
Cost Plan Audit Report . . .

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KSIMC
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Community Facilities

Audit Report . .

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Cost Plan Review

1. Overview ...

1.1 Audit Particulars

This Audit Report looks at the Cost Plan produced for the two options associated with the provision of Community Facilities, namely:

- Redevelopment of the existing site at Clifton Road
- Relocation of facilities to a new site

The two options will be treated as two distinct and separate projects and will be reviewed individually in the subsequent sections of this report.

1.2 Estimate Accuracy

The accuracy of cost plan should be considered to be within plus or minus 10% and we strongly recommends a range either side of this estimate as a parameter for the project costs.

It should be noted that the BCIS rates used within the cost plan are generally based on 'mean' rates for historic developments of a similar nature, and actual costs could therefore vary significantly from this mean rate, either up or down in value.

1.3 Inflation Analysis

All works are priced at current rates (4th quarter 2012). It is assumed that construction will start on site in 4th quarter 2013 for either solution.

The allowance for inflation has been calculated based on the BCIS All-in Tender Price Indices.

1.4 Overall Costs

The overall costs have been adjusted as part of the Audit Review. However, the actual construction costs have not changed significantly, with the most significant changes occurring within the inflation allowances, and risk allowance in the case of the To Stay Option.

Consideration should also be given to the early nature of this development and of the need to undertake further, more detailed and robust, cost plans as the scheme develops. The current Cost Plan should only be viewed as a Feasibility Budget to give a 'ball park' figure for the development.

2. Clifton Road (To Stay) Option ...

2.1 Information Reviewed

2.1.1 Architectural Information (K4 Architects)

Clifton Road (To Stay) Option

- Clifton Road Masterplan
- Ground Floor Plan
- First Floor Plan
- Second Floor Plan

2.1.2 Cost Information (Abaas Bhimji)

- Stay Option – Cost Plan v2

2.1.3 Engineering Information (David Symonds Associates)

- A Report on a Trial Pit Investigation

2.1.4 Client Information

- Analysis of Usage of the Current Centre
- Summary of Funding Sources and Decision Criteria for Different Types of Facility

2.2 Programme

In the absence of programme information it is assumed that construction will start on site in 4th quarter 2013, with subsequent phases of construction overlapping, or

commencing concurrent with the completion of the prior phase, to produce an overall construction duration of approximately 3 years.

2.3 Accommodation Review

The architectural drawn information is basic in nature and is not produced for the purpose of accurate quantification of areas. A schedule of accommodation has not been provided and it has therefore been assumed that the areas contained within the cost plan are correct.

2.4 Construction Rates

The rates contained within the Cost Plan are generally based upon BCIS Average Prices provided by the BCIS online service.

The rates are generally considered to be reasonable. Rates have been adjusted where it is felt an adjustment is warranted. However, the information is such that it is not possible to state with any certainty whether the adjusted rates are more accurate than those included within the initial cost plan.

Time has elapsed since the preparation of the base cost plan and adjustments have occurred to the average rates contained within the BCIS database. These adjustments have been carried through to the revised cost plan figures where appropriate.

Where the works are predominantly of a refurbishment nature, and are not based upon BCIS rates, it has not been considered justifiable to amend the rates contained within the cost plan due to a lack of knowledge of the existing accommodation and the specification of refurbishment to be achieved.

2.5 Risk

Allowances for risk have been included within the cost plan. These have generally not been adjusted with the exception of Construction Risk Assessment to Phases 3 & 4 which have been adjusted to 6% as included within the To Go Option.

2.6 Inflation Analysis

All works are priced at current rates (4th quarter 2012). Inflation has been calculated to the mid-point of this construction period, estimated at 2nd quarter 2015.

The allowance for inflation is calculated on the BCIS All-in Tender Price Indices, with the overall inflation allowance being applied equally across each phase of the works.

3. New Site (To Go) Option ...

3.1 Information Reviewed

3.1.1 Architectural information (K4 Architects)

- 3 Generic Site Masterplan
- 4 Generic Site First Floor Plan
- 5 Areas and Accommodation Schedule ref 21210904 Rev A

3.1.2 Cost Information (Abaas Bhimji)

- 6 Go Option – Cost Plan v4

3.1.3 Engineering Information (David Symonds Associates)

- 7 No information available

3.1.4 Client Information / Sundry

- 8 Analysis of Usage of the Current Centre
- 9 Summary of Funding Sources and Decision Criteria for Different Types of Facility

9.4 Programme

In the absence of programme information it is assumed that the project will commence in the fourth quarter 2013 with a construction period of 24 months.

