

## BUDGET ESTIMATE FOR DEMOLITION OF CRADLEY COMMUNITY CENTRE, REDDAL HILL RD, CRADLEY HEATH, B64 5JG, WEST MIDLANDS

I have prepared a budget estimate as requested for the demolition of Cradley Community Centre, Reddal Hill Rd, Cradley Heath, B64 5JG, West Midlands, this will need to be revised once appropriate funding can be arranged for the pre-demolition works and procurement of the demolition contractor, however it should give you an indication of the likely costs.

**The estimate is for budgeting purposes only**, moving forward we will need to investigate/confirm the following:

1. Confirm the Client's Instructions:
  - a. Demolish Buildings – there are a number of requirements prior to this see below. It is essential that a detailed Scope of Works is prepared.
  - b. Remove Foundations – removal to be confirmed, cost included for budgeting purposes based on typical foundations, may need further investigation.
  - c. Secure Site – typical cost included but will need the Client to confirm the exact specification etc.
2. Identify Site Constraints:
  - a. As part of the demolition process the site will require further survey works to assess any hazards e.g., location of any live services, mineshafts which may need to be protected or may have a bearing on the method of demolition adopted which in turn would attract additional costs.
3. Existing Information:
  - a. Existing surveys, drawings, etc.
4. Supplementary Information Required:
  - a. Desk Top Study for demolition.
  - b. Structural Assessment of buildings
  - c. Refurbishment & Demolition Asbestos Survey
  - d. Mining Report
  - e. Preliminary Ecological Appraisal (PEA)
    - i. Initial Survey
    - ii. Subsequent – dependent upon recommendations made in the PEA.
  - f. Topographical/Services Survey
    - i. Live services – Diversions/Protection – costs dependent upon what is found on site.
    - ii. Drainage – Protection/Removal – dependent upon what is on site – CCTV Survey
  - g. Party Wall
    - i. Party Wall Surveyor
    - ii. Remedial Works
  - h. 3<sup>rd</sup> Parties – Environment Agency, Canals and Rivers Trust/Highways, Heritage, UXO etc.
    - i. Road/Footpath Closures – Traffic Management
  - i. Planning Permission
  - j. Building Regulations Approval
  - k. Heritage building survey
  - l. Other Considerations
5. Services Disconnections /Diversions

- a. Disconnection estimates are based on independent disconnections/diversions, in this instance I have a sum of £15,000. This cost is outside Sandwell's control, we will have to pay the going rate and it will be dependent upon what services/meters are present and how the buildings can be disconnected/diverted, and services retained.
6. Demolition
- a. Environmental Requirements
  - b. Asbestos Analyst
  - c. Asbestos Removal
  - d. Demolition
  - e. Foundations
  - f. Secure Site upon completion
  - g. Exclusions/Assumptions:
    - i. Assumes vacant possession i.e., all fixtures and fittings removed, removal of anything left on site/within buildings will be subject to additional costs.
    - ii. Services disconnections/diversions costs will be dependent upon what services are present and will be quoted by each provider including retention/diversion if needed.
    - iii. The asbestos removal estimate will be revised once the asbestos survey has been undertaken.
    - iv. Allowance for any other hazardous materials which may be on site.
    - v. No allowance for any ground contamination/asbestos in ground
    - vi. No allowance for any historical mine workings which may affect the works.
    - vii. The ecology survey may recommend further surveys as indicated above, there is no allowance for any phasing of the works to enable this nor for any works required to be undertaken under licence by Natural England
    - viii. No allowance for any invasive species e.g., Japanese Knotweed which may be on site.
    - ix. No allowances for any delays/additional works associated with the Party Wall Act, Provisional Sums are included for the surveyor and remedial works elsewhere in the Budget Estimate
    - x. Assumes there are no Tree Preservation Orders on site.
7. Contingencies
- a. 15%
8. Sandwell Fees
- a. 15%

### **Budget Costs - Summary**

Description	Budget £	Comments
<b>PRE-DEMOLITION WORKS/SURVEYS</b>		
De-risk Site	5,000	Dependent upon the state of the site/buildings upon possession
Desk Top Study	2,000	
Mining Report	2,000	
Structural Assessment	2,000	
R&D Asbestos Survey	3,000	Dependent upon number of samples taken
Ecology Survey	2,000	Preliminary Report may recommend further surveys
Subsequent Ecology Surveys	1,500	Bat emergence, badgers, etc.
Tree Survey	2,500	
Topographical/Services Survey	3,000	

Heritage Survey	7,000	
Drainage CCTV Survey	3,000	
Party Wall Surveyor	5,000	Subject to requirements
Other 3 <sup>rd</sup> Parties, Canals/Highways	5,000	Traffic Management/Partial Road, Footpath Closure, Maintain access
Services Disconnections	15,000	Quotation to be requested prior to disconnection
<b>TOTAL Pre-Demolition</b>	<b>58,000</b>	

<b>DEMOLITION WORKS</b>		
Preliminaries	46,000	Management, Welfare, Security, Monitoring
Asbestos Removal	45,000	Dependent upon what is identified in the R&D survey
Asbestos Analyst/Monitoring	3,000	Ditto
Soft Strip	40,000	Includes deleterious waste, dependent upon what is identified in COSHH survey.
Demolition	25,000	
Foundations	15,000	Based on 2m BGL depth
Fencing/site security	10,000	Dependent upon what is specified
Party Wall Remedial Works	0.00	Not included
<b>TOTAL Demolition</b>	<b>184,000</b>	
<b>Sub-Total</b>	<b>242,000</b>	
Contingencies 15%	36,300	
Fees 15%	36,300	Dependent upon demolition programme
<b>TOTAL BUDGET</b>	<b>314,600</b>	

## PROGRAMME

With regard to an outline programme, you should allow the following:

1. Services Disconnection – 12 weeks – subject to services providers’ programme.
2. Services Diversions – dependent upon nature of the works and subject to services providers’ programme
3. Pre-demolition surveys – these can be done concurrently however you will need to allow 4-6 weeks to procure each survey, 2-3 weeks lead in and then 2-4 weeks for the works/report. Ecology surveys are seasonal, so it is important that these are undertaken as early as possible. if bats are suspected emergence surveys will need to be done during May-September, if a Badger’s Setts is present then works will not be able to proceed until this is removed, this needs to be done following the breeding season, July/August. Both scenarios will significantly affect programme as a licence may be required from Natural England which could delay the works by 10-12 weeks, **I would therefore strongly recommend that a Preliminary Ecological Assessment is done immediately after decision is made to demolish the building.**
4. Preparation of Contract Documentation will follow the surveys and will take 4-6 weeks to procure and appoint demolition contractor and a 3–4-week lead-in period.
5. Demolition will take approximately 7-9 weeks dependent upon the Scope of Works and whether any of the issues raised above impact on the demolition.

Please be aware this budget is for the building and building foundations only, if carpark and front wall are to be removed and additional £16,500 will need to be allowed.

The works will be undertaken via the Sandwell Demolition Framework 2023-2027 with the option to procure a demolition contractor under Option A (Mini Tender) or Option C (Direct Award)

Please feel free to contact me to discuss the programme, contract options and pre-demolition surveys.