



# The Nicholson Institute, Leek

.....

## HIGH LEVEL COST ADVICE SUBMISSION

for Reinstating of the Lower Ground Floor  
Existing Teaching Spaces and Associated Side  
Rooms

September 2023



**alliance**leisure



**SpellerMetcalfe**  
innovation & excellence in construction

# Cost Summary

---

**NICHOLSON INSTITUTE - LOWER GROUND FLOOR WORKS  
COST SUMMARY - COST ADVICE**

**SpellerMetcalfe**

<b>Surveys and Design Fees</b>	
Instructed Design Fees and Survey Costs	£ 32,500.00
<b>SUB TOTAL : FEES</b>	<b>£ 32,500.00</b>
<b>Building Works</b>	
Asbestos Removal	£ 2,703.00
Strip Out Works	£ 29,603.26
Works to Windows	£ 113,526.00
Internal Wall & Ceiling Works	£ 147,170.24
Flooring Works	£ 50,793.69
M&E Services	£ 103,308.66
Roof Works	£ 13,346.33
External Works	£ 11,947.26
<b>SUB TOTAL : BUILDING WORKS</b>	<b>£ 472,398.44</b>
<b>Preliminaries</b>	
Main contractor's preliminaries	£ 130,000.00
<b>SUB TOTAL : BUILDING WORKS &amp; PRELIMINARIES</b>	<b>£ 602,398.44</b>
<b>D&amp;B Risk &amp; Contingency</b>	
Main contractor's design and build risk and contingency	£ 30,119.92
<b>SUB TOTAL : BUILDING WORKS, PRELIMINARIES &amp; CONTINGENCY</b>	<b>£ 632,518.36</b>
<b>Overhead and Profit</b>	
Main contractor's overhead and profit	£ 28,463.33
<b>SUB TOTAL : BUILDING WORKS, FEES, PRELIMS, CONTINGENCY, OH&amp;P</b>	<b>£ 693,481.69</b>
<b>RIBA 2, 3 &amp; 4 Fees</b>	
RIBA 2, 3 and 4 Fees Forecast	£ 53,500.00
<b>SUB TOTAL : BUILDING WORKS, FEES, PRELIMS, CONTINGENCY, OH&amp;P, RIBA 2, 3 &amp; 4 FEES</b>	<b>£ 746,981.69</b>
<b>Inflation</b>	
Inflation	£ 15,521.70
<b>TOTAL ESTIMATED DEVELOPMENT COSTS</b>	<b>£ 762,503.39</b>

<b>Below the line items</b>	
Air Heat Source Pump Works	£ 88,195.86

# Supplementary Notes



### **The Nicholson Institute – Budget – Supplementary Pricing Notes**

**This cost summary is based solely upon the works proposed within the Sanderson Weatherall schedule of works for the Nicholson Institute lower ground floor. In developing this initial cost advice, we have had engagement with our supply chain to establish budgets for key packages of the works.**

#### **Planning & Listed Building Consent**

We have made no allowance for planning application fees as we deem this may not be required based upon current assumed scope.

Listed Building Consent – we have made no allowance for ARH architects to formulate an application however excludes any statutory fees or face to face meetings.

#### **Consultants Fees**

All fees provided for Design Consultants at this stage are budget only, we have discussed a draft scope with ARH architects which is subject to agreement, and do not consider there is a requirement for a structural/civils engineer. On which basis provisional allowances have been made at this stage for RIBA 2, 3 and 4 fees as identified.

#### **Asbestos Removal**

In line with the survey from MD Compliance we have assumed that the extent of these works is highlighted within the report and no further works have been costed other than those mentioned.

#### **Strip Out Works**

The walls (and ceilings where required) will need to be stripped back to allow for the DOFF wall cleaning system. Speller Metcalfe has at this stage made no allowance to remove any loose furniture/equipment to dispose or store, and this applies to any fixed furniture and shelves that may be required to kept for future use in the LGF or elsewhere within the scheme at a later date.

#### **Works to Windows**

We have been unable to market test these elements of the works. Therefore, a provisional sum has been allowed for the reinstatement/replacement of failing leadwork flashings, and drainage gutters and metal windows which require heavy refurbishment/ replacement within this cost summary.

