



Temporary Market Hall Refurbishment

Pre Tender Estimate

18-Oct-23

Version 1.00

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QUALITY INFORMATION

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Checked by
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Reviewed by
Warren Thorne

Revision History

Version	Date	Details	Authorized by	Position
1.00	18-Oct-23	Temporary Market Hall Refurbishment	Warren Thorne	Director

Distribution List

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Pre Tender Estimate



Temporary Market Hall Refurbishment

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Contents

Table of Contents

- 1.0 EXECUTIVE SUMMARY
- 2.0 COST SUMMARY
- 3.0 COST BREAKDOWN

APPENDIX A - INFORMATION USED

Executive Summary

1 Executive Summary

1.1 Introduction

- 1 AECOM have been commissioned to prepare a Pre Tender Estimate to be used for a comparison with the Tenders received to inform Teignbridge District Council of the suitability of potential contractors.
- 2 Rates used within this Pre Tender Estimate are derived from historic cost data (updated in line with inflation) from similar projects AECOM have worked on previously. An estimate of Contractor's preliminaries have been included.
- 3 The gross internal floor areas have been derived from the information provided in the in the drawings, Appendix A.

1.2 Basis of Estimate

- 1 The estimate has been based on the information contained within Appendix A.

1.3 Cost Commentary

- 1 Please note we continue to see additional costs and delays due to the current market volatility, which includes supply chain delays, higher manufacturing costs, construction materials inflation, labour shortages and the like with the situation likely expected to persist well into 2023 and potentially 2024.

1.4 Assumptions

The following assumptions have been made in preparing this estimate (this list is not exhaustive):

- 1 All works are to take place during normal working hours apart from planned OOH work.
- 2 No onerous conditions will be placed on the Contractor as part of this project.
- 3 The works will be delivered under a single phase of works procured under a single stage competitive tender on a traditional basis.
- 4 Please refer to Cost Breakdown for specific assumptions.
- 5 The Contractor will be responsible for appointing a structural engineer.

1 Executive Summary

1.4 Assumptions (Continued)

- 6 The Contractor will be provided with free issue power and water for use during the duration of the project.

1.5 Exclusions

The following are excluded but are known to have a cost impact and therefore, if required, need to be covered by other budgets. This list is intended only as a guide and cannot be relied upon to be exhaustive:

- 1 VAT.
- 2 Finance and Legal Costs and Design Fees- however allowance has been made for Structural Engineer Inspection.
- 3 Site acquisition fees/costs, air rights, rights to light (or any other third party compensation settlements), over sailing licences.
- 4 Facilities management and ongoing maintenance and running costs - including back log maintenance issues.
- 5 Upgrade/ reinforcement/ adaptations of any existing mains infrastructure.
- 6 BREEAM.
- 7 Surveys and any additional works required following surveys/reports and the like.
- 8 Statutory notifications, licences and planning consent.
- 9 Works beyond the curtilage of the site location.
- 10 Decanting, Moving, Storage Costs.

Cost Summary

Section		
	<u>SUMMARY</u>	
1	Preliminaries (Including In General Works)	N/A
2	General Works	£ 32,394.00
3	Removals & Downtakings	£ 10,505.00
4	Proposed Works	£ 33,074.00
5	Mechanical & Electrical Works	£ 39,840.00
6	Provisional Sums	£ 5,825.00
	Total Cost of Works	£ 121,638.00
7	Contingency 10%	£ 12,163.80
	Total Cost of Works	£ 133,801.80

Cost Breakdown

Item	Description	Qty	Unit	Rate	£
	<p><u>SECTION 1</u></p> <p><u>Preliminaries</u></p> <p>Project Particulars</p> <p>1.01 The Project Name - Temporary Market Hall Refurbishment Nature - Relocation & Refurbishment Location - Old Post Office, Market Walk, Newton Abbot, Devon, TQ12 2RX Length of Contract - TBC</p> <p>1.02 Contractor Administrator (Herein referred to as 'CA') Name - Thomas Bishton AECOM Limited Address - Winslade House, Winslade Park, Manor Drive, Clyst St Mary, Exeter, Devon EX5 1FY Telephone - 07799099714 Email - thomas.bishton@aecom.com</p> <p>1.03 Principal Designer Name - Shay Noble AECOM Limited Address - 1 New York Street, Manchester, M1 4HD Telephone - 07553267584 Email - shay.noble@aecom.com</p> <p>1.04 Quantity Surveyor Name - Philip Woods AECOM Limited Address - Winslade House, Winslade Park, Manor Drive, Clyst St Mary, Exeter, Devon EX5 1FY Telephone - 07990073608 Email - philip.woods@aecom.com</p>				
SECTION 1 : Prelims (Included in General)			To Summary £	N/A	

