

Spateston Early Learning and Childcare Centre - #34157

Summary

Spateston Early Learning and Childcare Centre

Location: Johnstone, Renfrewshire, Strathclyde

Date: Feb-2019


Building cost: £1,080,663

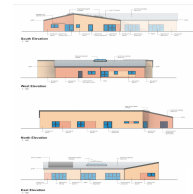
Cost/m²: £2,020

Floor area: 535m²

Main construction: Timber framed

Storeys: 1

Level of analysis: Elemental 



Elevations 1
Image 1 of 3

Detail

Building function: 711. - Nursery schools/creches

Type of work: New build

District: Renfrew (Renfrewshire)

Grid reference: NS4161

Postcode: PA5 0SS

Receipt date: Feb-2019

Base date: Feb-2019

Date of acceptance: Apr-2019

Date of possession: Jun-2019

Project details: Single storey early learning and childcare centre together with external works including parking, pupil drop off spaces, covered external learning area, hard and soft landscaping, services and drainage.

Site conditions: Steeply sloping green field site with bad ground conditions and excavation above water table. Unrestricted working space and access. Sub-surface voids (decommissioned mine) were detected during borehole investigations and specialist cement grouting under the building and access road was required.

Market conditions: Flat market conditions. MEAT procurement strategy. Accepted tender provided the best score following quality and price evaluation. Adjustments applied for arithmetical error corrections only.

Client: Renfrewshire Council

Tender documentation: Employers Requirements (for Design and Build)

Selection of contractor: Design and build - competitive

Number of tenders issued: 6

Number of tenders received: 4

Contract: JCT Design and Build Contract 2011 edition

Contract period (weeks): Stipulated: 43; Offered: 43; Agreed: 43

Cost fluctuations: Fixed

Tender amended: Second lowest tender accepted

Basis of cost: Contract

Contract breakdown		Tender list (lowest first)
Measured work:	£1,453,512	£1,841,613 (-)
Prime cost sums:		£1,909,793 (3.7%)
Provisional sums:	£60,650	£2,111,809 (14.7%)
Preliminaries:	£230,041	£2,284,154 (24.0%)
Design fees:	£69,790	
Risk (client's contingencies):	£95,800	
Contract sum:	£1,909,793	

Accommodation and design features

Single storey 'L' shaped on plan early learning and childcare centre for 128Nr children aged 3 to 5 years old, comprising 4Nr open plan playrooms (55-61m²) each with external doors leading to outdoor zone, reception/office (21m²), 2Nr staff rooms (16m²), cloakrooms (25m²),

dining area (26m²), parents room (15m²), food preparation room (15m²), plant room (14m²) and pupil kitchen (6m²), WCs, changing areas and stores. In situ concrete raft foundations. Timber frame. Pitched timber roof with standing seam finish. Facing brick external walls. DG windows and doors. Timber stud partitions and internal doors. Finishes. Fittings. Sanitaryware. Hot water radiator heating. Ventilation. Power and light.

Areas

Basement:	0m ²
Ground floor:	535m ²
Upper floors:	0m ²
Gross floor area:	535 m ²

Areas

Usable area:	395m ²
Circulation area:	39m ²
Ancillary area:	86m ²
Internal divisions:	15m ²
Gross floor area:	535 m ²

External envelope / floor heights

Area of external vertical envelope:	542m ²
Wall to floor ratio:	101.31%
Average storey heights (ground):	2.70m
Roof area:	587m ²

Dimensions

Internal cube:	1,445m ³
Number of units:	1
Site area:	2,756m ²
Units per hectare:	3.63

Functional units

No places (128)	£8,442.68
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Floor area percentages

1 storey (100.00%)

Credits

- Submitted by:** Renfrewshire Council
- Client:** Renfrewshire Council
- Architect:** Renfrewshire Council
- Quantity Surveyor:** Renfrewshire Council
- Structural Engineer:** WSP, Glasgow
- Services Engineer:** ACTS Partnership
- General Contractor:** Fleming Buildings Limited

Elements (BCIS Standard Form of Cost Analysis (2012 revision, NRM1 compatible))

Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percentage
01 Substructure	£82,205	£154	535 m2	£154	4%
02.01 Frame	£113,864	£213	535 m2	£213	6%
02.02 Upper Floors	£0	£0			
02.03 Roof	£81,800	£153	595 m2	£137	4%
02.04 Stairs	£0	£0			
02.05 External Walls	£55,933	£105	458 m2	£122	3%
02.06 External Windows and Doors	£52,002	£97	84 m2	£619	3%
02.07 Internal Walls and Partitions	£22,186	£41			1%
02.08 Internal Doors	£20,951	£39	19 No	£1,103	1%
02 Superstructure	£346,736	£648			18%
03.01 Wall Finishes	£21,148	£40			1%
03.02 Floor Finishes	£20,841	£39	535 m2	£39	1%
03.03 Ceiling Finishes	£21,484	£40	521 m2	£41	1%
03 Finishes	£63,473	£119			3%
04 Fittings, Furnishings and Equipment	£53,452	£100			3%
05.01 Sanitary Installations	£15,653	£29			1%
05.02 Services Equipment	£3,251	£6	1 No	£3,251	
05.03 Disposal Installations	£4,319	£8			
05.04 Water Installations	£27,704	£52			1%
05.05 Heat Source	£16,957	£32			1%
05.06 Space Heating and Air Conditioning	£87,307	£163			5%
05.07 Ventilating Systems	£16,528	£31			1%
05.08 Electrical Installations	£101,369	£189			5%
05.09 Fuel Installations	£0	£0			
05.10 Lift and Conveyor Installations	£0	£0			
05.11 Fire and Lightning Protection	£3,434	£6			
05.12 Communications and Security Installations	£101,499	£190			5%
05.13 Special Installations	£0	£0			
05.14 Builder's Work in Connection with Services (BWIC)	£0	£0			
05 Services	£378,021	£707			20%
06 Prefabricated Buildings and Building Units	£14,248	£27			1%
07 Work to Existing Building	£0	£0			
Building Sub-total	£938,135	£1,754			49%
08.01 Site Preparation Works	£72,028	£135	2221 m2	£32	4%
08.02 Roads, Paths, Pavings and Surfacing	£112,103	£210	2221 m2	£50	6%
08.03 Soft Landscaping, Planting and Irrigation Systems	£13,012	£24	2221 m2	£6	1%
08.04 Fencing, Railings and Walls	£31,017	£58	2221 m2	£14	2%
08.05 External Fixtures	£38,842	£73	2221 m2	£17	2%
08.06 External Drainage	£99,085	£185	2221 m2	£45	5%
08.07 External Services	£110,410	£206	2221 m2	£50	6%
08.08 Minor Building Works and Ancillary Buildings	£33,655	£63	2221 m2	£15	2%
08 External Works	£510,152	£954			27%
00.01 Toxic/Hazardous/Contaminated Material Treatment	£0	£0			
00.02 Major Demolition Works	£0	£0			
00.03 Temporary Support to Adjacent Structures	£0	£0			

Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percent age
00.04 Specialist Groundworks	£65,875	£123			3%
00.05 Temporary Diversion Works	£0	£0			
00.06 Extraordinary Site Investigation	£0	£0			
00 Facilitating Works	£65,875	£123			3%
09 Preliminaries	£230,041	£430			12%
10 Main Contractor's Overheads and Profit	£0	£0			
Total (less Design Fees)	£1,744,203	£3,260			91%
11 Project/Design Team Fees	£69,790	£130			4%
12 Other Development/Project Costs	£0	£0			
13 Risk (Clients Contingencies)	£95,800	£179			5%
Total Contract sum	£1,909,793	£3,570			100%

