



RIBA Stage 0 Report And Cost Plan

Westgate VRF: Levels 2-5

Revision **A**

Date **21.04.23**

Sorcha Lambert
Quantity Surveyor
Property Services: Facilities Management

PO Box 634
Barnsley
South Yorkshire
S70 9GG

Mob: 07919915325
sorchalambert@barnsley.gov.uk



Barnsley Metropolitan Borough Council

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Westgate VRF: Levels 2-5



Programme to be confirmed once budget approval has been obtained.

Section 4 - Financial Summary

4.1 Financial Overview

This cost plan has been prepared based on the Stage 0 feasibility information.

The headline costs for this scheme taking into consideration the information used, assumptions and exclusions listed in Section 6 is **£556,360** inclusive of anticipated construction costs, preliminaries, main contractors overheads & profit, contingencies, design development risk and BPS fees. Cost excludes VAT, departmental fees, survey & investigation costs and planning / regulation fees.

4.2 Financial Summary

The cost plan can be subdivided into:

- £296,217 Air Conditioning Works
- £107,000 BWIC
- £0 External Services (Excluded)
- £20,200 Preliminaries (5%)
- £42,400 Contingencies (10%)
- £4,240 Design Risk (1%)
- £67,000 Fees (11.44%)
- £10,700 OH&P (10%)
- £8,604 Inflation (1.57%)

Total cost of £556,360

This cost plan has been prepared on a quantified measure, where possible, and appropriate for the level of design information available. Where design information is inconclusive or not fully coordinated, we have made assumptions and allowances in the cost plan to cover our understanding of the design intent, or as otherwise clarified in Section 6.

Cost allowances have been built up using typical market rates for the specified/assumed products forming the design intent.

A number of notional allowances and provisional sums have been included for items perceived as required but for which there is an absence of a clear design intent.

Section 4 - Financial Summary**21.04.23****4.3 Inflation Forecast**

Prices are based on current market rates at 2Q2023, with an inflation allowance of 1.57% to **4th Qtr 2023**.

4.4 Risk

A design risk allowance calculated on a percentage of the construction costs has been included within this cost plan. This risk allowance has not been calculated in relation to any specific risks or risk register, but is deemed an allowance for the Contractor's design development, we have made an inclusion of 1% at this feasibility stage.

This allowance does not reflect any specific site or project risks and an assessment of these risks has yet to be determined via further site studies and risk workshops.

The design development risk allowance reflects the level of perceived risk associated with a project of this type, scale, and at the current stage. This allowance should be reviewed and aligned to BMBC's attitude and approach to risk management whilst considering the current level of significant design risks and unknown site specifics.

A general contingency of 10% on works costs has been included

4.5 Risks & Opportunities Schedule

In order to provide a purposeful overview of the current design, and in consideration of the target project cost, we have produced a Risk and Opportunities schedule. The purpose of this was two-fold; to identify items of potential Value Engineering and also to challenge the design team on details that are to be developed further.

The Risk section gives a gross cost of **£46,440** and the Opportunities **£46,440** giving a potential saving of **£46,440** if all items are realised. These Risk allowances **HAVE** been included in the costs reported above and the saving would be against the cost plan figure of **£556,360**

4.6 Excluded Risks

A number of Risks and allowances have been excluded from this cost plan but SHOULD be considered as potential additional costs on a scheme of this nature

These Risk include:

1. BMBC Direct costs, staff costs etc. associated with moving and storage of furniture, equipment, IT installations and cleaning/storage
2. BMBC IT costs associated with moving existing installations in suspended ceiling voids if required
3. Betterment/renewal of existing finishes
4. Additional works required to existing installations intended to be re-used.

See section 6 Excluded risks for further details.

4.6 Next Steps

- Obtain Budget Approval
- Review Cost Plan with Design Team.
- Review the Risk and Opportunities with the Design Team
- Review the Excluded Risks register

Section 4 - Financial Summary**21.04.23**

Section 5 - Risk & Opportunities Register

		Risks	Opportunities	Total	21.04.23
1	Contingencies	£ 42,400	£ -	£ 42,400	
2	Design Risk	£ 4,240	£ -	£ 4,240	
		Total	£ 46,640	£ -	£ 46,640

Checked By:

Section 6 - Excluded Risks

		Risks		Total	21.04.23
1	IT Costs - Reroute existing, adapt, take down and refit on completion etc. - Direct BMBC	£	15,000	£	15,000
2	BMBC Direct costs of decant, storage, cleaning and re-fit	£	28,000	£	28,000
3	Clean Carpets / Replace carpet tiles	£	8,000	£	8,000
4	More extensive re-route / renewal works to extg services in roofspace	£	15,000	£	15,000
5	Unable to re-use extg ducts, grills, fire stops etc.	£	10,000	£	10,000
6	Requirement for additional containment	£	7,500	£	7,500
7	Further replacement of suspended ceilings/carpet tiles	£	10,000	£	10,000
8	Moving of BMS controls from existing position	£	10,000	£	10,000
9	Internal booths	£	4,000	£	4,000
		Total		£	107,500
				£	107,500

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Section 7 - Basis of Costs

7.1 Information Used

The following information has been used in the production of this cost plan:

- G&H As Fitted Drawings: Levels 1 to 5 and Under Floor Level 1
- BMBC Drawing Proposed: EP2020a-ENR-DR-X-00-01_P02 M&E Layout
- BMBC: Westgate VRF System Replacement - Mech Spec - Rev P0
- Air Centric's Quotation Dated 07.12.2022

7.2 Assumptions & Clarifications

Generally

- We have made an assumption that there will be no asbestos located in the building.
- In the absence of any design or survey information, high level rates / provisional sums have been used to inform a feasibility budget.
- In the absence of a current up to date programme, the works have been priced to be carried out in the 4Q 2023. If this changes, the feasibility budget will need to be reviewed.
- All existing main connections / supplies are fully compliant with current Regs and in good condition.
- Priced based on Air Centric's Quotation Dated 07.12.2022 with the relevant uplift.
- The air conditioning heat recovery heating and cooling systems will be replaced for a "like for like" with the modern equivalent models of the systems that are currently installed.
- Assumed works will need to be sectionally completed level by level.
- Assumed 50% of the existing suspended ceilings will need to be taken down / altered to allow the replacement system to be installed. Assumed 25% of the existing ceiling tiles will need renewing due to the installations.
- Assumed there will be BMBC IT Costs to consider for the reroute / adaptation / removal / refitting of existing cables running in the suspended ceilings. Allowed a Provisional Sum for BMBC IT Costs but a quote would be required to confirm the costs as the IT equipment routes were unknown at the time the estimate was produced.
- Assumed there will be BMBC Direct costs to consider for the decant, storage, cleaning and re-fit of office furniture and equipment.

7.3 Exclusions

- Legal costs.
- Financing costs.
- Other Development costs.
- VAT.
- Operational and management requirements.
- Barnsley Metropolitan Borough Council's management and administration costs.
- Planning obligations.
- Section notices, undetermined planning and legislative requirements or changes, other than those identified in designs provided.
- Works not itemised in the Cost Plan.
- All surveys, reports, investigations and testing (including but not limited to Asbestos R&D, Drainage, Existing Services).
- Asbestos Removal Costs.
- Cost increase through inflation.
- Overtime & Out Of Hours Working.
- Main Supply applications and connections.

Section 7 - Basis of Costs

- Annual Maintenance Costs.
- Electrical Upgrades.
- Any costs in relation to External Services.
- The dismantling / erection of the existing internal booths on all levels.
- Decoration.
- Outdoor drip trays.
- **RISKS AS EXCLUDED RISK REGISTER**

7.4 Provisional Sums

Throughout this cost plan, assumptions and allowances have been made where the design is either not fully coordinated or where we have had to interpret the requirements of the design and specification at this stage as we await further development of the design.

7.5 MEP Assumptions

- Included in Section 6.2

7.6 MEP Exclusions

- Included in Section 6.3

7.7 Risks and Opportunities

The following Risk allowances have been assessed but **Excluded**:

- IT Costs - Reroute existing, adapt, take down and refit on completion etc. - Direct BMBC - £15,000.00
- BMBC Direct costs of decant, storage, cleaning and re-fit - £28,000.00
- Clean Carpets / Replace carpet tiles - £8,000.00
- More extensive re-route / renewal works to extg services in roofspace - £10,000.00
- Unable to re-use extg ducts, grills, fire stops etc. - £10,000.00
- Requirement for additional containment - £7,500.00
- Further replacement of suspended ceilings/carpet tiles - £15,000.00
- Moving of BMS controls from existing position - £10,000.00