Item	Description	Qty	Unit	Rate	£
	<u>SECTION 2</u>				
	<u>General Works</u>				
	<u>Working Hours</u>				
	The working hours are; Monday to Friday 9.00am to 5.00pm Out of hours will be by exception Contractor to provide CA 72 hours notice for Out of Hours Working				
2.01	Contractor to price works to include for out of hours working where applicable. Works to the shop front or any other major disruptive works must be undertaken out of operational hours.	1	Item	1,500	£ 1,500.00
2.02	Contractors Management and staff costs @ 5%	1	Item	5,000	£ 5,000.00
	<u>Internal Scaffolding</u>				
2.03	Provide, erect and afterwards remove all scaffolding/platforms to comply with BS 5973 and the relevant Health and Safety requirements as necessary for the works, erecting scaffolding in a manner as to ensure a constant safe access to all floors and levels of the building; include for all protective netting and foam protection to ensure health and safety and to prevent any intruders.	1	Item	1,000	£ 1,000.00
	<u>General Plant & Equipment</u>				
2.04	Allow all plant, equipment, cranes, hoists, rubbish chutes and skips as required for the works, including obtaining local authority permits as required.	1	Item	5,000	£ 5,000.00
2.05	Contractor to provide self contained site welfare accommodation including toilets, drying room and seating area for the number of operatives onsite.	1	Item	3,000	£ 3,000.00
2.06	Storage of materials on site to be kept to a minimum. No storage room will be provided for storage of materials.	1	Item	500	£ 500.00
2.07	All skips to be locked at all times, and not left open. Skips are to be enclosed with Heras fencing. No skips can be stored on site or within the premises.	5	Item	550	£ 2,750.00
2.08	Protect all signs, lighting etc on all elevations and internally as required during the period of the contract, remove protection on completion of the works.	1	Item	500	£ 500.00
2.09	Contractor to allow a sum for making good all damaged surfaces to match existing upon completion; this applies to all aspects of the work throughout the project. all labours complete.	201	m ²	12	£ 2,412.00

Item	Description	Qty	Unit	Rate	£
2.10	Contractor to allow for removal of all furniture, fixtures and fittings and the like to facilitate the works; include for reinstatement to match existing upon completion; all labours complete.	1	Item	1,000	£ 1,000.00
2.11	Contractor to allow a sum for thoroughly cleaning down all areas, removing all builders debris, dirt, marks, stains, grease etc upon completion of project; all labours complete.	1	Item	1,800	£ 1,800.00
2.12	Contractor to allow for all bespoke security fencing/heras fencing/chapter 8 barrier as required to ensure the security of the works and segregation with site operations	1	Item	1,000	£ 1,000.00
	<u>General Downtakings</u>				
2.13	Prior to undertaking any demolitions/downtakings, trace all mechanical and electrical supplies, terminate in a safe manner as necessary to complete the works. Include for making good all disturbed finishes as necessary, leaving ready to receive new decoration. Include for removing all debris from site.	201	m ²	20	£ 4,020.00
	<u>Downtakings</u>				
2.14	Carefully take down, remove and dispose from site all items as detailed in document include all fixings, brackets and the like; allow for making good all damaged surfaces to match existing upon completion; all labour, plant & materials complete to the areas shown in the proposed drawings.	201	m ²	12	£ 2,412.00
	<u>O&M and H&S File</u>				
2.15	Contractor to provide complete Operations and Maintenance Manual, and Health and Safety File at handover, in accordance with the CDM regulations and standard format, upon completion of the works, for CA review and approval.	1	Item	500	£ 500.00
SECTION 2 : General Works		To Summary £			£ 32,394.00

Item	Description	Qty	Unit	Rate	£
	<u>SECTION 3</u>				
	<u>Removals & Downtakings</u>				
3.01	Remove and dispose of all identified asbestos as identified in the asbestos R&D report. Should additional possible ACMs be found, then all works are to stop until the material has been tested for confirmation.	1	Item	4,336	£ 4,336.00
3.02	The existing shop front including glazing, doors and framing is to be dismantled, removed off site and disposed of as marked in drawings NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan and NATMH-ACM-00-00-DR-BR-100007 - First Floor Removals Plan.	1	Item	500	£ 500.00
3.03	Remove the existing floor coverings to the entrance lobby, main shop, old sorting office and ground floor store as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan. Include to remove and clean all leftover adhesive and residue from the floor covering.	172	m ²	5	£ 860.00
3.04	Remove and dispose of both suspended ceilings including ceiling tiles, framing and hangars within the main shop area as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan.	172	m ²	16	£ 2,752.00
3.05	Remove the existing door frame between the main shop and the sorting office and dispose of it, as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan.	1	Item	25	£ 25.00
3.06	Allow to take down the existing partition between the main shop and sorting office to form a new opening as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan.	1	Item	154	£ 154.00
3.07	Remove door D05, shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan, including ironmongery and dispose of waste.	1	Item	25	£ 25.00
3.08	Remove 2no. external doors D01 & D02, shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan. and dispose of waste.	2	Nr	35	£ 70.00
3.09	Allow to remove timber boarding from 8no. Ground floor windows as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan.	8	Nr	10	£ 80.00
3.10	Remove the 3no. Broken windows on the ground floor, as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan.	2	Nr	31	£ 62.00