9.5 Accommodation Review

The architectural drawn information is basic in nature and is not produced for the purpose of accurate quantification of areas. The areas contained within the Cost Plan are based upon those identified within the Accommodation Schedule referenced above.

Notwithstanding the foregoing, it should be noted that the accommodation schedule identifies identical ground and first floor areas for the school, whereas the drawing indicates a greater first floor area where the school over-sails the site entrance to the Mosque area. This area equates to approximately 130m² and has been added to the first floor area for the school within the cost plan.

9.6 Construction Rates

The rates contained within the Cost Plan are generally based upon BCIS Average Prices provided by the BCIS online service.

The rates have been reviewed and are generally considered to be reasonable. Rates have been adjusted where it is felt an adjustment is warranted. However, the information is such that it is not possible to state with any certainty whether the adjusted rates are more accurate than those included within the initial cost plan.

Time has elapsed since the preparation of the base cost plan and adjustments have occurred to the average rates contained within the BCIS database. These adjustments have been carried through to the revised cost plan figures where appropriate.

9.7 Risk

Allowances for risk have been included within the cost plan. These have not been adjusted.

9.8 Inflation Analysis

All works are priced at current rates (4th quarter 2012). Inflation has been calculated to the mid-point of this construction period, estimated at 4th quarter 2014.

The allowance for inflation is calculated on the BCIS All-in Tender Price Indices.

4. Exclusions & Qualifications ...

Within the cost plan there are several exclusions and qualifications noted, some of which require further comment, and further exclusions / omissions require consideration.

4.1 Generally

- It is noted that there is no allowance for specialist equipment to the Ghush Kafan. However, cost plan allowances are based upon mortuary costs, and it can therefore be assumed that the rates included include for a certain amount of specialist equipment necessary for this element of the project.
- It should be noted that there are no specific allowances for legal costs, specialist fees and the like.
- No allowance has been made for 106 Agreement. It is possible that this will incur significant costs.

4.2 To Stay Option

- No allowance within cost plan for external works. An allowance has therefore been included for making good an extending existing surfacing.
- There is no allowance contained within the cost plan for the provision of mains services of mains drainage connection. It is likely that there may be costs associated

with upgrading the existing supplies to serve the new development.

- It has been assumed that the development is contained within current site boundaries and there is no requirement to purchase further land.
- No allowance for asbestos / contamination of the building / site have been allowed for except where specifically noted.

4.3 To Go Option

- External works are noted as allowance only. There appears to be a considerable amount of works to the perimeter of the site and there may be extensive 278 works associated with forming site entrances, drop off zones, pedestrian footpaths, alterations to roads, signage, signalling etc, adjacent the site. This allowances needs further consideration following discussions with the Highways Authority.
- There is no allowance contained within the cost plan for the provision of mains services of mains drainage connection. It is likely that there will be significant costs, in excess of £100,000, associated with providing mains gas, water, and electricity and connecting to the mains sewer. Quotations will need to be sought for the incoming mains as the development is moved forward.

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- Site disposal costs / sale values have not been taken into consideration in the overall project budget.
- It should be noted that there are no specific allowances for legal costs, specialist fees and the like.

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Appendices ...

Cost Plan Review

Ref	Executive Summary: Go Option	Cost Plan £	Audit £	Variance £	Comments
1	Building Estimate (location factor: 0.98)	11,909,500	12,270,600	361,100	Area / rate adjustments
2	Multi-storey Car Park	4,474,800	4,250,400	(224,400)	Adjusted for location factor
3	External Works	500,000	500,000	0	
	Works Cost Estimate £	16,884,300	17,021,000	136,700	
4	Project Design Fees	2,026,116	2,042,520	16,404	12% Allowance
5	Land Purchase	3,000,000	3,000,000	0	Budget allowance
	Base Cost Estimate £	21,910,416	22,063,520	153,104	
6	Risk Allowances:				
a	Design Development Risk Estimate	337,686	340,420	2,734	2% Allowance
b	Construction Risk Estimate	1,013,058	1,021,260	8,202	6% Allowance
c	Employer's Change Risk Estimate	506,529	510,630	4,101	3% Allowance
d	Employer's Other Risk Estimate	1,013,058	1,021,260	8,202	6% Allowance
	Cost Limit (Excluding Inflation) £	24,780,747	24,957,090	176,343	
7	Construction Inflation (current rates at 4Q2012)	0	1,025,736	1,025,736	Construction mid-point 4Q 2014: 4.11%
	Cost Limit (Including Inflation) £	24,780,747	25,982,826	1,202,079	

