Cropwell Bishop Memorial Hall

Order of Cost Estimate - Feasibility Estimate

Option 1 - Refurbishment of existing structure

Option 2 - Demolition & Re-build

01/04/2021

Pulse Consult

1st Floor, 3-5 High Pavement

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1.1 General

Pulse Consult have been asked to create a cost estimate for the works to Cropwell Bishop Memorial Hall, this has been completed in the form of two options. Option 1 considers the cost of carrying out a full refurbishment of the existing hall, including the items listed in the Structural report by Howard Ward Associates. Option 2 considers the costs to demolish the existing hall and replace it with a new building. At this stage, no proposed design details have been provided for this option, therefore for the purposes of providing this estimate we have assumed the estimated floor area that will be required to achieve the Employers requirement which have been set out in the following:

- Main hall to accomodate 150 people seated
- Kitchen and servery which can double up as a bar
- Multi-use space adjacent to servery to seat 20 at tables
- WCs including an accessible WC to changing places standards which can also serve as a changing and shower room
- An office for storage of records and resources
- Storage for tables, 170 chairs and a temporary stage
- Storage space for regular hall hirers
- The new building to be energy efficient and built to achieve a BREEAM Excellent rating

The site is located 73 Nottingham Road, Cropwell Bishop, Nottingham, NG12 3BA, with a current Gross Internal Floor Area (GIFA) of approximatley 236m².

This estimate has been calculated on the basis of a base cost allowance for all finishes, and replacement mechanical and electrical services per m2 of gross internal floor area (or cost/m² of GIFA) – ie. an all encompassing unit rate which, when multiplied by the gross internal floor area (GIFA), gives the total building works estimate (i.e.works cost estimate less main contractor's preliminaries and main contractor's overheads and profit).

The forecast estimate costs:
Option 1 is £536K (including contingencies)
Option 2 is £1.4M (including contingencies)

Note, there are a number of Provisional Sums included within this estimate, whic, upon receipt of further design information we see as having potential to be value engineered.

1.2 Cost

The forecast out turn construction costs exclude VAT.

Please note the Basis, Assumptions and Exclusions as detailed in Section 2.0.

The cost estimate breakdown can be found in Section 4.0 & 5.0, with recommendations in Section 6.0

2.1 Basis of Cost Estimate

The basis of the Cost Estimate is a selection of similar recent projects by Pulse, where the use of the same construction techniques and level of quality are similar and reflect the existing floor plan provided.

The information used to compile the cost estimate has been based on the drawings and reports:

- Existing Floor Arrangement Plan
- Asbestos Survey Report produced by G4 Environmental
- Structural Report produced by Howard Ward Associates Ltd

Please note: The group totals within this estimate are rounded up to the nearest 2 digits (£100 pounds). The measures in this estimate are should be regarded as being as accurate as possible notwithstanding that some assumptions were made due to the level of design information available. Further to this, the costs should only be considered as nominal /

2.2 Assumptions

- We have assumed that the existing building can withstand the remodelling works
- Made assumptions and allowances for the extent of mechanical and electrical services
- Assumptions to the percentage of risk allowances added at this stage of the design.
- Assumed that the works will be completed between 9am - 5pm Monday - Friday
- Assumed the level of demolition works taking place
- Assumed there is unrestricted access
- Assumed finishes due to restricted level of design information at this stage
- For Option 2, we have used estimated floor space required for this option due to the limited design information available. This is further explained within the recommendations section of the report.

2.3 Exclusions

- Client finance costs
- Capital allowances
- VAT
- Professional Fees
- Any enhancement to design guides
- Specific acoustic treatment to elevations
- Out of hours working
- Any ground stabilisation requirements
- Any works to surrounding buildings
- Any abnormals in the ground, including archaeological work
- All loose FF&E is excluded, unless otherwise stated

Cropwell Bishop Memorial Hall
Order of Cost Estimate - Feasibility Estimate
Elemental Summary
01/04/2021

