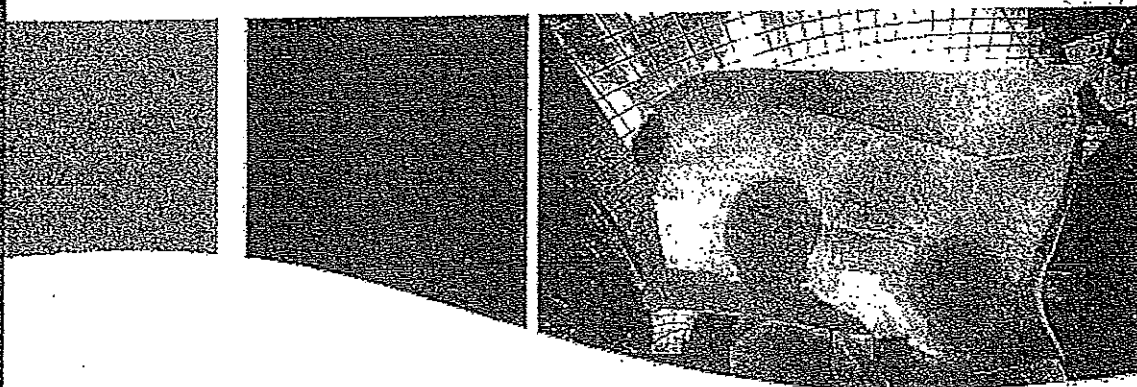


Hereford & Worcester Fire and Rescue
Service



Hereford Fire Station

Preliminary Order of Cost Nr 1

Option 4a - New Build on Site 2

April 2010

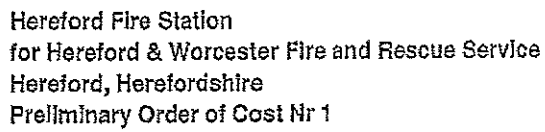


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**Hereford Fire Station
for Hereford & Worcester Fire and Rescue Service
Hereford, Herefordshire
Preliminary Order of Cost Nr 1**

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- 1.0 SCOPE OF WORKS
- 2.0 PROJECT SUMMARY
- 3.0 NOTES & CLARIFICATIONS
- 4.0 AREAS
- 5.0 DETAILED COSTS
 - 5.1 Site Purchase Costs
 - 5.2 New Build Works
- 6.0 DRAWINGS



1.0 SCOPE OF WORKS

Option 4a New Build on Preferred Site 2, ~~XXXXXXXXXXXX~~



Hereford Fire Station
for Hereford & Worcester Fire and Rescue Service
Hereford, Herefordshire
Preliminary Order of Cost Nr 1

2.0 SUMMARY

Ref	Description	Option/4a
	<u>General Summary</u>	
	<u>New build Works</u>	
	Construction Works	
	Construction costs	
	Sustainability Measures	
	Preliminaries (8%)	
	Main contractors ohp (8%)	
	Subtotal	
	Construction related costs	
	Professional fees (8%)	
	Planning & Building regulations (10%)	
	Green Wave reprogramming fees (WCC Highways)	
	Furniture and Equipment	
	Telephony and Data	
	Decant	
	Subtotal	



Hereford Fire Station
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2.0 SUMMARY

Item	Description	Option 4a
	<u>Land Costs</u>	
	Land Costs	
	Fees and legals	
	Subtotal	
	<u>Receipts</u>	
	Sale of existing station	
	Fees and legals	
	Sale of surplus land ()	
	Fees and legals	
	Subtotal	
	Design Development and Construction Contingency Allowance	
	Total of estimate at 2nd Qtr 2010 Pricing Levels	



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3.0 NOTES & CLARIFICATIONS

3.1 Basis of cost

The costs in this document are based on the following drawings and information:

Client

Email from [REDACTED] dated 26th March 2009 identifying the cost of a training tower
Email from [REDACTED] dated 28th April 2009 identifying the cost for supply & installing a BA compressor
Email from [REDACTED] dated 29th April 2009 identifying current expenditure on cleaning and servicing costs at Worcester Fire Station
Notes from meeting dated 8th February 2010
Email from [REDACTED] dated 25th February 2010
Information from site visit on 2nd March 2010
Email from [REDACTED] dated 10th March 2010
Email from [REDACTED] dated 20th April 2010
KWB's report on potential sites for the relocation of Hereford Fire Station
Telephone conversation with [REDACTED] dated 20th April confirming WCC drawings SK01 and 02 to be used for site with remainder to be included as a receipt against capital cost

Architect

30097053 SK 01 Proposed New Fire Station Hereford - Initial Sketch Floor Plans
30097053 SK 02 Proposed New Fire Station Hereford - Initial Sketch Site Plan

Structural

None

Electrical Engineer

Email from [REDACTED] dated 14th October 2009 identifying the cost of a standby generator

3.2 General

This preliminary order of cost assumes lump sum tenders obtained in competition using the design and construct procurement technique.