#### **Internal Wall & Ceiling Works**

We have allowed for the use of a DOFF system to the brickwork walls in order to clean them and strip them of paint.

#### **Grandfather Clock**

We have not been able to market test refurbishment of the grandfather clock, subsequently we have allowed a provisional sum for this item.

### **Flooring Works**

We have allowed to patch repair the parquet flooring, damp proofing, sand, and seal it.

Allowance has been made to replace / repair the terracotta flooring.

Allowance has been made to replace all existing the carpet flooring with new similar commercial grade carpet.

### **M&E Services**

We have engaged our MEP partner to survey the existing plumbing, heating and electrical installations who have advised a budget for the design, design supply & installation of following scope:

#### **Mechanical.**

- Strip out existing
- replace heating pipework, refurbish existing radiators, and replace thermostatic valves
- Enhance natural ventilation
- Installation of new hot & cold-water services to currently serviced locations & associated above ground drainage.
- Upgrade sanitaryware and brassware to existing WC.

#### **Electrical**

- Strip out existing
- Upgrade to current legislation mains distribution serving LGF area only
- Replacement lighting
- Replace small power & data outlets with new surface mounted switchgear and conduit.
- Fire alarm upgrade to latest standards
- Upgrade intruder alarm within LGF Area only

Test & commission all services and the provision of O&M's

Note: We have allowed a below the line option for an air heat source pump to be installed outside room B08 this could provide a more economical solution in lieu of the current shared boiler system that serves the whole of the building.

### **Roof Works**

We have allowed for the tiling to the sloped face to repaired/ reinstated along with the lead roof covering in accordance with the surveyor's report.

We have made allowance to unblock the guttering and hoppers. and overhaul as reasonably necessary.

### **Brickwork**

We have made a provisional allowance for patch pointing and replacing defective bricks externally both area/rates will need to be reviewed at the next stage as volumes of earth will need to be removed to expose the buried brickwork.

We have assumed at this stage that the sandstone lintels do not require any remedial repairs at this stage, no structural concerns have been identified.

### **Landscaping**

We have allowed for a very limited amount of soft landscaping works which essentially is the cutting back of shrubs and climbers to the front of external walls B08 / B04 / B05.

### **General Clarifications / Exemptions / Notes**

- No allowance has been made for the provision of a Changing Places facility, this is understood to be relocated within Moorlands House and therefore not directly associated with these works.
- In the absence of a detailed fire strategy document for the whole building, no allowance has been made for adding, replacing, or upgrading any partitions, door sets, glazed screens etc.
- We have made no allowance for any acoustic enhancement to the building fabric or separating floors, ceiling, or internal walls.
- We have made no allowance for any works to or within the existing porch/covered shared entrance.
- The cost plan is based on uninterrupted, access to all areas, adopting normal working hours.
- An assessment calculated on BCIS TPI rates has been made assuming a forecasted start date onsite of May 2024
- We have made no allowance for a performance bond at this stage.
- Assumed that any closure of footpaths will be provided FOC also.
- Assumed that all electricity and water will be provided FOC by the Client.

# Programme

---



Programme Reference

- T4152 Nicholson Institute (SP01), dated 08th September 2023 – PRECONSTRUCTION PROGRAMME
- T4152 Nicholson Institute (SP01), dated 08th September 2023 – CONSTRUCTION PROGRAMME

Preconstruction Programme

The preconstruction programme identifies high level activities to be undertaken prior to main construction works commencing.

The programme runs from the preparation of the of the cost advice, Stage 2 report, the development of stages 3 and 4 (including planning), finalisation of contracts to an anticipated start on site date of 20th May 2024. Key timeline is shown in the table below.