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Ref	Element	Option 1 - Refurbishment Total (£)	Option 2 - Demolition & Re-build Total (£)
0	Facilitating Works	£ 23,600	£ 50,000
1	Substructure	£ -	£ 108,900
2	Superstructure	£ 163,200	£ 345,100
3	Internal Finishes	£ 108,100	£ 126,800
4	Fittings, Furniture and Equipment	£ 20,000	£ 20,000
5	Services	£ 41,500	£ 207,000
6	External Works	£ 25,200	£ 115,900
	Sub-Total: Facilitating and Building Works	**£ 381,600.00**	**£ 973,700.00**
7	Contractor On Costs Option 1 (Preliminaries @16% / Overheads & Profit @10%)	£ 99,216	£ -
7	Contractor On Costs Option 2 (Preliminaries @14% / Overheads & Profit @10%)	£ -	£ 233,688
	Total: Building Works Estimate	**£ 480,816.00**	**£ 1,207,388.00**
8	TOTAL: Risk Allowance Estimate	£ 48,100	£ 96,600
	COST LIMIT (excluding inflation)	**£ 528,916.00**	**£ 1,303,988.00**
9	TOTAL: Inflation Allowance	£ 8,000	£ 19,600
	COST LIMIT	**£ 536,916.00**	**£ 1,323,588.00**
10	BREEAM Allowance	£ -	£ 92,700
	COST LIMIT (including BREEAM allowance)	**£ 536,916.00**	**£ 1,416,288.00**
	COST PER M² Option 1 (GIFA 236m²)	**£ 2,037.36**	
	COST PER M² Option 2 (GIFA 495m²)		**£ 2,439.17**

Cropwell Bishop Memorial Hall
Order of Cost Estimate - Feasibility Estimate
Option 1 - Refurbishment of existing structure
01/04/2021

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Ref.	Element	Quantity	Unit	Rate (£)	Total (£)	Group Total (£)
0	**FACILITATING WORKS**					**23,600**
0.1	Remove asbestos roof tiles and asbestos side walls to dormers and dispose of material that has been removed	1	Item	20,000	20,000	
0.2	Allow for soft strip out; finishings and the like.	236	m²	15	3,540	
1	**SUBSTRUCTURE (not required)**					**-**
2	**SUPERSTRUCTURE**					**163,200**
2.1	**Frame (not required)**					**-**
2.2	**Upper Floors (not required)**					**-**
2.3	**Roof**					**61,700**
2.3.1	9mm boarded softwood pitched roof structure; incl felt. Concrete roof tiles to pitched & flat roof incl works to dormer. Lead detailing. 35mm profiled steel sheeting. Plastic rainwater gutters & downpipes.	236	m²	200	47,200	
2.3.2	Install gable strapping to roof verges and ceiling; front and rear main hall gables, including all necessary internal access equipment. To be chemically anchored to brickwork.	1	Item	10,000	10,000	
2.3.4	Provisional allowance for works to isloated timber decay to one main hall roof member.	1	PS	1,500	1,500	
2.3.5	Provisional allowance for cracking to external flaunching.	1	PS	3,000	3,000	
2.4	**Stairs and Ramps (not required)**					**-**
2.5	**External Walls**					**50,000**
2.5.1	Provisional allowance to make external walls structurally sound & making good, where cracking has occurred and mortar between bricks has perished.	1	PS	50,000	50,000	
2.6	**External Windows and Doors**					**30,000**
2.6.1	Provisional allowance for double glazed uPVC windows 1800x1000 and external doors. Ironmongery. Painted softwood window boards.	1	PS	30,000	30,000	
2.7	**Internal Walls and Partitions (not required)**					**-**
2.8	**Internal Doors**					**21,500**
2.8.1	Timber interior doorsets, fire-rated and glazed where necessary, softwood linings, ironmongery and decoration (Single).	20	nr	925	18,500	
2.8.1	Timber interior doorsets, fire-rated and glazed where necessary, softwood linings, ironmongery and decoration (Double).	1	nr	1,000	1,000	
2.8.3	Install of new metal roller shutters to kitchen.	1	Item	2,000	2,000	
3	**INTERNAL FINISHES**					**108,100**
3.1	**Wall Finishes**					**65,175**
3.1.1	12mm insulated plasterboard, moisture resistant plasterboard where necessary; 3mm skim finish to walls. Generally; paint finish.	830	m²	75	62,250	
3.1.2	Wall tiling to male & female WC's, assumed tiling height to 1.5m	59	m²	50	2,925	
3.2	**Floor Finishes**					**30,324**
3.2.1	Allow for floor screed throughout	236	m²	20	4,720	
3.2.2	Aqua anti-slip vinyl to WC's, changing room and kitchen	70	m²	50	3,500	
3.2.3	Altro stronghold 30 to store areas	26	m²	42	1,092	
3.2.4	Floor finish to main hall, assume Junkers sprung floor system	95	m²	120	11,400	
3.2.5	Gradus Esplande 1500 matting to lobby / corridor areas	29	m²	308	8,932	
3.2.6	MDF skirting	136	m	5	680	

