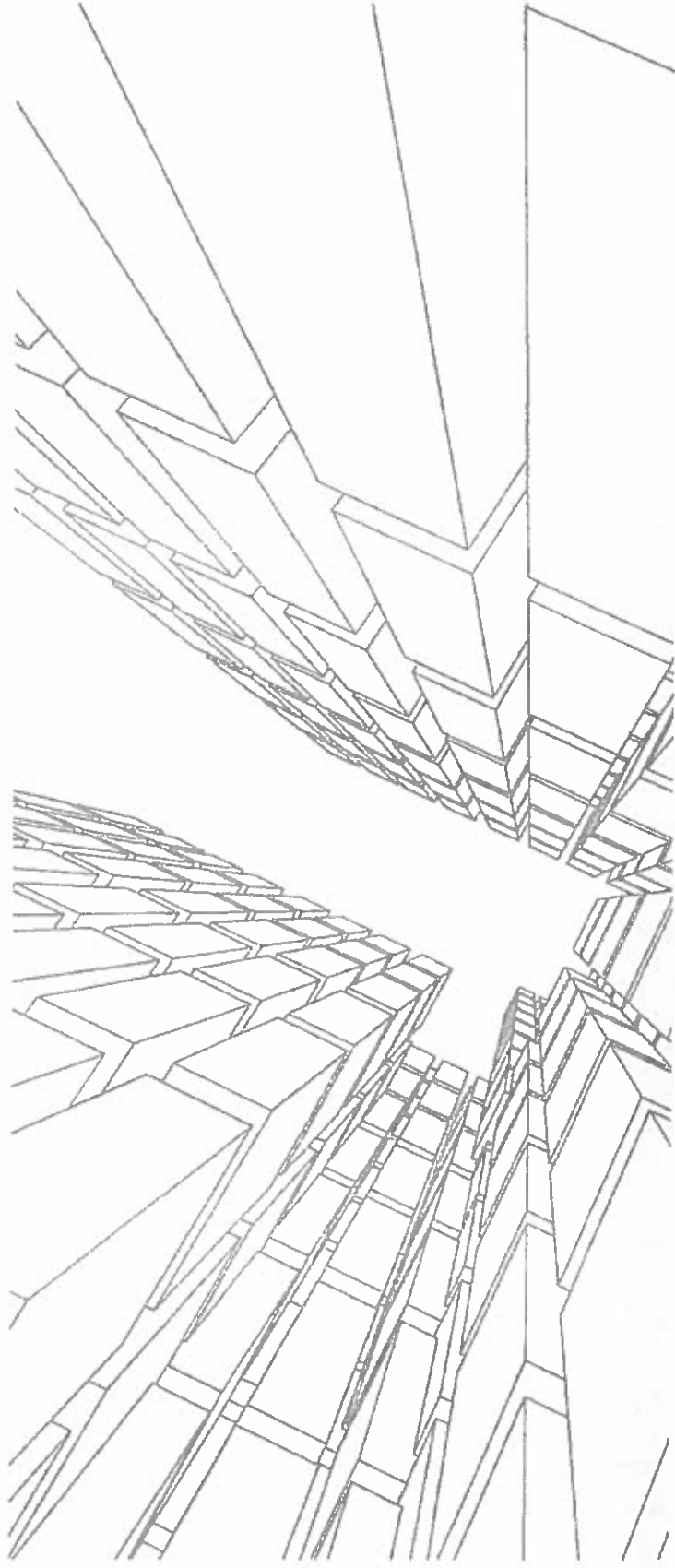


# EDDC RELOCATION PROJECT

**COST MODEL FOR REFURBISHMENT OF ALL EXISTING KNOWLE OFFICE BUILDINGS**

**For East Devon District Council**

**Revision G - 4 June 2013**



**BASIS OF ESTIMATE**

Cost Basis

Following a request from Steve Pratten a cost model has been produced to provide an indication as to the order of cost for refurbishment of the existing premises based on an overall gross internal area of 7,722 m2. The standard cost model has been adjusted to reflect the two different construction types consisting of the former hotel building previously converted to offices and the purpose built concrete framed office building.

The extent of refurbishment can vary greatly but in this case the scope of works has been assumed as follows (without any specific knowledge of the buildings) :-

Full strip out of existing building services, fittings and internal partitions to provide modern open plan accommodation

Essential repairs to the existing building fabric including replacement of existing roof finishes

Replacement / upgrades of windows and external doors

Alterations to provide a DDA compliant building

Upgrade to the thermal performance and carbon efficiency of the building and achievement of minimum BREEAM excellent rating

Full replacement of all building services installations

Tender Price Inflation

The base cost estimate is at second quarter 2012 prices and an adjustment has been included separately, based upon BCIS Tender Price Index for the proposed tender being received during Q1 2015. This allowance is 2.61% based upon indices as at 18 April 2013.