This preliminary order of cost has been prepared on limited design information and should be viewed as a cost framework within which design development can take place. The design and specification of the main elements will require ongoing detailed cost.

3.3 Project Assumptions

Planning consent will be required for all works
The Fire Authority will be able to acquire the proposed site within the proposed timescale
Sale of the existing, acquisition of the new site and sale of the surplus site will be within the allowances included
An archaeological study will not be required
The existing site is level
The existing site does not require piled foundations
Minimal site remediation will be required to due previous industrial use
A Strategic Training Facility is not required
Works for resale to the surplus area are limited to some boundary fencing



Hereford Fire Station
for Hereford & Worcester Fire and Rescue Service
Hereford, Herefordshire
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3.0 NOTES & CLARIFICATIONS

3.4 Exclusions

The following are excluded, but need to be covered by other budgets within the overall Project Financial Model, where appropriate

- Inflation in the cost of works beyond current prices
- Development contingency
- Traffic studies or the like
- Value added tax
- Finance costs
- Costs in connection with any soil contamination
- Costs in connection with asbestos contamination
- Costs in connection with abnormal ground conditions arising from any future site investigations.
- Lowering or diversion of any existing sewers, drainage or upgrading of site services to meet the required loads of the proposed development.
- Work to existing roads or highways or other work beyond the allowances stated.
- Costs in respect of adjoining owners (rights of light, party wall awards, oversailing rights, projection licences, etc) over and above the allowances included
- Insurances
- Off site infrastructure works
- Section 278 works
- Section 106 works contributions or commuted sums
- Costs in connection with decommissioning and removal of buried munitions (UXB)
- Costs in connection with additional phasing and sectional completion
- Decommissioning of facilities at the end of occupancy / 30 years
- Specialist Fire and rescue Equipment
- IT and Comms Equipment beyond the allowances included
- Staffing costs
- Costs in connection with a sprinkler system

3.5 Opportunities & Risks

To be assessed at next stage

3.6 Inflation forecast

This estimate is priced at 2nd Quarter 2010 prices. The BCIS are currently forecasting a fall in tender prices of 1% from 2nd Quarter 2010 to 4th Quarter 2010 but in the subsequent year to 4th Quarter 2011 they are currently forecasting a rise of 2.90%. In the current economic uncertainty it is very difficult to forecast the market conditions and the effect these will have on tender prices and thus we recommend caution when applying any adjustments to current estimates of construction cost.

3.7 Benchmarking

To be undertaken at the next stage.



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4.0 AREAS

4.1 Schedule of Approximate Gross Internal Floor Areas in SQUARE METRES

Floor(s) / Function	Appliance Bay	Core/Accommodation	Total
Ground	408	400	808
First/Upper Floors	0	1,130	1,130
Total	408	1,530	1,938

4.2 Schedule of Approximate Gross Internal Floor Areas in SQUARE FEET

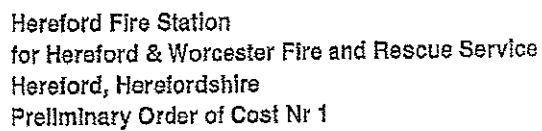
Floor(s) / Function	Appliance Bay	Core/Accommodation	Total
Ground	4,392	4,306	8,697
First/Upper Floors	0	12,163	12,163
Total	4,392	16,469	20,861



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5.0 DETAILED COSTS



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5.1 SITE COST

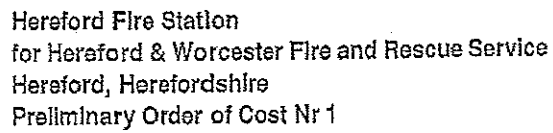
22160/
HFS Option 4a (Site 2) - New Build



Hereford Fire Station
for Hereford & Worcester Fire and Rescue Service
Hereford, Herefordshire
Preliminary Order of Cost Nr 1