Cropwell Bishop Memorial Hall
Order of Cost Estimate - Feasibility Estimate
Option 1 - Refurbishment of existing structure
01/04/2021

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Ref.	Element	Quantity	Unit	Rate (£)	Total (£)	Group Total (£)
3.3	**Ceiling Finishes**					**12,508**
3.3.1	12mm plasterboard, moisture resistant plasterboard where necessary; 3mm skim finish to ceilings. Generally paint finish; incl Access hatch.	236	m²	53	12,508	
4	**FITTINGS, FURNITURE AND EQUIPMENT**					**20,000**
4.1	Provisional allowance for supply and install of kitchen units and integrated appliances; cost includes for appliances	1	PS	20,000	20,000	
5	**SERVICES**					**41,500**
5.1	Sanitary installations					
5.1.1	WC's, urinals, shower try, wash hand basins recessed into vanity units, incl Doc M pack.	236	m²	35	8,260	
5.2	Services equipment (not required)					
5.3	Disposal installations					
5.3.1	Plastic pipe soil and waste.	236	m²	10	2,360	
5.4	Water installations					
5.4.1	Provisional allowance for alterations to existing water installations	1	PS	1,500	1,500	
5.5	Heat source					
5.5.1	New heat source; boiler	1	PS	10,000	10,000	
5.6	Space heating & air conditioning					
5.6.1	Provisional allowance for replacement of existing radiators, 12nr.	1	PS	5,000	5,000	
5.7	Ventilation **(not required)**				-	
5.8	Electrical installations					
5.8.1	Provisional allowance for alterations to existing small power and lighting	1	PS	10,000	10,000	
5.9	Fuel installations **(not required)**				-	
5.10	Lift & conveyor installations **(not required)**				-	
5.11	Fire & lightning protection					
5.11.1	Fire extinguishers.	236	m²	10	2,360	
5.12	Communication, security and control systems **(not required)**				-	
5.13	Specialist installations **(not required)**				-	
5.14	Builder's work in connection with services @5%	5	%	39,480	1,974	
6	**EXTERNAL WORKS**					**25,200**
6.1	Repair works to rear land drain; incl reinstatement of path	1	Item	4,000	4,000	
6.2	Provisional allowance for pressure washing block paving at front elevation and slab paving to rear elevation.	1	PS	1,000	1,000	
6.3	Provisional allowance for external lighting	1	PS	2,500	2,500	
6.4	Tarmacadam surfacing to car park including type 1, base layer, binder and top coat	295	m²	60	17,700	
	Sub-Total: Facilitating and Building Works				**£ 381,600**	
7.1	Main Contractor Preliminaries @16%	16	%	381,600	61,056	
7.2	Main Contractor OHP @ 10%	10	%	381,600	38,160	
	TOTAL: Building Works Estimate				**£ 480,900**	
8	**TOTAL: Risk Allowance Estimate**					**48,100**

Cropwell Bishop Memorial Hall
Order of Cost Estimate - Feasibility Estimate
Option 1 - Refurbishment of existing structure
01/04/2021

Ref.	Element	Quantity	Unit	Rate (£)	Total (£)	Group Total (£)
8.1	Design development risk	3.0	%	480,900	14,427	
8.2	Construction risk	3.0	%	480,900	14,427	
8.3	Employer change risk	4.0	%	480,900	19,236	
	COST LIMIT (excluding inflation)				**£ 529,000**	
9	**TOTAL: Inflation Allowance**					**8,000**
9.1	All-in TPI 4Q 2022	1.5	%	529,000	7,935	
	COST LIMIT				**£ 537,000**	
10	**BREEAM Allowance**					**-**
10.1	BEEEAM allowance to achieve 'EXCELLENT' rating (Not Applicable)	0.0	%	537,000	-	
	COST LIMIT (including BREEAM allowance)				**£ 537,000**	

