



**BARNES HOSPITAL SITE  
PROPOSED MASTERPLAN  
Rev C**

**DRAFT  
ORDER OF COST BUDGET**

**FOR**

**South West London & St Georges Mental Health NHS Trust**

**Appleyard & Trew LLP  
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**26th October 2018**

**BARNES HOSPITAL SITE PROPOSED MASTERPLAN**



**South West London & St Georges Mental Health NHS Trust**

**ORDER OF COST BUDGET**

Revision	Rev C
Date	26th October 2018

**Basis of estimate**

The redevelopment masterplan of the South West London & St Georges Mental Health NHS Trust site at South Worples Way, Barnes  
Demolition, Site Clearance and redevelopment of new build residential plots  
Excludes costs for the Healthcare and school plots  
Based on Squire & Partners' Barnes Hospital Masterplan drawing 18002 G200\_P\_00\_001 & LG\_001 dated 18th October 2018

The level of specification assumed is medium

This is a high level indicative order of costs budget with architectural block plan and no other consultant involvement.

Indicative prices are at 3rd Qtr 2018

**Exclusions / Notes / Items to discuss**

Refer to "Basis and Exclusions" section

The Prices are given at current day rates. No assumptions or allowances are included for inflation or future cost increases.

**Area schedule - Gross internal floor area**

Refer to Schedule of Accommodation

The following areas have been supplied by Squire & Partners.

Residential		
Block A	NIA is 1,685m <sup>2</sup> , GIA 2,108m <sup>2</sup>	NIA - GIFA = 79%
Block B	NIA is 1,794m <sup>2</sup> , GIA 2,230m <sup>2</sup>	NIA - GIFA = 80%
Block C	NIA is 2,091m <sup>2</sup> , GIA 2,580m <sup>2</sup>	NIA - GIFA = 81%

Existing Lodge buildings refurb      GIFA 246m<sup>2</sup>

Costs for 44 underground car parking spaces included

Health Care building      Excluded

SEN School      Excluded

**Order of cost estimate**

		£	£/m2 GIFA
Building works estimate at Oct 2018 prices as Costings spreadsheet		15,829,988	
Main contractors preliminaries	17 %	2,691,098	
<i>Sub total</i>		£ 18,521,086	
Main contractors OH&P	8 %	1,481,687	
<i>Works cost estimate</i>		£ 20,002,773	
Project / design team fees estimate		Excluded	
<i>Sub total</i>		£ 20,002,773	
Other development / project costs estimate eg. Insurances, planning, party walls, decanting, marketing, S106, site investigations		Excluded	
<i>Base cost estimate</i>		£ 20,002,773	
Risk allowances eg. Design development, construction risks, employer change risks, other risks	5 %	1,000,139	
<i>Cost limit (excluding inflation and VAT)</i>		£ 21,002,912	
VAT assessment - VAT is <u>excluded</u> from this order of cost estimate VAT in relation to buildings is complex; we recommend the Client seeks specialist advice to ensure correct rates are applied			

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New build

Residential Buildings

Site clearance & preparation £1,250,000 x 0.56 £698,338

Block A 2,108 m2

Block B 2,230 m2

Block C 2,580 m2

Overall GIFA 6,918 m2 @ £1,800 = £12,452,400

Associated Landscaping allowance 4,453 m2 @ £250 = £1,113,250

Works to existing Lodge Buildings 246 m2 @ £1,000 = £246,000

Underground car parking 44 nr @ £30,000 = £1,320,000

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£15,829,988

Health Care Building

Excluded

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£0

SEN School Building

Excluded

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£0

Sub-total to Order of Costs Estimate Summary

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£15,829,988

## BARNES HOSPITAL SITE PROPOSED MASTERPLAN



### BASIS OF INITIAL COST PLAN

This Cost Plan is based on the following :-

#### Architectural design information

<b>Squire &amp; Partners</b>		Date	Scale	Rev
Drawing 18002 G200_P_00_001	Barnes Site Proposed Ground Floor	18th Oct 2018	1:500	-
Drawing 18002 G200_P_LG_001	Barnes Site Proposed Basement	18th Oct 2018	1:500	-

#### Structural design information

None currently available

#### Mechanical, Electrical and Specialist Services design consultants information

None currently available

#### Other information

None currently available

#### Gross Internal Floor Areas

	m2
Residential	
Block A	2108
Block B	2230
Block C	<u>2580</u>
	Total residential 6918
Existing Lodge buildings refurb	246
Health Care building	Excluded
SEN School	Excluded

#### Exclusions / Items to Consider

- \* Excludes costs for the health care or school plots
- \* Modifications to the existing highways
- \* No changes to site heights or site releveling included
- \* Inflation beyond 3rd Quarter 2018
- \* Adoption costs
- \* Off site services reinforcement costs
- \* Abnormal ground conditions
- \* Ground contamination
- \* Archaeology investigations
- \* Flood risk assessment measures
- \* Removal of invasive plants
- \* Furniture fixtures and equipment
- \* Costs in relation to the client retained neighbouring site
- \* Out of hours working
- \* Phasing costs / sectional completions
- \* Fees (Professional, Design, Planning, Surveys, Legals, insurances, Local Authority)
- \* Maintenance agreements
- \* Temporary accommodation
- \* Site purchase costs
- \* Wayleaves and easement costs
- \* Modifications to Rights of Way
- \* Onerous planning conditions and Listed Building requirements
- \* Statutory services disconnection charges
- \* Marketing/advertisements
- \* Financing costs
- \* VAT