

13-16 MARKET PLACE, READING COST PLAN NR 1C



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Appendix A - Cost Analysis

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1 Scope of Works

The site is located at 13-16 Market Place, Reading. Proposals include:

- Demolition of existing grnd and 1st floor rear extensions
- Reconstruction of the grnd floor for commercial
- Retention of the existing basement
- Construction of 15 Nr residential units set over 4 floors.

2 Objectives

This report is an integral element of the design process the objectives being:

- provide accurate market based costs relative to design stage
- provide management tool to manage construction cost information
- to benchmark design & auditing process
- to define & identify risk
- to determine functional analysis & cost

3 Inflation Statement

This document is base dated at 1Q 2023

The costs stated forecast the anticipated tender sum and include for inflation during the construction period.

Deferment from the base date to anticipated commencement is excluded.

Projected Tender Cost Inflation for the next 12-months is 3-5% per annum

4 Executive Summary

		Areas: £	1,909 £/m ² gross	20,548 £/ft ² gross
Site Abnormals		£145,100	£76	£7
Substructure		£53,000	£28	£3
Frame and Upper Floors		£546,740	£286	£27
Stairs		£54,000	£28	£3
Roof		£263,580	£138	£13
External Walls		£653,230	£342	£32
Windows and External Doors		£157,150	£82	£8
Internal Walls		£211,480	£111	£10
Internal Doors		£78,200	£41	£4
Wall Finishes		£161,201	£84	£8
Floor Finishes		£159,785	£84	£8
Ceiling Finishes		£55,792	£29	£3
Fittings and Furnishings		£151,000	£79	£7
Sanitary ware		£57,750	£30	£3
Mechanical and Electrical Services		£637,259	£334	£31
Renewables		£45,200	£24	£2
Lift Installations		£125,000	£65	£6
<u>External Works</u>				
Site Works		£15,000	£8	£1
Drainage		£47,725	£25	£2
External Services		£45,000	£24	£2
Sub Total (1Q2023)		£3,663,192	£1,919	£178
Preliminaries	17%	£622,743	£326	£30
Main Contractors OHP	6%	£257,156	£135	£13
Contractors Design & Build Risk Contingency	2%	£136,293	£71	£7
Design Fees		Excluded		
Total Cost Of Works (1Q 2023)		£4,679,384	£2,451	£228

5 Supplementary Financial Data

The following costs include a proportion for site works, prelims, ohp, design fees and contingency

Site Abnormals - £/m2 gross	£96	£9
Basement - £/m2 basement area	£292	£27
Residential - £/m2 residential area	£2,761	£257
Retail (Shell Only) - £/m2 retail area	£1,116	£104

6 Schedule Of Areas

	m ²	acres
Site Area	2,206	0.54
<u>Existing - Gross Internal Floor Areas</u>	m²	ft²
Basement	218	2,347
Ground floor	537	5,780
First floor	317	3,412
Second floor	119	1,281
	<u>1,191</u>	<u>12,820</u>

	m ²	ft ²
<u>Proposed - Gross Internal Floor Areas</u>	m²	ft²
Basement	218	2,347
Ground floor	538	5,791
First floor	357	3,843
Second floor	357	3,843
Third floor	285	3,068
Fourth floor	154	1,658
	<u>1,909</u>	<u>20,548</u>

	m ²	ft ²
<u>Residential Nett Internal Floor Areas</u>	m²	ft²
Basement	0	0
Ground floor	0	0
First floor	301	3,237
Second floor	327	3,525
Third floor	194	2,088
Fourth floor	120	1,292
	<u>942</u>	<u>10,142</u>

74%

7 Functional Data

Residential Nett / Gross Ratio

74% overall

8 Cost Basis

Information Used

Danks Badnell

Existing plans	21/16/030	Rev B
Existing elevations	21/16/04B	
Proposed demolition plans	21/16/25	
Proposed demolition elevations	21/16/26A	Rev A
Proposed demolition elevations	21/16/27A	Rev A
Proposed site plan	21/16/70	
Proposed plans (1)	21/16/71B	
Proposed plans (2)	21/16/72A	
Proposed plans (3)	21/16/73	
Proposed elevations (1)	21/16/75	
Proposed elevations (2)	21/16/76	
Proposed context elevations	21/16/78A	

CAUTION: Market Volatility

RPS recommend the content of this document be reappraised regularly to monitor current advice against evolving market forces.