		Cost Plan			Audit			Variance	Comments
Ref	Summary: Go Option	Area m ²	Rate £/m2	Total £	Area m ²	Rate £/m2	Total £		
1	Ground Floor								
a	Male Hall	1100	1472	1,619,200	1100	1591	1,750,100	130,900	Based on rates for meeting halls
b	Womens Hall	1100	1472	1,619,200	1100	1591	1,750,100	130,900	Based on rates for meeting halls
c	Mosque	250	1472	368,000	250	1479	369,750	1,750	Rate based on BCIS Q4 prices
d	Ghusl Kaffan and family room	100	2154	215,400	100	2164	216,400	1,000	Mortuary / Morgue Q4 prices
e	Kitchen	100	1579	157,900	100	1725	172,500	14,600	Kitchen with dining facilities
f	Male Washrooms, Storage	150	2277	341,550	150	2287	343,050	1,500	Rate based on BCIS Q4 prices
g	Female Washrooms, Storage	150	2277	341,550	150	2287	343,050	1,500	Rate based on BCIS Q4 prices
h	Administration	200	1250	250,000	200	1150	230,000	(20,000)	Rate based on BCIS Q4 prices
j	School	1400	1175	1,645,000	1400	1175	1,645,000	0	
k	Atrium	800	1768	1,414,400	800	1768	1,414,400	0	Double height
l	Circulation	400	1768	707,200	400	1500	600,000	(107,200)	Single storey
2	First Floor								
a	Sports Hall & Changing	750	1235	926,250	750	1235	926,250	0	
b	Mosque	250	1105	276,250	250	1479	369,750	93,500	General rate should be as ground floor
c	Meeting/ Offices	200	1250	250,000	200	1150	230,000	(20,000)	Rate based on BCIS Q4 prices
d	School	1400	1175	1,645,000	1530	1175	1,797,750	152,750	Additional area over site entrance
e	Circulation	75	1768	132,600	75	1500	112,500	(20,100)	Single storey
	Sub-Total £			11,909,500			12,270,600	361,100	
3	Multi Storey Car Park (5 Storeys)								
a	Level 0	3300	339	1,118,700	3300	322	1,062,600	3,300	Adjusted for location factor
b	Level 1	3300	339	1,118,700	3300	322	1,062,600	3,300	Adjusted for location factor
c	Level 2	3300	339	1,118,700	3300	322	1,062,600	3,300	Adjusted for location factor
d	Level 3	3300	339	1,118,700	3300	322	1,062,600	3,300	Adjusted for location factor
	Sub-Total £			4,474,800			4,250,400	13,200	

Ref	Executive Summary: Stay Option	Cost Plan £	Audit £	Variance £	Comments
1	Building Estimate (location factor: 0.98)				
a	Phase 1	960,320	1,158,320	198,000	
b	Phase 2	1,245,120	1,425,260	180,140	
c	Phase 3	1,577,090	1,588,430	11,340	
d	Phase 4	3,487,390	3,203,280	(284,110)	
e	External Works	0	20,000	20,000	Allowance for extending & making good existing surfacing
	Works Cost Estimate £	7,269,920	7,395,290	125,370	
3	Project Design Fees	581,594	739,529	157,935	8% Allowance. Increase to 10% for structural surveys, measured surveys, party wall agreements, rights of light, multiple tenders, etc.
4	Land Purchase	0	0	0	Budget allowance
	Base Cost Estimate £	7,851,514	8,134,819	283,305	
5	Risk Allowances:				
a	Design Development Risk Estimate	218,098	221,859	3,761	3% Allowance
b	Construction Risk Estimate	306,315	468,353	162,038	7% Phase 1 & 2, 3% Phase 3 & 4: Increase Phase 3 & 4 to 6% as Go Option
c	Employer's Change Risk Estimate	85,150	88,006	2,855	1% Phases 1, 3 & 4; 2% Phase 2
d	Employer's Other Risk Estimate	72,699	73,953	1,254	1% Allowance
	Cost Limit (Excluding Inflation) £	8,533,776	8,986,989	453,213	
7	Construction Inflation (current rates at 4Q2012)	0	449,443	449,443	Construction mid-point 2Q 2015: 5.94%
	Cost Limit (Including Inflation) £	8,533,776	9,436,433	902,657	

