Burroughs

**COST PLAN**

**50571-00**

**Building 354 Budgeted Refurbishment Cost Estimate**

**for the**

**Welsh Government**

**05 September 2023**

| Burroughs | Date Issued: | Rev: | Project ID: | Bro Tathan East Demolition |
|---|---|---|---|---|
| | | S0-P1.0 | 50571-00 | |

# Project Cost Plan

## Summary

| Ref | Description | Totals | Fees |
|---|---|---|---|
| 1.00 | **Section 1: 354A Gym / Pool / Church / Cinema** | 5,506,200.00 | |
| 2.00 | **Section 2: 354B Swimming Pool** | 6,817,200.00 | |
| 3.00 | **Section 3: 354C Large Wooden Gym** | 2,884,200.00 | |
| 4.00 | **Section 4: 354D Stone Gym** | 2,884,200.00 | |
| 5.00 | **Section 5: 354E Fitness Suite / Small Wooden Gym** | 2,884,200.00 | |
| 6.00 | **Section 6: 354F Church** | 2,884,200.00 | |
| | **Sub Total** | **23,860,200.00** | **£23,860,200.00** |
| | *Overheads and Profit @ Say 12% (Based on Current Rates Experienced in the Market)* | | *£2,863,224.00* |
| | **TOTAL CONSTRUCTION COSTS** | | **£26,723,424.00** |
| | *Project Contingency @ Say 10%* | | *£2,672,342.40* |
| | **TOTAL PROJECT COST ESTIMATE** *excluding VAT* | | **£29,395,766.40** |

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# Project Cost Plan

## Introduction

| Ref | Description |
|---|---|

**1 Introduction**

**1.1 Project Background**

This Project Estimate has been prepared in order to provide a Budgeted Cost Estimate of the costs involved with the works required to Refurbish Building 354 Bro Tathan East. This is based upon refurbishment of the building on a **'like for like' basis'**. The works to the building include external walls, windows & doors, roof, internal walls and partitions, general internal finishes, and MEP installations.

**1.2 Project Brief**

To provide a budgeted cost estimate of the construction costs at present day rates for the proposed refurbishment of the building on a **'like for like basis'**.

**2 Design Basis of the Cost Plan**

**2.1 Design Proposals, Drawings and Specifications**

The project estimate has been prepared from a digital measurement of the Gross External Area (GEA) of the building, taken by WSP Engineering. This has determined that the buildings GEA is 10,490 sqm. This has then been broken down further into the following Six Sections (354A - Gym / Pool / Church / Cinema. 354B - Swimming Pool. 354C - Large Wooden Gym. 354D - Stone Gym. 354E - Fitness Suite / Small Wooden Gym. 354F - Church). Using an even quantity of measurement (10,490/1748sqm) spread across all Six Sections.

### 2.2 Design Proposals, Specifications

The project estimate has been prepared from a digital measurement of the GEA taken by WSP Engineering, email discussions and discussions with the Client.

## 3 Financial Basis of the Cost Plan

### 3.1 Basis for Measurement

The project estimate has been prepared in accordance with the "RICS New Rules of Measurement 2" 1st edition, effective from 1 January 2013 (RICS: NRM-2 v1).

### 3.2 Cost Information

The project estimate has been prepared generally on the basis of 'Cost per m2' rates for buildings of a similar size and specification. These rates have been derived from our in-house cost information and / or from Cost Analyses published by the BCIS-Online services. We have priced the various elements of the work and applied separate adjustments for Installation Works, Price and Design Risk where deemed appropriate.

### 3.3 Pricing Levels

The level of pricing assumes a contractor will have clear access to the working areas and that the work will be executed during the normal working hours. The estimate is based at 'Present Day' prices and we have made an adjustment to the estimated total to allow for 'Market Trends' up to the start on site period, as above. We have not made allowances for location.

## 4 Exclusions and Qualifications

### 4.1 Exclusions

The following are not included in this Project Estimate.

