

# Staffordshire Moorlands – Nicholson Institute

## HIGH LEVEL COST ADVICE SUBMISSION

for Reinstating of the Lower Ground Floor

Existing Teaching Spaces and Associated Side Rooms

18/09/2023

DRAFT



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abacus

HR

  
allianceleisure

SpellerMetcalfe

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# Executive Summary

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Alliance Leisure Services Ltd (ALS) have been instructed by Staffordshire Moorlands District Council (SMDC) to develop a solution for ensuring the lower ground floor of The Nicholson Institute was made water-tight and reinstated to be a usable space.

ALS engaged its project team made up of Abacus as Project Managers and Principal Designer, Speller Metcalfe as contractor and AHR as lead architect.

A number of surveys have been undertaken to help inform the high-level cost plan in this report which include:

- Digital Measured Survey
- R&D Asbestos Survey
- Lead in paint sample analysis & report
- Building condition survey & report inc. damp proofing report only
- Mechanical & Electrical Survey & Report
- Fire Risk Assessment / Compartment Condition Survey & report

The current high-level cost plan total £1.364m and includes a 20% contingency of £209k, and a provisional sum of £200k to change the entrance area to ensure separate access for the college. It also includes for Air Source Heat Pump technology @ £88k should SMDC wish to provide a more economic solution in lieu of the current shared boiler system.

This cost plan includes:

1. Asbestos Removal
2. Strip Out Works – walls & ceilings as appropriate
3. Windows: Reinstatement / replacement of failing leadwork flashings and drainage gutters
4. Internal Wall & Ceiling Works: DOFF system to clean, strip brickwork walls of paint.
5. Grandfather Clock: Prov sum for refurbishment
6. Flooring Works: patch repair the parquet flooring, damp proofing, sand, and seal / replace or repair the terracotta flooring and carpet flooring
7. M&E Services:
  - Mechanical: Strip out and replace heating pipework, refurbish existing radiators and replace thermostatic valves.
  - Enhance natural ventilation
  - Installation of new hot & cold-water services to currently serviced locations
  - Ground drainage
  - Upgrade sanitaryware and brassware to existing WC.
  - Electrical: -Strip out existing
  - Upgrade to current legislative 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
  - Install an air heat source pump.
8. Roof Works: Tiling repairs / reinstatement to the sloped face along with the lead roof
  - Allowance to unblock the guttering and hoppers. and overhaul as reasonably necessary.
9. Brickwork: Provisional Sum for patch pointing and replacing defective bricks
10. Landscaping: Cutting back of shrubs and climbers to the front of external walls

To undertake the lower ground floor works is estimated to take 18 weeks with pre-construction stages estimated to take 37 weeks. (Subject to further points raised below)

The overall LUF budget is £4.2m so now the estimated budget for re-instating the lower ground floor is understood it is now possible to develop the brief for the library and museum with the balance of the £2.8m budget

Typically, Alliance would advise to work through the RIBA stages to achieve a cost certainty cost (RIBA 4), however give the following factors:

- The design is more M&E driven than architectural
- The application to the Conservation Officer for Listed Building Consent is an unknown timescale and could delay a start on site if this is delayed until all pre-construction work is completed.
- To gain traction on a glazing refurbishment and leadwork package Speller Metcalfe need to place an order to be able to determine programme, as current companies are busy and will not commit to a timescale until they know a project is live.

Given the above points Alliance are suggesting that SMDC commit to the contract sum of £1.364m as a maximum cost (subject to a detailed risk register) and stakeholder discussions on September 26<sup>th</sup> 2023. This will allow the design of the library and museum space to be developed at the same time and potentially decant these services into the lower ground floor whilst these areas are refurbished.

# High Level Cost Plan

The high-level cost plan adjacent has been prepared based on surveys undertaken and supplier quotes.

Please note:

- 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.
- There is no allowance for any acoustic enhancement to the building fabric or separating floors, ceiling, or internal walls.
- There is 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.
- Based on a start on site of May 24
- Assumed that any closure of footpaths will be provided FOC also.
- Assumed that all electricity and water will be provided FOC by the Client.

CAPITAL INVESTMENT SUMMARY - Nicholson Institute	
CAPITAL INVESTMENT SUMMARY - LOWER GROUND FLOOR - 08 09 2023	CAPITAL INVESTMENT COSTS
TO BE READ IN CONJUNCTION WITH SPELLER METCALFE SUBMISSION	
Speller Metcalfe Fee's to date	£ 25,805
<b>SITE</b>	
Asbestos Removal	£ 2,703
Strip Out works	£ 29,603
Works to windows	£ 113,526
Internal wall & ceiling works	£ 147,170
Flooring works	£ 50,794
M&E Services	£ 103,307
Roof works	£ 13,346
External works	£ 11,947
Prelims	£ 130,000
D&B Contingency	£ 30,120
OHP	£ 28,463
Fees for RIBA 2/3/4 (Prov sum) subject to design brief	£ 53,500
Inflation	£ 15,522
Bond (Prov sum)	£ 3,750
Entrance modifications (Prov SUM)	£ 200,000
ASHP to service LGF 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.	£ 88,196
<b>TOTAL COST</b>	<b>£ 1,047,752</b>
Project Management	£ 46,260
Principal Designer	£ 6,200
ALS Delivery Fee	£ 41,910
Contingency	£ 209,550
UKLF Fee	£ 12,841
<b>TOTAL COST</b>	<b>£ 1,364,514</b>

VAT will be applied at the standard rate

To be read in conjunction with Appendix 1 (Speller Metcalfe submission)