



Developments at Ageas Bowl, Southampton [4144]

Order of Cost Estimate No. 2.5 (Pavilion Works - Part B)

Floor Area Method

Project Details

Site Address:

Land adjacent to the Ageas Bowl
West End
Southampton

Project Description:

Design and construction of Pavilion Works (Maintenance Stores Only)

Schedule of Accommodation:					
Description	RESIDENTIAL			ALL	
	Number of Units		Tenure	Floor Area (m ²)	
	Houses	Flats		Unit GIA	Total
(As Design and Access Statement)					
Pavilion					Excluded
Maintenance Stores					2,136.00
Cricket Nets					Excluded
WC/Changing					Excluded
Wicket Cover Store					Excluded
TOTAL OF INDIVIDUAL FLOOR AREAS:					2,136.00
OTHER SHARED AREA:					510.00
GROSS INTERNAL FLOOR AREA (GIFA):					2,646.00

Total Number of Residential Units	Houses	Flats	Total
	0	0	0

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Summary		
Constituent	%ages	Estimated Costs (£)
Facilitating Works		-
Building Works		3,631,000
Main Contractor's Preliminaries	+13.8%	501,000
Sub-total £		4,132,000
Main Contractor's Overheads and Profit	+7.0%	289,000
Works Cost:		£ 4,421,000
Project/Design Team Fees & Charges	+7.0%	309,000
(a) Fees of Consultants employed by the Employer	Excluded	-
(b) Main Contractor's Pre-Construction Fee	Excluded	-
(c) Main Contractor's Design Fees & Charges	+7.0%	309,000
Sub-total £		4,730,000
Other Development/Project Costs		Excluded
Base Cost:		£ 4,730,000
Risk Allowances	+10.0%	473,000
(a) Design Development	+10.0%	473,000
(b) Construction		
(c) Employer Change	Excluded	-
(d) Employer Other	Excluded	-
Cost Estimate (excluding inflation):		£ 5,203,000
Tender Inflation*	Excluded	-
Cost Estimate (excluding Construction inflation):		£ 5,203,000
Construction Inflation**	+1.5%	78,000
COST ESTIMATE:		£ 5,281,000
VAT Assessment		Excluded
Cost /m² of Gross Internal Floor Area:		£1,996/m²
Gross Internal Floor Area:		2,646.00 m²

* "Tender Inflation" - Inflation during the period from the estimate date to the date of tender return. For the purposes of this estimate inflation has been based on the BCIS All-in Tender Price Index current at the date of this estimate.

** "Construction Inflation" - Inflation during the period from the date of tender return to the mid-point of the construction period. For the purposes of this estimate inflation has been based on the BCIS All-in Tender Price Indices current at the date of this estimate.

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Breakdown

Facilitating Works	
Provisional Sums (Abnormals)	Estimate
Toxic/hazardous/contaminated material treatment	Excluded
Major demolition works	Excluded
Temporary support to adjacent structures	Excluded
Specialist groundworks (Dewatering, Stabilisation, Gas Venting)	Excluded
Temporary diversion works	Excluded
Extraordinary site investigation works	Excluded
TOTAL:	£ -
Facilitating Works (Rounded to nearest £1,000)	£ -



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Breakdown (Continued)

Building Works				
BCIS £/m² Prices		GIFA (m²)	£/m² GIFA	Estimate
Sports pavilions, changing rooms		2,646	£2,231	£ -
Maintenance stores			£1,195	£ 3,161,970
				£ -
				£ -
				£ -
			Sub-total:	£ 3,161,970
Adjustments to BCIS rates:				
Exclude Preliminaries, Overheads & Profit and Construction Inflation (incl separately)		-19.5%		
Adjust for Location, Size of Contract, Method of Procurement, Site Access & Working Space		-1.8%	-21.3%	-£ 673,500
			Sub-total:	£ 2,488,470
		Site Area [SA] (m²)	£/m² SA	
External Works				Excluded
Additional items or works not included in £/m² rates				
Extra for new Building Regulations (June 2022)				N/A
Extra for enhanced elevational treatments				N/A
Extra for basement (maintenance only)				£ 683,873
Extra for rooftop "freedom to roam fanzone"				£ 459,078

Other Development/Project Costs	
	Estimate
Excluded	
TOTAL:	£ -
Other Development/Project Costs (Rounded to nearest £1,000)	£ -