

Indicative Cost Estimate: Issue 3 June 2020



Sports Hall - 4 Court Option **Bluecoat Academy**



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Revision:
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Issue 3
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EXECUTIVE SUMMARY

1.0 FINANCIAL SUMMARY

- 1.1 The total estimated net construction cost based upon a Design and Build procurement route is in the sum of £2,090,350. This excludes fees and contingency, other associated development costs such as land acquisition and VAT and inflation.
- 1.2 The total estimated project capital cost, including fees, inflation and a 5% contingency, is in the sum of £2,438,450. This excludes other associated development costs and VAT.
- 1.3 Construction costs are based upon 2Q 2020 price levels.
- 1.4 A cost plan summary and detailed cost plan is included at Section 3.0 of this report.
- 1.5 The detailed cost plan includes allowances for the following cost headings:
- Physical construction works inclusive of sub-contractor profit and attendances;
 - Main contractor preliminaries including all associated temporary works and site logistic costs;
 - Main contractor overheads and profit;
 - Professional and Design Team Fees;
 - Risk Allowance / Contingency.
- 1.6 No allowances have been made in the cost plan for the following costs:-
- Project specific exclusions stated in Section 2.4 of this cost estimate;
 - Section 106 agreements;
 - Costs associated with achieving a BREEAM rating;
 - Value Added Tax;
 - Financing costs, including land acquisition.
 - CIL Payments

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SECTION 1.0 - PROJECT INFORMATION

1.1 PROJECT DESCRIPTION

- 1.1.1 The project consists of the design and construction of a sports hall with 4 courts, changing rooms, office, viewing gallery and associated external works.
- 1.1.2 The proposed development site is situated on the Bluecoat Academy, Wollaton and is bounded by existing buildings to the North, a golf club to the South and West with public roads to the East. The site currently contains an existing car park.
- 1.1.3 The facilities are to be built to to a good specification in order to compete with the current market, with good quality finishes and fixtures included as standard.

1.2 KEY PROJECT DATA

- 1.2.1 The following are noted as being the anticipated key project dates:

Proposed Start on site - Q4 2020

Completion - Q4 2021

SECTION 2.0 - COST ESTIMATE NOTES AND EXCLUSIONS

2.1 BASIS OF COST ESTIMATE

2.1.1 Estimate Base Date: The base cost estimate and the fixed price allowance estimate have been prepared using rates and prices current at the time the estimate is produced – referred to as the estimate base date. The 'Estimate Base Date' is Q2 2020.

2.1.2 Schedule of Gross Internal Areas:

The table below summarises the scaled Gross Internal Areas (GIA) for each of the floors:

Level 00 - Ground	1,053
Level 01 - First	200
GIFA	1,253

2.1.3 Procurement Strategy: The cost estimates have been based upon the works being procured via a Design and Build procurement route. The cost estimate also assumes that the works will be carried out as a single contract and there will be no significant restrictions on working methods or practices (including requirement for significant works to be undertaken out of hours or at weekends).

2.1.4 Information Used: The cost plan is based upon the drawings listed in Appendix A. At the time of undertaking this estimate no Civil/Structural or Mechanical/Electrical information was available and as such the cost plan will need to be updated as this information becomes available.

2.1.5 Quantities: The cost plan quantities have been measured from the information listed in Appendix A. A number of provisional quantities have been included which are subject to review and amendment as more detailed information becomes available.

2.1.6 Units Rates: Where quantities have been taken from the drawings, the unit rates applied to these quantities have been based upon recent tender returns for other similar projects, adjusted as necessary to reflect the scope of works being provided. Where quantities have not been established, cost per m2 allowances have been used which have been derived from other similar projects.

2.1.7 Main Contractor Preliminaries: Main contractor preliminaries have been included as a percentage basis of 11%. This will vary depending on actual requirements of the contract and will need to be updated when further information becomes available.

2.1.8 Main Contractor Overheads and Profit: Main contractor overheads and profit has been included on the basis of a percentage addition. An allowance of 4% has been included. This is subject to amendment should the procurement strategy change.

2.1.9 Project / Design Team Fees: Project / Design Team professional fees have been included on the basis of an estimated fee percentage addition of 10%. This allowance includes all professional consultants fees procured via the Client, plus Statutory Authority fees deemed necessary to undertake the works. Depending on the contractual arrangement, certain fees may be novated to the Contractor.

2.1.10 Other Development Costs: The cost estimate excludes 'other development costs' such as section 106 costs, insurances, inflation, interest and VAT.