ACTIVITY	KEY DATES
Preparation of Cost Advice & Issue to AL / SMDC	08/09/2023
<b>AL/ SMDC Review/ Receive Instruction to Proceed with Stage 2 Design</b>	<b>11/09/2023 to 29/09/2023</b>
Preparation of Stage 2 Report & Issue to AL/ SMDC	25/09/2023 to 13/10/2023
<b>AL/ SMDC Review/ Receive Instruction to Proceed with Stage 3 – 4 Design</b>	<b>16/10/2023 to 06/11/2023</b>
Stage 3 Cost Confidence – Design	06/11/2023 to 19/01/2024
Stage 3 Cost Confidence – Commercial	06/11/2023 to 25/01/2024
<b>SMDC to Instruct ALS Team to Progress to Stage 4</b>	<b>25/01/2024</b>
Stage 4 Cost Certainty – Design	26/01/2024 to 08/03/2024
Stage 4 Cost Certainty – Commercial	09/02/2024 to 15/04/2024
<b>SMDC to Review and Instruct</b>	<b>16/04/2024 to 29/04/2024</b>
Planning Application	01/12/2023 to 12/04/2024
Discharge of planning conditions to allow a start on site	15/04/2024 to 17/05/2024
<b>ACM Prepare Contract Documents</b>	<b>22/03/2024 to 22/04/2024</b>
<b>Contract Validation</b>	<b>23/04/2024 to 29/04/2024</b>
SMML Site Mobilisation	16/04/2024 to 17/05/2024
<i>Start on Site</i>	<i>20/05/2024</i>

Construction Programme

Our high-level tender programme submitted provides the detailed analysis of the timeline required to deliver this project and is based solely on the information available to date together with high level conversations with our supply chain. Key points of note are identified in the table below.

ACTIVITY	KEY DATES
<b>Anticipated Start on Site</b>	<b>20/05/2024</b>
Asbestos Removal to allow construction works to commence	20/05/2024 to 31/05/2024
<b>Overall duration for asbestos removal (still to be confirmed)</b>	<b>2 weeks</b>
Lower ground floor refurbishment	03/06/2024 to 20/09/2024
<b>Overall duration for Lower ground floor refurbishment</b>	<b>16 weeks</b>
External Works	20/05/2024 to 20/09/2024
<i>Final Handover Date (All Works)</i>	<i>20/09/2024</i>
<i>O/A programme</i>	<i>18 weeks</i>

## Programme Considerations

### **General:**

*Please note these programmes and site logistics are for works to lower ground floor only and do not include for any further works to other levels.*

### **Preconstruction Programme:**

- Overall duration for the preconstruction period is 37 calendar weeks.
- Earliest construction start on site is 20<sup>th</sup> May 2024. (Based on the above preconstruction programme.)
- We have allocated from submission of cost advice to producing the stage 2 report, three weeks with an overlap into Alliance/SMDC review process of one week.
- We have assumed that full planning will be required (13 weeks anticipated).
- We have allocated input for a conservation architect which will feed into the planning process.
- We have shown the Christmas shut down as 2 weeks, this makes allowances for SMML / Client having additional time off over the Christmas period.

