



15-0307: MILDENHALL HUB

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Appendix A – Cost Report

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DOCUMENT CONTROL SHEET

Project :	Mildenhall - Mildenhall Hub - Project Management and Business Case Development
Job Number:	15-0307
Document Title:	Appendix A – Cost Report
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Version Number:	Rev V2
Date :	18 Jan 2016
Checked by:	Olivia Chapelle
Date:	20 Jan 2015

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1. INTRODUCTION

This Appendix includes the cost report in full, from which a summary was provided in the business case. It includes assumptions, exclusions and proportioned costs. All costs are in £.

2. QUALIFICATIONS AND ASSUMPTIONS

The following qualifications and assumptions apply to the costs in this report:

- The report assumes a start date of Q3 2017 for construction
- Construction costs are based upon Royal Institution of Chartered Surveyors Building Cost Information Service (BCIS) cost data on a £/m² basis
- Running costs are based on 25 years utilising BCIS cost data, excluding admin costs.
- Costs are index linked as follows:
 - Running and revenue costs increasing assumed 1% pa
 - Building costs increasing 6% pa based on average 2014 – 2020 BCIS TPI
- Where BCIS running costs are referred to, this includes both running and maintenance costs
- Fees are based on assumed average 10%
- Statutory fees and approvals are based on assumed 1%
- Contingency is based on assumed 5%
- Preliminary costs are based on assumed 10%
- Contractor OH&P is based on average 5%
- Fit out allowances are based on percentages as stated. These are indicative only – specific user input will define costs going forward:

- Furniture, fittings and equipment 6% of construction cost estimate
- ICT infrastructure/system 2% of construction cost estimate
- Removals 0.62% of construction contract estimate
- New build construction to be standard; utilising common techniques, forms and delivery
- An allowance has been made for kitchen and central plant separate from individual Hub building costs. The Academy building retains its own plant
- Kitchen and central plant costs have been proportioned into Office, Leisure and Fire Station areas.

3. EXCLUSIONS

The following exclusions apply to the costs in this report:

- Acquisition costs
- Demolitions
- Refurbishment (6th form)
- Tax relief
- Phasing
- Community Infrastructure Levy and/or S106 contributions
- Site abnormalities
- VAT
- Legal costs

- Services upgrades and/or biomass
- Procurement costs
- Works outside site boundary
- Archaeology
- Contamination and/or asbestos
- Finance charges
- Staff and Admin costs
- BREEAM requirements
- Sprinkler (other than Academy)
- Astro turf pitches
- Temporary accommodation

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4. COST SUMMARY

	Sixth Form n/a m ²	Public Access 2029m ²	Shared Meeting & Hall 645m ²	Education 8420m ²	Changing Rooms Academy 222m ²	Kitchen and Plant 350m ²	Leisure Centre 4156m ²	Fire Station 230m ²	Total 16,052m ²
Demolition	0	0	0	0	0	0	0	0	
Refurbishment	0	0	0	0	0	0	0	0	
Construction	0	3,683,454	1,175,978	11,376,094	291,308	2,206,736	5,943,827	413,650	
Preliminaries (10%)	0	Incl.	Incl.	Incl.	Incl.	220,674	594,383	41,365	
Overheads & Profit (5%)	0	Incl.	Incl.	Incl.	Incl.	110,337	297,191	20,682	
Building Subtotal (£)	0	3,683,454	1,175,978	11,376,094	291,308	2,537,746	6,835,401	475,697	
External Works	0	296,234	94,170	3,438,076	32,412	51,100	606,776	33,580	
Overheads & Profit (5%)	0	14,812	4,709	171,904	1,621	2,555	30,339	1,679	
Total Construction Costs (£)	0	3,994,500	1,274,856	14,986,074	325,341	2,591,401	7,472,516	510,956	
Fit Out (8.62%)	0	344,326	109,893	853,900	28,044	Incl.	644,131	44,044	
Total Fit Out (£)	0	344,326	109,893	853,900	28,044	0	644,131	44,044	
Fees (10%)	0	399,450	127,486	1,498,607	32,534	259,140	747,252	51,096	
Statutory & Surveys (1%)	0	39,945	12,749	149,861	3,253	25,914	74,725	5,110	
Contingency (5%)	0	199,725	63,743	749,304	16,267	129,570	373,626	25,548	
Total fees & associated (£)	0	639,120	203,977	2,397,772	52,055	414,624	1,195,603	81,753	
Total Project Cost (£)	0	4,977,945	1,588,726	18,237,745	405,440	3,006,026	9,312,250	636,754	38,164,886
Cost m² (£)	0	1,815	1,823	1,351	1,312	n/a	1,645	2,068	2,378 (Overall cost per m ²)

