

gleeds

Shirebrook Hub

For

Bolsover District Council

Order of Cost

Gleeds Cost Management Ltd

Revision: Final

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Estimate Build-Up: Option Aii
(Consolidate on Carter Lane (exc GP))

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Basis of Estimate

Shirebrook Hub
Bolsover DC
Schedule of Areas (Aii - Consolidate on Carter Lane exc GP)



Gross Areas:		Measured GIFA (m ²) (B) 5,362	Measured GIFA (ft ²) (B) 57,717
	TOTAL AREA (m²)	TOTAL AREA (ft²)	
Site Boundary Area (B)			
Total Site Area	9,793	105,412	
Total for Site Boundary Area (B)	9,793	105,412	
Option B			
Ground Floor			
Early Years	229	2,464	
Early Birds	521	5,610	
Shared (Incl WC's, Waiting Area Etc)	569	6,123	
BCVS	91	977	
Older P'S Mental H.S	85	915	
Adult Social Care	339	3,648	
Day Care for Older People	412	4,440	
Library	443	4,768	
DWP	153	1,648	
Subtotal	2,842	30,594	
First Floor			
Adult Education	377	4,060	
Early Years and Multi Agency Team	495	5,325	
Community Nurses	152	1,633	
Podiatry	44	473	
SW and OCC Therapy	106	1,144	
Health Visiting	159	1,709	
Maternity Services	229	2,467	
PH&Wellbeing	61	656	
Shared (Incl Staff Facilities, Waiting Area, WC's Etc)	706	7,600	
Dentist and Associated Spaces	157	1,694	
DWP	34	366	
Subtotal	2,520	27,127	
Total for Option B	5,362	57,721	
External areas			
Car Park and Access	2114	22,755	
Landscaping Area	1,611	17,341	
Total for External areas	3,725	40,096	
Total for Site Area	9,793	105,412	

**Shirebrook Hub
Bolsover District Council
Estimate Build Up
Option Aii - Consolidate on Carter Lane (exc GP)**



GIFA (m²): 5,362

GIFA (ft²): 57,717

Project Works (costs rounded)

	Quantity	Unit	Rate	Cost	Cost per m ²	Cost per ft ²
Demolition and Enabling Works						
Demolition of Existing Structure	10,258	m ³	£ 20	£ 206,000	£ 38.42	£ 3.57
Site Clearance and Levelling Works	2570	m ²	£ 30	£ 78,000	£ 14.55	£ 1.35
Phasing of Building Works	1	Item	£ 500,000	£ 500,000	£ 93.25	£ 8.66
				Subtotal	£ 784,000	£ 146.21

Building Works

Option B

Ground Floor

Early Years	229	m ²	£ 2,200	£ 504,000	£ 93.99	£ 8.73
Early Birds	521	m ²	£ 2,200	£ 1,147,000	£ 213.91	£ 19.87
Shared (Incl WC's, Waiting Area Etc)	569	m ²	£ 2,000	£ 1,138,000	£ 212.23	£ 19.72
BCVS	91	m ²	£ 2,200	£ 200,000	£ 37.30	£ 3.47
Older P'S Mental H.S	85	m ²	£ 2,400	£ 205,000	£ 38.23	£ 3.55
Adult Social Care	339	m ²	£ 2,400	£ 814,000	£ 151.81	£ 14.10
Day Care for Older People	412	m ²	£ 2,400	£ 990,000	£ 184.63	£ 17.15
Library	443	m ²	£ 2,600	£ 1,152,000	£ 214.85	£ 19.96
DWP	153	m ²	£ 2,400	£ 368,000	£ 68.63	£ 6.38
				Subtotal	£ 6,518,000	£ 1,215.59

Building Works

Option B

First Floor

Adult Education	377	m ²	£ 2,200	£ 830,000	£ 154.79	£ 14.38
Early Years and Multi Agency Team	495	m ²	£ 2,200	£ 1,089,000	£ 203.10	£ 18.87
Community Nurses	152	m ²	£ 2,400	£ 365,000	£ 68.07	£ 6.32
Podiatry	44	m ²	£ 2,400	£ 106,000	£ 19.77	£ 1.84
SW and OCC Therapy	106	m ²	£ 2,200	£ 234,000	£ 43.64	£ 4.05
Health Visiting	159	m ²	£ 2,400	£ 382,000	£ 71.24	£ 6.62
Maternity Services	229	m ²	£ 2,400	£ 551,000	£ 102.76	£ 9.55
PH&Wellbeing	61	m ²	£ 2,200	£ 135,000	£ 25.18	£ 2.34
Shared (Incl Staff Facilities, Waiting Area, WC's Etc)	706	m ²	£ 2,000	£ 1,413,000	£ 263.52	£ 24.48
Dentist and Associated spaces	157	m ²	£ 2,900	£ 457,000	£ 85.23	£ 7.92
DWP	34	m ²	£ 2,400	£ 82,000	£ 15.29	£ 1.42
				Subtotal	£ 5,644,000	£ 1,052.59