Cropwell Bishop Memorial Hall
Order of Cost Estimate - Feasibility Estimate
Option 2 - Demolition & Re-build
01/04/2021

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Ref.	Element	Quantity	Unit	Rate (£)	Total (£)	Group Total (£)
0	**FACILITATING WORKS**					**50,000**
0.1	Demolition of existing structure; soft strip of deleterious materials, superstructure demolition, break out slabs / foundations and recycling of materials.	1	Item	30,000	30,000	
0.2	Extra over for removal of possible asbestos to cement within the pitched roof to main hall, cladding to side dormer windows, possible asbestos to existing floor coverings, possible asbestos to insulation under timber sprung floor to main hall, black plastic toilet cistern to male WC, bitumen roofing felts & bitumen damp proof membrane associated with the original hall block.	1	Item	20,000	20,000	
1	**SUBSTRUCTURE**					**108,900**
1.1	Plain concrete trench foundations, RC insitu bed. 1200gauge DPM. 80mm insulation board. 140mm walls to DPC level.	495	m²	220	108,900.00	
2	**SUPERSTRUCTURE**					**345,100**
2.1	**Frame**					**74,250**
2.1.1	Steel portal frame, with and including all baseplates, holding down bolts, fixings, braces, surface treatments and the like.	495	m²	150	74,250	
2.2	**Upper Floors**					**-**
2.3	**Roof**					**99,000**
2.3.1	9mm boarded softwood pitched roof structure; incl felt. Concrete roof tiles to pitched & flat roof. Lead detailing. 35mm profiled steel sheeting. Plastic rainwater gutters & downpipes.	495	m²	200	99,000	
2.4	**Stairs and Ramps (not required)**					**-**
2.5	**External Walls**					**108,900**
2.5.1	100mm facing brick. 140mm blockwork. 70mm cavity insulation. Redwood timber boarding. Assuming single storey build.	495	m²	220	108,900	
2.6	**External Windows and Doors**					**19,800**
2.6.1	Double glazed uPVC windows and external doors. Ironmongery. Painted softwood window boards.	495	m²	40	19,800	
2.7	**Internal Walls and Partitions**					**18,315**
2.7.1	Internal blockwalls of 140 and 210mm; cavity ties to facing brick. Assume stud partitioning in isolated areas.	495	m²	37	18,315	
2.8	**Internal Doors**					**24,750**
2.8.1	Timber interior doorsets, firerated and glazed, softwood linings, ironmongery and decoration. Metal roller shutters to kitchen.	495	m²	50	24,750	
3	**INTERNAL FINISHES**					**126,800**
3.1	**Wall Finishes**					**37,125**
3.1.1	12mm plasterboard, moisture resistant plasterboard where necessary; 3mm skim finish to walls. Generally: paint finish.	495	m²	75	37,125	
3.2	**Floor Finishes**					**63,355**
3.2.1	Allow for floor screed throughout	495	m²	25	12,375	
3.2.2	Aqua anti-slip vinyl to WC's, changing room and kitchen	150	m²	50	7,500	
3.2.3	Altro stronghold 30 to storage areas	130	m²	42	5,460	
3.2.4	Floor finish to main hall, assume Junkers sprung floor system	150	m²	120	18,000	
3.2.5	Gradus Esplande 1500 matting to lobby / corridor areas	65	m²	308	20,020	
3.3	**Ceiling Finishes**					**26,235**

