



The Highland Council

Conversion of former Uig Primary School to 4 No. Flats and 1 House - Option 1

FEASIBILITY CONSTRUCTION COST ESTIMATE

1.0

23.018

07 November 2023

Prepared by
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E&OE



EXECUTIVE SUMMARY



23.018

Conversion of former Uig Primary School to 4 No. Flats and 1 House - Option 1
The Highland Council

07/11/2023 1.0

Project/Scope

This development proposal broadly comprises the following:

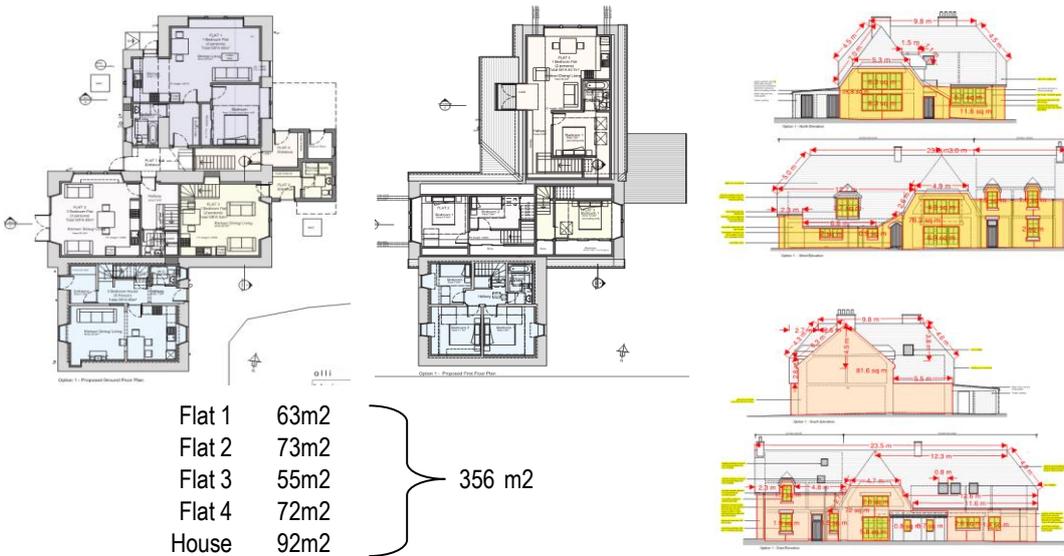
- Stripping out of existing interiors
- Relining internal face of external walls
- Picking and pointing external walls
- Alterations to roof structures
- New stairs, partitions, doors, etc. to form layouts indicated on Architects Drawings
- Acoustic separation at first floors
- Replacement windows/doors
- Sarking repairs / Roof repairs / Reslating
- New Plumbing, Electrics and Heating throughout
- Provisional Allowances for External Works

Cost Overview

This Feasibility Estimate incorporates the above elements and we note our anticipated cost below:

Estimated Feasibility Construction Cost	£	1,398,239.00 (excluding VAT)
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There is a considerable amount of design development to be undertaken which will require diligent cost tracking to ensure that this initial feasibility cost budgets are adhered to. As such we would suggest that these costs be treated as indicative only.



Revision	Status	Date	Issue Reason	Author	Reviewed	Approved
0	Sketch Drawings	07/11/2023	Client Review	JBS	MJS	Mark Stevenson

BASIS OF INFORMATION, ASSUMPTIONS AND EXCLUSIONS



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Basis of Information

Concept Proposal by Ollie Blair Architects

Prepared E&OE

Assumptions

Construction works to be competitively tendered on full Bills of Quantities

Costs based on 4th Quarter 2023.

Assumes new concrete Ground Floor with insulation

Provisional Allowance of £20,000 for alterations to Roof Structures

Provisional Allowance of £20,000 for Sprinkler Installations

Provisional Allowance of £25,000 for Improvements to Hardstanding Areas around the buildings

Assumes New Sewer Treatment Tank for all 5 Houses

Provisional Allowance of £20,000 for SUDS Drainage

Provisional Allowance of £15,000 for Utilities Connection Charges

Exclusions

The Client is advised to ensure that it makes additional finance available to cover these works which may represent an additional cost to the project (where required):

Professional Fees

Legal Fees (including legal and/or lease/agreements costs)

Bank Fees & Charges (where necessary)

Out of hours working and overtime

Excludes costs associated with Planning/Consents or Building Standards

Excludes any Planning Gain

Client/Tenant Fit-out or other specialist installations

Utility and SSE network reinforcement/upgrade costs are excluded

No allowance for excavation, disposal or treatment of contaminated material.