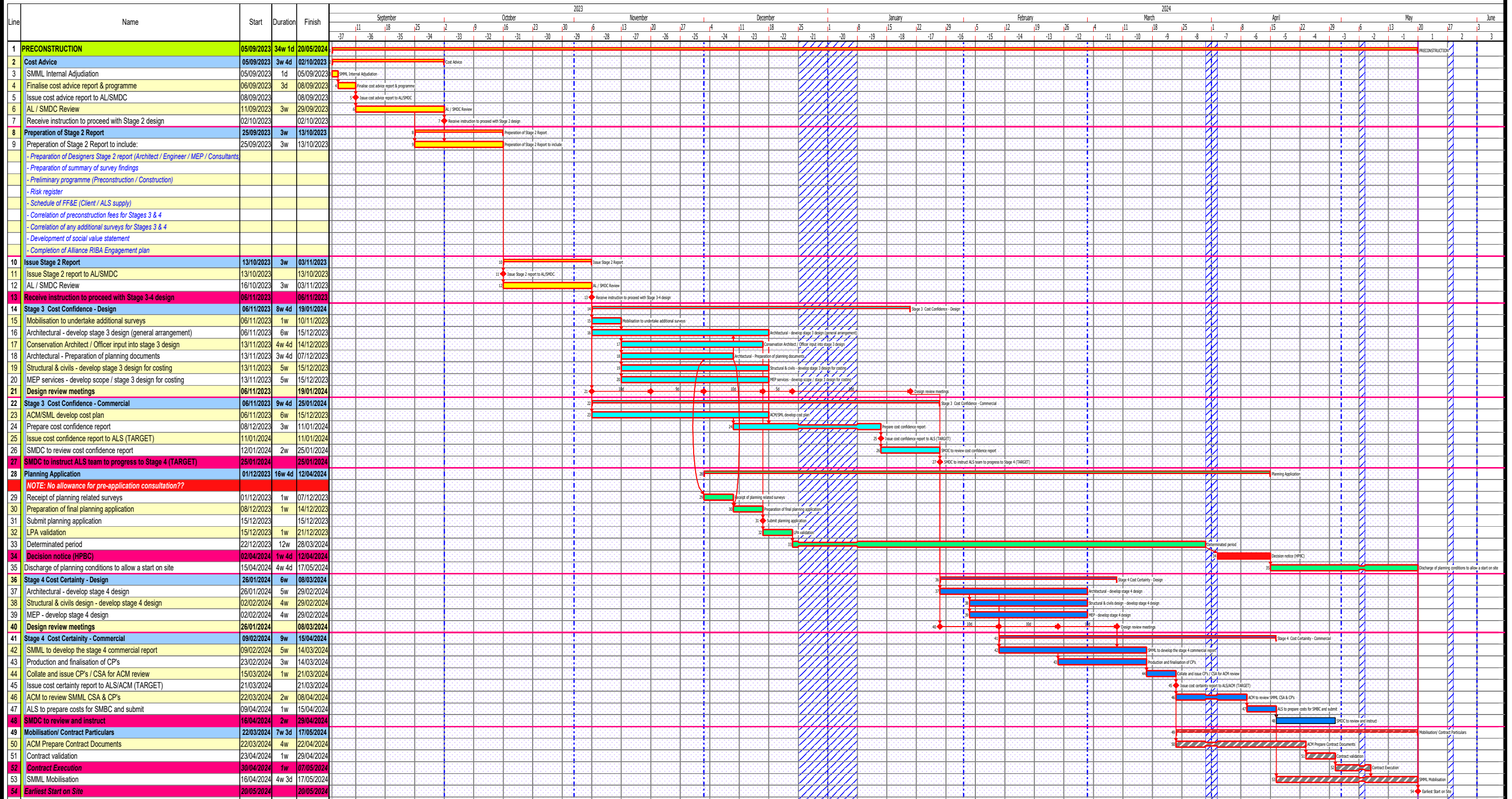
### **Construction Programme:**

- Overall Construction period = 18 weeks
- Anticipated SOS = 20<sup>th</sup> May 2024
- Anticipated completion date = 20<sup>th</sup> September 2024.
- We have assumed unrestricted access and no phasing of work.
- That the Client will have fully decanted from works areas prior to construction works commencing.
- Our programme shows an enabling package for asbestos removal prior to commencing main works.
- Following discussions with our grit blasting contractor, whilst the grit blasting is undertaken no other construction works will be able to commence. (Methodology and Health and Safety.)

### **Further considerations to the programme (Stage 2):**

- Because of the noise/disturbance generated by grit blasting there may be a requirement for Alliance and SMDC to relocate individuals on the upper occupied floors throughout these works.

- Due to the building being grade 2 listed, we may need to allocate any additional risk allowance to the overall construction programme duration.
- Asbestos – This has been identified as a 2-week duration on the programme (which is our current assessment.) Once we have undertaken the relevant survey and the report received, we will be in a better position to fully assess the time required for its removal.
- The potential works to the upper floors and the level of refurbishment will impact the programme in terms of sequence, decant and occupation strategy, site management, programme, and ultimately budget.