Exclusions

EDDC Temporary Offices, decanting and subsequent returning costs

Surveys and any preliminary opening up works, site investigations etc

FF&E

VAT

Unknown abnormalities within the existing building structure and fabric including any abnormal ground conditions or contamination issues

Archaeological and ecological issues

Offsite roadworks and transport systems beyond the immediate access to the Development - e.g. upgrades to existing road junctions (Section 278 Works) etc.

CIL / Section 106 contributions

Any offsite reinforcement of utilities - electrical supplies, sewage treatment, links to offsite sustainable energy systems, water infrastructure, gas and telecoms

Site specific external works and car parking including any alterations

Finance costs

Notes

This cost model has been provided as an approximate indicative cost subject to further scoping, detailing and design. These costs have been based on Davis Langdon's standard Cost model for office refurbishment for the use of EDDC only and are not intended for the use or manipulation by a third party without Davis Langdon's prior consent.

**EAST DEVON DISTRICT COUNCIL  
COST MODEL FOR EXISTING BUILDING REFURBISHMENT**

| <u>INDICATIVE COST MODEL</u>   | Qty   | Unit            | Rate    | £         | GIA | 7,722 m2 | Comments  |
|--|-------|-----------------|---------|-----------|-----|----------|---|
| <b><u>Demolitions and Alterations</u></b>  |       |                 |         |           |     |          |   |
| General internal soft strip out / demolition of internal walls, doors, stairs, timber floors, fittings etc   | 7,722 | m2              | 30      | 231,660   |     | 30.00    | Subject to extent of re-configuration and proportion of open plan space |
| Allowance for repairs to internal floors etc where retained / allowance for timber boarding replacement or latex levelling screed etc subject to construction type | 1     | Item            |         | 200,000   |     | 25.90    |   |
| Removal of existing plasterwork, ceilings etc  | 7,722 | m2              | 8       | 61,776    |     | 8.00     |   |
| Strip out of existing sanitary fittings, redundant heating systems, boiler, electrical installations etc.  | 7,722 | m2              | 6       | 46,332    |     | 6.00     |   |
| Allowance for removal of asbestos  | 1     | Item            | 100,000 | 100,000   |     | 12.95    | Subject to Survey   |
| <b><u>Roof</u></b>   |       |                 |         |           |     |          |   |
| Hotel building - strip off of existing roof tiling and replace, Extension - replacement of flat roof finish and replace  | 7,722 | m2              | 35      | 270,270   |     | 35.00    |   |
| Repairs to chimneys including brickwork, pots and providing new linings / cappings etc   | 1     | Item            |         | 20,000    |     | 2.59     |   |
| <b><u>Stairs</u></b>   |       |                 |         |           |     |          |   |
| Repairs to existing stairs including replacement of handrails / balustrades, sundry steps and ramps  | 7,722 | m2              | 10      | 77,220    |     | 10.00    |   |
| <b><u>External Walls, Windows and Doors</u></b>  |       |                 |         |           |     |          |   |
| Allowance for cleaning brickwork facades as necessary and repointing brickwork joints  | 1     | Item            |         | 200,000   |     | 25.90    |   |
| Allowance for repairs / replacement of areas of damaged stonework window and door surrounds - old building only  | 1     | Item            |         | 50,000    |     | 6.48     |   |
| Replacement of existing doors and windows  | 7,722 | m2              | 80      | 617,760   |     | 80.00    |   |
| Allowance for any damp and rot issues including installation of injected damp proof course and tanking to Ground Floor / Basement areas?                           | 1     | Item            |         | 100,000   |     | 12.95    |   |
|  |       | Carried Forward |         | 1,975,018 |     | 255.77   |   |

