

Stage 2 (Concept Design)

Order of Cost

Dog Kennel Hill Adventure Playground
Dog Kennel Hill, East Dulwich, London, SE22 7AA

Dog Kennel Hill Ap Limited

Issue: P02

Date: 04 March 2019

Ref: P-18-QS0431



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1.0 Document Control

Current revision: P02

Revision	Amendment Description	Dated
P01	First Issue	07/01/2019
P02	Amendments to Project/design fees, Inflation, VAT	04/03/2019

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2.0 Brief

Brief Requirements

- 2.01 Dog Kennel Hill AP Ltd are a charity with the object of providing facilities for recreation and other leisure occupations for children & young people resident in East Dulwich, who have need by reason of their youth or social economic circumstances, that will promote their physical, social, mental and spiritual well-being.
- 2.02 Dog Kennel Hill Adventure Playground (DKHAP) is an outdoor play area in South Camberwell, Southwark. DKHAP have identified that they need a new indoor centre to maintain their work within the local community and Planning Consent was granted on 28th June 2018.
- 2.03 Keegans have been commissioned to provide a Stage 2 (Concept Design) Order of Cost estimate, for the purposes of obtaining financial support from the charity's sponsors.
- 2.04 The proposal comprises removal of existing buildings, relocation of existing external play equipment and construction of a new highly sustainable indoor centre large enough to contain all the present facilities, which can also be improved to provide flexible space including a multifunctional hall, creative spaces, storage, toilets, office space and a kitchen.

Basis of Estimate

- 2.05 This Stage 2 Order of Cost Estimate has been based on the following approved planning drawings:

Create Design + Architecture

- 172 P(20) E01 Proposed North East Elevation
- 172 P(20) E02 Proposed North West Elevation
- 172 P(20) E03 Proposed South West Elevation
- 172 P(20) E04 Proposed South East Elevation
- 172 P(20) P00 Proposed Ground Floor Plan
- 172 P(20) P01 Proposed Roof Plan
- 172 P(90) P01 Proposed Site Block Plan
- 172 P(90) E01 Proposed Dog Kennel Hill Street Elevation
- Design & Access Statement, dated August 2016

Phelps Associates

- TSP-01 Tree Survey Plan (TSP)
- TPP-01 Tree Protection Plan (TPP)

- 2.06 The Order of Cost Estimate base date is adjusted to 4th Quarter 2019.
- 2.07 The Order of Cost Estimate is based on current market conditions, industry benchmarks and experience on similar projects (both current and historical) and assumes a traditional procurement method will be adopted.
- 2.08 The anticipated accuracy of this Order of Cost Estimate is in the order of $\pm 10\%$
- 2.09 Further Notes and Exclusions are included in Section 4 of the Order of Cost Estimate.

2.0 Brief

Conclusion

- 2.10 The anticipated order of cost for the proposed construction works is between £590,000 to £720,000, including fees but excluding VAT.

3.0 Summary of Areas and Costs

3.01 Areas

Gross Internal Floor Areas (m²)					
	Usable	Ancillary	Circulation	Partitions	TOTAL
Main hall (Double height)	85	-	-	-	85
Creative Space 1	28	-	-	-	28
Creative Space 2	10	-	-	-	10
Office	9	-	-	-	9
Kitchen	-	9	-	-	9
WC-Male	-	2	-	-	2
WC-Female	-	2	-	-	2
WC-Disabled	-	3	-	-	3
Storage 1	-	4	-	-	4
Storage 2	-	5	-	-	5
Hall (circulation)	-	-	9	-	9
Fixed Partitions	-	-	-	5	5
TOTALS	132	25	9	5	171
	77%	15%	5%	3%	100%
External Canopy (m²)			28		28

3.02 Costs

Element	Cost	Cost/m²	%
	£	£/m²	
0.0 Facilitating Works	30,000	175	4.59%
1.0 Substructure	22,750	133	3.48%
2.0 Superstructure	166,500	974	25.50%
3.0 Internal finishes	25,000	146	3.83%
4.0 Fittings, furnishings & equipment	12,000	70	1.84%
5.0 Services Installation	73,750	431	11.29%
6.0 Complete buildings and building units	—	—	0.00%
7.0 Work to existing buildings	—	—	0.00%
8.0 External works (includes external canopy)	97,500	570	14.93%
Sub-Total: Facilitating and Building Works	427,500	2,500	65.47%
9.0 Main contractor's preliminaries	51,300	300	7.86%
10.0 Main contractor's overheads & profit	14,364	84	2.20%
Sub-Total: Building Works Estimate	493,164	2,884	75.52%
11.0 Project/design team fees	77,700	454	11.90%
12.0 Other development/project costs	—	—	0.00%
13.0 Risks Allowance	57,086	334	8.74%
14.0 Inflation to 4Q 2019 (4%), say	25,050	146	3.84%
Cost Estimate (excluding inflation & VAT)	653,000	3,819	100.00%