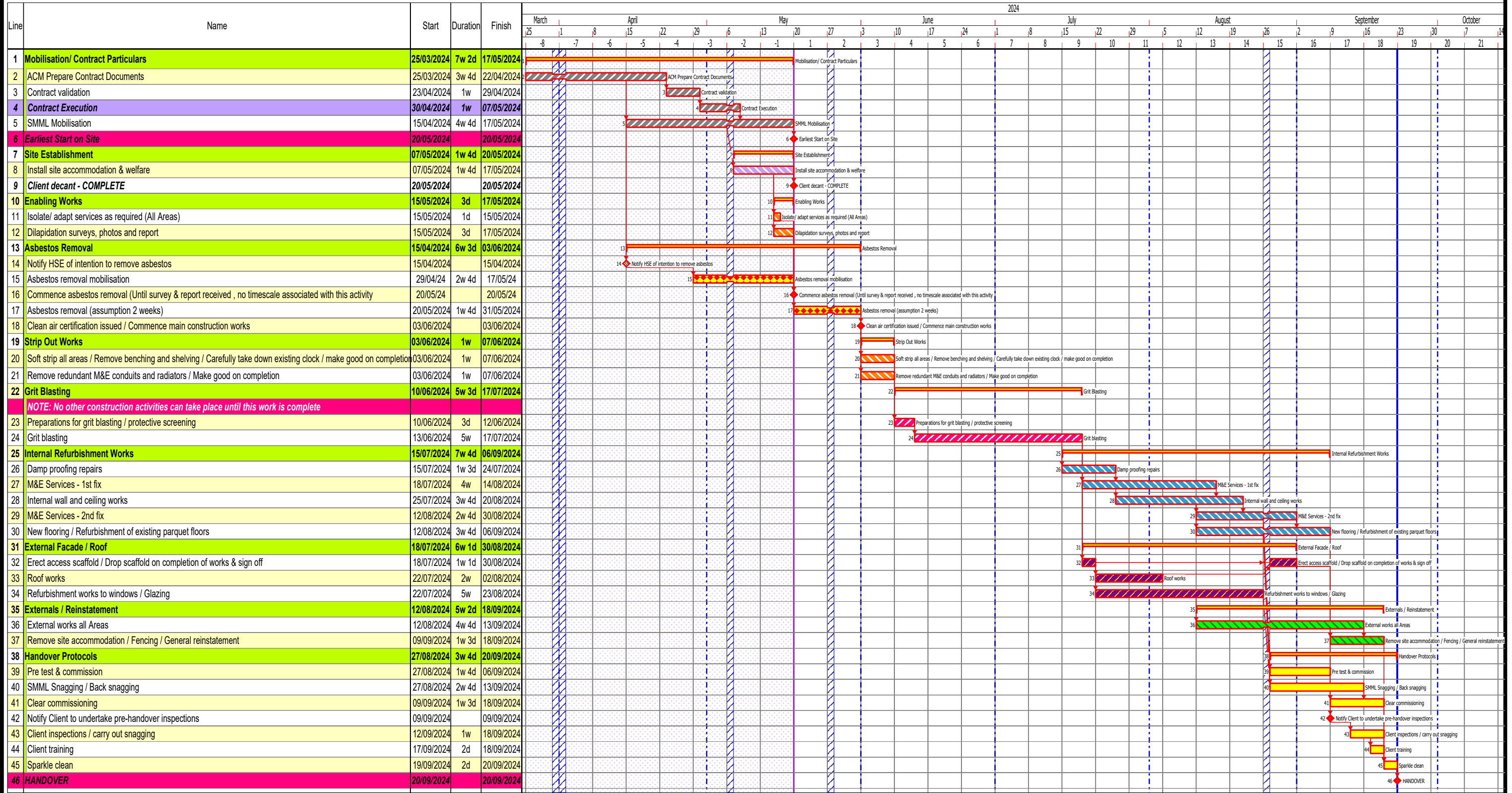


Alliance  
Summary  
 Commercial Assessment  
 Contracts | Mobilisation  
 Stage 3  
 Stage 4  
 Key Dates  
 Planning

Revision:                      Revision Date:  
 Comment:

Prog No                      Drawn By                      Drawn Date  
 T4152 SP01 T                      PAS                      08/09/2023

