



PRELIMINARY BUDGET ESTIMATE Rev 2

SWALE HOUSE, SITTINGBOURNE

FOR

SWALE BOROUGH COUNCIL

Quartz Project Services Limited

34 Dover Street

LONDON

W1S 4NG

January 2021

SWALE HOUSE, SITTINGBOURNE
PRELIMINARY BUDGET ESTIMATE Rev 2

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SECTION 0.0 ISSUE HISTORY

Version	Date Issued	Author	Check By
0	06/01/2021	B Barrett	S Ahern
1	08/01/2021	B Barrett	S Ahern
2	08/01/2021	B Barrett	S Ahern

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SECTION 1.0 INTRODUCTION

1.00 This Preliminary Budget Estimate has been prepared at the request of the Swale Borough Council. The report identifies an order of cost for the proposed development, as forecasted by Quartz Project Services

2.00 The proposed project comprise the installation of air source heating, PV's, LED lighting, new windows together with shell enhancement works :-

i. Basement	GIA 526 m2 (5,661 ft2)
ii. Ground Floor	GIA 940 m2 (10,118 ft2)
ii. First Floor	GIA 1,969 m2 (21,194 ft2)
ii. Second Floor	GIA 1,967 m2 (21,173 ft2)
ii. Third Floor/Roof Access	GIA 1,189 m2 (12,798 ft2)

Total gross internal floor area for all above units are approximately 6,591 m2 / 70,944 ft2

3.00 The proposed project generally comprise the following works:-

Site Preparation and Demolition: disconnect/remove existing heating and lighting, removal of asbestos, removal of windows

- install new windows, drylining/insulation to external walls, install new lighting and air source heating including smart radiators, upgrade incoming power supply, make good all finishes disturbed.

4.00 The estimated costs have been assessed using approximate quantities and appropriate rates applied to these quantities. Where quantification of a works item has not been possible then a notional lump sum has been included which will require verification once design information is made available.

5.00 Attention is drawn to the notes the assumptions made in preparing this report together with a **list of general exclusions (Section 2.0 Notes and Qualifications)**. Inspection of the cost analyses included in this report provides details of the specific criteria utilised in generating the Preliminary Budget Estimate. The team members are urged to examine this data in order to satisfy its validity and appropriateness.

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SECTION 2.0 NOTES AND QUALIFICATIONS

BASED ON Q1 2021 TENDER PRICES

- 2.1 Preliminary Budget Estimate has been based on Elementa Swale House PSDS Energy Saving Report
- 2.2 The total of this Preliminary Budget Estimate identified within Section 3.0 has been generated on the understanding that the proposed works will be subject to a competitive tender action and will be let on the basis of a design and build contract (JCT 2016).
- 2.3 Provisional Allowances have been incorporated within the estimate for incoming services and associated builders work.
- 2.4 Preliminaries have been included at 10% and overheads and profit at 6%. We consider this to be consistent with the scope of works, forecast market conditions and the selected method of procurement.
- 2.5 We have included post contract design fees
- 2.6 The following costs are excluded from this Cost Plan .
 - 2.6.1 VAT, Pre-Contract Construction and Design Consultants Fees, Legal Fees, Marketing Costs, Finance and the like, Planning and Building Control Fees, Contractor's Surveys and Site
 - 2.6.2 Increased cost allowance
 - 2.6.3 Asbestos removal
 - 2.6.4 Sprinklers including tanks / pumps
 - 2.6.5 Telephone and data system
 - 2.6.6 Building signage
 - 2.6.7 Tenant fitout, furniture, furnishings, process machinery, racking or skips, or any other item which has not been expressly detailed in this documents
 - 2.6.8 IT installations
 - 2.6.9 Security or CCTV installations
- 2.7 We have included a 5% design and general risk contingency within this estimate, we recommend the Client make a developers contingency allowance within their viability appraisal.

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SECTION 3.0 - EXECUTIVE SUMMARY (WHOLE DEVELOPMENT)

		m²	ft²
GROSS INTERNAL AREA (GIA)		6,591	70,944
	£	£/m²	£ / ft²
SECTION 4.0- DEMOLITION/ ALTERATIONS	731,495	110.98	10.31
SECTION 4.1 - REFURBISHMENT	3,924,040	595.36	55.31
Sub-total	4,655,535	706.35	65.62
PRELIMINARIES @ 10%	465,554	70.63	6.56
OVERHEADS AND PROFIT @ 6%	307,265	46.62	4.33
CONTINGENCY @ 5%	271,418	41.18	3.83
DESIGN/LA FEES	884,848	134.25	12.47
TOTAL ESTIMATED COST INCLUDING PRELIMS, OHP, CONTINGENCY	6,584,620	999.03	92.81

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SECTION 4.0 - DEMOLITION/ALTERATIONS