2.1.11 Risk Allowance: Risk allowances for design development, construction risk, employer change risk and employer other risks has been included as a percentage addition of 5% to cover unknowns. This could potentially be reduced once further information has been provided.

2.1.12 Inflation: an allowance has been made based on the BCIS tender price index inflation to the mid point of construction (2Q2021) and that all works will be procured on a fixed price lump sum basis.

2.1.13 COVID-19: please note that all the rates and proposed timescales used in this cost estimate are based on the rates and timescales applicable prior to the current Covid-19 pandemic. We are currently unsure as to the exact implications that this pandemic may have on labour, plant and material costs and also what programme implications there may be following this. As such all rates used exclude any cost or programme implication associated with the current Covid-19 pandemic.

SECTION 2.0 - COST ESTIMATE NOTES AND EXCLUSIONS

2.2 GENERAL ASSUMPTIONS AND CLARIFICATIONS

2.2.1 The cost estimate is based upon the following general assumptions and clarifications.

- a) The works will be undertaken in a single project during normal working hours, **assuming that the current COVID-19 restrictions will have been lifted by the start date.**
- b) The existing ground is assumed to have a reasonable bearing capacity and generally there are no abnormal ground conditions such as mines or rock - as described in the Geo-Environmental Report.
- c) There are no contaminated materials and all waste removed from site is assumed to be inert.
- d) Any onerous planning conditions are a Client risk and subject to become a Client change and become part of the Developer costs.
- e) Any additional costs resulting in any changes to building legislation (e.g. Building Regulation Part L2A) are deemed to be a Client risk.
- f) Life cycle costs have not been considered within the cost estimate. The costs are presented as capital costs.

2.3 SCOPE ASSUMPTIONS

2.3.1 The cost estimate is based upon the following assumed scope of works:-

- a) Facilitating works; breaking out and disposal of existing car park tarmac/hardstanding to new building areas; removal of existing perimeter fence; and allowance to form a temporary boundary. It is assumed that there is no need to improve the main access to enable construction and school traffic.
 - b) Substructures; pad foundations with ground beams with a ground floor slab including sub-slab insulation and DPM.
 - c) Frame; a structural steel frame with intumescent paint fire protection will be required.
 - d) Upper floors; in-situ concrete floors on metal deck.
 - e) Roof; single ply membrane and insulation to flat roof.
 - f) Stairs; precast concrete stair structures with stainless steel handrails and balustrades.
 - g) External walls; blockwork external skin, PIR insulation, blockwork inner skin with render or timber clad finish.
 - h) Windows and external doors; aluminium windows and external doors taken throughout; automatic main entrance doors.
 - i) Internal walls; 100mm thick metal stud partitions and load bearing blockwork walls
 - j) Internal doors; timber doors sets generally throughout.
 - k) Wall finishes; matt emulsion paint generally throughout; tiles to changing and WC area; painted fair face blockwork to sports hall.
 - l) DPM and levelling screed and vinyl generally with carpet to the office; sprung timber floor to the sports hall; sealed concrete to plant and store rooms.
 - m) Suspended ceilings throughout; no ceiling in sports hall.
 - n) FF&E; includes sanitary fittings to changing and toilets; cubicles; lockers; reception desk; cycle racks; fire safety.
 - o) M&E Services; are based upon a £/m² allowance derived from other similar projects; to be reviewed once a Services Engineer is engaged.
 - p) BWIC services installations; assessed at 5% of the M&E costs.
- External works;**
- q) Hard & soft landscaping; break up and tarmac existing car parking spaces and includes line marking; paving to walkways around the building; grass and planting to soft landscape areas, allowance included for 300mm imported topsoil
 - r) Drainage; below ground drainage is based upon £/m² rates applied to the building and external works footprint; additional allowance included for attenuation and connection to existing sewers.
 - s) provisional allowance for new electricity, water, gas and BT supply based upon similar schemes; additional allowance for trenching and ducting for services.
 - t) Utilities; we have excluded the requirement for a substation. To be confirmed by Services Engineer.
 - u) External services; assumes external lighting not required. Building mounted external lighting included in the building M+E costs.