		Cost Plan			Audit			Variance	Comments
Ref	Summary: Stay Option	Area m ²	Rate £/m2	Total £	Area m ²	Rate £/m2	Total £		
Phase 1									
1	Ground floor:								
a	Refurbish: Sportshall, circulation, classroom	480	829	397,920	480	829	397,920	0	
b	Retail; upgrade	170	100	17,000	170	200	34,000	17,000	Rate allows for minimal refurb
c	Circulation area; adjust	30	200	6,000	30	200	6,000	0	
2	First floor:								
a	New build hall	400	1181	472,400	400	1591	636,400	164,000	BCIS rate for new build meeting hall
b	Apartments; upgrade	170	100	17,000	170	200	34,000	17,000	Rate allows for minimal refurb
c	Asbestos roof			50,000			50,000	0	Unable to review / comment
	Phase 1 Sub-Total £			960,320			1,158,320	198,000	
Phase 2									
3	Ground floor:								
a	Refurbishment	690	605	417,450	690	605	417,450	0	BCIS rate adjusted down
b	New build	80	1472	117,760	80	1591	127,280	9,520	BCIS rate for new build meeting hall
c	Lift			40,000			40,000	0	Allowance reasonable
d									
4	First floor:								
a	Refurbishment	390	605	235,950	390	605	235,950	0	BCIS rate adjusted down
b	New build	380	1142	433,960	380	1591	604,580	170,620	BCIS rate for new build meeting hall
	Phase 2 Sub-Total £			1,245,120			1,425,260	180,140	

		Cost Plan			Audit				
Ref	Summary: Stay Option	Area m ²	Rate £/m2	Total £	Area m ²	Rate £/m2	Total £	Variance	Comments
Phase 3									
5	Ground floor:								
	a Retail kiosk	140	1623	227,220	140	1631	228,340	1,120	Adjusted to current BCIS rates
	b Sports entrance & circulation	120	1768	212,160	120	1768	212,160	0	High rate, allows high spec entrance
	c Car parking	570	150	85,500	570	150	85,500	0	Allowance for surface parking
6	First Floor:								
	a Sports hall	670	1035	693,450	670	1057	708,190	14,740	Adjusted to current BCIS rates
	b Changing & washrooms	140	1310	183,400	140	1316	184,240	840	Adjusted to current BCIS rates
	c Circulation	20	1768	35,360	20	1500	30,000	(5,360)	Rate excessive for circulation
7	Second Floor:								
	a Void	700	0	0	700	0	0	0	Double height sports hall, inc in rate
	Third Floor:								
	a 5-a-side football pitch	700	200	140,000	700	200	140,000	0	Assumes pitches only / no changing
	Phase 3 Sub-Total £			1,577,090			1,588,430	11,340	
Phase 4									
8	Ground Floor:								
	a Retail	400	1119	447,600	400	816	326,400	(121,200)	Rate for shops only & separate accom.
	b Circulation	100	1768	176,800	100	1500	150,000	(26,800)	Rate excessive for circulation
	c Split deck car park	1040	339	352,560	1040	322	334,880	(17,680)	Rate adjusted for location factor
9	First Floor:								
	a Flats	410	1020	418,200	410	1037	425,170	6,970	Adjusted to current BCIS rates
	b Circulation	90	1768	159,120	90	1500	135,000	(24,120)	Rate excessive for circulation
	c Split deck car park	1040	339	352,560	1040	322	334,880	(17,680)	Rate adjusted for location factor
10	Second Floor:								
	a Flats	410	1020	418,200	410	1037	425,170	6,970	Adjusted to current BCIS rates
	b Circulation	90	1768	159,120	90	1500	135,000	(24,120)	Rate excessive for circulation
	c Split deck car park	1040	339	352,560	1040	322	334,880	(17,680)	Rate adjusted for location factor
11	Third Floor:								
	a Reserved parking	410	339	138,990	410	322	132,020	(6,970)	Rate adjusted for location factor
	b Circulation	90	1768	159,120	90	1500	135,000	(24,120)	Rate excessive for circulation
	c Split deck car park	1040	339	352,560	1040	322	334,880	(17,680)	Rate adjusted for location factor
	Phase 4 Sub-Total £			3,487,390			3,203,280	(284,110)	