GROSS INTERNAL AREA (GIA)							m²	ft²	
							6,591	70,944	
SECTION 4.0 - DEMOLITION/ALTERATIONS									
a	Stripout existing LTHW system including boilers and radiators	6,591	m ²	25.00	164,775	25.00	2.32		
b	Stripout existing light fitting/cables and controls	6,591	m ²	20.00	131,820	20.00	1.86		
c	Structural strengthening to existing columns	1	Psum	75,000.00	75,000	11.38	1.06		
d	Structural strengthening to existing roof slab	1	Psum	50,000.00	50,000	7.59	0.71		
e	Remove existing windows	1,188	m ²	50.00	59,400	9.01	0.84		
f	Remove existing doors	1	Item	500.00	500	0.08	0.01		
g	Alterations to existing partitions abutting external walls/existing finishes disturbed	1	Psum	250,000.00	250,000	37.93	3.52		
h	Asbestos removal		excl						
DEMOLITION/ALTERATIONS TOTAL £							731,495	110.98	10.31

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SECTION 4.1 - REFURBISHMENT

GROSS INTERNAL AREA (GIA)		6,591 m ²	70,944 ft ²			
SECTION 4.1 - REFURBISHMENT						
ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.1.1 Roof						
a Remove existing roof finishes and install Bauder Total Roof System	1,990	m ²	166.71	331,753	50.33	4.68
4.1.2 Undercroft						
a 20mm Kingspan K112 insulation mechanically fixed to concrete soffit, through colour render	1,109	m ²	150.00	166,350	25.24	2.34
4.1.3 External walls						
a 120mm thick Kingspan K112 insulation mechanically fixed to blockwork	1,888	m ²	47.00	88,736	13.46	1.25
b 50mm metal stud; Vapour control layer; 2no. 12.5mm plasterboard; decoration	1,888	m ²	48.00	90,624	13.75	1.28
c Insulated plasterboard to window heads and reveals; decoration	1,124	m	40.00	44,960	6.82	0.63
d MDF replacement window boards; decoration	674	m	30.00	20,220	3.07	0.29
4.1.4 External windows and Doors						
a Main automatic entrance door	1	nr	5,000.00	5,000	0.76	0.07
b Windows /Curtain walling - Technal Hydro Dualframe 75Si System with GUIN film technology	1,187	m ²	500.00	593,500	90.05	8.37
c Single glazed external door	2	nr	1,750.00	3,500	0.53	0.05
d Double glazed external door	1	nr	3,000.00	3,000	0.46	0.04
4.1.5 M&E Services						
a Airsource heating including LTHW pipework and smart radiators	6,591	m ²	219.62	1,447,515	219.62	20.40
b Replace existing air-handling unit/ventilation	6,591	m ²	25.41	167,477	25.41	2.36

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SECTION 4.1 - REFURBISHMENT

GROSS INTERNAL AREA (GIA)			6,591 m²			70,944 ft²
c LED lighting, associated controls, power supplies	6,591	m ²	100.00	659,100	100.00	9.29
d Local ventilation fans	20	Nr	350.00	7,000	1.06	0.10
e PV's panels	300	m ²	250.00	75,000	11.38	1.06
f Air test to building	1	item	2,500.00	2,500	0.38	0.04
g Upgrade incoming electrical supply 213KVA	1	item	100,000.00	100,000	15.17	1.41
h Builders work in connection	1	item	117,804.60	117,805	17.87	1.66
			REFURBISHMENT TOTAL £	3,924,040	595.36	55.31

SWALE HOUSE, SITTINGBOURNE
FEE SCHEDULE
DESIGN TEAM/STATUTORY FEES

1.01	Architect (Spacelab)	£ 240,000
1.02	Project Manager/Employer's Agent/Quantity Surveyor (Quartz Project Services)	£ 180,000
1.03	Sustainability/M&E Services Consultant (Elementa)	£ 180,000
1.04	Structural Engineer (Paul Owen Associates)	£ 60,000
1.05	Principal Designer (Brian Bulfin Associates)	£ 13,000
1.07	BREEAM Assessor	
1.08	Building Control Fee	£ 25,000
1.09	Planning Statutory Fee	£ 462
SUBTOTAL Design Team/Statutory Fees		£ 698,462

SURVEYS/REPORTS

2.01	Dimensional Survey (Terrain Surveys)	£ 2,276
2.02	Structural Investigations	£ 15,000
2.03	Asbestos Refurbishment & Demolition Survey	£ 30,000
2.04	Existing M&E Systems Validation Survey (Logi-tek)	£ 80,000
2.05	Carbon Trust Report	£ 19,050
2.06	Whole Life Carbon Assessment	£ 17,060
2.07	Acoustic Report	£ 3,000
2.08	Planning Reports	£ 50,000
SUBTOTAL Surveys/Reports		£ 166,386

LEGAL FEES

3.01	Construction Legals	£ 20,000
3.02	Highways licenses (scaffolding)	
SUBTOTAL Legal Fees		£ 20,000

TOTAL PROJECT FEES **£ 884,848**

Notes:

Fees are based on the estimated construction cost of £6,000,000 for the installation of airsource heating, photovoltaic panels, LED lighting and associated structural strengthening/builders works in connection together with new windows and curtain walling, new insulation/finishes to the roof, New cladding to external walls and soffits.