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SOUTH KENSINGTON LIFT ACCESS TO STREET LEVEL

BUDGET COST ESTIMATE

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QUALITY ASSURANCE

Revision	Date	Prepared By	Reviewed By	Director Sign Off
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1	04/09/20	David Williams Associate	Andrew Thomas Senior QS	Director

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EXECUTIVE SUMMARY

This Order of Cost Estimate has been prepared to provide an indication of the likely costs to install two dual entrance 26 person passenger lifts from the ticket hall and museum tunnel levels of South Kensington London Underground Station to the Thurloe Street level to be delivered as part of a variation to the main contract works that would already occur at the station as part of the ASD and SUW programme. The Order of Cost Estimate has been based on the information which is included as part of the planning application PP/20/03216. A full schedule of information used is included at the end of this report together with a list of assumptions and exclusions. The report has been prepared solely for the use of TOLA and should not be relied upon by any third party.

Forecast Summary

The total **project cost** which includes main contractor preliminaries, overheads and profit and design development contingency but excludes professional fees, inflation and VAT is £660,000.

Inflation Summary

At present we are not aware of the planned programme for the project and as such inflation has been excluded from this order of cost estimate. Once the programme is developed we would recommend inflation is allowed for up to the mid-point of construction and regularly monitored throughout the design stages up to the main contractor appointment.

Contingency Summary

Contingency has been included. For a total project cost at RIBA Stage 1, RPP recommend allowances are included for contingency at 5%. This have been shown below the line in the cost summary. It is recommended once the design is developed a risk register is collated to test these recommended contingency allowances. Client own contingency has been excluded from this cost estimate.

Other On Costs Summary

Professional Fees, Inflation and VAT have been excluded.

EXECUTIVE SUMMARY

Procurement Route

For the purposes of this Order of Cost Estimate we have assumed this element of work will be instructed as a variation to the main contract and therefore will be expected to follow standard procurement processes for large projects. The procurement approach is currently unknown at present.

Cost Summary

Description	£
Construction Cost	190,000
Main Contractor Preliminaries	30,000
Main Contractor Overhead and Profit	10,000
Sub-Total	230,000
Liff Prime Cost	400,000
Sub-Total	630,000
Design Development Contingency	32,000
Inflation	Excluded
Professional Fees	Excluded
VAT	Excluded
Total Project Cost	660,000

ASSUMPTIONS AND EXCLUSIONS

Assumptions

- 1 It is assumed the red-line boundary for these works are:
 - * Basement: Left of the museums tunnel, right of the stairs to street level, back to basement WCs
 - * Ground Floor: No. 34 retail unit
 - * First Floor: Lift Overrun to No. 34 (reordering and fit out works excluded)

The works include the construction of the lifts shafts, supply and installation of the lift cars, floor, wall and ceiling finishes to the lift lobbies, entrance grilles, fire stopping, statutory signage, mechanical and electrical works.

- 2 It is assumed these works will occur as a 'variation' to the main contract works that are occurring at South Kensington Underground Station
- 3 It is assumed that London Underground Limited will use their pre-agreed lift rates with their approved supply chain, therefore the rates provided within this estimate are a guide only
- 4 It is assumed the finish to the lift lobbies will be cost effective
- 5 Estimated costs are based on 3Q20. No forecast inflation is included
- 6 Preliminaries have been assumed at 18%. These have been applied to the construction works only
- 7 Main contractor overheads and profit have been assumed at 6%
- 8 An allowance of 5% contingency has been made below the line.
- 9 It is assumed working hours will be from 8am to 6pm, Monday to Friday. No allowance for downtime has been allowed
- 10 It is assumed the contractors will have unrestricted access to the site to undertake the works
- 11 We have assumed statutory supplies will be available within 30m of the lifts
- 12 Upgrade of drainage is to be part of the main contract works
- 13 All works are subject to Structural and M&E review
- 14 No allowance for onerous planning, LUL or TFL conditions or requests

Exclusions

- 1 Inflation
- 2 Client finance and legal costs
- 3 Planning and building regulations fees
- 4 Professional Fees
- 5 VAT
- 6 Licences and agreements for Transport for London
- 7 Lift pit is not required due to type of lift installed
- 8 Excavation below 3.19m
- 9 Piled foundations
- 10 Contamination removal
- 11 External works to Thurloe Street
- 12 Internal re-ordering and fit out works to Thurloe Street Buildings
- 13 Fit out of retail units
- 14 Archaeology and artefacts programme and cost implications are excluded

