

B9485 CAMBRIDGE CITY COUNCIL

OPTION APPRAISALS - EKIN ROAD & EKIN WALK

1. Cost Summary Option 1: Repairs & Planned Maintenance

		Total Cost of Element	
Cyclical Maintenance and Building Works			
1. Internal works			
1.1	Replacement of Kitchens, bathrooms, electrics and heating (allowance for 90% of tenanted properties - Ekin Road only)	£	1,255,280.00
1.2	Cyclical maintenance/inspections	£	420,000.00
2. Communal (Blocks only)			
2.1	Landlords electrics/lateral mains	£	105,000.00
2.2	*Balustrade alteration/repair (to comply with Building Regulations)	£	84,000.00
2.3	Repair/decoration of Communal lobbies/stairwells (Blocks only)	£	19,600.00
2.4	Repair to outbuildings/sheds/Pram Stores	£	24,000.00
2.5	*Drainage Repairs	£	72,000.00
3. External works			
3.1	*Windows Alterations (Inclusion of Fire Egress window to 1st floor properties to comply with Building Regulations)	£	85,000.00
3.2	Windows maintenance (general ease/adjust lubrication and repairs)	£	54,000.00
3.3	*Structural Investigations and Repairs (Ekin Road Blocks)	£	150,000.00
3.4	Roof repairs and gutter repair/replacement and associated works	£	219,360.00
3.5	Repairs to concrete/brickwork/rendered finishes and redecoration of previously painted areas	£	143,000.00
3.6	Replacement of front and rear doors (Blocks)	£	42,000.00
3.7	Replacement of flat entrance doors	£	78,000.00
3.8	Replacement of front and rear doors (Street properties)	£	42,000.00
3.9	*Repairs to hardstanding (Pathways/Patios/drying areas etc)	£	205,000.00
3.10	Scaffolding	£	567,000.00
Sub-total: Cyclical maintenance and building works:		£	3,565,240.00
4	Main contractor's preliminaries @ 15%	£	534,800.00
Sub-total: Cyclical maintenance and building works: (including main contractor's preliminaries):		£	4,100,100.00
5	Main contractor's overheads and profit	£	288,000.00
Total Option 1: Cyclical maintenance and building works estimate		£	4,388,100.00

*Remedial works highlighted in Potter Rapers Option Appraisal Report and Appendix C: Extract from Millwards Structural Inspection Report (Ekin Road 5 to 11 Rev B)

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2- Assumptions

A. Costs are current and make no allowance for future price movements.

B. It has been assumed that the works to the site will be carried out by a single building contractor procured via a competitive tender under a single stage tender.

C. In the absence of a detailed specification, we have based costs on a basic specification. These costs should be used for guidance only

D. We have calculated the GIFA based on the provided accommodation schedule.

E. We have assumed that the site is not located within a flood zone.

F. We have made no allowance for any works which may be identified.

3- Exclusions

A. Local authority fees and charges

B. VAT

C. Additional Allowance for abnormal ground conditions or contamination following surveys

D. Legal charges

E. Tax Allowances

F. Loose fixtures and fittings

G. Any works associated with protections and removal of asbestos

H. Post contract design fees

I. Out of hours working

J. Artworks

K. Works outside the site boundary

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OPTION APPRAISALS - EKIN ROAD & EKIN WALK

1. Cost Summary Option 2: Repairs & Planned Maintenance - Including the *Installation of PV Solar Panels (*Houses and Bungalows only)

		Total Cost of Element	
Cyclical Maintenance and Building Works			
1. Internal works			
1.1	Replacement of Kitchens, bathrooms, electrics and heating (allowance for 90% of tenanted properties - Ekin Road only)	£	1,255,280.00
1.2	Cyclical maintenance/inspections	£	420,000.00
2. Communal (Blocks only)			
2.1	Landlords electrics/lateral mains	£	105,000.00
1.2	Commercial	£	-
1.3	Others	£	-
2.2	*Balustrade alteration/repair (to comply with Building Regulations)	£	84,000.00
2.3	Repair/decoration of Communal lobbies/stairwells (Blocks only)	£	19,600.00
2.4	Repair to outbuildings/sheds/Pram Stores	£	24,000.00
2.5	*Drainage Repairs	£	72,000.00
3. External works			
3.1	*Windows Alterations (Inclusion of Fire Egress window to comply with Building Regulations)	£	85,000.00
3.2	Windows maintenance (general ease/adjust lubrication and repairs)	£	70,200.00
3.3	*Structural Investigations and Repairs (Ekin Road Blocks)	£	150,000.00
3.4	Roof repairs and gutter repair/replacement and associated works	£	219,360.00
3.5	Repairs to concrete/brickwork/rendered finishes and redecoration of previously painted areas	£	143,000.00
3.6	Replacement of front and rear doors (Blocks)	£	42,000.00
3.7	Replacement of flat entrance doors	£	78,000.00
3.8	Replacement of front and rear doors (Street properties)	£	42,000.00
3.9	*Repairs to hardstanding (Pathways/Patios/drying areas etc)	£	205,000.00
3.10	Scaffolding	£	567,000.00
3.11	Installation of Photovoltaic Panels (Inc Maintenance-Heating domestic water- houses and bungalows only)	£	205,000.00
Sub-total: Cyclical maintenance and building works:		£	3,787,000.00
4	Main contractor's preliminaries @ 15%	£	568,100.00
Sub-total: Cyclical maintenance and building works: (including main contractor's preliminaries):		£	4,355,100.00
5	Main contractor's overheads and profit	£	304,900.00
Total Option 2: Cyclical maintenance and building works estimate (Inc. Photovoltaic Panels		£	4,660,000.00