5.2 CONSTRUCTION COST

Ref	Description	Quantity	Unit	Rate	£
	Building Costs				
1	Appliance bay and Core Accommodation	1,938	m2		
2	EO for Green Wave module	1	Nr		
3	EO for BA compressor		item		
4	EO for Swift Water Rescue kit storage		item		
6	Training Tower - 4 Stage Aluminium Tower including reinforced concrete base, transport and erection		item		
	General Site Works				
1	Highway works to create cross overs	1	Nr		
2	Wig Wag traffic light system		item		
3	Allowance for land remediation due to prior industrial use		item		
4	Reinforced Concrete paving; approx 200 thick	1,924	m2		
5	Bitumen macadam paving (car park/light traffic, pedestrian routes etc)	731	m2		
6	New Diesel tank; above ground (concrete base and fencing required?)		item		
7	New Emergency Generator; inc self bunded fuel tank (concrete base & fencing required)		item		
8	Soft landscaping	1,907	m2		
9	Cycle rack; covered		item		
10	Perimeter security		item		
11	Allowance for new remotely operated secure barrier		item		
12	Signage		item		
	Site Works for Sale of Surplus				
1	Allowance for fencing		item		



5.2 CONSTRUCTION COST

22160/
HFS Option 4a (Site 2) - New Build



Hereford Fire Station
for Hereford & Worcester Fire and Rescue Service
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6.0 DRAWINGS

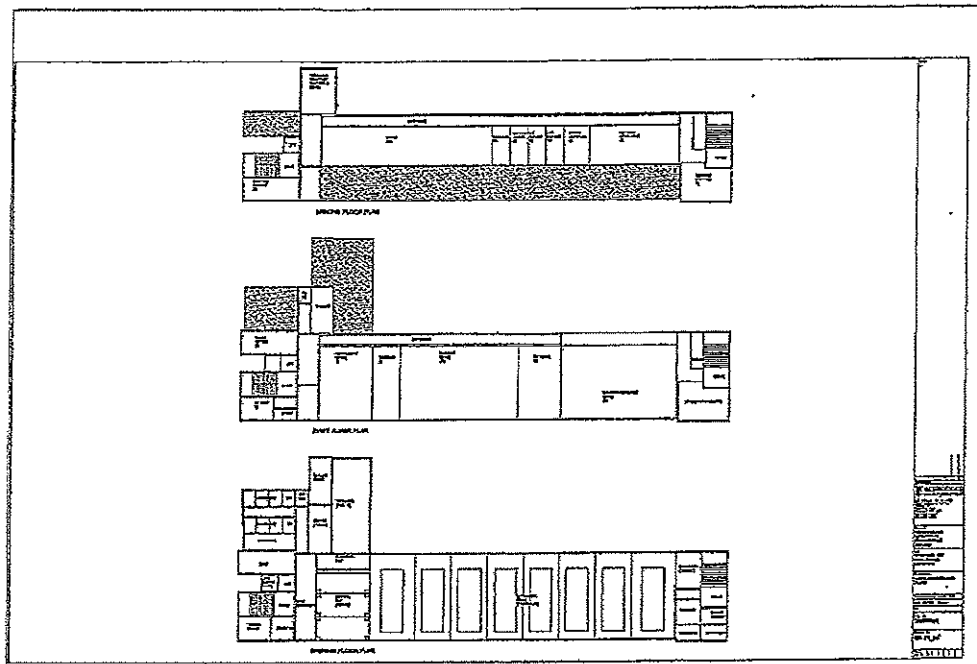


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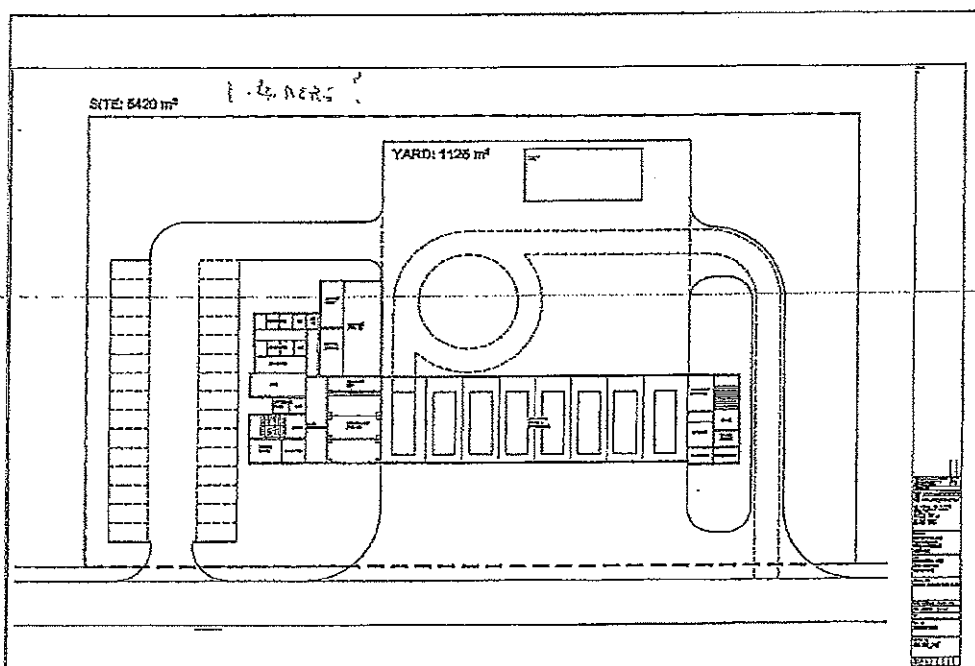
2000 m²