External works

Car Park with Access Road	2114	m ²	£ 175	£ 369,950	£ 68.99	£ 6.41
Remaining External Space to Include Any Landscaping	1,611	m ²	£ 40	£ 64,440	£ 12.02	£ 1.12
Hard Landscaping to Other Areas	2,416	m ²	£ 100	£ 241,600	£ 45.06	£ 4.19
External Features	1	item	£ 10,000	£ 10,000	£ 1.86	£ 0.17
				Sub Total	£ 685,990	£ 127.94

Grand Total £ **13,631,990** £ **2,542.33** £ **236.19**

Professional Fees, Risk, and Inflation

Contingency; excluding employer change	5%	£ 681,599.50	£ 127.12	£ 11.81
Inflation to Q2 2023	16.99%	£ 2,315,510.19	£ 431.84	£ 40.12
Professional fees	12%	£ 1,635,838.80	£ 305.08	£ 28.34

Ground Total (Rounded) £ **18,270,000** £ **3,410.00** £ **320.00**

Schedule of Areas (Dii - Consolidate on Portman Road exc GP)

<u>Gross Areas:</u>		Measured GIFA (m ²) (G)	Measured GIFA (ft ²) (G)
		5,383	57,938
	TOTAL AREA (m²)	TOTAL AREA (ft²)	
Site Boundary Area (E.)			
Total Site Area	5,715	61,512	
Total for Site Boundary Area (E.)	5,715	61,512	
Option G			
Ground Floor			
Shared Support Areas	557	5,998	
Adult Social Care	339	3,648	
Earlybirds private nursery	521	5,610	
Early-Years 0-5 Children's centre	216	2,327	
Multi-Agency Team	43	458	
Day Care for Older people	412	4,440	
Library Service	443	4,768	
DWP	34	366	
	Subtotal	2,566	27,616
First Floor			
Shared Support Areas	737	7,937	
Adult Education	378	4,065	
Public Health & Wellbeing	61	656	
Early Years 0-5 Children's Partnership	465	5,005	
Dental	157	1,694	
Social workers & OT	106	1,144	
DWP	153	1,648	
Older People Mental Health	85	915	
BCVS	91	977	
	Subtotal	2,233	24,041
Second Floor			
Shared Support Areas	0	0	
GP Service	0	0	
Community Nursing	152	1,633	
Podiatry	44	473	
Health Visiting	159	1,709	
Maternity Services	229	2,467	
	Subtotal	584	6,282
Total for Option G	5,383	57,938	
External areas			
Car Park and Access	1,204	12,960	
Landscaping Area	1,945	20,936	
Total for External areas	3,149	33,896	

Shirebrook Hub
Bolsover District Council
Estimate Build Up
Option Dii - Consolidate on Portman Road exc GP



GIFA (m2): 5,383

GIFA (F12): 74,076

Project Works (costs rounded)

	Quantity	Unit	Rate		Cost	Cost per m ²	Cost per ft ²
Demolition and Enabling Works							
Site Clearance and Levelling Works	5,715	m ²	£ 35	£	201,000	£ 37.34	£ 2.71
				Subtotal	£ 201,000	£ 37.34	£ 2.71

Building Works

Option G

Ground Floor

Shared Support Areas	557	m ²	£ 2,000	£	1,115,000	£ 207.15	£ 15.05
Adult Social Care	339	m ²	£ 2,200	£	746,000	£ 138.60	£ 10.07
Earlybirds private nursery	521	m ²	£ 2,200	£	1,147,000	£ 213.09	£ 15.48
Early-Years 0-5 Children's centre	216	m ²	£ 2,200	£	476,000	£ 88.43	£ 6.43
Multi-Agency Team	43	m ²	£ 2,200	£	94,000	£ 17.46	£ 1.27
Day Care for Older people	412	m ²	£ 2,400	£	990,000	£ 183.93	£ 13.36
Library Service	443	m ²	£ 2,600	£	1,152,000	£ 214.02	£ 15.55
DWP	34	m ²	£ 2,400	£	82,000	£ 15.23	£ 1.11
				Subtotal	£ 5,802,000	£ 1,077.92	£ 78.32