**EAST DEVON DISTRICT COUNCIL  
COST MODEL FOR EXISTING BUILDING REFURBISHMENT**

| <u>INDICATIVE COST MODEL</u>  | Qty   | Unit | Rate            | £         | GIA     | 7,722 m <sup>2</sup> | Comments |
|---|-------|------|-----------------|-----------|---------|----------------------|----------|
| <b><u>Structural Alterations</u></b>  |       |      |                 |           |         |                      |          |
| Allowance for structural alterations to existing for new layout, openings etc   |       |      |                 |           |         |                      |          |
|   | 1     | Item |                 | 100,000   |         | 12.95                |          |
| Allowance for main contractor building surveys, remedial works  | 1     | Item |                 | 20,000    |         | 2.59                 |          |
| <b><u>Office Fit Out</u></b>  |       |      |                 |           |         |                      |          |
| New internal walls and doors - metal stud partitions, mdf skirtings, flush doorsets, glazed screens to meeting rooms etc.   | 7,722 | m2   | 85              | 656,370   |         | 85.00                |          |
| Wall finishes - plasterboard linings to inner face of external walls, painting generally  | 7,722 | m2   | 45              | 347,490   |         | 45.00                |          |
| Floor finishes - replacement screeds, raised floor to 70% of floor area, carpet finish, ceramic tiling to toilets and kitchen areas, reconstituted stone tiling to reception & floor paint to plant rooms | 7,722 | m2   | 65              | 501,930   |         | 65.00                |          |
| Ceiling finishes - suspended ceilings - plasterboard on MF system including bulkheads, repairs and re-decoration of existing ceilings   | 7,722 | m2   | 30              | 231,660   |         | 30.00                |          |
| Fittings & Furniture including general joinery, kitchenette fit-out, no canteen fit-out   | 7,722 | m2   | 55              | 424,710   |         | 55.00                |          |
| Sanitary Installations - toilet core fit-out, WC's, urinals, washand basins, vanity units, handdryers, mirrors, shower cabinets   | 7,722 | m2   | 35              | 270,270   |         | 35.00                |          |
| Disposal Installations - soil, waste, rainwater disposal  | 7,722 | m2   | 15              | 115,830   |         | 15.00                |          |
| Water Installations - hot & cold water service, storage and   | 7,722 | m2   | 20              | 154,440   |         | 20.00                |          |
| Heat source - gas fired boilers, flue, pumps, heat exchanger etc  | 7,722 | m2   | 12              | 92,664    |         | 12.00                |          |
| Allowance for renewable energy source - CHP plant & heat store etc  |       | 1    | Item            |           | 400,000 | 51.80                |          |
| Space heating & air treatment - LTHW installation, hot & cold water supply to plant, dedicated localised cooling systems, toilet & kitchen extract  | 7,722 | m2   | 135             | 1,042,470 |         | 135.00               |          |
|   |       |      | Carried Forward | 6,332,852 |         | 820.11               |          |

**EAST DEVON DISTRICT COUNCIL  
COST MODEL FOR EXISTING BUILDING REFURBISHMENT**

**INDICATIVE COST MODEL**

|  | Qty   | Unit            | Rate   | £                | GIA | 7,722 m2        | Comments |
|--|-------|-----------------|--------|------------------|-----|-----------------|----------|
|  |       | Brought Forward |        | 6,332,852        |     | 820.11          |          |
| Electrical installations - LV switchgear, panels and distribution boards, power to main plant & lifts, small power, containment to security & power, office high level exposed luminaires, emergency lighting, PIR sensors etc | 7,722 | m2              | 185    | 1,428,570        |     | 185.00          |          |
| Gas installation - renewal of gas distribution   | 7,722 | m2              | 2      | 15,444           |     | 2.00            |          |
| Lift installations   | 7,722 | m2              | 35     | 270,270          |     | 35.00           |          |
| Protective installations - earthing & bonding and lightning protection   | 7,722 | m2              | 2      | 15,444           |     | 2.00            |          |
| Communication installations - fire & smoke detection, security installation, disabled refuge alarms, induction loops & ICT cat 6 data cabling  | 7,722 | m2              | 70     | 540,540          |     | 70.00           |          |
| Building management system   | 7,722 | m2              | 60     | 463,320          |     | 60.00           |          |
| Builder's work in connection with services   | 5%    |                 |        | 226,950          |     | 29.39           |          |
| Localised adjustment and repairs to pavings, ramps, landscaping etc  | 1     | Item            | 20,000 | 20,000           |     | 2.59            |          |
| Drainage - partial replacement and connection to existing externally   | 1     | Item            | 20,000 | 20,000           |     | 2.59            |          |
|  |       |                 |        | <u>9,333,390</u> |     | <u>1,208.68</u> |          |
| Add for inflation based upon BCIS TPI 2Q 2012 - 1Q 2015  | 2.61% |                 |        | 243,601          |     | 31.55           |          |
|  |       |                 |        | <u>9,576,991</u> |     | <u>1,240.22</u> |          |
| Preliminaries  | 15%   |                 |        | 1,436,549        |     | 186.03          |          |
| Professional design fees, Planning and Building Regulation fees,   | 15%   |                 |        | 1,652,031        |     | 213.94          |          |
| Design & Construction Risk   | 20%   |                 |        | 2,533,114        |     | 328.04          |          |

**Total Construction Cost SAY £15,198,685 - equivalent to £ 168 / ft2**

