

Green Lane Cost Estimate

COST ESTIMATE FOR TEMPORARY
ACCOMMODATION PURCHASE

REV4

SOUTHAMPTON CITY COUNCIL

28th September 2021



Document Status

| Document status | | | | | |
|-----------------|------------|------------|-------------|------------|---------------|
| Revision | Date | Status | Prepared by | Checked by | Authorised by |
| 0 | 19/07/2021 | 1st Issue | N. Jarvis | C. Garside | M. Trask |
| 1 | 03/09/2021 | 2nd Issued | N. Jarvis | N. Fawcett | N. Fawcett |
| 2 | 09/09/2021 | Temporary | N. Jarvis | C. Osborne | |
| 3 | 13/09/2021 | Temporary | N. Jarvis | C. Osborne | T. Balme |
| 4 | 28/09/2021 | Temporary | N. Jarvis | N. Fawcett | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Disclaimer

This document and its contents have been prepared and are intended solely for Southampton City Council's information and use in relation to the proposed development at Green Lane, Southampton.

Faithful+Gould assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.



Contents

| | |
|--|---|
| Document Status | 1 |
| Executive Summary | 3 |
| Schedule of Information Used and Key Assumptions | 4 |
| Risks | 6 |
| Exclusions | 7 |
| Temporary Accommodation Build-up | 8 |



Executive Summary

The site at Green Lane will require temporary accommodation for pupils while the main construction work is undertaken.

It is assumed the temporary accommodation will be required for the duration of the works.

The estimate is based on accommodation of 878m² which has increased by 28m² from the hire cost estimate as revised information has become available from the supplier.

Included within this report is a schedule of information used in preparation of this cost estimate, a list of key assumptions and exclusions.

The feasibility cost estimate includes inflation to 3Q2022 as stated in the assumptions.

SUMMARY OF PROJECT COSTS

The project construction cost including contingency and fees is:

| | |
|---|-------------------|
| Temporary Accommodation Purchase | £4,295,000 |
|---|-------------------|

Approximate Cash Flow Forecast

| | Financial Year | |
|-------------------------|----------------|-------------|
| | 22/23 | 23/24 |
| Temporary Accommodation | £4,000,000.00 | £295,000.00 |

Schedule of Information Used

- Information;

Email from Claire Doble to Ben Christian 26/08/2021 12:37 Title "21-1148 P2+3 Green Lane"
Meeting between Paul Capocci (SCC), Claire Doble (SCC), Tom Balme (F+G), Christina Osborne (F+G) and Nick Jarvis (F+G). 13th September 2021 10:30-11:30.

Key Assumptions

The following considerations and assumptions made during the production of the estimate;

- The estimate is based on assumptions made by F+G. Therefore it includes for 6nr classrooms, accommodation for approximately 25nr staff, reception/ admin area, 3nr office areas, accessible toilets and facilities, and a dining space suitable for 45nr pupils. A GIA has been assumed at 878m² for these items.
- Inflation has been allowed from Q3 2021 to Q3 2022 based on BCIS for the temporary school.
- The capacity of the accommodation is to be 50 pupils.
- No allowances have been made for asbestos removal/ containment. Surveys will be required to understand the extent of any asbestos.
- The rate for the purchase is currently based on internal market data. F+G are awaiting project specific costs from suppliers
- M&E prelims and OHP have been included at 12% against relevant items.
- Prelims have been allowed for preparations and installation, while OH&P at 7%. This reflects average uplifts for refurbishment works.
- A contingency of 15% has been allowed for.
- Project/ Design fees have been included for at 12.5%.
- It is assumed the buildings will be unoccupied no disruption will be caused to the work area.
- The temporary accommodation is to be self-sufficient with connections branching off from existing services installed. The connections for the temporary school will be extended to connect the MMC classrooms
- It is assumed the temporary accommodation will be purchased by SCC. The cost of the temporary accommodation does not include for on-going maintenance, insurance and any other associated costs.
- It is assumed the temporary accommodation will be placed on pad foundations on the grass pitches.
- No specialist SEN installations have been allowed for the temporary school.
- An allowance of £5,000 has been made for surveys.
- An allowance of £1,250 per pupil has been made for FF&E as per discussions on the 13/09/21.

- It is assumed the temporary accommodation will be heated through electric radiators.



Risks

In the process of compiling the feasibility cost estimate the following items have been identified as potential risks to the projected out turn costs:

- Ground contamination and unforeseen ground conditions.
- Asbestos.
- Planning permission.
- Access to site.
- Change of Client requirements.
- Unforeseen market conditions following Covid-19 and Brexit.
- Contractor insolvency.
- Outcomes of required surveys including but not limited to; structural, fire and asbestos R&D.
- Temporary accommodation specification inappropriate due to the requirements of the pupils.
- Programme extension leading to longer hire duration for the temporary school.
- Sports England dispensation

Risk associated with the purchase of temporary accommodation

- On-going maintenance and refurbishment costs would be incurred by SCC, furthermore currently if there is an issue the supplier would repair within the timescales stated in the contract. If it was delivered internally there maybe resource constraints within SCC delaying potential repair works.
- Insurance costs will need to be covered by SCC.
- Construction programme delays leading to co-ordination difficulties or a lack of accommodation for the next potential project the accommodation maybe required on.
- Reduced flexibility due to having accommodation of 878m2 or similar. If SCC required a small temporary classroom this would be too large, equally if there are large projects the accommodation may not be large enough and will need supplementing with additional hired cabins.