4.0 Calculations

4.1 Order of Cost Estimate

GIFA 171 m²

Item	Element	Qty/Unit	Rate £/m ²	Cost £	Cost %
0.0	Facilitating Works			30,000	4.59 %
0.1	Toxic/hazardous/contaminated material treatment			–	–
0.2	Major demolition works	186 m ²	161	30,000	4.59 %
0.3	Temporary support to adjacent structures			–	–
0.4	Specialist groundworks			–	–
0.5	Temporary diversion works			–	–
0.6	Extraordinary site investigation works			–	–
1.0	Substructure			22,750	3.48 %
1.1	Substructure	171 m ²	133	22,750	3.48 %
2.0	Superstructure			166,500	25.50 %
2.1	Frame	171 m ²	164	28,000	4.29 %
2.2	Upper floors	171 m ²	–	–	–
2.3	Roof	171 m ²	205	35,000	5.36 %
2.4	Stairs and ramps	171 m ²	–	–	–
2.5	External walls	171 m ²	146	25,000	3.83 %
2.6	Window and external doors	171 m ²	322	55,000	8.42 %
2.7	Internal walls and partitions	171 m ²	88	15,000	2.30 %
2.8	Internal doors	171 m ²	50	8,500	1.30 %
3.0	Internal finishes			25,000	3.83 %
3.1	Wall finishes	171 m ²	23	4,000	0.61 %
3.2	Floor finishes	171 m ²	94	16,000	2.45 %
3.3	Ceiling finishes	171 m ²	29	5,000	0.77 %
4.0	Fittings, furnishings & equipment			12,000	1.84 %
4.1	Fittings, furnishings & equipment	171 m ²	70	12,000	1.84 %
5.0	Services Installation (mechanical and electrical)			73,750	11.29 %
5.1	Sanitary installations	171 m ²	23	4,000	0.61 %
5.2	Services equipment	171 m ²		–	–
5.3	Disposal installations	171 m ²		–	–
5.4	Water installations	171 m ²		–	–
5.5	Heat source	171 m ²		–	–
5.6	Space heating and air conditioning	171 m ²	205	35,000	5.36 %
5.7	Ventilating systems	171 m ²		–	–
5.8	Electrical installations	171 m ²	175	30,000	4.59 %
5.9	Fuel installations	171 m ²		–	–
5.10	Lift and conveyor installations	171 m ²		–	–
5.11	Fire and lightning protection	171 m ²		–	–
5.12	Communications and security installations	171 m ²		–	–
5.13	Special installations	171 m ²		–	–
5.14	Builder's work in connection with services	171 m ²	28	4,750	0.73 %
5.15	Management of the commissioning of services	171 m ²		–	–
6.0	Complete buildings and building units			–	–
6.1	Prefabricated buildings and building units			–	–
7.0	Work to existing buildings			–	–
	Sub-Total: Facilitating & Building Works (excl. External Works)		1,930	330,000	50.54 %