*Remedial works highlighted in Potter Rapers Option Appraisal Report and Appendix C:Extract from Millwards Structural Inspection Report (Ekin Road 5 to 11 Rev B)

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OPTION APPRAISALS - EKIN ROAD & EKIN WALK

2- Assumptions

- A. Costs are current and make no allowance for future price movements.
- B. It has been assumed that the works to the site will be carried out by a single building contractor procured via a competitive tender under a single stage tender.
- C. In the absence of a detailed specification, we have based costs on a basic specification. These costs should be used for guidance only
- D. We have calculated the GIFA based on the provided accommodation schedule.
- E. We have assumed that the site is not located within a flood zone.
- F. We have made no allowance for any works which may be identified.

3- Exclusions

- A. Local authority fees and charges
- B. VAT
- C. Additional Allowance for abnormal ground conditions or contamination following surveys
- D. Legal charges
- E. Tax Allowances
- F. Loose fixtures and fittings
- G. Any works associated with protections and removal of asbestos
- H. Post contract design fees
- I. Out of hours working
- J. Artworks
- K. Works outside the site boundary

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OPTION APPRAISALS - EKIN ROAD & EKIN WALK

1. Cost Summary Option 3: New Build/Regeneration

	Total Internal Floor Area (m ²)		20,315	
	Cost/m ²		2,516	
	Number of Units		254	
	Cost/unit		201,239	
Cost Centre	Group Element / Element	Total Cost of Element (Target Cost)	Cost / m² (£)	% of Total
		£		
Facilitating Works and Building Works				
0	Facilitating works	838,000.00	41.25	1.64%
1	Building Works		-	0.00%
1.1	Residential	34,650,000.00	1,705.62	67.79%
2	Enhancements & Uplifts	-	-	0.00%
3	Abnormals	988,000.00	48.63	1.93%
4	External works	1,844,500.00	90.79	3.61%
Sub-total: Facilitating works and building works:		38,320,500.00	1,886.29	74.97%
6	Main contractor's preliminaries @ 15%	5,748,300.00	282.95	11.25%
Sub-total: Facilitating works and building works (including main contractor's preliminaries):		44,068,800.00	2,169.25	86.22%
7	Main contractor's overheads and profit	2,644,000.00	130.15	5.17%
Total: Building works estimate		46,712,800.00	2,299.40	91.39%
Project/Design team fees and other development/ project		46,712,800.00	2,299.40	91.39%
8	Post Contract Project/design team fees @ 5%	2,336,000.00	114.99	4.57%
9	Other development/project costs	-	-	0.00%
Total: Project/Design team fees and other development/project costs estimate		49,048,800.00	2,414.38	95.96%
Base cost estimate		49,048,800.00	2,414.38	95.96%
10	Total Risk Allowance Estimate	2,066,000.00	101.70	4.04%
Cost limit (excluding inflation):		51,114,800.00	2,516.08	100.00%
11	Total Inflation Allowance (L)	excluded	excluded	excluded
Cost limit (excluding VAT assessment):		51,114,800.00	2,516.08	100%
12	VAT Assessment		excluded	

2- Assumptions

A. Costs are current and make no allowance for future price movements.
B. It has been assumed that the works to the site will be carried out by a single building contractor procured via a competitive tender under a single stage tender.
C. In the absence of a detailed specification, we have based costs on a basic specification. These costs should be used for guidance only
D. We have calculated the GIFA based on the provided accommodation schedule.

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- E. We have assumed that the site is not located within a flood zone.
- F. We have made no allowance for any works which may be identified.
- G. We have made an assumption of strip foundations to new build areas

3- Exclusions

- A. Local authority fees and charges
- B. VAT
- C. Additional Allowance for abnormal ground conditions or contamination following surveys
- D. Legal charges
- E. Tax Allowances
- F. Loose fixtures and fittings
- G. Any works associated with protections and removal of asbestos
- H. Post contract design fees
- I. Out of hours working
- J. Artworks
- K. Works outside the site boundary