Section 8 - Cost Plan

Description	Quant GIFA	Unit	Rate	Total	£/m2	Comments
1.0 Air Conditioning Works				£296,217		
Supply & Installation of Fan Coil Units Split Across 2x Toshiba Heat Recovery VRF Systems. Cost includes to supply all new Toshiba VRF equipment along with removal of the old systems, installation of the new equipment, testing and commissioning along with disposal of all the waste and the appropriate waste transfers. Quote Dated 07/12/2022.	1	Item	£271,165.00	£271,165.00		Level 2 - £62,235 + VAT (15 Fan Coil Units) Level 3 - £64,800 + VAT (15 Fan Coil Units) Level 4 - £72,850 + VAT (19 Fan Coil Units) Level 5 - £71,280 + VAT (19 Fan Coil Units)
Additional fan coil units for Level 3	1	item	£5,000.00	£5,000.00		Add £5,000 to the Level 3 quote as the schematic identifies 17nr fan coil units not 15nr. Estimated at approximately 10 skips per floor. Specialist equipment to be disposed of by Specialist and included in quote.
Waste Disposal / Skips	1	item	£10,000.00	£10,000.00		BCIS All-in TPI
Uplift To 2 Qtr 2023	1.87%	%	£276,165.00	£51.55		
Allowance for the Sectional Completion of all Levels.				£10,000.00		
2.0 BWIC				£107,000		
Suspended Ceilings: Take down areas, cut grid, store				£8,000.00		Approximately 50% of ceilings affected by cooling system per floor. Allowed 0.33hr ner m2.
Suspended Ceilings: Replace removed areas, allow for 10% new tiles throughout				£5,000.00		
Diamond Drilling				£10,000.00		Allowed a Provisional Sum of £2,500 per floor.
Firestopping				£40,000.00		Allowed a Provisional Sum of £10,000 per floor.
New/check fire blankets				£0.00		Included in Fire Stopping Cost.
Fittings, pipework etc.				£40,000.00		Allowed a Provisional Sum of £10,000 per floor.
Test/check existing plant/ducts etc.				£4,000.00		Allowed a Provisional Sum of £1,000 per floor.
3.0 Risks				£107,500.00		
IT Costs - Reroute existing, adapt, take down and refit on completion etc. - Direct BMBC				£15,000.00		Allowed a Provisional Sum of £15,000 but a quote would be required to confirm as the IT equipment routes were unknown at the time the estimate was produced..
BMBC Direct costs of decant, storage, cleaning and re-fit				£28,000.00		Provisionally allowed for 4nr staff one week to decant and store all furniture / equipment and one week to clean and refit all furniture / equipment on each level.
Clean Carpets? Replace carpet tiles?				£8,000.00		Allowed a Provisional Sum of £2,000 per floor.
More extensive re-route / renewal works to extg services in				£15,000.00		Provisional Sum. Made an allowance.
Unable to re-use extg ducts, grills, fire stops etc.				£10,000.00		Provisional Sum. Made an allowance.
Requirement for additional containment				£7,500.00		Provisional Sum. Made an allowance.
Further replacement of suspended ceilings/carpet tiles				£10,000.00		Provisional Sum. Made an allowance.
Moving of BMS controls from existing position				£10,000.00		Provisional Sum. Made an allowance.
Internal booths				£4,000.00		Shouldn't be affected by the install according to the drawings but added £1,000 per floor for protection to avoid damage.
5.0 External Services				£0.00		
Electrical	1	Item		£0.00		Assumed no upgrades will be required. No information provided at this stage to suspect otherwise.
Gas	1	Item		£0.00		
Water	1	Item		£0.00		



GIFA
m2

GIFA 400.00 M2

Section 8 - Cost Plan

Description	Quant	Unit	Rate	Total	£/m2	Comments
BT	1	Item		£0.00		
Data	1	Item		£0.00		

Section 8 - Cost Plan

£510,716.55

21.04.23

Excl Risk **£403,216.55**

Preliminaries £20,200.00
 Contingencies £42,400.00
 Design Risk £4,240.00
 Fees £67,000.00
 OH&P £10,700.00

£547,756.55

Inflation £8,603.51

Total **£556,360.06**

Preliminaries at 5% (quote for works Inclusive)
 Contingencies at 10%
 Design Risk at 5%
 RIBA Stages 0-1 - £5,000
 RIBA Stages 2-6 - 11.44%
 OH&P at 10% on Builders Works

Inflation To 4th Qtr 2023 1.57%

TPI

Dec-22	375	
Apr-23	382	1.87%
Apr-23	382	
Dec-23	388	1.57%

Checked By:

Building Fabric

GIFA

GF	1	1	400.00	
			<u>1.00</u>	<u>400.00</u>
				<u>400.00</u> GF m2

400.00 m2