- Value Added Tax. (VAT). Therefore, it is recommended that specialist advice is sought on VAT matters to ensure that the correct rates are applied to the various aspects of the building project.
- Professional fees (unless stated otherwise).
- Ground investigation surveys and reports.
- Land purchase / lease and legal fees.
- Planning and other Local Authority charges, such as Building Regulations approval.
- Contributions to any Section 106 and 278 works agreements if required.
- Finance Charges.
- Any costs caused by 'Third Party Rights'.
- Loose furniture and soft furnishings (unless stated otherwise).
- Any Tenant fit out requirements.
- Phasing / decant of the works.
- Temporary accommodation requirements.
- Specialist Security.
- Corporate and tenant signage.
- Statutory utility infrastructure charges or any upgrading of the off-site services (unless stated otherwise).
- Works associated with any archaeological studies.
- Legal costs associated with procuring any required easements and / or wayleaves.
- It is assumed that the building is already in Compliance with the Equality Act 2010 and that no reasonable adjustments (or changes) to avoid putting people with disabilities at a substantial disadvantage compared to those who are not disabled are required.
- All Socio-economic Duty requirements (if any), are excluded.
- Removal of existing trees, tree stumps or roots (unless stated otherwise).
- Removal of any invasive species present. It is assumed that should any invasive species be present, these will be removed or contained prior to construction works commencing.
- Excludes FF&E (unless stated otherwise).
- Any works to upgrade the electrical mains supply to the site have been excluded.
- Any works to and associated with the Plant / Services are deemed to be excluded.
- Inflation assessment has been excluded.
- Preliminaries have not been included for as it is currently not known how long the works will take to complete.
- **Removal and disposal of Asbestos Present.**

## 4.2 Qualifications

The following qualifications apply to this Project Estimate.

- This Project Estimate is based on the information available listed in Section 2. As this information is developed it may / will affect the allowances and assumptions made in this Project Estimate.

- It has been assumed that the existing ground conditions are good and there are no requirements for ground improvement, ground retention, land drainage or deep foundations.

- No allowance has been made for the removal of any 'fly tipping' on site or any other contaminated waste. We assume that any items that may or may not exist are removed prior to the start of the contract.
- We assume there is no requirement for the use of a tower crane(s).
- It is assumed that the drainage connections have sufficient falls and capacity.

# 5 Refurbishment Schemes Commentary

The following commentary can be provided for Refurbishment Schemes.

Building refurbishment projects will typically be a mixture of capital costs and revenue expenses, unless the works are so extensive that they are more appropriately classified as a redevelopment. A straightforward repair or a **'like for like'** replacement of part of an asset would be a revenue expense, meaning that the entire amount can generally be deducted from taxable profits in the same year **if** the building is a currently operational entity of the owner.

Where capital expenditure is incurred which is incidental to the installation of plant or machinery then Section 25 of the Capital Allowances Act 2001 allows it to be treated as part of the expenditure on the qualifying item. Incidental expenditure will often include parts of the building that would be otherwise disallowed.

Public plans for energy efficient refurbishment are often put in place to encourage building owners to renovate properties in a way that increases their energy performance. However, this budgeted cost estimate of the construction costs at present day rates for the proposed refurbishment of the building on a **'like for like basis'**, does not consider this and it must be remembered **that a refurbishment will not provide a modern and upto date facility** that meets the targets set for reducing greenhouse gases under the Kyoto Protocol.

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# Project Cost Plan

## Breakdown

| Ref | Description | Quantity | Unit | Rate | Totals |
|---|---|---|---|---|---|
| **1.00** | **Section 1: 354A Gym / Pool / Church / Cinema** | | | | |
| | Item 1 | 1748 | m2 | 3,150.00 | 5,506,200.00 |
| | | | | **Sub Total** | **5,506,200.00** |

| Ref | Description | Quantity | Unit | Rate | Totals |
|---|---|---|---|---|---|
| **2.00** | **Section 2: 354B Swimming Pool** | | | | |
| | Item 1 | 1748 | m2 | 3,900.00 | 6,817,200.00 |
| | | | | **Sub Total** | **6,817,200.00** |

| Ref | Description | Quantity | Unit | Rate | Totals |
|---|---|---|---|---|---|
| **3.00** | **Section 3: 354C Large Wooden Gym** | | | | |
| | Item 1 | 1748 | m2 | 1,650.00 | 2,884,200.00 |
| | | | | **Sub Total** | **2,884,200.00** |

| Ref | Description | Quantity | Unit | Rate | Totals |
|---|---|---|---|---|---|
| **4.00** | **Section 4: 354D Stone Gym** | | | | |
| | Item 1 | 1748 | m2 | 1,650.00 | 2,884,200.00 |
| | | | | **Sub Total** | **2,884,200.00** |

| Ref | Description | Quantity | Unit | Rate | Totals |
|---|---|---|---|---|---|
| **5.00** | **Section 5: 354E Fitness Suite / Small Wooden Gym** | | | | |
| | Item 1 | 1748 | m2 | 1,650.00 | 2,884,200.00 |
| | | | | **Sub Total** | **2,884,200.00** |

| Ref | Description | Quantity | Unit | Rate | Totals |
|---|---|---|---|---|---|
| **6.00** | **Section 6: 354F Church** | | | | |
| | Item 1 | 1748 | m2 | 1,650.00 | 2,884,200.00 |
| | | | | **Sub Total** | **2,884,200.00** |