

Cost Plan Estimate

Lancing Sailing Club

for Lancing Sailing Club

October 2023
SE01-000041-000

Contacts



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Regulated by RICS.

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Control Issue Sheet

Ver	Rev	Issue Date	Status	Prepared By	Checked By	Authorised By
1.0	-	10/10/2023	Feasibility Estimate	Harris Moore	Lauren Lemcke	Lloyd Evans

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1.0 Executive Summary

10 October 2023

MGAC have completed an initial Feasibility Estimate for the proposed refurbishment of Lancing Sailing Club. Our estimate for all assumed works excluding professional fees, surveys and VAT totals £592,600.00. This equates to circa £3400/m2.

Costs are based on a total GIFA of 174m2 and Q4 2023 pricing levels with inflation to Q4 2025 which is assumed to be the mid point of construction. MGAC have made a number of Assumptions and Exclusions in Section 3 which we would draw your attention to.

Summary of Construction Costs Main Building

		Building Works	
Building Cost	£	413,269	
Total Construction Costs	£	413,269	
Prelims	15%	£	61,990
OHP	10%	£	45,150
Risk	8%	£	39,031
Inflation	5.19%	£	33,160
Estimated Subtotal (Rounded)	£	592,600	£ 3,403 /m2

MGAC have noted a number of abnormals within this estimate including the lift (and associated works), the extended balcony (and associated frame and foundation), Race box and Ice-Cream Kiosk, which bring the estimated cost higher than MGAC would anticipate. MGAC have made a number of assumptions within this estimate noted in section 3 of this report which should be reviewed in detail.

Next Steps & Recommendations

MGAC would advise the Client to consider the information contained within this report to ensure the costings are in line with their assumptions and budget.

We note that there are Cost Cutting exercises which can be completed to align the budget and current costs, as an example the lift, the extension to the balcony and the replacement of the GF decking, the Ice-cream Kiosk, the race box and the bespoke spiral staircase would bring this project within MGAC's benchmarked rate.

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2.0 Standard Feasibility

10 October 2023

Ref.	Description	Qty	Unit	Rate	£	Group Total	Comment
0.00	<u>Facilitating Works</u>						
0.10	<u>Demolition</u>						
	Demolition of internal partitions, blockwork	47	m2	39	1,873		
	Removal of tiled floor to L1	69	m2	16	1,075		
	Removal of vinyl floor to GF	68	m2	7	492		
	Removal of ceiling tiles for GF	68	m2	13	889		
	Removal of plasterboard ceiling to L1; vaulted	69	m2	25	1,688		
	Removal of IPS panels	20	lm	30	587		
	Removal of internal doors	8	nr	60	480		
	Removal of internal WC doors	4	nr	60	240		
	Removal of existing windows	21	m2	115	2,415		
	Removal of existing entrance door	1	item	75	75		
	Removal of existing French door	1	item	75	75		
	Removal of sanitaryware	17	nr	35	595		incl toilets, sinks, showers
	Removal of existing kitchen	1	item	500	500		
	Disconnect & remove existing services	1	item	700	700		
	fittings/pipework throughout						
	Isolation & removal of all existing MEP systems	137	m2	13	1,767		
	Demolition of external wall to allow for lift	16	m2	170	2,716		
	Demolition of race box on existing balcony	1	item	1,500	1,500		
	Removal of timber columns to balcony	5	nr	300	1,500		incl temporary propping
	Demolition of canopy over existing entrance	9	m2	50	471		
	Removal of GF external decking	85	m2	30	2,541		
	Removal of balcony decking	18	m2	30	536		
	Demolition of garage to North West of building to allow for lift	10	m2	200	2,000		
	Removal of external gate	1	item	50	50		
	Demolition of boundary fence	29	lm	25	725		
	Element Group Total					£ 25,489.29	
1.00	<u>Substructure</u>						
1.10	<u>Foundations</u>						
	New Foundations for extended balcony	1	PS	3,000	3,000		assumed pad foundations
	Element Group Total					£ 3,000.00	
2.00	<u>Superstructure</u>						
2.10	<u>Frame</u>						
	Allowance for Steel frame to balcony	1	PS	5,000	5,000		
2.20	<u>Upper Floor</u>						
	First floor landing; assumed to match existing	5	m2	200	914		
2.30	<u>Roof</u>						
	New roof over lift; to match existing roof; assumed tiled	13	m2	275	3,612		
2.40	<u>External Walls</u>						
	External walls to platform lift	48	m2	300	14,400		assumed cavity wall construction
	Allowance for infilling south elevation for window and door reconfiguration	1	item	1,000	1,000		
	EO re-render south elevation	34	m2	80	2,748		assumed
2.50	<u>Windows and External Doors</u>						

