



Developments at Ageas Bowl, Southampton [4144]

Order of Cost Estimate No. 2.2 (Residential Flats)

Elemental Cost Plan

Project Details

Site Address:

Land adjacent to the Ageas Bowl
West End
Southampton

Project Description:

Design and construction of 82Nr flats within 4Nr blocks, with associated external works

Schedule of Accommodation:					
Description				ALL	
	Number of Units		Tenure	Floor Area (m ²)	
	Houses	Flats		Unit GIA	Total
1B1P Apartment		14	OMS	43.0	602.00
2B4P Apartment		68	OMS	70.0	4,760.00
TOTAL OF INDIVIDUAL FLOOR AREAS:					5,362.00
OTHER SHARED AREA:					2,062.00
GROSS INTERNAL FLOOR AREA (GIFA):					7,424.00

Total Number of Residential Units	Houses	Flats	Total
	0	82	82

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Summary		
Constituent	%ages	Estimated Costs (£)
Facilitating Works		Excluded
Building Works		13,987,610.04
Main Contractor's Preliminaries	+13.8%	1,930,290.19
	Sub-total £	15,917,900.23
Main Contractor's Overheads and Profit	+7.0%	1,114,253.02
Works Cost:	£	17,032,153.25
Project/Design Team Fees & Charges	+3.5%	596,125.36
(a) Fees of Consultants employed by the Employer	Excluded	-
(b) Main Contractor's Pre-Construction Fee	Excluded	-
(c) Main Contractor's Design Fees & Charges	+3.5%	596,125.36
	Sub-total £	17,628,278.61
Other Development/Project Costs		Excluded
Base Cost:	£	17,628,278.61
Risk Allowances	+10.0%	1,762,827.86
(a) Design Development	+10.0%	1,762,827.86
(b) Construction		
(c) Employer Change	Excluded	-
(d) Employer Other	Excluded	-
Cost Estimate (excluding inflation):	£	19,391,106.47
Tender Inflation*	Excluded	-
Cost Estimate (excluding Construction inflation):	£	19,391,106.47
Construction Inflation**	+3.0%	581,733.19
COST ESTIMATE:	£	19,972,839.66
VAT Assessment		Excluded
Cost /m² of Gross Internal Floor Area:		£2,690/m²
Gross Internal Floor Area:		7,424.00 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			
Cost Centre	Group Element/Element	Cost/m ² of GIFA	Total Cost of Element
FACILITATING WORKS AND BUILDING WORKS			
0	Facilitating works	£ -	£ -
0.1	Toxic/hazardous/contaminated material removal	£ -	£ -
0.2	Major demolition works	£ -	£ -
0.3	Temporary support to adjacent structures	£ -	£ -
0.4	Specialist groundworks	£ -	£ -
0.5	Temporary diversion works	£ -	£ -
0.6	Extraordinary site investigation works	£ -	£ -
1	Substructure	£ 164.48	£ 1,221,118.00
1.1	Substructure	£ 164.48	£ 1,221,118.00
2	Superstructure	£ 800.63	£ 5,943,879.00
2.1	Frame	£ 79.18	£ 587,844.00
2.2	Upper Floors	£ 159.88	£ 1,186,915.00
2.3	Roof	£ 105.34	£ 782,044.00
2.4	Stairs and ramps	£ 23.57	£ 174,951.00
2.5	External walls	£ 203.17	£ 1,508,317.00
2.6	Windows and external doors	£ 50.79	£ 377,056.00
2.7	Internal walls and partitions	£ 108.68	£ 806,844.00
2.8	Internal doors	£ 70.03	£ 519,908.00
3	Internal finishes	£ 184.63	£ 1,370,691.00
3.1	Wall finishes	£ 54.08	£ 401,525.00
3.2	Floor finishes	£ 101.04	£ 750,122.00
3.3	Ceiling finishes	£ 29.50	£ 219,044.00
4	Fittings, furnishings and equipment	£ 88.60	£ 657,769.00
4.1	Fittings, furnishings and equipment	£ 88.60	£ 657,769.00
5	Services	£ 479.64	£ 3,560,884.00
5.1	Sanitary installations	£ 85.00	£ 631,026.00
5.2	Services equipment	£ -	£ -
5.3	Disposal installations	£ 18.28	£ 135,685.00
5.4	Water installations	£ 34.96	£ 259,521.00
5.5	Heat source	£ 69.60	£ 516,742.00
5.6	Space heating and air conditioning	£ 30.91	£ 229,498.00
5.7	Ventilation	£ 21.84	£ 162,143.00
5.8	Electrical installations	£ 98.13	£ 728,552.00
5.9	Fuel installations	£ -	£ -
5.10	Lift and conveyor installations	£ 34.22	£ 254,086.00
5.11	Fire and lightning protection	£ 6.22	£ 46,181.00
5.12	Communication, security and control systems	£ 57.64	£ 427,884.00
5.13	Specialist installations	£ -	£ -
5.14	Builder's work in connection with services	£ 22.84	£ 169,566.00