Procurement Route

The costs are based on procurement via competitive lump sum fixed price tender based on a JCT Design & Build contract.

Assumptions

Single phase contract

Risk/ Pricing Contingency Sum based on target 2% for Main Contractors D&B risk, assumes design will be complete to RIBA Stage 4A at the point of going out to tender.

(NB: This excludes Client's contingency which we assume sits separately)

Site Abnormals

Demolition of existing rear additions based on Gage Demolition quotation dated 29th March 2023 (their estimated time for completion of works is 4 weeks)

Removal of existing windows

Underpinning - £30,000 notional allowance to existing basement

Notional allowance of £15,000 for relocating electrical services to rear

Structural ShellExisting Front building

Strengthening to existing upper floors & isolated replacement of floor joists

Duplex apartments to 3rd floor formed within profile of existing roof

Allowance to form new dormers windows and rooflights in roof

Notional allowance for minor repairs to existing rainwater installation

Allowance for modifications to roof structure/new roof coverings

Notional allowance of £40,000 for stonework repairs/cleaning

Notional allowance of £5,000 for brick cleaning to rear of front building

Allowance for thermal upgrade internal to façade

White painted timber sash windows

New Extension

Pile foundations circa 12m deep

Contiguous piled retaining wall to basement

RC columns to basement

Metsec frame GF to 4th

Roof decking and single ply membrane with insulation

Green roof to 1st floor

Allowance for blue roof attenuation

Facing brickwork cavity wall

Zinc standing seam cladding

Metal balustrade to Juliette balconies

Aluminium timber composite windows

Overheating strategy to use openable windows

Retail

Rooflight to ground floor retail space

Mixed palette elevations

Glazed shopfronts, silicone jointed system

Concrete block party walls

Shell only

Excludes Operator specific requirements

Internal Refurbishment / Fit Out

Metal stud partitions to internal walls
Apartment entrance doors - standard size
Internal apartment doors - standard size white painted finish
Tiling full height to bathroom walls
Ceramic tiling to bathrooms
50mm floating floor to residential floors
Karndean flooring to bedrooms, kitchen/ living spaces
MDF skirting, painted
MF plasterboard ceilings generally, apartment areas
Kitchen allowances - 1 bed £6,000, 2 bed £7,000 and 3 bed £8,000
Bathrooms allowance £2,850 each. Ensuite allowance £3,000 each
Wardrobes to master bedrooms - £1,500 each
Mechanical Installations generally - SVP's, kitchen/toilet extract ventilation, MVHR, ASHP's, underfloor heating
M&E Circulation areas - Lighting, emergency lighting, fire alarm installation and video door entry system
Electrical Installations generally - power sockets and light switches (stainless steel), LED downlighters, mains operated smoke detectors

External Works

Allowance to renew existing paving to front and rear entrance
External lighting and drainage

External Services - Assumes adequate supply/capacity available

Water
Gas
Electricity

9 Exclusions

The following items and issues are excluded but should be considered for inclusion by the Client within the overall Development Appraisal.

Development Exclusions

VAT
 Land purchase costs & Stamp Duty
 Finance charges
 Legal costs and fees
 Planning fees (incl Planning consultant if applicable)
 Building Regulation fees
 Professional fees including
 Architect
 Structural Engineer
 Project Manager /EA / QS
 M&E Engineers fees
 CDM Coordinators fees
 BREEAM Assessors fees (if required)
 Party Wall Surveyor fees (incl adjoining owners)
 Interior Designer fees
 S106 Agreement costs and contributions
 Section 278 Agreement legal and inspection costs
 Geotechnical investigations
 Topographic survey
 Crane oversailing costs and fees
 BREEAM rating / compliance
 FF&E
 Brand signage
 Ecology
 Archaeology
 Inflation

Technical Exclusions

Asbestos removal
 Renewable energy requirements
 Net Zero Carbon requirements
 Contamination issues
 Drainage reinforcement works
 Services reinforcement works
 Offsite highway works
 Standby generator
 Substation
 Work beyond boundary of site
 Tender market fluctuations (increased construction costs beyond base date)
 Soft furnishings, loose furniture, artwork
 Comfort cooling
 Specialist IT/AV equipment
 Blinds
 Impact of materials shortages on price and programme

10 Risk Register

The following specific risks may have financial implications on the viability of the scheme. Where possible and appropriate cost allowances, as noted, have been included in the assessment of cost.