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2.0 Standard Feasibility

10 October 2023

Ref.	Description	Qty	Unit	Rate	£	Group Total	Comment
	New windows throughout	21	m2	600	12,860		assumed all windows are to be replaced with UPVC windows
	New entrance door	1	nr	3,200	3,200		
	External doors	3	nr	3,100	9,300		
	5 panel bifold door	1	item	12,000	12,000		
2.60	<u>Internal Walls and Partitions</u>						assumed blockwork
	Internal partitions	35	m2	110	3,799		
	Internal dwarf wall for bar & kitchen		incl				
	Cubical to WC	13	m2	300	3,957		
	Privacy screens	23	m2	300	6,956		
2.70	<u>Internal Doors</u>						
	Single door	7	nr	1,000	7,000		
	Cubical WC doors	6	nr	650	3,900		
	Element Group Total					£ 90,644.89	
3.00	<u>Internal Finishes</u>						
3.10	<u>Floor Finishes</u>						assumed minimal works required
	Vinyl floor to changing rooms (GF)	73	m2	49	3,579		
	Carpet tiles to club room	47	m2	40	1,869		
	Vinyl floor to kitchen and bar	25	m2	49	1,249		
	Allowance for making good stairwell	1	PS	500	500		
3.20	<u>Wall Finishes</u>						assumed paint to existing surface
	Painted blockwork to GF	211	m2	12	2,526		
	Plaster and paint to L1	162	m2	37	5,978		
	Allowance for redecoration of stairwell	1	Item	300	300		
	EO Whiterock	105	m2	73	7,684		
3.30	<u>Ceiling Finishes</u>						allowance for vaulted ceiling to first floor
	Plasterboard ceiling	166	m2	42	6,956		
	Allowance for redecoration of stairwell ceiling	1	item	200	200		assumed paint to existing surface
	Element Group Total					£ 30,839.88	
4.00	<u>Fittings, Furnishings and Equipment</u>						
	Allowance for kitchen	1	item	20,000	20,000		assumed new as shown on drawing
	Allowance for bar area	1	item	10,000	10,000		
	Allowance for countertops to bars	1	item	2,000	2,000		
	Allowance for changing room seating	1	item	9,000	9,000		
	Element Group Total					£ 41,000.00	
5.00	<u>Services</u>						
5.10	<u>Sanitary Installations</u>						assumed replacement sanitaryware
	Toilet	6	nr	660	3,960		
	Urinals	2	nr	650	1,300		
	WHB	6	nr	790	4,740		
	Doc M pack	1	nr	2,500	2,500		
	Shower	6	nr	1,060	6,360		

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2.0 Standard Feasibility

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Ref.	Description	Qty	Unit	Rate	£	Group Total	Comment
	Kitchen sink	2	nr	250	500		
	Allowance for accessories	6	nr	150	900		
	Allowance for hand dryers	2	nr	700	1,400		
5.20	<u>Disposal installation</u>						
	Allowance for drainage per point	23	nr	270	6,210		
5.30	<u>Water Installation</u>						
	Hot and cold water connections per point	37	nr	175	6,475		
5.40	<u>Heat Source</u>						
	Assumed ASHP throughout	1	PS	15,000	15,000		
5.50	<u>Space Heating and air conditioning</u>						
	Assumed new radiators throughout	174	m2	50	8,707		no allowance for underfloor heating
5.60	<u>Ventilation systems</u>						
	Extract ventilation per point to wet rooms	10	nr	500	5,000		
5.70	<u>Electrical installations</u>						
	Allowance for lighting	174	m2	80	13,931		
	Allowance for small power & data	174	m2	50	8,707		
	Allowance for security system	174	m2	25	4,353		
5.80	<u>Fire and Lightning protection</u>						
	Allowance for fire alarm system	174	m2	25	4,353		
	Platform lift; incl all items associated with platform lift	1	item	30,000	30,000		
5.90	BWIC	3	%	124,396	3,732		
	Element Group Total					£ 128,127.93	
6.00	<u>Prefabricated Buildings and Building Units</u>						
6.01	Section not used						
	Element Group Total					£ -	
7.00	<u>Works to Existing Buildings</u>						
7.10	Section not used						
	Element Group Total					£ -	
8.00	<u>External Works</u>						
8.10	New GF decking	72	m2	125	8,988		assumed joists below decking are to be replaced
	New L1 balcony decking	44	m2	450	19,796		
	Allowance to soffit to underside of balcony	44	m2	30	1,320		
	Full height boundary wall to GF decking; assumed masonry, rendered	30	m2	500	15,108		assumed 2m high
	Low level boundary wall to GF decking	12	lm	275	3,185		1m high
	Glazed balustrading to low level boundary wall	12	lm	350	4,054		
	Glazed balustrading to balcony	21	lm	400	8,594		
	Glazed balustrading to existing ramp	2	lm	400	724		
	Entrance gates; single	1	item	1,000	1,000		
	Entrance gates; double	1	item	2,000	2,000		