Item	Element	Qty/Unit	Rate £/m²	Cost £	Cost %
	Brought forward		1,930	330,000	50.54 %
8.0	External works			97,500	14.93 %
8.1	Site preparation works incl.			–	–
8.2	Roads, paths, pavings & surfacings (incl. canopy)	171 m²	468	80,000	12.25 %
8.3	Soft landscaping, planting and irrigation systems incl.			–	–
8.4	Fencing, railings and walls incl.			–	–
8.5	External fixtures incl.			–	–
8.6	External drainage	171 m²	44	7,500	1.15 %
8.7	External services	171 m²	58	10,000	1.53 %
8.8	Minor building works and ancillary buildings			–	–
	Sub-Total: Facilitating and Building Works		2,500	427,500	65.47 %
9.0	Main contractor's preliminaries	12.00 %		51,300	7.86 %
9.1	Employer's requirements	2.00 %		8,550	1.31 %
9.2	Main contractor's cost items	10.00 %		42,750	6.55 %
	Sub-Total: Facilitating and Building Works (incl. prelims)		2,800	478,800	73.32 %
10.0	Main contractor's overheads & profit	3.00 %		14,364	2.20 %
10.1	Main contractor's overheads	2.00 %		9,576	1.47 %
10.2	Main contractor's profit	1.00 %		4,788	0.73 %
	Total: Building Works Estimate		2,884	493,164	75.52 %
11.0	Project/design team fees			77,700	11.90 %
11.1	Consultants' fees	15.76 %		77,700	
11.2	Main contractor's pre-construction fees excl.	0.00 %		–	
11.3	Main contractor's design fees excl.	0.00 %		–	
12.0	Other development/project costs			–	–
12.1	Land acquisition costs				–
12.2	Employer finance costs				–
12.3	Fees				–
12.4	Charges				–
12.5	Planning contributions				–
12.6	Insurances				–
12.7	Archaeological works				–
12.8	Other specialist fieldwork				–
12.9	Decanting and relocation costs				–
12.10	Tenant's costs/contributions				–
12.11	Marketing costs				–
12.12	Other employer costs				–
	Total: Project/Design fees and Development Costs		454	77,700	11.90 %
	BASE COST ESTIMATE		3,338	570,864	87.42 %
13.0	Risks Allowance	10.00 %		57,086	8.74 %
13.1	Design development risks	3.50 %		19,980	3.06 %
13.2	Construction risks	2.50 %		14,272	2.19 %
13.3	Employer change risks	2.50 %		14,272	2.19 %
13.4	Employer other risks	1.50 %		8,563	1.31 %
	COST LIMIT (excluding Inflation & VAT)		3,672	627,950	96.16 %
14.0	Inflation			25,050	3.84 %
14.1	Tender inflation, to 4Q19, say	4.00 %		25,050	3.84 %
14.2	Construction inflation			–	–
	COST LIMIT (excluding VAT):			653,000	100.00 %

5.0 Notes and Exclusions

Notes

- 5.01 The Order of Cost Estimate assumes and includes for the following:
 - 5.01.1 There are no onerous restrictions imposed by adjoining neighbours on access to and from site.
 - 5.01.2 The Contractor will be given possession of the whole of the delineated area of the works and that there is free access to the works for his plant, materials and labour.
 - 5.01.3 The Order of Cost Estimate includes total risk allowances for contingency and design of 10 %.
 - 5.01.4 The scheme as proposed will meet planning, building control, fire regulations, disabled access etc. requirements.
 - 5.01.5 The construction will be undertaken to a reasonable specification.
 - 5.01.6 We have assumed that the ground conditions are suitable for construction and uncontaminated. We have not allowed for dewatering of the site, removal of filling in of tunnels or soft spots or for removal of any site contamination.
 - 5.01.7 The existing utility supplies serving the site are assumed to be adequate to service the new facilities.
 - 5.01.8 All proposed works are subject to site investigations and validation surveys.

Exclusions

- 5.02 The Order of Cost Estimate excludes the following:
 - 5.02.1 Value Added Tax - buildings used for charitable purposes do not attract VAT. However, VAT will be applicable to consultants' fees.
 - 5.02.2 Finance costs, local authority costs, legal fees, insurances, etc.
 - 5.02.3 Obtaining and complying with Planning Consents.
 - 5.02.4 Inflation - the estimate is based on current costs, with a 4 % allowance added for anticipated inflation to 4th Quarter 2019. We note that, should the project be delayed, Tender prices are expected to continue to rise by a further 3-4 % over the following year to 4th Quarter 2020 (source: BCIS Executive Summary, December 2018).
 - 5.02.5 Surveys and investigations, archaeological works, etc.
 - 5.02.6 Removal of asbestos containing materials (ACMs).
 - 5.02.7 Highways works or temporary diversions of services.

Exclusions (cont'd)

- 5.02.8 Relocation of bats or other protected wildlife.
- 5.02.9 General site works to the adventure playground outside the construction site area shown on the TPP plan, except where existing structures are to be removed.
- 5.02.10 Loose furniture and soft furnishings, unfixed appliances, etc.
- 5.02.11 Decanting and relocation costs or provision of alternative accommodation
- 5.02.12 Other Employer costs