ASSUMPTIONS AND EXCLUSIONS

- 15 Unexploded ordnance discoveries
- 16 Insurances
- 17 Currency and exchange rate fluctuations. This includes costs resulting from tariffs or other charges applied by foreign countries following Brexit
- 18 Fluctuation costs associated with Covid - 19 Pandemic and associated regarding programming of works to meet social distancing guidelines.
- 19 Statutory changes
- 20 LUL agreed rates
- 21 Diversion of services including drainage
- 22 All new statutory supplies excluded. Assumed existing supplies can be used
- 23 Works outside the site boundary (Thurloe Street, Ticket Hall, Residential Units)
- 24 Working outside of normal working hours
- 25 Mock ups, prototypes, off site benchmarks
- 26 Asbestos removal
- 27 Fees, works or costs associated with abnormal ground conditions
- 28 Client contingency

COST SUMMARY

Ref	Element	£
0	Demolitions	10,000
1	Substructure	13,000
2A	Frame	41,000
2B	Upper Floors	-
2C	Roof	-
2D	Stairs	-
2E	External Walls	1,000
2F	Windows and External Doors	5,000
2G	Internal Walls	6,000
2H	Internal Doors	10,000
3A	Wall Finishes	10,000
3B	Floor Finishes	7,000
3C	Ceiling Finishes	2,000
4	Fixed Furniture and Equipment	18,000
5A	Mechanical, Electrical and Public Health	57,000
6A	External Works	-
6B	Drainage	-
6C	Statutory Connections	-
7A	Main Contractor Preliminaries @ 18%	32,400
7B	Main Contractor Overhead and Profit - 6%	13,000
Sub-Total		230,000
5B	Lifts including Overhead and Profit	400,000
Sub-Total		630,000
8A	Design Reserve and Contingency @ 5%	32,000
8B	Inflation	Excluded
8C	Professional Fees	Excluded
8D	VAT - 20%	Excluded
Total Project Cost		660,000

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
0 - Demolition							
001	Allowance for temporary works	1	nr	10,000.00	10,000.00		
Sub-total 0 - Demolition					£ 10,000.00		

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
1 - Substructure							
001	Concrete lift base	1	item	18,000.00	18,000.00		
002	Saving on basement slab where lift shaft is located	1	item	(5,000.00)	(5,000.00)		
Sub-total 1 - Substructure					£ 13,000.00		

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
2A - Frame							
001	Cast insitu 300mm thick reinforced concrete walls to form lift shaft and overrun	115.7	m2	290.00	33,553.00		
002	Saving where Ground Floor Slab lift shaft passes through	1	item	(4,000.00)	(4,000.00)		
003	Saving where First Floor Slab lift shaft passes through	1	item	(4,000.00)	(4,000.00)		
004	Allowance for tying into existing structures	1	item	5,000.00	5,000.00		
005	Lifting beam	2	nr	5,000.00	10,000.00		
Sub-total 2A - Frame					£ 40,553.00		

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
2B - Upper Floors							
	No works assumed						
Sub-total 2B - Upper Floors					£	-	

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
2C - Roof							
	No works assumed						
Sub-total 2C - Roof					£	-	

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
2D - Stairs							
	No works assumed						
Sub-total 2D - Stairs					£	-	

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
2E - External Walls							
	<u>Thurloe Street Elevation</u>						
001	Prepare and paint (brown) to reveals of lift lobby entrance; 500mm wide	10	m	90.00	900.00		
	Refurbishment of upper levels to No34 Thurloe Street				Excluded		
	Shop front between No34 and current Thurloe Street Entrance				Excluded		
Sub-total 2E - External Walls					£ 900.00		

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
2F - Windows and External Doors							
001	Collapsible gates to Thurloe Street lift	1	Item	5,000.00	5,000.00		
Sub-total 2F - Windows and External Doors					£ 5,000.00		

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
2G Internal Walls & Partitions							
001	Extra Over for cavity blockwork walls to lift overrun	25	m ²	160.00	4,000.00		
002	Fire stopping	1	item	1,500.00	1,500.00		
Sub-total 2G Internal Walls & Partitions					£ 5,500.00		

