

AtkinsRéalis



Cost Estimate

Sussex Youth
10th May 2024

39 Youth Club Bognor Regis

Notice

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This document has 9 pages including the cover.

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
1	Final draft for discussion	CN	CD	NJ	NJ	13/05/24

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Appendices		
None		

1. Executive Summary

Ref.	Description	£	Key Notes	
Building Works Estimate				
1	12 - Flat Roof	20,425	A This cost estimate has been prepared using the findings and recommendations of the Condition Survey Report dated 22nd April 2024. This cost estimate is to inform a budget for the project to adhere to moving forward.	
2	13 - Rainwater Goods	500		
3	16 - External Door	1,015		
4	19 - Ceilings - Annex	5,460		
5	17 - Brickwork	1,250		
6	18 - Hard Surfaces	820		
7	20 - Floors	3,900		
8	26 - Ceilings - Corridor	390		
	SUB-TOTAL	33,760		
Energy Performance Upgrades				
9	Roof Replacement - Annexe	0	D A range of assumptions, exclusions and allowances have been made against the works. Please refer to the comments section on the Elemental Cost Plan for these.	
10	Upgrade Windows and External door - Annexe	7,350		
11	Upgrade to LED Lighting - Annexe	7,800		
12	PV Solar Panels - Annexe	35,100		
13	PV Solar Panels - Find It Out Centre	158,400		
	SUB-TOTAL	208,650		
	WORK PACKAGES TOTAL	242,410		
14	Contractor's Preliminaries	43,634	E Allowances have been made for Main Contractor Preliminaries (18%) and OHP (8%). A contingency of 10% has also been included.	
15	Contractor's Overheads & Profits	22,884		
16	Contractor's design fees (if applicable)	0		
17	Other development costs	0		
18	Design development / construction risk	30,893		
	SUB-TOTAL	97,410		
19	Inflation - Excluded			F Inflation, Professional Fees, Client Direct Costs, Risk Allowances and VAT have all been excluded.
	Tender Inflation to mid-point of construction as per BCIS	0		
	SUB-TOTAL		G No allowances for Asbestos has been included.	
	Professional Fees - Excluded			
	RIBA Stage 0-7 Multi-Discipline Core fees	0		
	Reports, Surveys & Direct Appointments	0		
	SUB-TOTAL			
	Client Direct Costs - Excluded			
	Allowance for Legal, Planning and other direct fees	0		
	SUB-TOTAL			
	Risk allowances - Excluded			
	Client change risk	0		
	Market Volatility risk	0		
	Client held risk register (linked to RR if applicable)	0		
	SUB-TOTAL			
	VAT - Excluded	0		
	VAT @ 0%	0		
	SUB-TOTAL			
TOTAL PROJECT BUDGET		339,820		

2. Basis, Assumptions and Exclusions

2.1 Basis and Key Assumption

- The Cost Estimate totals, £339,820 and provides estimated construction costs for the Required Rectifications and Energy Performance Upgrades as noted in the Condition Survey Report dated 22nd April 2024.
- 2.1.01 The proposed scheme comprises of roof replacement, rainwater drainage investigation, replacing an external door, replacing suspended ceilings, reducing the exterior ground level to below the DPC and replacement floor coverings. Also included in this cost estimate are Energy Performance Upgrades including upgraded windows and external doors, upgrading to LED lighting and the installation of PV panels.
- 2.1.02 A design development and construction contingency of 10% has been applied to the net construction cost. Allowances for main contractor's preliminaries and overheads have also been applied at 18% & 8% respectively.
- 2.1.03 The estimated construction costs represent current market conditions at 2Q 2024 pricing levels and assume that competitive market returns on the works packages are received. No allowance has been made on the summary of costs only for inflation. It is not possible to predict with any certainty the effects of inflation or other market factors on building prices. This should be kept under review in light of actual inflation in the construction industry or if any other market factors come into effect.
- 2.1.04 The total project cost has been calculated by assuming that a Main Contractor will be appointed to carry out all the works. Should the packages be broken down into individual packages further costs (OHP & Preliminaries) would need to be applied to the individual package sums.
- 2.1.05 No allowance has been included for ecology or conservation works.
- 2.1.06 A range of assumptions, exclusions and allowances have been made against the works. Please refer to the comments section on the Elemental Cost Plan for these.
- 2.1.07 The rate applied for upgrading to LED lighting has been included to provide an indicative cost. A further survey to establish scope and quantities of works should be carried out to enable a more accurate estimate to be produced.
- 2.1.08 The rate applied for installing PV panels to roofs has been included to provide an indicative cost. A further survey to establish scope and quantities of works should be carried out to enable a more accurate estimate to be produced.
- 2.1.09 Some of the works dimensions were obtained via Google earth and are for indicative purposes only.
- 2.1.10 We have assumed that the contents of the building including FF&E will be cleared by others prior to commencement of the works and that the building will not be occupied.
- 2.1.11 The Cost Plan has been prepared solely for the use of the Client. This document should not be relied upon by any third parties.
- 2.1.12