It is recommended that further investigation, as noted, be implemented seeking to obviate, reduce or minimise such costs within the scheme.

Item/Issue	Cost	Action
Planning	Nil	Commence within timescales
Deliverable floor areas	See App A	Architect to confirm Area Schedule
Nett / Gross ratio	See App A	Architect to confirm Area Schedule
Site clearance / internal strip out / demo	See App A	Survey & obtain quote
Asbestos removal	Nil	
Renewable energy requirements	£ 45,200	Allowance for 113m2 of PV panels
Sustainability requirements	Nil	
Existing sewer connection available	See App A	Confirmation from Stats
Drainage diversions	Nil	Survey & design
Drainage reinforcement	Nil	Survey & design
Attenuation	£ 12,660	Allowance for 211m2 blue roof
Service supplies available/adequate	See App A	Enquiry to Stats
Service diversions	Nil	Enquiry to Stats
Service reinforcement	Nil	Enquiry to Stats
Highways abnormalities	Nil	Consult Highways
Fire strategy	Nil	Consult Fire officer
External elevations - condition of facade	Nil	Surveys to be carried out
Condition of existing structure	Nil	Surveys to be carried out
Internal specification	See App A	Design development
M&E Specification	See App A	Design development
Fixed fittings	See App A	Design development
Tender market	Nil	Monitor trends
UK withdrawal from EU	Nil	Monitor market trends
Sterling exchange rates	Nil	Monitor market trends
Impact of materials shortages on price and programme	Nil	Monitor market trends

APPENDIX A

COST ANALYSIS

SITE ABNORMALS

Strip Out / Demolition

Demolition of existing rear additions - based on Gage Demolition quotation dated 29th March 2023

	1 item	£58,600	£58,600	
Demolitions & alterations to existing basement to allow for basement extension			n/a	
Allowance to create opening in external wall to courtyard east elevation at first floor level to facilitate staircase addition	1 item	£5,000	£5,000	
Create opening in existing party wall to link into 11-12 Market Place staircore	1 item	£10,000	£10,000	
Remove existing windows	65 m2	£100	£6,500	
ATM stone surrounds removed	1 item	£5,000	£5,000	
Remove triangular ventilation grills to the rear roof slope	1 item	£10,000	£10,000	
Allowance for removal of redundant façade pipework, fixtures and fittings etc	1 item	£5,000	£5,000	
				£100,100

Ground Abnormals

Underpinning allowance to existing basement

1 item	£30,000	£30,000	£30,000
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Drainage Abnormals

Excluded

Service Abnormals

Allowance for relocating electrical services to rear

1 item	£15,000	£15,000	£15,000
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Highways Abnormals

Excluded

Total to Executive Summary

£145,100

Refurbishment Works

Substructure

New Basement Extension - now excluded

Temporary/permanent works for working

space	590	m2	£100	Excl
Basement excavation and disposal	501	m3	£120	Excl
Piled Foundations; 350dia; 20m long; including pile caps	143	m2	£350	Excl
Capping beams & contiguous pile wall	118	m	£2,500	Excl
Inner wall lining	413	m2	£250	Excl
450mm thick RC slab to basement	143	m2	£350	Excl
Basement Cavity Drainage	143	m2	£40	Excl
Basement waterproofing	556	m2	£70	Excl

Existing Building

Remedial works to existing basement	1	item	£35,000	£35,000	
Lift pit	3	Nr	£6,000	£18,000	£53,000