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
2H - Internal Doors							
001	Entrance grilles into lift lobby	2	nr	5,000.00	10,000.00		
Sub-total 2H - Internal Doors					£ 10,000.00		

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
3A - Wall Finishes							
001	Cost effective wall finish to lift lobby, basement, class 0 finish, 2.5m high	86	m ²	90.00	7,740.00		
002	Cost effective wall finish to lift lobby, Street Level, class 0 finish, 2.5m high	30	m ²	90.00	2,700.00		
Sub-total 3A - Wall Finishes					£ 10,440.00		

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
3B - Floor Finishes							
001	Tiled floor finish to lift lobbies	65	m ²	100.00	6,500.00		
Sub-total 3B - Floor Finishes					£ 6,500.00		

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
3C - Ceiling Finishes							
001	Painted soffits to lift lobbies	65	m ²	35.00	2,275.00		
Sub-total 3C - Ceiling Finishes					£ 2,275.00		

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
4 - Fittings and Fixtures							
	Fixtures, fittings and equipment to ground floor lift lobby - EXCLUDED				-		
	Fixtures, fittings and equipment to basement floor lift lobby - EXCLUDED				-		
	Fixtures, fittings and equipment to new retail unit - EXCLUDED				-		
001	Signage to ticket hall and ground floors	4	nr	2,500.00	10,000.00		
002	Statutory signage - Provisional Sum	1	Item	3,000.00	3,000.00		
003	Allowance for fixtures to walls	1	Item	5,000.00	5,000.00		
Sub-total 4 - Fittings and Fixtures					£ 18,000.00		

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
5A - MEP							
	Lift Services				-		
001	Electrical supply to lifts - 30m	1	item	14,000.00	14,000.00		
002	Lighting to lift shafts	1	item	1,500.00	1,500.00		
	M&E Services						
003	Services to basement level lift lobby to include but not limited to lighting, controls, CCTV, Fire Alarms, Tannoies, Security controls	44	m2	425.00	18,700.00		
004	Services to ground level lift lobby to include but not limited to lighting, controls, CCTV, Fire Alarms, Tannoies, Security controls	21	m2	425.00	8,925.00		
	B.W.I.C						
005	BWIC for installations 10%	10.00%		43,125.0	4,312.50		
	IT Costs						
006	Excluded	-	nr	-	-		
007	Sub-contractor preliminaries	20.00%		47,437.5	9,487.50		
Sub-total 5A - MEP					£ 56,925.00		

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
5B- Lift Installation							
001	Supply and installation of 2 Nr, 26 person, dual entrance, traction lift car, travel 4.15m from ticket hall Thurloe Street level, 1m/s* (includes OH&P)	1	nr	400,000.00	400,000.00		
	* Cost has been based upon quote from a top three lift manufacturer, grossed up by 35% to reflect a high usage. The cost does not take into account any discounts TFL may achieve with any pre-existing agreements with current lift suppliers.				-		
Sub-total 5B- Lift Installation					£ 400,000.00		

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
6B - External Works							
	No works assumed						
Sub-total 6B - External Works					£	-	

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
6B - Drainage							
	No works assumed						
Sub-total 6B - Drainage					£	-	

DETAILED COST ESTIMATE

Ref	Description	Quantity	Unit	Rate	Total		
6C - Statutory Charges							
	BT - Excluded						
	Water - Excluded						
	Electric - Excluded						
Sub-total 6C - Statutory Charges					£	-	

BASIS OF ESTIMATE

Below lists the information made available to us for developing this cost estimate

Drawing / Report	Reference
Architect - Rogers Stirk Harbour & Partners	
Existing Basement Plan	RSHP-A-00099-P-B1 Rev -
Existing Ground Floor Plan	RSHP-A-00100-P-00 Rev -
Existing First Floor Plan	RSHP-A-00100-P-01 Rev -
Proposed Basement Plan - Thurloe Street	RSHP-A-01199-P-B1 Rev -
Proposed Ground Floor Plan - Thurloe Street	RSHP-A-01200-P-00 Rev -
Proposed First Floor Plan - Thurloe Street	RSHP-A-01200-P-01 Rev -