	Sub-total carried forward:		£ 12,754,341.00
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Breakdown (Continued)				
Cost Centre	Group Element/Element		Cost/m² of GIFA	Total Cost of Element
FACILITATING WORKS AND BUILDING WORKS (Continued)				
	Sub-total brought forward:			£ 12,754,341.00
6	Prefabricated buildings & building units		£ -	£ -
6.1	Prefabricated buildings & building units		£ -	£ -
7	Work to existing buildings		£ -	£ -
7.1	Minor demolition works and alteration works		£ -	£ -
7.2	Repairs to existing services		£ -	£ -
7.3	Damp-proof courses/fungus and beetle eradication		£ -	£ -
7.4	Façade retention		£ -	£ -
7.5	Cleaning existing surfaces		£ -	£ -
7.6	Renovation works		£ -	£ -
8	External works		£ 166.12	£ 1,233,269.04
8.1	Site preparation works		£ 6.10	£ 45,256.24
8.2	Roads, paths, pavings and surfacings		£ 37.64	£ 279,470.30
8.3	Soft landscaping, planting and irrigation systems		£ 32.18	£ 238,903.81
8.4	Fencing, railings and walls		£ 4.29	£ 31,829.58
8.5	External fixtures		£ 0.27	£ 2,000.00
8.6	External drainage		£ 36.45	£ 270,574.39
8.7	External services		£ 49.20	£ 365,234.72
8.8	Minor building works and ancillary buildings		£ -	£ -
SUB-TOTAL: FACILITATING WORKS AND BUILDING WORKS (A)				£ 13,987,610.04
9	Main Contractor's Preliminaries (B)			
		+13.8%	£ 260.01	£ 1,930,290.19
9.1	Employer's Requirements	Excluded	£ -	£ -
9.2	Main Contractor's cost items	+13.8%	£ 260.01	£ 1,930,290.19
SUB-TOTAL: FACILITATING WORKS AND BUILDING WORKS (C) [C=A+B] (including Main Contractor's Preliminaries)				£ 15,917,900.23
10	Main Contractor's Overheads and Profit (D)			
		+7.0%	£ 150.09	£ 1,114,253.02
10.1	Main Contractor's Overheads	+5.0%	£ 107.21	£ 795,895.02
10.2	Main Contractor's Profit	+2.0%	£ 42.88	£ 318,358.00
TOTAL: BUILDING WORKS ESTIMATE (E) [E=C+D]				£ 17,032,153.25
	Sub-total carried forward:			£ 17,032,153.25

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Breakdown (Continued)				
Cost Centre	Group Element/Element		Cost/m² of GIFA	Total Cost of Element
	Sub-total brought forward:			£ 17,032,153.25
PROJECT / DESIGN TEAM FEES AND OTHER DEVELOPMENT / PROJECT COSTS				
11	Project/design team fees (F)	+3.5%	£ 80.30	£ 596,125.36
11.1	Consultants' fees	Excluded	£ -	£ -
11.2	Main contractor's pre-construction fees	Excluded	£ -	£ -
11.3	Main contractor's design fees	+3.5%	£ 80.30	£ 596,125.36
12	Other development/project costs (G)		£ -	Excluded
Total: Project / Design team fees and other development/project costs estimate (H) [H = F + G]				£ 596,125.36
BASE COST ESTIMATE (I) [I = E + H]				£ 17,628,278.61
13	Risks	+10.0%	£ 237.45	£ 1,762,827.86
13.1	Design development risks	+10.0%	£ 237.45	£ 1,762,827.86
13.2	Construction risks			Included in 13.1
13.3	Employer change risks	Excluded	£ -	£ -
13.4	Employer other risks	Excluded	£ -	£ -
Total: Risk Allowance estimate (J)				£ 1,762,827.86
COST ESTIMATE (excluding inflation) (K) [K = I + J]				£ 19,391,106.47
14	Inflation		£ 78.36	£ 581,733.19
14.1	Tender Inflation	Excluded	£ -	£ -
14.2	Construction Inflation	+3.0%	£ 78.36	£ 581,733.19
Total: Inflation Allowance (L)				£ 581,733.19
COST ESTIMATE (excluding VAT assessment) (M) [M = K + L]				£ 19,972,839.66
15	VAT ASSESSMENT			Excluded



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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 base rates 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, green roofs and balconies.

An additional allowance has also been made for a notional Open Market Sale specification internally.

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General Notes (Continued)

This Cost Plan excludes all abnormals not specifically identified below and where Provisional Sums are included within this Cost Plan, the basis of each allowance is as follows:

Provisional Sums (Abnormals)	Assumptions
Toxic/hazardous/contaminated material treatment	Excluded
Major demolition works	Excluded
Temporary support to adjacent structures	Excluded
Specialist groundworks	Excluded
Temporary diversion works	Excluded
Extraordinary site investigation works	Excluded

Provisional Sums (Generally)	Assumptions

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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 24 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.