Program Status  
**LOWER GROUND FLOOR ONLY**



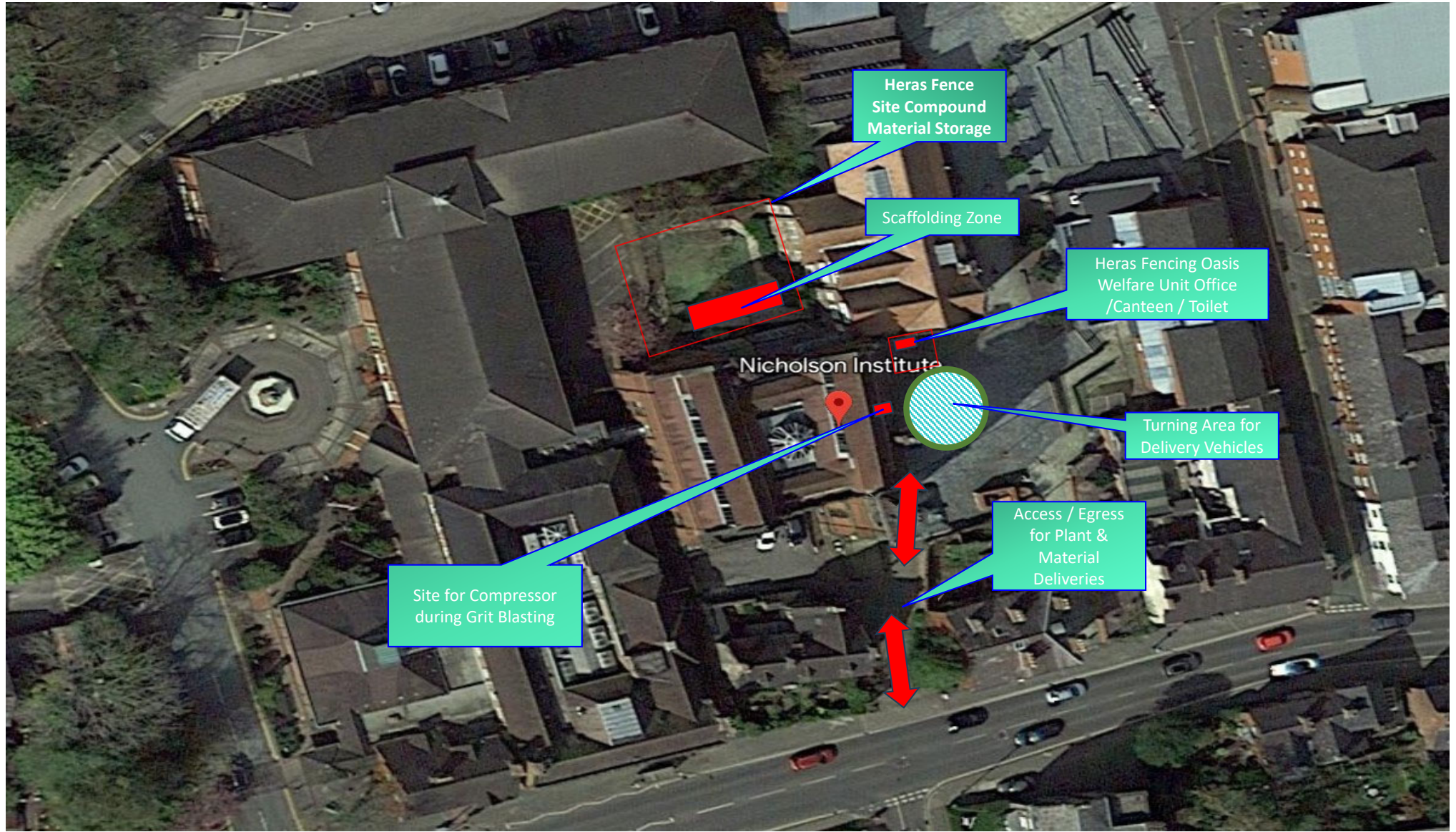
Revision: \_\_\_\_\_ Revision Date: \_\_\_\_\_

Comment: \_\_\_\_\_

Prog No: T4152 SP01 T      Drawn By: PAS      Drawn Date: 08/09/2023      Program Status: **LOWER GROUND FLOOR ONLY**

# Logistics

---



Project:  
Drawing Reference:  
Drawing Title:  
Phase:

**NICHOLSON INSTITUTE DEVELOPMENT**

T4152 – PAS /JM 01

**SITE LOGISTICS – SMML PROPOSED SITE ESTABLISHMENT PLAN (SHEET 1)**

N/A

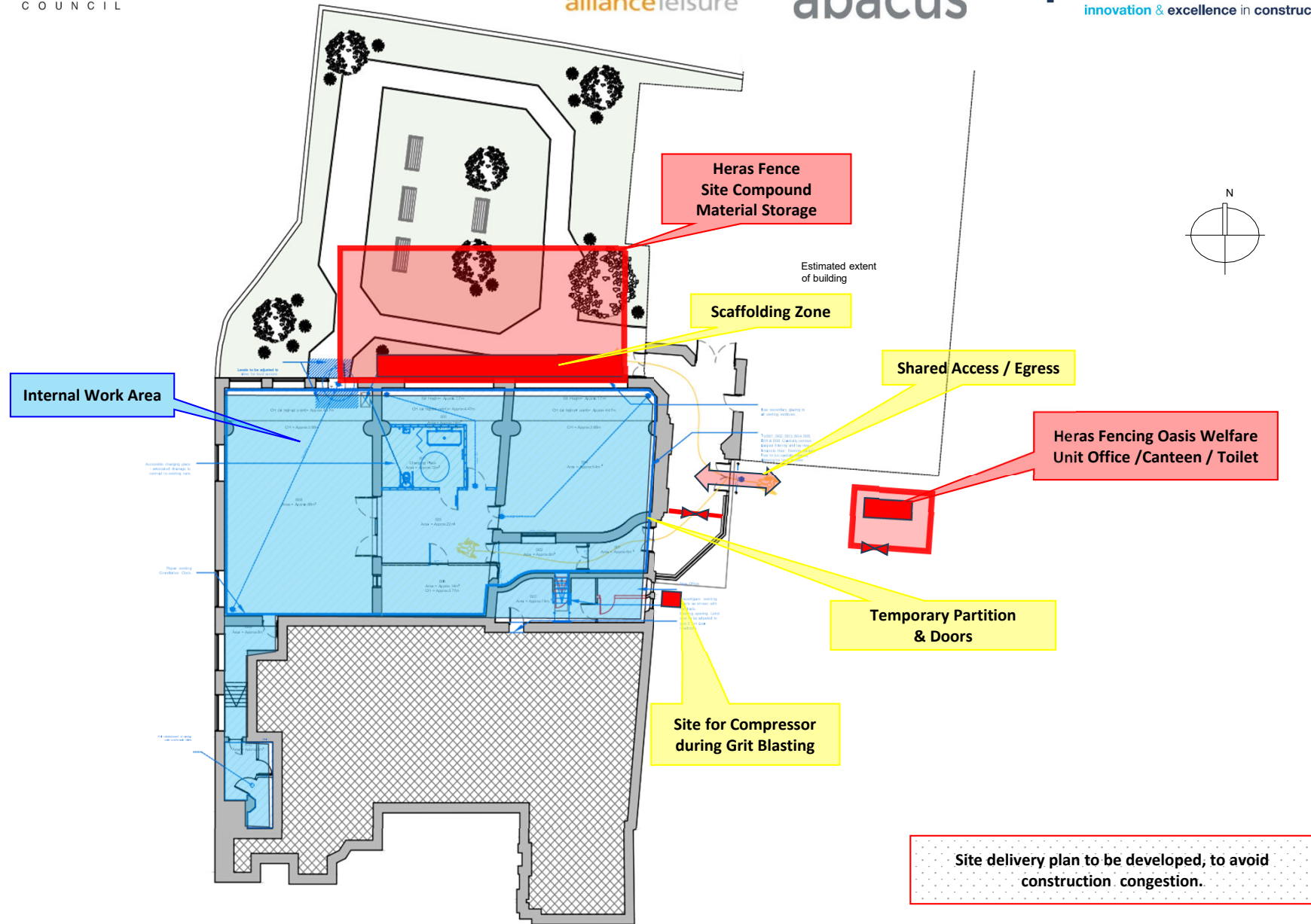
Scale: **NOT TO SCALE**

Date: Thursday, 07 September 2023

Page: 2 of 2

Drawn By: PAS / JM

S:\Projects\2023\Nicholson Institute\Site Logistics - SMML Proposed Site Establishment Plan (Sheet 2)



Project:  
Drawing Reference:  
Drawing Title:  
Phase:

**NICHOLSON INSTITUTE DEVELOPMENT**

T4152 – PAS / JM 01

**SITE LOGISTICS – SMML PROPOSED SITE ESTABLISHMENT PLAN (SHEET 2)**

N/A

Scale: NOT TO SCALE

Date: Thursday, 07 September 2023

Page: 2 of 2

Drawn By: PAS / JM