SECTION 2.0 - COST ESTIMATE NOTES AND EXCLUSIONS

2.4 PROJECT SPECIFIC EXCLUSIONS

2.4.1 The following items are excluded from this cost estimate:-

- a) Below ground obstructions, old foundations, rock, buried services diversion etc.
- b) Abnormal ground conditions / substructure design over-and-above traditional foundations.
- c) Loose furniture, fittings and equipment; i.e. sofas, tennis nets, sports equipment etc.
- d) Acoustic enhancements/baffles to sports hall
- e) Additional cost associated with onerous planning conditions.
- f) Additional cost associated with any changes in building legislation.
- g) Additional cost associated with achieving a BREEAM Excellent rating, or above.
- h) Additional capital cost resulting from a life cycle cost exercise.
- i) Planning obligations such as Section 106 agreements or CIL Payments.
- j) Additional cost associated with any Party Wall issues.
- k) Road closures.
- l) Temporary works.
- m) Negotiations with adjacent owners regarding the use of land for site set up.
- n) VAT.
- o) Cost associated with ground contamination.
- p) Temporary parking for non-construction vehicles

Sports Hall - 4 Court Option
Bluecoat Academy
ORDER OF COST ESTIMATE NO. 3

3.0 - DETAILED COST PLAN SUMMARY

Issue Date:	May 2020	GIFA m ² :	GIFA ft ² :		
Base Date:	2Q2020	1,253	13,487		
Building Element	Element Total (£)	Cost / m ² (GFA/£)	Cost / ft ² (GFA/£)	% at Base Date	
0 FACILITATING WORKS	25,744	20.55	1.91	1.23%	
1 SUBSTRUCTURES	179,162	142.99	13.28	8.57%	
2 SUPERSTRUCTURE					
2.1 Frame	124,684	99.51	9.24	5.96%	
2.2 Upper Floors	27,600	22.03	2.05	1.32%	
2.3 Roof	146,930	117.26	10.89	7.03%	
2.4 Stairs	7,200	5.75	0.53	0.34%	
2.5 External Walls	214,200	170.95	15.88	10.25%	
2.6 Windows & External Doors	27,750	22.15	2.06	1.33%	
2.7 Internal Walls and Partitions	71,250	56.86	5.28	3.41%	
2.8 Internal Doors	26,250	20.95	1.95	1.26%	
3 INTERNAL FINISHES					
3.1 Wall Finishes	61,845	49.36	4.59	2.96%	
3.2 Floor Finishes	158,425	126.44	11.75	7.58%	
3.3 Ceiling Finishes	23,280	18.58	1.73	1.11%	
4 FIXTURE, FITTINGS & EQUIPMENT	64,390	51.39	4.77	3.08%	
5 SERVICES INC. BWIC; LIFT INSTALLATION	356,265	284.33	26.41	17.04%	
6 EXTERNAL WORKS					
6.1 Site Works (inc. preparatory groundworks)	0	0.00	0.00	0.00%	
6.2 External Hard and Soft Landscaping	119,630	95.47	8.87	5.72%	
6.3 Drainage	119,160	95.10	8.83	5.70%	
6.4 External Services	57,000	45.49	4.23	2.73%	
SUB-TOTAL	1,810,770	1,450.00	140.00	86.62%	
7 ON COSTS					
Preliminaries	11.00%	199,185	158.97	14.77	9.53%
Main Contractor's OH&P	4.00%	80,398	64.16	5.96	3.85%
A WORKS COST ESTIMATE	2,090,350	1,680.00	170.00	100.00%	
8 Project / design team fees	10.00%	209,000	166.80	15.50	10.00%
9 Surveys	excl.				
10 Statutory Authority Fees	excl.				
11 Other development / project costs	excl.				
B BASE COST ESTIMATE	2,299,350	1,850.00	190.00		
12 Risk allowance (contingency)	5.00%	115,000	91.78	8.53	5.50%
C COST ESTIMATE (excluding inflation)	2,414,350	1,950.00	200.00		
13 Inflation Estimate	1.00%	24,100			
D TOTAL PROJECT COSTS EXCL. VAT (ROUNDED)	2,438,450	1,950.00	200.00		

3.0 - FACILITATING WORKS

Ref	Description	Quantity	Unit	Rate	Total £
0.1	<u>Toxic/hazardous/contaminated material treatment</u>				
0.2	<u>Demolition works</u>				
a	Break out and dispose of existing car park tarmac/hardstanding	1,337	m2	17.50	23,394
b	Removal of existing perimeter fence	185	m2	10.00	1,850
c	Widen access road for construction and school traffic	-	-	-	excl.
0.3	<u>Work to adjacent structures</u>				
a	Allowance for temporary boundary	1	Item	500.00	500
0.4	<u>Specialist groundworks</u>				
0.5	<u>Temporary diversion works</u>				
a	Temporary parking	-	-	-	excl.
0.6	<u>Extraordinary site investigation works</u>				
FACILITATING WORKS - TOTAL CARRIED TO SUMMARY					25,744

