

NEW ROMNEY TOWN COUNCIL
COMMUNITY HALL, PAVILION AND NURSERY PROJECT

VALUE ENGINEERING OPTIONS

	Synergy Bottom Up Budget (Sept 22)			New Build Scheme Opt 3 Full Measure - 09/12/22			New Build Scheme Opt 3 Full Measure - 05/01/23 Split Buildings				
	Area	Rate	Cost	Area	Rate	Cost	Area	Rate	Cost		
Demolition	Item	£ 25,000.00	£ 25,000.00	Item	£ 35,000.00	£ 35,000.00	Item	£ 35,000.00	£ 35,000.00		
Temporary toilets / changing facilities	Item	£ 20,000.00	£ 20,000.00	Item	£ -	£ -	Item	£ -	£ -		
Nursery conversion to Changing Rooms	320 m2	£ 2,251.13	£ 720,360.00	0 m2	£ -	£ -	0 m2	£ -	£ -		
New Community Hall / Nursery building	518 m2	£ 2,708.00	£ 1,402,744.00	825 m2	£ 3,248.19	£ 2,679,759.00	825 m2	£ 3,035.26	£ 2,504,091.00		
External works (including SUDS pavings)	1	£ 250,000.00	£ 250,000.00	1	£ 231,675.00	£ 231,675.00	1	£ 150,000.00	£ 150,000.00		
Drainage	1	£ 55,000.00	£ 55,000.00	1	£ 66,008.00	£ 66,008.00	1	£ 55,000.00	£ 55,000.00		
Incoming Services including BWIC	1	£ 47,500.00	£ 47,500.00	1	£ 75,000.00	£ 75,000.00	1	£ 57,500.00	£ 57,500.00		
Sub-total			£ 2,520,604.00			£ 3,087,442.00			£ 2,801,591.00		
Contractor's D&B Risk	4.00%		£ 100,824.16	4.00%		£ 123,498.00	4.00%		£ 112,063.64	D&B Risk	£112,063.64
			£ 2,621,428.16			£ 3,210,940.00			£ 2,913,654.64		
Inflation 3Q22 - 2Q2023 start	6.45%		£ 169,180.17	6.51%		£ 209,002.00	6.51%		£ 189,678.92	Inflation	£189,678.92
Total Design & Build Contract Value			£ 2,790,608.33			£ 3,419,942.00			£ 3,103,333.56		
Client Contingencies	10.00%		£ 279,060.83	5.00%		£ 171,000.00	5.00%		£ 155,166.68	NRTC Contingency	£155,166.68
Total Construction Costs			£ 3,069,669.16			£ 3,590,942.00			£ 3,258,500.23	Total Risk Monies	£456,909.23
Total Building Area	838 m2			825 m2			825 m2				
Design Fee As Synergy forecast 14/7/22			£ 430,000.00			£ 430,000.00			£ 430,000.00		
Legal Fees			£ 10,000.00			£ 10,000.00			£ 10,000.00		
Client FF&E / Fit-Out			£ 62,500.00			£ 62,500.00			£ 62,500.00		
TOTAL PROJECT COST			£ 3,572,169.16			£ 4,093,442.00			£ 3,761,000.23		£3,761,000.23
CLIENT ADVISED BUDGET			£ 3,572,500.00			£ 3,572,500.00			£ 3,572,500.00	with 2022/23 payment	£3,617,000.23
Comparison to Client Budget			-£ 330.84			£ 520,942.00			£ 188,500.23	Difference	£144,000.23
										But NRTC Contingency equals	£155,168.68
										Potential future Contingency	£11,166.00