Item	Description	Qty	Unit	Rate	£	£
3.11	Remove all FF&E within the main shop area and sorting office, including fixed cupboards, shelving and worktops as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan.	1	Item	123	£	123.00
3.12	On the first floor, remove 2no. Toilets, 2no. Wash hand basins and 1no. Urinal and associated pipework as shown on drawing NATMH-ACM-00-00-DR-BR-100007 - First Floor Removals Plan.	4	Item	100	£	400.00
3.13	On the first floor, remove and dispose of the cubicle system within the existing male WC, as shown in drawing NATMH-ACM-00-00-DR-BR-100007 - First Floor Removals Plan.	1	Item	20	£	20.00
3.14	Remove the existing sink and drainer within the First Floor kitchen, as shown in drawing NATMH-ACM-00-00-DR-BR-100007 - First Floor Removals Plan.	1	Item	50	£	50.00
3.15	Remove the 2no. First floor windows within the office and make good openings, as shown in drawing NATMH-ACM-00-00-DR-BR-100007 - First Floor Removals Plan.	2	Nr	31	£	62.00
3.16	Prior to any other works commencement, remove and dispose of all unfixd items and furniture left in the building.	1	Item	500	£	500.00
3.17	Cut back and remove all overgrown vegetation within the courtyard, as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan. Allow to treat courtyard with preventative treatment in accordance with the specification.	27	m ²	18	£	486.00
SECTION 3: Removals & Downtakings				To Summary	£	10,505.00

Item	Description	Qty	Unit	Rate	£	p
	<u>SECTION 4</u>					
	<u>Proposed Works</u>					
4.01	Allow to patch repair the existing concrete lintol above the shop entrance in accordance with section E05 of the specification. Provisional Sum 6.04.	1	Item	0.00	£	-
4.02	Supply and install, new shop front and front door Ref. D03, including mastic, as shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works and elevation xx and in accordance with the specification. Colour: Black.	16	m ²	900	£	14,400.00
4.03	Install 2no. New external grade fire exit doors, Ref. D01 & D02, complete with one and a half pairs of hinges and with emergency escape push bars in accordance with section L20 of the specification and as shown on drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works. Allow to make good door frame as required and leave ready for decoration.	2	nr.	1,000	£	2,000.00
4.04	Supply and Install 4no. New windows ref. W01 to W04 to match the existing openings within the North face of the building, as shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works and in accordance with section L10 of the specification. Include to remove plaster reveals as required and make good and finish externally with good quality mastic as required.	4	nr.	300	£	1,200.00
4.05	Supply and fix 2no. New uPVC windows Ref W07 & W08, to match the existing openings withing the First Floor office, in accordance with section L10 of the specification.	2	nr.	350	£	700.00
4.06	Install 1no. External aluminium roller shutters over the 2no. windows ref. W05 and W06 Newly unboarded windows to the south face of the building, in accordance with section L20 of the specification and as shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works.	1	nr.	570	£	570.00
	<u>Internal Works Ground Floor</u>					
4.07	Allow to make good any apertures or take downs to all wall and partition finishes within the main shop, entrance lobby and sorting office in accordance with section C90 of the specification.	1	Item	500	£	500.00