Ref.	Element	Quantity	Unit	Rate (£)	Total (£)	Group Total (£)
3.3.1	12mm plasterboard / insulated plasterboard, moisture resistant plasterboard where necessary; 3mm skim finish to ceilings. Generally paint finish; incl Access hatch.	495	m²	53	26,235	
4	**FITTINGS, FURNITURE AND EQUIPMENT**					**20,000**
4.1	Provisional allowance for supply and install of kitchen units and integrated appliances; cost includes for appliances	1	PS	20,000	20,000	
5	**SERVICES**					**207,000**
5.1	Sanitary installations					
5.1.1	WC's, urinals, shower tray, wash hand basins recessed into vanity units, incl Doc M pack.	495	m²	50	24,750	
5.2	Services equipment					
5.2.1	Cost included within 5.6.1	0	m²	-	-	
5.3	Disposal installations					
5.3.1	Plastic pipe soil and waste.	495	m²	10	4,950	
5.4	Water installations					
5.4.1	Water installations; costs included within 5.6.1	0	m²	-	-	
5.5	Heat source					
5.5.1	Air source heat pump; costs included within 5.6.1	0	m²	-	-	
5.6	Space heating & air conditioning					
5.6.1	Central heating via heat pump.	495	m²	155	76,725	
5.7	Ventilation					
5.7.1	Local ventilation; costs included within 5.6.1	0	m²	-	-	
5.8	Electrical installations					
5.8.1	Small power, general and emergency lighting	495	m²	128	63,360	
5.9	Fuel installations					
5.9.1	New heat source; boiler	1	PS	10,000	10,000	
5.10	Lift & conveyor installations **(not required)**				-	
5.11	Fire & lightning protection					
5.11.1	Fire extinguishers and sounders.	495	m²	10	4,950	
5.12	Communication, security and control systems					
5.12.1	Intruder, fire alarms and data.	495	m²	25	12,375	
5.13	Specialist installations **(not required)**					
5.14	Builder's work in connection with services @5%	5	%	197,110	9,856	
6	**EXTERNAL WORKS**					**115,900**
6.1	Provisional allowance for external lighting	1	PS	5,000	5,000	
6.2	Allowance for hard landscaping; replace existing paving slabs	1	PS	25,000	25,000	
6.3	Allowance for drainage attenuation, although may not be required	1	PS	15,000	15,000	
6.4	Provisional allowance for alterations that may be required for existing services. Associated trenching and ductwork.	1	PS	15,000	15,000	
6.5	Works to external drainage; plastic piped below ground drainage systems with plastic chambers.	495	m²	77	38,115	
6.6	Tarmacadam surfacing to car park including type 1, base layer, binder and top coat	295	m²	60	17,700	

Cropwell Bishop Memorial Hall
Order of Cost Estimate - Feasibility Estimate
Option 2 - Demolition & Re-build
01/04/2021

Ref.	Element	Quantity	Unit	Rate (£)	Total (£)	Group Total (£)
7	**Sub-Total: Facilitating and Building Works**				**£ 973,700**	
7.1	Main Contractor Preliminaries @14%	14	%	973,700	136,318	
7.2	Main Contractor OHP @ 10%	10	%	973,700	97,370	
	Total: Building Works Estimate				**£ 1,207,388**	
8	**TOTAL: Risk Allowance Estimate**					**96,600**
8.1	Design development risk	3.0	%	1,207,388	36,222	
8.2	Construction risk	2.0	%	1,207,388	24,148	
8.3	Employer change risk	3.0	%	1,207,388	36,222	
	COST LIMIT (excluding inflation)				**£ 1,303,988**	
9	**TOTAL: Inflation Allowance**					**19,600**
9.1	All-in TPI 4Q 2022	1.5	%	1,303,988	19,560	
	COST LIMIT				**£ 1,323,588**	
10	**BREEAM Allowance**					**92,700**
10.1	BREEEAM allowance to achieve 'EXCELLENT' rating	7	%	1,323,588	92,651	
	COST LIMIT (including BREEAM allowance)				**£ 1,416,288**	

6.0 Recommendations

6.1 Summary

Option 1

For Option 1, we have costed the requirements of the structural work as indicated within the Structural report by Howard Ward Associates. We have also included costing for replacement of the current roof and removal of the asbestos that is present. The estimate also covers general refurbishment of the internal space, including improving the thermal efficiency of the building by upgrading the existing heating system, installation of insulated plasterboard and replacement of all internal/external doors and windows. For this option, we have projected a cost of £537K which allows for risk contingencies and provisional allowances where necessary. It is likely that this option will attract VAT, but further information will be required to determine applicable rates.