Frame

New Building to Rear

RC Retaining wall to basement; 300 thick	133	m2	£325	£43,225	
RC Columns to basement	143	m2	£50	£7,150	
LGS Frame GF to 4th	1,691	m2	£130	£219,830	

Existing Building

Allowance for structural steelwork	1	item	£25,000	£25,000	£295,205
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Upper Floors

New Building to Rear

300mm thick RC slab over basement	538	m2	£235	£126,430	
LGS upper floor 1st to 4th	836	m2	£125	£104,500	

Existing Building

Allowance to strengthen existing upper floors & isolated replacement of floor joists	317	m2	£65	£20,605	£251,535
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Staircases & Balustrading

Staircase to retail	2	Nr	£10,000	£20,000	
Ramp to retail	1	item	£5,000	£5,000	
Staircase 1st to 3rd (flights incl half landings)	3	Nr	£8,000	£24,000	
Staircase to duplex apartments in existing building	2	Nr	£2,500	£5,000	£54,000

Roof

New Building to Rear

LGS roof structure	375	m2	£185	£69,375	
Flat roof area, roof coverings	375	m2	£165	£61,875	
E/O green roof to 1st floor	163	m2	£90	£14,670	
E/O allowance for blue roof attenuation	211	m2	£60	£12,660	
Rooflight to ground floor retail space	30	m2	£1,000	£30,000	
Dormers to main roof	14	Nr	£2,500	£35,000	

Existing Building

Allowance for modifications to roof structure/new roof coverings	135	m2	£200	£27,000	
Notional allowance for minor repairs to existing rainwater installation	1	item	£5,000	£5,000	
Roof Lights to main roof	3	Nr	£1,000	£3,000	
Dormers to main roof	2	Nr	£2,500	£5,000	£263,580

External Walls

New Building to Rear

Brickwork cavity wall	718	m2	£450	£323,100	
Zinc standing seam cladding	204	m2	£550	£112,200	
Brick detail at eaves	33	m2	£375	£12,375	
Detail around arched entrances	1	item	£2,500	£2,500	
Banding detail	147	m2	£525	£77,175	
Metal balustrade to juliette balconies	8	m	£600	£4,800	
Glazed Balustrade to lightwell	11	m	£700	£7,700	
Brick angle at every other floor	144	m	£150	£21,600	

Existing Building

Notional allowance for stonework repairs/cleaning	1	item	£40,000	£40,000	
Brick cleaning allowance	1	item	£5,000	£5,000	
Allowance for thermal upgrade to Façade	474	m2	£70	£33,180	
New external wall to rear staircase addition	34	m2	£400	£13,600	£653,230

Windows and External Doors

New Building to Rear

Aluminium timber composite windows	148	m2	£550	£81,400	
E/O double doors to juliette balconies	4	Nr	£2,000	£8,000	
Arched fanlights	5	m2	£750	£3,750	
Double doors to residential entrance	1	Nr	£5,000	£5,000	
Double doors to bin and cycle stores	2	Nr	£3,500	£7,000	
Single doors	2	Nr	£1,500	£3,000	

Existing Building

White painted timber sash windows	35	m2	£800	£28,000	
Replace front windows	20	m2	£800	£16,000	
Refurbish double doors to retail entrance	1	item	£5,000	£5,000	£157,150

Internal Walls

Blockwork walls	1,256	m2	£120	£150,720	
Metal stud partitions	868	m2	£70	£60,760	£211,480

Internal Doors

Residential; single	16	Nr	£750	£12,000	
Retail doors; single	7	Nr	£1,000	£7,000	
Apartment entrance doors; single	15	Nr	£1,200	£18,000	
Internal apartment doors; double	1	Nr	£1,000	£1,000	
Internal apartment doors; single	67	Nr	£600	£40,200	£78,200

Wall Finishes

Tape & joint finishes generally	1,736	m2	£15	£26,040	
Plaster skim	4,089	m2	£9	£36,801	
Emulsion paint finish	5,345	m2	£8	£42,760	
Allowance for enhanced wall finish to residential entrance	1	item	£2,500	£2,500	
Kitchen splashback	35	m2	£500	£17,500	
Wall tiling to bathrooms; full height; ceramic tiles	445	m2	£80	£35,600	£161,201