Item	Description	Qty	Unit	Rate	£	p
4.08	Patch repair the existing concrete flooring where there is existing damage, cracks, holes etc., all in accordance with the section E05 of the specification and as shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works. Allow a PROVISIONAL QUANTITY for small patch repairs: 5 Sqm @ £ per sqm. This item is provisional to be expended in part or full at the discretion of the Contract Administrator. Provisional Sum 6.03.	0	m ²	0.00	£	-
4.09	Thoroughly prepare the existing concrete ground floor in the main shop and sorting office using 2no. coats of Regal epoxy floor concrete paint, colour grey, in accordance with section E60 of the specification and manufacturer's instructions, and as shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works.	172	m ²	22	£	3,784.00
4.10	The existing small safes within the old sorting office are to be boarded over with fair faced plasterboard fixed back to a 50*50 mm tanalised timber framework. Finish joints and leave ready for decoration and decorated alongside the other decoration works in the area, in accordance with the specification.	1	Item	350	£	350.00
4.11	Install new internal door, Ref D05, and hang in the direction shown on drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works. Include to alter door frame/reposition door stops and make good redundant fixings as required. Include to supply and fix reposition new mechanical code mortice latch lock as manufactured by Codelocks Ltd.	1	Item	600	£	600.00
4.12	Supply and fix 2no. full height timber stud partitions in accordance with section K10 of the specification and as shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works. Include to form internal door ref. D04 Within new partition as per the identified drawing. Allow for double thickness of studs and at door head.	2	m	100	£	200.00
4.13	Install 1no. New internal timber door with lock, latch and key to newly formed timber stud partition in accordance with section L10 of the specification and shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works.	1	nr.	600	£	600.00
	<u>Internal Works First Floor</u>					
4.14	Include to supply and fix 2no. New indicator bolt with circle turn handle to existing WC doors in accordance with section L20 of the specification.	2	nr.	20	£	40.00

Item	Description	Qty	Unit	Rate	£	p
4.15	Supply and fix 1no. New stainless steel kitchen sink and drainer to the First Floor kitchen.	1	nr.	250	£	250.00
4.16	Refix the existing towel rail to the underside of the worktop within the First Floor kitchen.	1	Item	85	£	85.00
	<u>New Sanitaryware</u>					
4.17	Supply and fix 2no. New toilets and wash hand basins to the existing WCs as shown in drawing NATMH-ACM-00-00-DR-BR-100009 - First Floor Proposed Works and in accordance with section N13 of the specification. Include for new associated pipework.	2	Item	450	£	900.00
	<u>Decoration</u>					
4.18	Allow to decorate all wall and partition finishes within the entrance lobby, main shop and sorting office in accordance with section M60 of the specification.	591	m ²	9	£	5,319.00
	<u>Cleaning and Making Good</u>					
4.19	On completion of all other works, allow to deep clean the entire building including all walls, flooring, windows and doors.	197	m ²	8	£	1,576.00
	SECTION 4: Proposed Works			To Summary		33,074.00

Teignbridge District Council
 Temporary Market Hall Refurbishment
 Old Post Office, Market Walk, Newton Abbot, Devon, TQ12 2RX



Item	Description	Qty	Unit	Rate	£ p
	<u>SECTION 5</u>				
	<u>Mechanical & Electrical Works</u>				
5.01	Allow to strip out and dispose of existing electrical and mechanical equipment and cabling in accordance with the MEP specification.	249	m ²	20	£ 4,980.00
5.02	Allow to install new electrical and mechanical equipment and cabling in accordance with the MEP specification.	249	m ²	140	£ 34,860.00
SECTION 5 : Mechanical & Electrical Works				To Summary £	£ 39,840.00

Item	Description	Qty	Unit	Rate	£	p
	<u>SECTION 6</u>					
	<u>Provisional Sum</u>					
6.01	Allow to strip out and dispose of existing electrical and mechanical equipment and cabling in accordance with the MEP specification.	1	Item	3,000	£	3,000.00
6.02	As detailed within the structural report, allow to expose the head of the wall to allow inspection of the bearing of the flat roof structure to the walls southern face. Inspection is to be carried out by a competent, accredited structural engineer. Once the flat roof structure can be confirmed to bear onto the concrete beam above the wall only, it can then be removed.	1	Item	1,000	£	1,000.00
6.03	Patch repair the existing concrete flooring where there is existing damage, cracks, holes etc., all in accordance with the section E05 of the specification and as shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works. Allow a PROVISIONAL QUANTITY for small patch repairs: 5 Sqm @ £ per sqm. This item PROVISIONAL to be expended in part or full at the discretion of the Contract Administrator.	5	m ²	45	£	225.00
6.04	Allow to patch repair the existing concrete lintol above the shop entrance in accordance with section E05 of the specification.	8	Item	200	£	1,600.00
	SECTION 6 : Provisional Sum			To Summary £		5,825.00

Appendix

Teignbridge District Council
Temporary Market Hall Refurbishment
Old Post Office, Market Walk, Newton Abbot, Devon, TQ12 2RX



Version: 1.00

Date: 18-Oct-23

Appendix A - Information Used

Drawing Number

Drawing Title

Revision

NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan
NATMH-ACM-00-00-DR-BR-100007 - First Floor Removals Plan
NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works
NATMH-ACM-00-00-DR-BR-100009 - First Floor Proposed Works
NATMH-ACM-XX-XX-DR-BR-1000010 - Existing Elevation
NATMH-ACM-XX-XX-DR-BR-1000011 - Proposed Elevation

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