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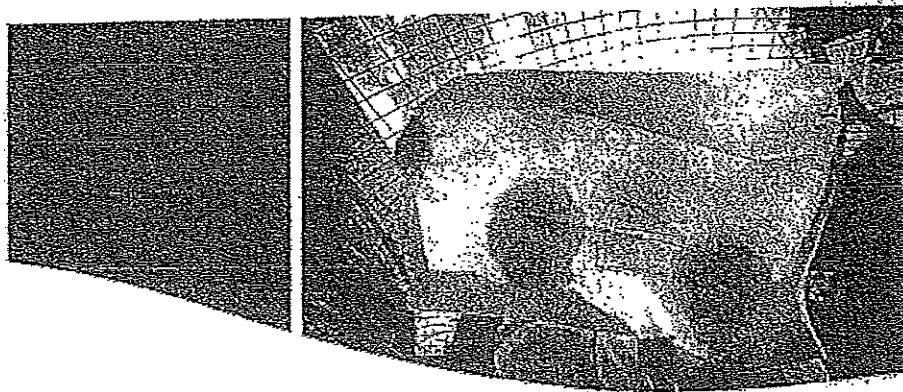
30097053 SK 01 Proposed New Fire Station Hereford - Initial Sketch Floor Plans



30097053 SK 02 Proposed New Fire Station Hereford - Initial Sketch Site Plan



**Hereford & Worcester Fire and Rescue
Service**



Hereford Fire Station

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Option 4b - New Build on Site 3

April 2010



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 - 5.2 New Build Works
- 6.0 DRAWINGS



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1.0 SCOPE OF WORKS

- 1.1 The purpose of this report is to provide initial cost advice for the Option 4b which form part of the option appraisal for the redevelopment of Hereford Fire Station

Option 4b New Build on Preferred Site 3, [REDACTED]



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2.0 SUMMARY

Ref	Description	Option 4b
	<u>General Summary</u>	
	<u>New build Works</u>	
	Construction Works	
	Construction costs	
	Sustainability Measures	
	Preliminaries (8%)	
	Main contractors ohp (8%)	
	Subtotal	
	Construction related costs	
	Professional fees (8%)	
	Planning & Building regulations (8%)	
	Green Wave reprogramming fees (WCC Highways)	
	Furniture and Equipment	
	Telephony and Data	
	Decant	
	Subtotal	



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2.0 SUMMARY

Ref	Description	Option 4b
	<u>Land Costs</u>	
	Land Costs	██████████
	Fees and legals	██████████
	Subtotal	██████████
	<u>Receipts</u>	
	Sale of existing station	██████████
	Fees and legals	██████████
	Sale of surplus land (██████████)	██████████
	Fees and legals	██████████
	Subtotal	██████████
	Design Development and Construction Contingency Allowance	██████████
	Total of Estimate at 2nd Qtr 2010 Pricing Levels	██████████



Hereford Fire Station
for Hereford & Worcester Fire and Rescue Service
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3.0 NOTES & CLARIFICATIONS

3.1 Basis of cost

The costs in this document are based on the following drawings and information:

Client

Email from [REDACTED] dated 26th March 2009 identifying the cost of a training tower
Email from [REDACTED] dated 28th April 2009 identifying the cost for supply & installing a BA compressor
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Notes from meeting dated 8th February 2010
Email from [REDACTED] dated 25th February 2010
Information from site visit on 2nd March 2010
Email from [REDACTED] dated 10th March 2010
Email from [REDACTED] dated 20th April 2010
KWB's report on potential sites for the relocation of Hereford Fire Station
Telephone conversation with [REDACTED] dated 20th April confirming WCC drawings SK01 and 02 to be used for site with remainder to be included as a receipt against capital cost

Architect

30097053 SK 01 Proposed New Fire Station Hereford - Initial Sketch Floor Plans
30097053 SK 02 Proposed New Fire Station Hereford - Initial Sketch Site Plan

Structural

None

Electrical Engineer

Email from [REDACTED] dated 14th October 2009 identifying the cost of a standby generator

3.2 General

This preliminary order of cost assumes lump sum tenders obtained in competition using the design and construct procurement technique.