- Should accommodation not be required storage would be required in a secure location, with on-going maintenance. Premier Modular gave an indicative cost of £25 per week per unit (the proposed school is built up of 24 units), therefore a storage cost of £600 minimum. This is assuming a company would have capacity, there would also be additional transportation costs to consider.
- Unlikely contractors will be willing to accept liability during transport or construction of the accommodation, therefore exposing SCC to a high level of risk.
- There will be a high initial capital expenditure to purchase the building. There is also a degree of uncertainty relating to on-going expenditure depending on maintenance and the accommodations use.
- The current m2 rate applied is based on market data while F+G await project specific costs from suppliers.
- No allowance has been made for the removal of the temporary school upon project completion. Costs are dependant on the location and whether the building is to be divided between SCC sites.



Exclusions

The following items are excluded from our cost estimates:

- Value Added Tax.
- Section 106/278 Agreements.
- Out of hours working.
- Further reinforcement of the local statutory services infrastructure.
- Any costs associated with flood risk mitigation.
- Client internal management costs.
- Highways and off site works have not been included for.
- Modifications to statutory services including gas, electricity, water, comms and sewage outside of the site boundary.
- Service diversions over and above provisional and risk allowances.
- Planning issues
- Archaeological and ecological issues including bat mitigation/provision of new habitats.
- Works to existing optical fibre services.
- Costs arising from Party Wall and Rights to Light issues.
- Phasing.
- Tree Preservation Orders.
- Oversailing costs and associated licences.
- Changes in legislation
- Additional employer costs.
- Removal or disposal of asbestos or hazardous materials.
- Radon.
- Ecological issues and implications of any environmental surveys.



Temporary Accommodation

| Item | Description | Quantity | Unit | Unit Rate (£) | Amount (£) |
|------|---|----------|------|---------------|-------------------|
| | Landscaping | | | | |
| a | Allowance for landscaping | 1 | item | 100,000 | £100,000 |
| b | Temporary access | 1 | item | 10,000 | £10,000 |
| c | Fencing from Phase 1, say | 1 | item | 7,500 | £7,500 |
| | Temp Accommodation Installation | | | | |
| a | Temporary Accommodation purchase | 878 | m2 | 2,900 | £2,546,200 |
| b | Pad foundations installation | 1 | item | 40,000 | £40,000 |
| c | Electrical connection | 4 | item | 750 | £3,000 |
| d | Water connections | 4 | item | 750 | £3,000 |
| e | Drainage connections | 4 | item | 500 | £2,000 |
| f | Data connections | 4 | item | 750 | £3,000 |
| | External services and Incoming services | | | | |
| | <i>Connection will be utilised for Modular buildings</i> | | | | |
| a | Electrical supply to Modular Buildings | 1 | Item | 8,000 | £8,000 |
| b | Water supply to Modular buildings | 1 | Item | 5,000 | £5,000 |
| c | Drainage for Modular buildings | 1 | Item | 5,000 | £5,000 |
| d | Data for Modular buildings | 1 | Item | 6,000 | £6,000 |
| | Make good afterwards | 1 | item | 20,000 | £20,000 |
| | Removals (FF&E only) | 1 | item | 20,000 | £20,000 |
| | Main Construction works, M&E connections | 1 | item | 24,000 | £24,000 |
| | Sub-total | | | | £2,802,700 |
| | Subcontractors M&E Prelims and OHP | 12 | % | | £4,200 |
| | Main Contractor's Preliminaries | 18 | wks | 6,000 | £108,000 |
| | Main Contractor's Overhead and Profit | 7 | % | | £204,043 |
| | Inflation(3Q2022) | | | | £74,161 |
| | Total Estimated Construction Cost (excl VAT) | | | | £3,193,104 |
| | Contingency | 15 | % | | £478,966 |
| | Total Estimated Construction Cost including contingency (excl VAT) for Temporary Accommodation | | | | £3,672,069 |
| | FF&E Allowance | 50 | nr | 1,250 | £62,500 |
| | IT Connection | 850 | m2 | 15 | £12,750 |
| | Project/ Design Teams | 12.5 | % | | £459,009 |
| | SCC Internal Costs (PM, Legal etc) | 2 | % | | £73,441 |
| | Statutory Fees | 1 | item | 6,500 | £6,500 |
| | Surveys Allowance | 1 | item | 5,000 | £5,000 |
| | Rounding | | | | £3,456 |
| | Total Estimated Budget for Temporary Accommodation | | | | £4,295,000 |



NICHOLAS JARVIS
FAITHFUL+GOULD
FIRST FLOOR
2 CHARLOTTE PLACE
SOUTHAMPTON
SO14 0TB