Specification

Element	Specification
01 Substructure	Insitu concrete insulated raft foundations.
02.01 Frame	Timber frame.
02.02 Upper Floors	
02.03 Roof	Pitched timber roof (cost included in 02.01). Metal purlins and Kalzip standing seam system roof finish. 2Nr fixed rooflights, 900 x 1800mm and 900 x 1400mm. Rainwater goods.
02.04 Stairs	
02.05 External Walls	Facing brickwork. Timber inner leaf (cost included in 02.01).
02.06 External Windows and Doors	Aluminium double glazed windows and doors. Solid aluminium single door to switch room and double door to plant room.
02.07 Internal Walls and Partitions	Timber stud internal partitions (cost included in 02.01). 41m2 blockwork to plant room. Glazed screen to internal cloakroom area. 10Nr cubicles.
02.08 Internal Doors	19Nr single and double solid and glazed doorsets.
02 Superstructure	
03.01 Wall Finishes	Plasterboard, skim and emulsion. 150mm and 300mm height hygienic splashback over worktop to food preparation room. Corner guards.
03.02 Floor Finishes	Anti-slip vinyl sheet to learning areas, carpet to office, floor paint to plant room and barrier matting. Skirtings.
03.03 Ceiling Finishes	Demountable suspended ceilings (461m2). CasoLine mineral tile visible grid system (60m2).
03 Finishes	
04 Fittings, Furnishings and Equipment	Kitchen units, worktops, appliances, shelving, shoe boxes, display units, pinboards, bench units, coat pegs, window blinds, safety gate to playrooms and signage.
05.01 Sanitary Installations	Sanitaryware including wash hand basins, WCs, cleaner's sink, wash trough, Doc M pack, stainless steel inset sinks and 9Nr hand driers.
05.02 Services Equipment	Commercial dishwasher.
05.03 Disposal Installations	PVC soil and waste.
05.04 Water Installations	Boosted hot and cold water installations.
05.05 Heat Source	Gas fired boilers.
05.06 Space Heating and Air Conditioning	Hot water central radiator heating. Radiant panels to play rooms. Local spot cooling via wall mounted VRF AC unit to IT room.
05.07 Ventilating Systems	Local ventilation to kitchen and toilets.
05.08 Electrical Installations	Electric power and light. 46.5m2 photovoltaic panels (7.125 kWp) comprising 28Nr 1.67m2 each mono-crystalline panels.
05.09 Fuel Installations	
05.10 Lift and Conveyor Installations	
05.11 Fire and Lightning Protection	Lightning protection comprising plastic sleeved lightning protection tapes, conductors and earth pits.
05.12 Communications and Security Installations	Communication and security installations. Building management system.
05.13 Special Installations	
05.14 Builder's Work in Connection with Services (BWIC)	
05 Services	

Element	Specification
06 Prefabricated Buildings and Building Units	13m2 prefabricated steel shed drying room (boot room) and external toilets (2Nr) on concrete base in external learning area.
07 Work to Existing Building	
Building Sub-total	
08.01 Site Preparation Works	Sloping site, cut and fill earthworks, spoil retained on site.
08.02 Roads, Paths, Pavings and Surfacing	Permeable, flag, block and gravel paving. Synthetic safety play surface (6m2).
08.03 Soft Landscaping, Planting and Irrigation Systems	Grass turving (514m2), grass seeding (213m2), wildflower seeding (339m2), shrubs and structural planting (220m2), beech hedges (12m2).
08.04 Fencing, Railings and Walls	Perimeter and division weld mesh fencing and gates (276m). Decorative fencing (12m).
08.05 External Fixtures	Bespoke learning features comprising pipe tunnel, pergola, tree trunk and planters.
08.06 External Drainage	Foul and surface water drainage. SUDS retention (64m3 capacity).
08.07 External Services	Services comprising water main (£49,514), electric (£26,600 provisional sum), gas supply (£5,000 provisional sum), telecommunications connections (£5,000 provisional sum). Lighting to car park and outdoor learning areas (£9,796). BWIC with external services (£14,500 provisional sum).
08.08 Minor Building Works and Ancillary Buildings	Canopy (125m2) including concrete foundations, galvanised frame and polycarbonate roofing (£30,905). Nursery decanting and relocation costs (£2,750).
08 External Works	
00.01 Toxic/Hazardous/Contaminated Material Treatment	
00.02 Major Demolition Works	
00.03 Temporary Support to Adjacent Structures	
00.04 Specialist Groundworks	Soil stabilisation works comprising 50mm diameter boreholes (1,696m), cement, PFA and sand grouting (599 tonnes).
00.05 Temporary Diversion Works	
00.06 Extraordinary Site Investigation	
00 Facilitating Works	
09 Preliminaries	15.19% of remainder of Contract sum (excluding Risk/Contingencies and Fees).
10 Main Contractor's Overheads and Profit	
Total (less Design Fees)	
11 Project/Design Team Fees	4.00% of remainder of Contract sum (excluding Risk/Contingencies).
12 Other Development/Project Costs	
13 Risk (Clients Contingencies)	6.33% of remainder of Contract sum (excluding Preliminaries and Fees).
Total Contract sum	