This preliminary order of cost has been prepared on limited design information and should be viewed as a cost framework within which design development can take place. The design and specification of the main elements will require ongoing detailed cost.

3.3 Project Assumptions

Planning consent will be required for all works
The Fire Authority will be able to acquire the proposed site within the proposed timescale
Sale of the existing, acquisition of the new site and sale of the surplus site will be within the allowances included
An archaeological study will not be required
The existing site is level
The existing site does not require piled foundations
Minimal site remediation will be required to due previous industrial use
A Strategic Training Facility is not required
Works for resale of the surplus area are limited to some boundary fencing



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for Hereford & Worcester Fire and Rescue Service
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3.0 NOTES & CLARIFICATIONS

3.4 Exclusions

The following are excluded, but need to be covered by other budgets within the overall Project Financial Model, where appropriate

- Inflation in the cost of works beyond current prices
- Development contingency
- Traffic studies or the like
- Value added tax
- Finance costs
- Costs in connection with any soil contamination
- Costs in connection with asbestos contamination
- Costs in connection with abnormal ground conditions arising from any future site investigations.
- Lowering or diversion of any existing sewers, drainage or upgrading of site services to meet the required loads of the proposed development.
- Work to existing roads or highways or other work beyond the allowances stated.
- Costs in respect of adjoining owners (rights of light, party wall awards, oversailing rights, projection licences, etc) over and above the allowances included
- Insurances
- Off site infrastructure works
- Section 278 works
- Section 108 works contributions or commuted sums
- Costs in connection with decommissioning and removal of buried munitions (UXB)
- Costs in connection with additional phasing and sectional completion
- Decommissioning of facilities at the end of occupancy / 30 years
- Specialist Fire and rescue Equipment
- IT and Comms Equipment beyond the allowances included
- Staffing costs
- Costs in connection with a sprinkler system

3.5 Opportunities & Risks

To be assessed at next stage

3.6 Inflation forecast

This estimate is priced at 2nd Quarter 2010 prices. The BCIS are currently forecasting a fall in tender prices of 1% from 2nd Quarter 2010 to 4th Quarter 2010 but in the subsequent year to 4th Quarter 2011 they are currently forecasting a rise of 2.90%. In the current economic uncertainty it is very difficult to forecast the market conditions and the effect these will have on tender prices and thus we recommend caution when applying any adjustments to current estimates of construction cost.

3.7 Benchmarking

To be undertaken at the next stage.



Hereford Fire Station
for Hereford & Worcester Fire and Rescue Service
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4.0 AREAS

4.1 Schedule of Approximate Gross Internal Floor Areas in SQUARE METRES

Floor(s) / Function	Appliance Bay	Core/Access	Total
Ground	408	400	808
First/Upper Floors	0	1,130	1,130
Total	408	1,530	1,938

4.2 Schedule of Approximate Gross Internal Floor Areas in SQUARE FEET

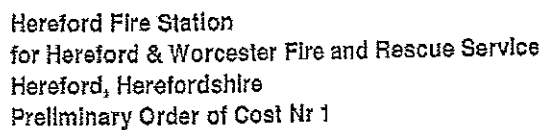
Floor(s) / Function	Appliance Bay	Core/Access	Total
Ground	4,392	4,306	8,697
First/Upper Floors	0	12,163	12,163
Total	4,392	16,469	20,861



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5.0 DETAILED COSTS



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Ref	Description	Quantity	Unit	Rate	
	Site Costs				
	Purchase costs of site (Allowance of [REDACTED] per acre; 1 acre = 4,046.86m ² ; therefore 1m ² = [REDACTED])	[REDACTED]	m ²	[REDACTED]	[REDACTED]
	Allowance for stamp duty/associated acquisition fees/surveys & other reports		/item		[REDACTED]
	Total Carried to Summary				1,284,000