3.1 - SUBSTRUCTURES

Ref	Description	Quantity	Unit	Rate	Total £
1.1	<u>Foundations</u>				
a	In-situ concrete pad foundations, incl excavation, disposal, earthwork support, concrete, A393 mesh to top of foundation	41	Nr	1,200.00	49,680
b	Ground beams; incl excavation, disposal, reinforcement and formwork; 600x600	248	m	130.00	32,292
1.2	<u>Ground Floor Construction</u>				
a	Ground floor slab; including sub-slab insulation and DPM	1,114	m2	85.00	94,690
b	Allowance for reinforced concrete lift base	1	Item	2,500.00	2,500
SUBSTRUCTURES - TOTAL CARRIED TO SUMMARY					179,162

3.2 - SUPERSTRUCTURE

Ref	Description	Quantity	Unit	Rate	Total £
2.1	Frame				
a	Structural steel frame; inclusion for beams and columns to fit new design	54	t	1,750.00	94,780
b	Provisional allowance for secondary steel/gantry supports/bracings	5	t	1,750.00	9,478
c	Allowance for fittings @ 10%	6	t	1,750.00	10,426
d	Allowance for fire protection to new steelwork; intumescent paint	1	Item	10,000.00	10,000
				Frame total to Main Summary £	124,684
2.2	Upper Floors				
a	In-situ concrete floor slab; metal decking	240	m2	90.00	21,600
b	Fire protection	240	m2	25.00	6,000
				Upper Floors total to Main Summary £	27,600
2.3	Roof				
a	Flat roof; built up roof system	1,114	m2	90.00	100,260
b	Parapet detail	248	m2	90.00	22,320
c	Canopy overhang	58	m2	75.00	4,350
d	Allowance for rainwater goods	1	Item	7,500.00	7,500
e	Allowance for flashings and capping to roof parapet	1	Item	12,500.00	12,500
				Roof total to Main Summary £	146,930
2.4	Stairs				
a	Precast concrete staircase; overall rise approx. 3m; includes stainless steel balustrades and handrails.	1	Floors	7,200.00	7,200
				Stairs total to Main Summary £	7,200
2.5	External Walls				
a	Blockwork external skin; PIR insulation; blockwork internal skin; including render	960	m2	175.00	168,000
b	Blockwork external skin; PIR insulation; blockwork internal skin; cladding finish	111	m2	200.00	22,200
c	Curtain walling	48	m2	500.00	24,000
				External Walls total to Main Summary £	214,200

3.2 - SUPERSTRUCTURE

Ref	Description	Quantity	Unit	Rate	Total £
2.6	<u>Windows & External Doors</u>				
a	Aluminium double glazed door; double	2	Nr	2,500.00	5,000
b	Main entrance door; automatic	2	Nr	10,000.00	20,000
	<u>Double glazed windows: aluminium</u>				
c	3000x600mm window	3	Nr	500.00	1,500
d	3000x300 lights	5	Nr	250.00	1,250
	Windows, Curtain Walling & External Doors total to Main Summary £				27,750
2.7	<u>Internal Walls & Partitions</u>				
a	100mm metal stud partitions	300	m2	35.00	10,500
b	Load bearing blockwork walls; dense concrete blocks; one side fairfaced	303	m2	150.00	45,450
c	Glazed screen to spectator gallery	51	m2	300.00	15,300
	Internal Walls & Partitions total to Main Summary £				71,250
2.8	<u>Internal Doors</u>				
a	Timber doorsets; single; including ironmongery.	27	Nr	750.00	20,250
b	Timber doorsets; double; including ironmongery	4	Nr	1,500.00	6,000
	Internal Doors total to Main Summary £				26,250

