0.00	£20,000.00
	Drawpits	8	nr	£1,000.00	£8,000	Assumed one drawpit every 25m as per ARUP email 25.07.2023	£0.00	£0.00	£8,000.00
8.7.3.1	Telecommunications connections						£0.00	£0.00	£0.00
	Allowance for utilities data connection		1 item	£10,000.00	£10,000		£0.00	£0.00	£10,000.00
8.7.4	Gas utilities connections						£0.00	£0.00	£0.00
	Gas connections				£0	Excluded	£0.00	£0.00	£0.00
8.7.5	External security systems						£0.00	£0.00	£0.00
8.7.5.1	Surveillance equipment						£0.00	£0.00	£0.00
	Allowance for CCTV to car park and outside of building		1 item	£50,000.00	£50,000		£0.00	£0.00	£50,000.00
8.7.6	External street lighting system						£0.00	£0.00	£0.00
8.7.6.1	External lighting to pedestrian areas						£0.00	£0.00	£0.00
	Lighting columns to public open space; allowance as no amount shown on Arup External Lighting drawing detail; LED streetlights		1 item	£120,000.00	£120,000		£0.00	£0.00	£120,000.00
	Ductwork/trench on site to feeder pillar	2	m	£100.00	£200		£0.00	£0.00	£200.00
8.7.7	Builder's work in connection with external services						£0.00	£0.00	£0.00
8.7.7.1	Ducts and the like						£0.00	£0.00	£0.00
	General allowance for ducting for connections to external services		1 item	£50,000.00	£50,000		£0.00	£0.00	£50,000.00
	Diversion of existing services		1 item	£25,000.00	£25,000		£0.00	£0.00	£25,000.00
							£0.00	£0.00	£0.00
8.8	Minor building works and ancillary buildings				£0		£0.00	£0.00	£0.00
							£0.00	£0.00	£0.00
	Sub-total				£8,240,154		£5,032,890	£942,304	£2,264,961
	Main Contractor On Costs				£1,661,199		£1,014,621	£189,967	£456,612
9	Main Contractor Preliminaries	15%		£8,005,781	£1,200,867		£733,461.01	£137,325.25	£330,080.84
							£0.00	£0.00	£0.00
10	Main Contractor Overheads and Profit	5%		£9,206,648	£460,332		£281,160.05	£52,641.35	£126,530.99
							£0.00	£0.00	£0.00
	Total - Building Works Estimate				£9,901,354		£6,047,511	£1,132,270	£2,721,573
	Client On Costs				£966,698		£586,847	£113,783	£266,068
11	Design Reserve	0%		£9,666,980	£0				
12	Other development/project costs	0%		£9,666,980	£0		Included	Included	Included
13	Risk @ 3%	10%		£9,666,980	£966,698		£586,846.95	£113,783.15	£266,067.91
	Sub-total				£10,868,052		£6,634,358	£1,246,053	£2,987,641
14	Inflation	6.75%		£10,868,052	£733,946		£448,034.56	£84,149.05	£201,762.75

Appendix B - Cost Plan - NGN Arrival Hub - Low Thornley, Gateshead

Ref	Description	Qty	Unit	Rate	Total	Notes	CAT A	CAT B	EXTERNAL WORKS
	Total - Overall Project Cost				£11,601,998		£7,082,393	£1,330,202	£3,189,403

Appendix A - Information used

Structural Drawings	
<u>Drawing name</u>	<u>Revision</u>
ARUP-SK-ST-001	P01
ARUP-SK-ST-002 Level 0 Structural Framing	P01
ARUP-SK-ST-003 Level 1 Structural Framing	P01
ARUP-SK-ST-003 Level 1 Structural Framing	P02
ARUP-SK-ST-004 Roof Level Structural Framing	P01
Electrical Drawings	
<u>Drawing name</u>	<u>Revision</u>
ARUP-SK-E-001 LV Schematic	P01
ARUP-SK-E-002 GF Containment Layout	P01
ARUP-SK-E-003 LG Containment Layout	P01
ARUP-SK-E-004 GF Lighting Layout	P01
ARUP-SK-E-005 LG Lighting Layout	P01
ARUP-SK-E-006 GF Small Power Layout	P01
ARUP-SK-E-007 LG Small Power Layout	P01
ARUP-SK-E-008 GF FA Layout	P01
ARUP-SK-E-009 LG FA Layout	P01
ARUP-SK-E-010 External Containment Layout	P01
ARUP-SK-E-011 External Lighting Layout	P01
ARUP-SK-E-012 External Small Power Layout	P01
Mechanical Drawings	
<u>Drawing name</u>	<u>Revision</u>
ARUP-SK-M-001 GF HVAC Strategy	P01
ARUP-SK-M-002 LG HVAC Strategy	P01
ARUP-SK-M-003 GF HVAC Plant	P01
ARUP-SK-M-004 LG HVAC Plant	P01
ARUP-SK-M-005 GF PH	P01
ARUP-SK-M-006 LG PH	P01

Appendix A - Information used

Architectural Drawings	
<u>Drawing name</u>	<u>Revision</u>
231004-NAP-Z1-00-DR-A-00002-Site Plan	P03
231004-NAP-Z1-00-DR-A-01000- Lower Ground Floor Plan	P05
231004-NAP-Z1-00-DR-A-01001- Ground Floor Plan	P03
231004-NAP-Z1-RF-DR-A-01002- Roof Plan	P01
231004-NAP-Z1-XX-DR-A-02000-Elevations	P01
231004-NAP-Z1-XX-DR-A-03000-GA Sections	P01
Outline Specification	
<u>Specification name</u>	<u>Revision</u>
231004-NAP-01-XX-SP-A-001-Outline Specification	P02
Arup Low Thornley RIBA Stage 2 Arrival Hub Concept Design Report draft issue	