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5.2 CONSTRUCTION COST

Ref	Description	Quantity	Unit	Rate	
	Building Costs				
1	Appliance bay and Core Accommodation	1,938	m2		
2	EO for Green Wave module	1	Nr		
3	EO for BA compressor		Item		
4	EO for Swift Water Rescue kit storage		Item		
5	Training Tower - 4 Stage Aluminium Tower including reinforced concrete base, transport and erection		Item		
	General Site Works				
1	Allowance for demolition of existing cinema	1,450	Item		
2	Allowance for demolition of existing 2 storey building	250	Item		
3	Allowance for demolition of single storey building	140	Item		
4	Allowance for breaking out existing hardstanding	6,254	m2		
5	Allowance for removal of covered bus stops		Item		
6	Allowance for disconnection and removal of existing street lighting		Item		
7	Highway works to create cross overs	2	Nr		
8	Wig Wag traffic light system		Item		
9	Allowance for land remediation due to prior use as bus station		Item		
10	Reinforced Concrete paving; approx 200 thick	1,924	m2		
11	Bitumen macadam paving (car park/light traffic, pedestrian routes etc)	731	m2		
12	New Diesel tank; above ground (concrete base and fencing required?)		Item		
13	New Emergency Generator; inc self bunded fuel tank (concrete base & fencing required)		Item		
14	Soft landscaping	1,907	m2		
15	Cycle rack; covered		Item		



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5.2 CONSTRUCTION COST

Ref	Description	Quantity	Unit	Rate	Cost
	General Site Works (Cont'd)				
16	Perimeter security		Item		
17	Allowance for new remotely operated secure barrier		Item		
18	Signage		Item		
	Site Works for Sale of Surplus				
1	Allowance for fencing		Item		
	Drainage				
1	Foul Drainage	1,938	m2		
2	Site drainage	3,513	m2		
3	Petrol Interceptor		Item		
	External Services				
1	Incoming Water		Item		
2	Incoming Electric		Item		
3	Incoming Gas		Item		
4	Incoming Telephone and Data		Item		
5	Alteration to existing services at cross overs		Item		
	Total Carried to Summary				



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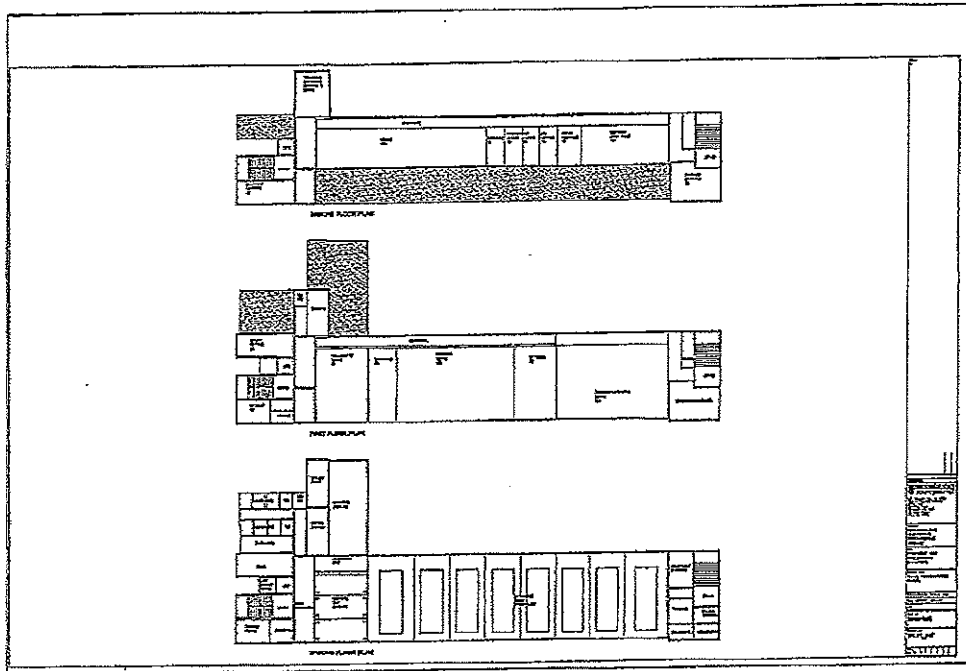
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6.0 DRAWINGS



Hereford Fire Station
for Hereford & Worcester Fire and Rescue Service
Hereford, Herefordshire
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30097053 SK 01 Proposed New Fire Station Hereford - Initial Sketch Floor Plans



30097053 SK 02 Proposed New Fire Station Hereford - Initial Sketch Site Plan