Floor Finishes

Entrance matting	1	nr	£2,500	£2,500	
Screed to basement and ground floor	756	m2	£35	£26,460	
50mm timber floating floor to upper floors	992	m2	£45	£44,640	
Staircase carpet	161	m2	£35	£5,635	
E/O allowance for enhanced floor finish to residential entrance	36	m2	£60	£2,160	
Floor finish to bike store and refuse	56	m2	£20	£1,120	
Karndean flooring to bedrooms, kitchen/living spaces	841	m2	£60	£50,460	
Ceramic floor tiling to bathrooms and ensuites	82	m2	£80	£6,560	
MDF skirting, painted	1350	m	£15	£20,250	£159,785

Ceiling Finishes

MF plasterboard ceilings, emulsion - apartment areas	923	m2	£50	£46,132	
MF plasterboard ceilings, emulsion - communal areas	161	m2	£60	£9,660	£55,792

Fittings and Furnishings

Wardrobe - to master bedroom	15	Nr	£1,500	£22,500	
Vanity units	20	Nr	£550	£11,000	
Post boxes	15	Nr	£250	£3,750	
Kitchens					
1 Bed	4	Nr	£6,000	£24,000	
2 Bed	10	Nr	£7,000	£70,000	
3 bed	1	Nr	£8,000	£8,000	
Window boards; decoration	15	Nr	£150	£2,250	
Cycle racks	15	Nr	£300	£4,500	
Signage allowance	1	Item	£5,000	£5,000	£151,000

Sanitary Appliances

Bathrooms	15	Nr	£2,850	£42,750	
Ensuites	5	Nr	£3,000	£15,000	£57,750

Mechanical & Electrical Services

Disposal installations	1,108	m2	£35	£38,780	
Water installations	1,108	m2	£44	£48,752	
ASHPs to all apartments	15	Nr	£5,000	£75,000	
Space heating and air conditioning:					
Underfloor heating	1,108	m2	£40	£44,320	
Heated towel rail to bathrooms	20	Nr	£200	£4,000	
Ventilation Systems:					

Mechanical ventilation system to each apartment	942	m2	£40	£37,687	
Smoke ventilation system to staircase areas	161	m2	£15	£2,415	
Electrical installations:					
Main LV panels and LV distribution	1,108	m2	£35	£38,780	
Electrical metering	15	Nr	£200	£3,000	
Containment Systems	1,108	m2	£12	£13,296	
Distribution Boards	15	Nr	£200	£3,000	
Small Power	1,108	m2	£45	£49,860	
Lighting - General & Emergency	1,108	m2	£50	£55,400	
Lighting control to communal area	1,108	m2	£15	£16,620	
Earthing and Bonding	1,108	m2	£3	£3,324	
Fire and Lightning Protection	1,108	m2	£35	£38,780	
E/O sprinklers	1,108	m2	£25	£27,700	
Communication, Security and Control Systems:					
CCTV	1	item	£10,000	£10,000	
Access Control incl video links and handsets	15	Nr	£3,500	£52,500	
Data Cabling incl IT sockets/Telephone sockets	1,108	m2	£30	£33,240	
Radio, TV sockets and satellite sockets, connections incl satellite dish, DAB and FM antenna	15	Nr	£500	£7,500	
BWIC	5%		£603,954	£30,198	
M&E Preliminaries	7%		£44,391	£3,107	£637,259
Renewables					
PV panels (allowance for 30% of flat roof area)	113	m2	£400	£45,200	£45,200
Lift Installations					
Lift - Basement to 1st floor	2	nr	£35,000	£70,000	
Lift - Grnd to 4th floor	1	nr	£55,000	£55,000	£125,000
Total to Executive Summary				£3,410,367	

EXTERNAL WORKS

Site Works

Allowance to renew existing paving to front
and rear entrance

1 item

£15,000

£15,000

£15,000

Drainage

Building drainage

1,909 m2

£25

£47,725

£47,725

External Services

Residential Connections

15 Nr

£3,000

£45,000

£45,000

Total to Executive Summary

£107,725