No allowance for removal of any asbestos that may be discovered.

Client's direct costs including all loose Furniture, Fittings and Equipment associated with the new building and use.

No diversion of existing services above or below ground

VAT is excluded

Capital Allowances are excluded

Client Contingency is excluded

Notes

An allowance of 18% for the Contractors Management of the Project, in relation to 'Preliminaries', People and Equipment costs and Direct/Sub-Contract fee has been included. 7% O H & P has been included

An allowance of 7.5% for Risk has been included.

FEASIBILITY CONSTRUCTION COST ESTIMATE



CLIENT: The Highland Council

PROJECT: Conversion of former Uig Primary School to 4 No. Flats and 1 House - Option 1

JOB NO: 23.018

REVISION NO: 1.0

DATE: 07 November 2023

GIFA: 356 m2

Cost Centre	GROUP ELEMENT Sub-element	ELEMENT COST	COST/m2 OF GIFA	TOTAL COST OF ELEMENT (TARGET COST)
			£ 3,923.23	
BUILDING WORKS				
1 1.0	SUBSTRUCTURE			
1.0	Downtakings Etc	£ -	£ -	
1 1.1	Foundations	£ -	£ -	
1.2	Basement excavations	£ -	£ -	
1.3	Basement retaining walls	£ -	£ -	
1.4	Ground floor construction	£ 38,000.00	£ 38,000.00	
1.5	Underfloor Drainage	£ 5,000.00	£ 14.03	
			TOTAL	£ 43,000.00
2.0	SUPERSTRUCTURE			
2.1	Existing Steel Frame	£ -	£ -	
2.2	Upper floors	£ 20,300.00	£ 56.96	
2.3	Roof	£ 154,548.00	£ 433.64	
2.4	Stairs and ramps	£ 20,000.00	£ 56.12	
2.5	External walls	£ 80,080.00	£ 224.69	
2.6	Windows and external doors	£ 55,815.00	£ 156.61	
2.7	Internal walls & partitions	£ 32,091.00	£ 90.04	
2.8	Internal doors	£ 17,700.00	£ 49.66	
			TOTAL	£ 380,534.00
3.0	INTERNAL FINISHES			
3.0	Downtakings Etc	£ -	£ -	
3.1	Wall finishes	£ 19,055.00	£ 53.47	
3.2	Floor finishes	£ 5,180.00	£ 14.53	
3.3	Ceiling finishes	£ 25,850.00	£ 72.53	
3.4	Decoration	£ 35,640.00	£ 100.00	
			TOTAL	£ 85,725.00
4.0	FITTINGS, FURNISHING AND EQUIPMENT			
4.1	General fittings, furnishings and equipment	£ 17,500.00	£ 49.10	
4.2	Special fittings, furnishings and equipment	£ -	£ -	
4.3	Internal planting	£ -	£ -	
4.3	Bird and vermin control	£ -	£ -	
			TOTAL	£ 17,500.00