5. PROPORTIONED COSTS

5.1. CAR PARKING

Car parking and access roads amount to 24.5% of the total external works. With reference to the total External Works in the cost summary, parking costs are proportioned pro rata as follows:

	Sixth Form n/a m ²	Public Access 2029m ²	Shared Meeting & Hall 645m ²	Education 8420m ²	Changing Rooms Academy 222m ²	Kitchen and Plant 350m ²	Leisure Centre 4156m ²	Fire Station 230m ²	Total 16,052m ²
Parking cost (£)	n/a	72,592	23,076	842,503	7,943	12,522	148,691	8,229	1,115,556

5.2. KITCHEN AND PLANT

An allowance has been made of 15% for plant of each building section and therefore plant is not also included under each separate section (to avoid double counting). The breakdown is as follows:

Kitchen build - £225,000

Kitchen Fit Out - £100,000

Kitchen Plant - £250,000

Plant for Rest of Building - £1,631,736

Kitchen and Plant net Construction Total - £2,206,736

5.3. PUBLIC ACCESS COSTS

The costs for the public access section can be split down based on a pro rata of the total cost and the m² of each component part, these are as follows:

	M²	Cost (£)
Office space (floor plate and ancillary space)	890	2,183,525
Reception area, Café and Central elements (i.e. FM, ICT)	330	809,621
Health	399	978,906
Pre-School	160	392,544
Library	250	613,350
Total Public Access Costs	2029	4,977,945

6. RUNNING AND MAINTENANCE COST SUMMARY

The following table shows the running and maintenance cost summary. For the purpose of using BCIS Life Cycle Costing the kitchen and central plant costs have been proportioned into Office, Leisure and Fire Station Areas.

	Office Areas, Public Access, Shared Meeting & Hall	Education	Leisure Centre and changing rooms	Fire Station	Total
Running & Maintenance costs over 25 years (£)	9,138,771	174,337,000	14,533,891	8,364,830	
Total Running & Maintenance Costs (£)	9,138,771	174,337,000	14,533,891	8,364,830	
Staff Costs (£)		127,636,000			
Admin Costs (£)	2,777,351	Incl.	3,427,400	851,597	
Planned Cyclical Refurbishment Works for Retained Academy Sixth Form (£)		2,085,000			
Total Running & Maintenance Costs Excl. Staff & Admin (£)	6,361,420	48,786,000	11,106,491	7,513,233	73,767,144

The running costs are based on 25 years utilising BCIS cost data (excluding admin costs). Staff costs have been excluded to remain comparable with the 2014 business case. The staff costs shown under Education have been provided by Mildenhall College Academy (MCA) for reference.

Compared with the 2014 business case, these running and maintenance costs are based upon revised partner requirements and new building massing diagrams. The buildings are a different size and different cost – the running and maintenance costs prepared for the 2014 Business Case were prepared at Quarter 2 of 2014. These running and maintenance costs have been calculated at Quarter 3 2017 (to take account of the proposed building programme).

The Academy has been significantly revised and the costs are as agreed with MCA as part of their due diligence, previously this was based on indicative costs.

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DIRECTORS

Managing Director

Andrew Rowe

Andrew heads up the team at Concertus and sees his prime focus as ensuring the business runs smoothly, ethically and profitably.

He first joined the Architects Department at Suffolk County Council in 1988 as a trainee electrical engineer and took the position as they promised to support him whilst he studied for his degree in Building Services Engineering. Since then, he has risen through the ranks, gaining a reputation as an honest and trustworthy colleague who is well respected as an experienced professional. Particular highlights of his career have been working on Beaumont Primary School in Hadleigh and the Suffolk Building Schools for the Future programme. He is also proud of his involvement in the Suffolk Biomass Programme that won the Ashden Award (a globally recognised measure for excellence in the field of sustainable energy) in 2010, which was presented by David Attenborough.

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Director

Matthew Self

Matthew is passionate about design and the built environment and sees his role as a custodian of all aspects of the business that are involved in design, ensuring that quality and improvements are consistently delivered by the team with a constant focus towards the client's objectives.

As a director, his responsibilities include making sure that the culture of the business is professional and collaborative, ensuring that the 'easy to do business with' mantra is at the heart of all its professions. However, when he first started his career, the last thing he expected was to be part of the senior team at a Design and Property Consultancy, but his management and motivational skills have enabled him to develop a reputation as a creative, supportive and flexible professional who is more than happy to roll up his sleeves to get the job done. Matthew is particularly proud of the team he has around him and how they have helped to make Concertus the business that it is today. He understands how to get the best out of people and how it is important to work collaboratively with the client, contractor and stakeholders to get the best result.

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