2.2 General exclusions

- 2.2.1 Land acquisition and associated costs.
- 2.2.2 Legal costs and expenses.
- 2.2.3 Finance costs.
- 2.2.4 Capital allowances or other incentive grants.
- 2.2.5 Future changes in terms of Government legislation or building regulations requirements.
- 2.2.6 Other Local Authority charges, road closures and fees.
- 2.2.7 Section 106 / 278 costs or contributions.
- 2.2.8 Development taxes, levies or other 'planning gain' items.
- 2.2.9 Out of hours working.
- 2.2.10 Party wall awards or rights of light costs and/or compensation.
- 2.2.11 All works beyond the boundary of the site.
- 2.2.12 Archaeological survey or excavation costs including discovery of artefacts or other antiquities leading to a delayed start on site.
- 2.2.13 Costs associated with the discovery of abnormal ground conditions, unexploded ordnance or the like.
- 2.2.14 Removal/treatment of contaminated land and treatment of invasive weeds (i.e. Japanese knotweed).
- 2.2.15 Client insurances.
- 2.2.16 Upgrade of existing infrastructure services or any necessary off-site reinforcement of services infrastructure other-than transformer upgrade.
- 2.2.17 Effects of working condition restrictions such as Section 61 or Environmental Management Plans.
- 2.2.18 Project collaboration tool.
- 2.2.19 No allowance has been made for phasing the works (other than staged handovers).
- 2.2.20 VAT.
- 2.2.21 Rehabilitation of local wildlife

2.3 Project specific exclusions

- 2.3.1 Asbestos
- 2.3.2 Inflation
- 2.3.3 Professional Fees
- 2.3.4 Client Direct Costs
- 2.3.5 Risk Allowances

3. Elemental Cost Plan

Ref.	Element	Quantity	Unit	Rate	Sub Total	Group Total	Notes
				£	£	£	
	Required Rectifications						
1	12 - Flat Roof					20,425	
	Scaffolding	1	item	2,000	2,000		
	Remove existing roof to skip	78	m2	30	2,340		Felt, insulation, woodwool slab
	Remove existing timber beams to skip	24	m	10	240		4nr, 6m in length
	Install new roof	78	m2	150	11,700		Felt, insulation, plywood deck
	New steel I-beams	1.1	t	950	1,045		
	Allowance for installation of I-beams	1	item	3,100	3,100		Includes Hiab, labour, alterations allowance and SC OHP
2	13 - Rainwater Goods					500	Unable to quantify as scope of repairs unknown
	Allowance for opening works/inspection and report	1	nr	500	500		
	Remedial works		Excl.				
3	16 - External Door					1,015	
	Remove existing timber door to skip	1	nr	15	15		
	Hang new aluminium (emergency compliant) door, single	1	nr	1,000	1,000		
4	19 - Ceilings - Annex					5,460	
	Remove existing suspended ceiling to skip	78	m2	20	1,560		
	Install new suspended ceiling	78	m2	50	3,900		
5	17 - Brickwork					1,250	
	Reduce height of external ground level (soil) to 150mm below DPC, Machine excavation, 330mm depth	9	m3	95	855		Currently 30mm above DPC. Area 1m from external wall Assume 150mm of seeded topsoil reinstatement.
	Retain topsoil on site for reinstatement works	4	m3	5	20		
	Dispose of remaining material off site	5	m3	55	275		
	Reinstate 150mm of retained topsoil	4	m3	10	40		Assume subsoil has good drainage
	Grass seeding	1	item	60	60		Includes material and labour
6	18 - Hard Surfaces					820	
	Reduce height of external ground level (tarmac) to 150mm below DPC, Machine excavation, 210mm deep	2	m3	95	190		Currently 30mm above DPC. Area 1m from external wall Assume 30mm of tarmac reinstatement.
	Dispose of material off site	2	m3	55	110		
	Reinstate 30mm dense Bitumen Macadam surface course	1	m3	20	20		Assume sub bases are in good order
	Allowance for ramp profiling and blending with surrounding surface	1	item	500	500		
7	20 - Floors					3,900	Assume floorings are laid direct on concrete floor
	Remove existing floor coverings to skip	78	m2	10	780		
	Lay Heavy duty carpet tile	58.5	m2	40	2,340		Assume 3/4 are laid to carpet
	Lay Slip resistant vinyl sheet	19.5	m2	40	780		Assume 1/4 is laid to vinyl

8	26 - Ceilings - Corridor					390	
	Remove existing ceiling boards to skip	6	m2	20	120		
	Install new ceiling boards	6	m2	30	180		
	Two coats emulsion to new ceiling	6	m2	15	90		
	Energy Performance Upgrades						
9	Roof Replacement - Annexe					0	Captured in Flat Roof replacement works
10	Upgrade Windows and External door - Annexe					7,350	
	Remove existing door to skip	1	nr	20	20		
	Remove existing windows to skip	12	m2	40	480		
	Install triple glazed door	1	nr	850	850		
	Install triple glazed windows	12	m2	500	6,000		
11	Upgrade to LED Lighting - Annexe					7,800	
	LED lighting, wiring, fittings and basic controls only	78	m2	100	7,800		Excludes small power, emergency lighting, strip out of existing wiring and making good. Further survey required to establish scope of works.
12	PV Solar Panels - Annexe					35,100	
	Photovoltaic System	78	m2	450	35,100		Hanwha 500W PV panels inc framing, inverters, fireman switches, anti bird mesh
13	PV Solar Panels - Find It Out Centre					158,400	
	Photovoltaic System	352	m2	450	158,400		Hanwha 500W PV panels inc framing, inverters, fireman switches, anti bird mesh
14	Contractor Preliminaries					43,634	
	Main Contractor prelims	242,410	%	18%	43,634		To include skips for all works
15	Contractor Overheads & Profits					22,884	
	Main Contractor OHP	286,044	%	8%	22,884		
16	Fees					0	Excluded
17	Other development/project costs					0	Excluded
18	Risks					30,893	
	Construction Contingency	308,927	%	10%	30,893		
19	Inflation					0	Excluded
	Construction Inflation		Excl.				

AtkinsRéalis



Chris New
Assistant Quantity Surveyor

AtkinsRéalis
White Building
3rd Floor
1-4 Cumberland Place
Southampton
SO15 2NP

E: christopher.new@atkinsrealis.com

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