3.3 - INTERNAL FINISHES

Ref	Description	Quantity	Unit	Rate	Total £
3.1	<u>Wall Finishes</u>				
a	Plasterboard to walls	1,264	m2	15.00	18,960
b	Skim to walls	1,264	m2	10.00	12,640
c	Paint to walls	1,809	m2	5.00	9,045
d	Tiles to toilet and changing areas	424	Nr	50.00	21,200
				Wall Finishes total to Main Summary £	61,845
3.2	<u>Floor Finishes</u>				
a	DPM and levelling screed to carpet and vinyl areas	1,214	m2	15.00	18,210
b	Carpet/carpet tiles to office	8	m2	50.00	400
c	Vinyl to circulation, lobby, gallery, stairs, changing and WCs	381	m2	75.00	28,575
d	Sealed concrete to plant and store rooms	137	m2	20.00	2,740
e	Timber floor to sports hall; assumed sprung floor	688	m2	150.00	103,200
f	Line marking to sports hall floor	1	Item	-	incl
g	MDF skirtings; painted; generally	530	m	10.00	5,300
				Floor Finishes total to Main Summary £	158,425
3.3	<u>Ceiling Finishes</u>				
a	Suspended ceilings generally; except sports hall	526	m2	30.00	15,780
b	Allowance for bulkheads and the like	1	Item	7,500.00	7,500
				Wall Finishes total to Main Summary £	23,280

3.4 FIXTURES, FITTINGS & EQUIPMENT

Ref	Description	Quantity	Unit	Rate	Total £
4.1	<u>General Fixtures & Fittings (fixed only)</u>				
	<u>Sanitary Fittings</u>				
a	WC; including toilet roll dispenser	6	Nr	300.00	1,800
b	Accessible WC; including hand rail, toilet roll dispenser and bin	2	Nr	500.00	1,000
c	Shower	8	Nr	400.00	3,200
d	Accessible shower; including seat and hand rail	3	Nr	600.00	1,800
e	WHB	4	Nr	275.00	1,100
f	Accessible WHB	2	Nr	275.00	550
g	Hand dryer	4	Nr	500.00	2,000
h	Cubicles	16	Nr	950.00	15,200
i	Lockers	1	Item	20,000.00	20,000
j	Reception desk and hatch	1	Nr	10,000.00	10,000
k	Cycle rack	4	Nr	60.00	240
l	Acoustic enhancements/baffles to sports hall	-	Item	-	excl
m	Allowance for fire safety equipment; incl extinguishers, fire safety signage, printing of fire strategy plans etc	1	Item	7,500.00	7,500
FIXTURES, FITTINGS & EQUIPMENT - TOTAL CARRIED TO SUMMARY					64,390

3.5 - SERVICES INSTALLATIONS

Ref	Description	Quantity	Unit	Rate	Total £
5.1	<u>Services installations</u>				
	<u>Mechanical installations</u>				
a	Sports hall area	688	m2	125.00	86,000
b	Other areas	565	m2	175.00	98,875
	<u>Electrical installations</u>				
c	Sports hall area	688	m2	100.00	68,800
d	Other areas	565	m2	125.00	70,625
e	Lift installation	2	Stops	7,500.00	15,000
f	BWIC	5	%	339,300.00	16,965
SERVICES - TOTAL CARRIED TO SUMMARY					356,265

3.6 - EXTERNAL WORKS

Ref	Description	Quantity	Unit	Rate	Total £
6.1	<u>Site Works</u>				
	Site Works Total to Main Summary £				
6.2	<u>Hard & Soft Landscaping</u>				
a	Tarmac	690	m2	100.00	69,000
b	Paving	268	m2	100.00	26,800
c	Grass and planting; allowed 300mm imported topsoil	1,422	m2	15.00	21,330
d	Allowance for car park line marking	1	Item	2,500.00	2,500
	Hard & Soft Landscaping total to Main Summary £				119,630
6.3	<u>Drainage</u>				
a	Allowance for building drainage	1,114	m2	20.00	22,280
b	Allowance for drainage to car park and external areas	1,146	m2	30.00	34,380
c	Attenuation	1	Item	60,000.00	60,000
d	Connection to existing sewers	1	Item	2,500.00	2,500
	Drainage total to Main Summary £				119,160
6.4	<u>External Services</u>				
a	Allowance for new electricity supply	1	Item	15,000.00	15,000
b	Allowance for water supply to new building	1	Item	15,000.00	15,000
c	Allowance for gas supply to new building	1	Item	15,000.00	15,000
d	Allowance for new BT supply to new building	1	Item	2,000.00	2,000
e	Allowance for trenching and ducting for Services	1	Item	10,000.00	10,000
	External Services total to Main Summary £				57,000

APPENDIX A - INFO USED

LK2

Document Ref	Revision	Title
-	-	4 court 2.jpg
-	-	4 Court Ground.pdf
-	-	4 Court First.pdf
-	-	4 Site Plan.pdf
20-0376.01	Issue 1	Geo-Environmental Report - Geotechnical Category 1