5.0	SERVICES			
5.1	Sanitary appliances	£ 14,500.00	£ 40.68	
5.2	Services equipment	£ -	£ -	
5.3	Disposal installations	£ 10,692.00	£ 30.00	
5.4	Water installation	£ 37,422.00	£ 105.00	
5.5	Heat source	£ -	£ -	
5.6	Space Heating and air conditioning	£ 39,204.00	£ 110.00	
5.7	Ventilation systems	£ 12,474.00	£ 35.00	
5.8	Electrical installation	£ 74,844.00	£ 210.00	
5.9	Gas and other fuel installations	£ -	£ -	
5.10	Lift and conveyor installation	£ -	£ -	
5.11	Fire and lightning protection	£ 16,038.00	£ 45.00	
5.12	Communication, security and control systems	£ 10,692.00	£ 30.00	
5.13	Specialist installations	£ 19,602.00	£ 55.00	
5.14	Builders' work in connection with services	£ 14,256.00	£ 40.00	
5.15	Testing and commissioning of services	£ 9,622.80	£ 27.00	
TOTAL				£ 259,347.00
6.0	COMPLETE BUILDINGS AND BUILDING UNITS			
6.1	New Build Extensions	£ 27,000.00	£ 75.76	
TOTAL				£ 27,000.00
7.0	WORK TO EXISTING BUILDINGS			
7.1	Minor demolition works and alterations works	£ 51,430.00	£ 144.30	
7.2	Repairs to existing services	£ -	£ -	
7.3	Damp-proof courses / fungus and beetle eradication	£ -	£ -	
7.4	Facade retention	£ -	£ -	
7.5	Cleaning existing surfaces	£ -	£ -	
7.6	Renovation works	£ -	£ -	
TOTAL				£ 51,430.00
8.0	EXTERNAL WORKS			
8.1	Site preparation works	£ 10,000.00	£ 28.06	
8.2	Roads, paths and pavings	£ 37,850.00	£ 106.20	
8.3	Planting	£ 8,425.00	£ 23.64	
8.4	New Access Routes	£ -	£ -	
8.5	Site / street furniture and equipment / Sundries	£ 10,000.00	£ 28.06	
8.6	External drainage	£ 83,000.00	£ 232.88	
8.7	External services	£ 16,000.00	£ 44.89	
8.8	Minor building works and ancillary buildings	£ -	£ -	
TOTAL				£ 165,275.00
9.0	FACILITATING WORKS			
9.1	Toxic / hazardous material removal	£ -		
9.2	Major demolitions works	£ -		
9.3	Specialist groundworks	£ -		
9.4	Temporary diversion works	£ -		
9.5	Extraordinary site investigation works	£ -		
TOTAL				£ -
SUB-TOTAL: BUILDING WORKS				£ 1,029,811.00

10.0	MAIN CONTRACTOR'S PRELIMINARIES			
10.1	Employer's requirements	£	-	
10.2	Main Contractor's cost items	18.0%		£ 185,366.00
TOTAL				£ 185,366.00
SUB-TOTAL: BUILDING WORKS (including Main Contractor's preliminaries)				£ 1,215,177.00
11.0	MAIN CONTRACTOR'S OVERHEADS AND PROFIT			
11.1	Main Contractor's overheads	3.5%		£ 42,531.00
11.2	Main Contractor's profit	3.5%		£ 42,531.00
TOTAL				£ 85,062.00
TOTAL: BUILDING WORKS ESTIMATE (A)				£ 1,300,239.00
12.0	PROJECT / DESIGN TEAM FEES			
12.1	Consultants' fees			£ -
12.2	Main Contractor's pre-construction fees			£ -
12.3	Main Contractor's design fees			£ -
TOTAL: PROJECT/DESIGN TEAM FEES (B)				£ -
BASE COST ESTIMATE (C) [C = A + B]				£ 1,300,239.00
13.0	OTHER DEVELOPMENT / PROJECT COSTS			
13.1	Other Development / Project Costs			£ -
TOTAL: OTHER DEVELOPMENT/PROJECT COSTS ESTIMATE (D)				£ -
BASE COST ESTIMATE (E) [E = C + D]				£ 1,300,239.00
14.0	RISKS			
14.1	Design development risks			£ -
14.2	Construction risks			£ -
14.3	Employer change risks			£ -
14.4	Employer other risks			£ -
TOTAL: RISK ALLOWANCE ESTIMATE (F)		7.5%		£ 98,000.00
COST LIMIT (excluding inflation) (G) [G = E + F]				£ 1,398,239.00
15.0	INFLATION			
15.1	Tender inflation	0%		
15.2	Construction inflation	0%		
TOTAL: INFLATION ALLOWANCE (H)				£ -
COST LIMIT (excluding VAT assessment) (I) [I = G + H]				£ 1,398,239.00
16.0	VAT ASSESSMENT			<i>excluded</i>

Note: Value Added Tax (VAT) in relation to buildings is a complex area. Therefore, it is recommended that specialist advice is sought on VAT matters to ensure that the correct rates are applied to the various aspects of a building project.