Option 2

For the Option of demolition and re-build, no design information was available and therefore we had to assume the floor areas required based upon the brief provided. In order to aid us in providing floorspace requirements that would be sufficient for the Employers Requirements and in order to comply with Building Regluations, we used the "Approved Doc. Part B - Fire Safety Volume 2: Buildings other than dwellings", which provides floorspace factors for certain types of buildings. This allowed us to extrapolate approximate floor areas that would be required. For example, the Employer requires a main hall that can accommodate up to 150 people seated. Applying this to the floor space factors within Approved Doc. Part B suggests we would require 1m² per person which equates to 150m² floorspace requirement to the main hall. The floorspace summary table indicates the estimated floor space requirements. Please note that the true floor areas required can only be determined once an Architect has been appointed and has produced a design brief. The table showing estimated floor areas is to be only used for the purpose of creating this estimate. The total cost for Option 2 is £1.4m which includes allowances to achieve BREEAM, risk contingencies and inflation. VAT is zero rated as it is presumed that the building would be a new construction used solely for a 'relevant charitable purpose' as set out in 14.7.4 (Village halls and similar buildings) of Buildings and Construction (VAT Notice 708).

Room Description	Approx Floor Space (m2)	Notes
Main hall	150	1.0m2 space requirement per person if seated
Multi-use space adjacent to the servery, to seat 20 at tables	50	Assumed area requirement
Male WC's	10	Assumed area requirement
Female WC's	10	Assumed area requirement
Accessible WC	15	Assumed area requirement
Changing room	30	Assumed area requirement
Kitchen and servery	35	7m2 per person using it, assuming a maximum of 5 people using it at any one time.
Office	30	6m2 per person using it, assuming a maximum of 5 people using it at any one time.
Storage space for regular hall hirers	50	Assumed area requirement
Storage for tables, 170 chairs and a temporary stage.	50	Assumed area requirement
Circulation	65	Based on 15% of above areas

Funding

Option 1:

The UK Government announced a £3m Village Hall Improvement Grant Scheme in 2019 for vital refurbishments, to include repairs to roofs, toilets, kitchens and meeting rooms. The scheme funds up to 20% of eligible costs for grants of £10,000 - £75,000 but will not fund Disability Discrimination Act works, routine maintenance, car park or landscaping works, specialist fees or Planning costs. Greater emphasis is given to given to applications which have already secured the majority of funding required.

In recognition of the extent of the remedial works required to the building, it is considered that it would prove difficult to secure the remaining £462,000 required to make the building safe and bring it up to modern standards, particularly with regard to the anticipated lifespan of the building. Notwithstanding that, the resultant structure could not accommodate the range of activities as described as desirable for widespread community use.

It is presumed that the Cropwell Bishop Memorial Hall committee is a charity which is not VAT registered and therefore cannot reclaim the anticipated 20% VAT on building works to update the building.

Option 2:

As stated above, it is presumed that VAT would be zero rated for a new build village hall, which could then achieve a building lifespan of 60 years or longer. Whilst Covid has slowed funding processes for a number of revenue streams, the appetite for the allocation of capital funding to a project of this nature should be considerably stronger than the renovation option. Capital grant and/or loan funding could be sought from a variety of sources including, for example, funds for specialist green tech equipment (assisting with the attainment of BREEAM); for addressing rural exclusion; promoting health and wellbeing; sports provision etc. It may be possible to receive Public Works Loan Board (PWLB) funding from HM Treasury at a concessionary rate via an application by a relevant local authority body.

6.0 Recommendations

Cost Benefit Analysis
Assumptions, Option 1, VAT at 20%, 15 year lifespan remaining
Assumptions, Option 2, VAT at 0%, 60 year lifespan

Option 1 cost £537,000 x 1.2 ÷ 15 = £42,960/ year

Option 2 cost £1,416,288 ÷ 60 = £23,605/ year

Recommendation
The build costs for a new building are significantly higher than the financial requirement for a renovation of the existing hall but its cost per year is nearly half that of the renovation option and hence considerably better value for money.

Funding sources are more plentiful for a new build and likely to be a more attractive proposition to potential funders.

Additionally, the building use is optimised by a bespoke layout, enabling the additional community activities requested, and provides a long term solution for the village.