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2.0 Standard Feasibility

10 October 2023

Ref.	Description	Qty	Unit	Rate	£	Group Total	Comment
	Spiral staircase	1	PS	13,000	13,000		assumed bespoke glazed spiral staircase
	Element Group Total					£ 77,767.05	
8.20	<u>Below the line Items</u>						
	Race box	1	Item	8,000	8,000		
	Ice-cream Kiosk	1	item	8,400	8,400		
	Element Group Total					£ 16,400.00	
	Sub Total					£ 413,269.04	£ 2,373.27
9.00	Main Contractor Preliminaries	15	%			£ 61,990.36	
10.00	Overheads and Profit	10	%			£ 45,149.64	
11.00	Design and Construction Risk	8	%			£ 39,030.68	
	Total (Rounded)					£ 559,400.00	
	Inflation - Q4 2023 to Q4 2025; Mid Point Programme	388	411		5.93%	£ 33,160.31	As per BCIS TPI
	Total (Rounded)					£ 592,600.00	
	GIFA	174	m²			£ 3,403.11	/m²
	Professional Fees and Surveys: EXCLUDED				EXCLUDED	£ -	
	VAT: EXCLUDED				EXCLUDED	£ -	
	Assumptions: Please refer to our detailed assumptions and exclusions						

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3.0 Assumptions and Exclusions

10 October 2023

Pricing Preamble

The Base date of the Cost Plan is 4Q 2023. It assumed that start of construction will be 4Q 2025. MGAC have made an allowance using the BCIS all in TPI index for inflation until 3Q 2025.

The rates and prices used in this estimate have been obtained from a number of sources including market testing, historical information and analyses for works of a similar nature both from in house sources and that published by the Building Cost Information Service (BCIS).

The estimate is based on a Main Contractor rates and the project is assumed to be tendered competitively.

Exclusions

The following are not included in this Project Estimate:

Removal of any unknown contaminated material, including asbestos unless explicitly stated.

No allowance for construction of any temporary structures.

Works in connection with abnormal ground or drainage conditions.

Unexploded ordinance survey.

Legal fees and funding costs.

Loose furniture and fittings.

Archaeological fees / unknowns.

CIL

Professional Fees

Surveys

No allowance for removing any Japanese Knotweed

No allowance for any air conditioning to the building

No allowance for any batteries for PV panels

No allowance has been made to protect or re-use any heritage aspects of the building eg the bar

It is assumed a steel frame for the extension of the balcony

It is assumed that all windows throughout the building are to be replaced

It is assumed the south elevation is to be completely re-rendered. No allowance has been made for re-rendering the rest of the building

The floor finishes have been assumed throughout

Allowanced for plastering the walls to the upstairs.

It is assumed the walls to the GF are painted blockwork

Plasterboard ceiling is assumed throughout

It is assumed that the disables WC on the GF will have new sanitary fittings, new floor finishes and new wall finishes

It is assumed that all the M&E is to be replaced

ASHP are assumed throughout

No allowance has been made for air conditioning

It is assumed the decking to the external is to be replaced

Simple Strip Foundations to the balcony have been assumed. No allowance for piling.

Internal walls are assumed blockwork

It is assumed the existing service connections are sufficient

No allowance for removal of loose FF&E

Assumed no foundation needed for spiral staircase

Assumptions

In order to complete this estimate MGAC have made a number of assumptions as below:

No allowance for white goods other than fitted oven, dishwasher and washing machine.

It is assumed that utility service connections are local.

No underfloor heating has been allowed for

No allowance for any loose FF&E.

Assumed floor levels are sufficient, no screed allowed

Basis of estimate

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