

BERKELEY SQP1
COST EXERCISE



Job No. : Southwark Athletics Centre
Client : Southwark Council

Issue Date : 09/03/2020
Response Date :
EAI / RFC No:

Zero Carbon Strategy

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
1.00	Scope / Description Zero Carbon Strategy				
2.00	Information Used				
3.00	Cost Estimate				
	Upgrade to wall insulation	488.00	m2	15.00	7,320.00
	Upgrade to floor insulation	680.00	m2	15.00	10,200.00
	Upgrade to Roof Core (to the building extent only)	680.00	m2	30.00	20,400.00
	Upgrade from double to triple glazing, upgrade of external doors	1.00	item	15,000.00	15,000.00
	<u>Mechanical & Electrical</u>				
	Changing the gas fired LTHW boiler for air source heat pumps	1.00	item	40,035.00	40,035.00
	Housing for the air source heat pumps See note 1 below	1.00	item	6,500.00	6,500.00
	Changing the gas fired domestic water heater to air source heat pumps See note 2 below	1.00	item	25,405.00	25,405.00
	Photovoltaic panels - budget to cover entire roof as noted in the report	1.00	item	79,000.00	79,000.00
	Potential structural works to increase the roof loading capacity	1.00	item	10,000.00	10,000.00
	Roof Latchway system for the above See note 3 below	1.00	item	6,000.00	6,000.00
	Allowance for power upgrade - ESTIMATE until new demand is calculated and quotes obtained. Cost to cover all infrastructure works and substation base etc if required.	1.00	item	70,000.00	70,000.00
				Sub Total	289,860.00
	<u>Fees</u>				
	Architect				17,391.60
	M&E design				8,695.80

	S.E design				3,000.00
				Sub Total Fees	29,087.40
	Note				
1.00	Regarding the air source pumps in lieu of the gas fired LTHW boiler, the footprint of the outdoor unit would be 2.8m x 1.2m x 1.8m high and would require 1.5m airflow all the way round (this would also be acceptable for maintenance				
2.00	Regarding the air source heat pumps in lieu of the gas fired domestic water heater, the recovery time would be 70mins				
	The incoming electrical supply would need to be increased - once a design is completed, we can advise on the extent				
3.00	The roof orientation may not be best suited to the PV as noted in the report. There is no cost currently included for a complete roof redesign to re-orientate				
4.00	The budget cost for the electrical upgrade is a pure guess at the moment. It may be that a new substation or substation upgrade is required, or on a more positive case the power could be available. We have included £70k as a mid way estimate				
5.00	The above works will required re-design and could also require a new planning submission. Costs for design are included, but NOT for the planning fees etc.				
6.00	Project delays associated with changing the above could result in increased inflation costs.				
				Sub-Total	318,947.40
	Add for Overheads and Profit	5.00	%		15,947.37
	Contingency	5.00	%		797.37
				Total	335,692.14

Assumptions and Exclusions

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| 1) VAT | Excl |
| 2) Prolongation costs / Delay | N/A |