Building Works

Option G

First Floor

Shared Support Areas	737	m ²	£ 2,000	£	1,475,000	£ 274.03	£ 19.91
Adult Education	378	m ²	£ 2,200	£	831,000	£ 154.39	£ 11.22
Public Health & Wellbeing	61	m ²	£ 2,200	£	135,000	£ 25.08	£ 1.82
Early Years 0-5 Children's Partnership	465	m ²	£ 2,200	£	1,023,000	£ 190.06	£ 13.81
Dental	157	m ²	£ 2,900	£	457,000	£ 84.90	£ 6.17
Social workers & OT	106	m ²	£ 2,200	£	234,000	£ 43.47	£ 3.16
DWP	153	m ²	£ 2,400	£	368,000	£ 68.37	£ 4.97
Older People Mental Health	85	m ²	£ 2,400	£	205,000	£ 38.09	£ 2.77
BCVS	91	m ²	£ 2,200	£	200,000	£ 37.16	£ 2.70
				Subtotal	£ 4,928,000	£ 915.55	£ 66.53

Building Works

Option G

Second Floor

Shared Support Areas	0	m ²	£ 2,000	£	-	£ -	£ -
GP Service	0	m ²	£ 2,900	£	-	£ -	£ -
Community Nursing	152	m ²	£ 2,400	£	365,000	£ 67.81	£ 4.93
Podiatry	44	m ²	£ 2,400	£	106,000	£ 19.69	£ 1.43
Health Visiting	159	m ²	£ 2,400	£	382,000	£ 70.97	£ 5.16
Maternity Services	229	m ²	£ 2,400	£	551,000	£ 102.37	£ 7.44
				Subtotal	£ 1,404,000	£ 260.84	£ 18.95

External works

Car Park with Access Road	1,204	m ²	£ 175	£	210,700	£ 39.14	£ 2.84
Remaining External Space To Include Any Landscaping	1,494	m ²	£ 40	£	59,760	£ 11.10	£ 0.81
Hard Landscaping to Other Areas	451	m ²	£ 100	£	45,100	£ 8.38	£ 0.61
External Features	1	item	£ 10,000	£	10,000	£ 1.86	£ 0.13
Allowance For Works To Public Realm Areas	1	item	£ 10,000	£	10,000	£ 1.86	£ 0.13
				Sub Total	£ 335,560	£ 62.34	£ 4.53

Professional Fees, Risk, and Inflation

Contingency; excluding employer change	5%			£	633,528.00	£ 117.70	£ 8.55
Inflation to Q2 2023	16.99%			£	2,152,203.08	£ 399.85	£ 29.05
Professional fees	12%			£	1,520,467.20	£ 282.48	£ 20.53
				Sub Total	£ 4,306,198	£ 800.03	£ 58.13

Grand Total (Rounded)				£	16,976,758	£ 3,154.02	£ 229.18
				£	16,980,000	£ 3,200	£ 230

Assumptions

- 1 All work is carried out in normal working hours
- 2 Local labour readily available
- 3 Works to commence in Q1 2019
- 4 Access and highways assumed sufficient for demolition works
- 5 Costs based on average benchmarking data
- 6 No Asbestos or contamination removal required
- 7 Works carried out in multiple phases (Options A&B, vacant possession assumed)
- 8 Incoming services assumed as sufficient for new use
- 9 Demolition to existing buildings above ground

Exclusions

- 1 Legal fees & costs of finance during demolition and contract works
- 2 Fees payable to Local Authorities under Building Regulations
- 3 Value Added Tax
- 4 Statutory Fees
- 5 Party Wall Act 1996, covenant, rights of light, rights of way, etc.
- 6 Section agreements generally to include s.106 & s.278 & CIL
- 7 Service alterations, such as HV, gas, water.
- 8 CONSTRUCTIONS
- 9 Legal costs associated with easements etc.
- 10 Filling to basements
- 11 Additional acoustic works required due to adjacent land use
- 12 Medical gases
- 13 Dedicated surgery fit-out
- 14 FF&E
- 15 Active ICT
- 16 Land acquisition
- 17 Decanting

Basis of Costs

- 1 Costs have been prepared in accordance with historic cost data for similar schemes
- 2 Pricing accuracy should be considered to be +/- 15%
- 3 Areas and designs supplied by Arc