



Developments at Ageas Bowl, Southampton [4144]

Order of Cost Estimate No. 2.6 (Budget Hotel)

Floor Area Method

Project Details

Site Address:

Land adjacent to the Ageas Bowl
West End
Southampton

Project Description:

Design and construction of a 141Nr bedroom hotel

Schedule of Accommodation:					
Description	RESIDENTIAL			ALL	
	Number of Units		Tenure	Floor Area (m ²)	
	Houses	Flats		Unit GIA	Total
Total GIA: 46,877ft ²					4,355.00
(As Design and Access Statement)					
TOTAL OF INDIVIDUAL FLOOR AREAS:					4,355.00
OTHER SHARED AREA:					9.00
GROSS INTERNAL FLOOR AREA (GIFA):					4,364.00

Total Number of Residential Units	Houses	Flats	Total
	0	0	0

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Summary		
Constituent	%ages	Estimated Costs (£)
Facilitating Works		-
Building Works		8,706,000
Main Contractor's Preliminaries	+13.8%	1,201,000
Sub-total £		9,907,000
Main Contractor's Overheads and Profit	+7.0%	693,000
Works Cost:		£ 10,600,000
Project/Design Team Fees & Charges	+7.0%	742,000
(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%	742,000
Sub-total £		11,342,000
Other Development/Project Costs		Excluded
Base Cost:		£ 11,342,000
Risk Allowances	+10.0%	1,134,000
(a) Design Development	+10.0%	1,134,000
(b) Construction		
(c) Employer Change	Excluded	-
(d) Employer Other	Excluded	-
Cost Estimate (excluding inflation):		£ 12,476,000
Tender Inflation*	Excluded	-
Cost Estimate (excluding Construction inflation):		£ 12,476,000
Construction Inflation**	+1.5%	187,000
COST ESTIMATE:		£ 12,663,000
VAT Assessment		Excluded
Cost /m² of Gross Internal Floor Area:		£2,902/m²
Gross Internal Floor Area:		4,364.00 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
Hotels	4,364	£2,333	£ 10,181,212
			£ -
			£ -
			£ -
			£ -
Sub-total:			£ 10,181,212
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	-4.1%	-23.6%	-£ 2,402,766
Sub-total:			£ 7,778,446
	Site Area [SA] (m²)	£/m² SA	
External Works	922	£297	£ 274,160
Additional items or works not included in £/m² rates			
Extra for new Building Regulations (June 2022)			£ 653,389
TOTAL:			£ 8,705,995
Building Works (Rounded to nearest £1,000)			£ 8,706,000

Other Development/Project Costs	
	Estimate
Excluded	
TOTAL:	£ -



Other Development/Project Costs (Rounded to nearest £1,000)	£	-
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General Notes

Information provided by the Employer for use in the calculation of this Estimate:

Planning Submission documents

Information provided by the Architect for use in the calculation of this Estimate:

See information provided by the Employer

Information provided by the Structural Engineer for use in the calculation of this Estimate:

None

Information provided by the M&E Services Engineer for use in the calculation of this Estimate:

None

Specification assumptions:

In addition to the information contained within the drawings and other documents noted above the following assumptions have been made in preparing this estimate:

The BCIS base rate used for each type of building is deemed to allow for an average level of specification. Where aspects of the design proposed within the plans and elevations appear to exceed the perceived average a notional additional allowance has been made.

These include elevational materials and features, basement construction, and green roofs.

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General Notes (Continued)

Programme Considerations:

It is assumed that the works will be executed as one contract without any restriction upon the contractor's programme or access.

The Estimate is based upon current tender price levels

A construction period of 12 months has been assumed.

Financial Considerations:

Inflation between the Estimate Date and the Date of Tender Return (Start on Site date) has been excluded. Construction inflation has been included.

All fees and charges external to a Design and Build Contract are excluded.

All planning charges and contributions including Section 106 contributions and Community Infrastructure Levy (CIL) charges are excluded.

All Value Added Tax is excluded.

Method of Procurement: Single Stage Competitive Tender

Measurement and terminology:

The Gross Internal Floor Area used in the Estimate, and identified within the foregoing Schedule of Accommodation, has been calculated in accordance with the RICS Guidance Note: Code of Measuring Practice (6th Edition). It is deemed to comprise the total plan area contained within the finished internal face of external walls at each floor level, and, includes the plan area of voids, all internal walls and any finished floor area below sloping ceilings, irrespective of ceiling height.

The Shared Area included within the foregoing Schedule of Accommodation includes an allowance for the plan area of party walls between dwellings, voids for stairs, lifts and light wells as well as circulation, communal and ancillary areas not individually identified.