

## Section 10

Cost Summary of Defined Options including formation of Country Park and Enabling Works

- 10.1 Consolidated Exhibit
- 10.2 Holding Option
- 10.3 Restoration
- 10.4 Stabilized Structure (Technically Updated and Outturned)
- 10.5 Demolition
- 10.6 Country Park
- 10.7 Cost Comparison Table
- 10.8 Review of CRGP Cost Plan (Outturned) including Enabling Development Costs and Receipts

## 10. COST SUMMARY OF DEFINED OPTIONS

### 10.0.1 Introduction

10.0.2 A full suite of budget estimates prepared by Stace Cost Consultants for all options (except Option 4 'Do Nothing') is provided in Volume 2 of this study, as follows –

- Consolidated Exhibit            Option 1
- Holding Option                 Option 2
- Restoration                     Option 3
- Stabilized Structure            CRGP Proposal (outturned and technically updated)
- 'Do Nothing'                     (Not costed)
- Demolition
- Country Park
- Review of CRGP cost plan vis-à-vis projected sales receipts from this proposal for Enabling Development.

(Note: Volume 2 is not part of the website publication)

10.0.2 Executive summaries of each option are included here in this volume together with a spreadsheet providing a comparative read-across for each option and cost sub-collection – main building, sanctuary, teaching block, convent blocks & kitchen, external works to immediate setting. Costs for formation of the Country Park and the review of the enabling development costs and receipts are tabled separately.

10.0.3 The costs are presented for each option treated as a unified scheme, though it will be appreciated that all options comprise a series of constituent parts - seminary, teaching block, etc - which could if necessary be disaggregated and otherwise re-combined to suit a particular strategy. In other words a specific iteration might comprise a 'hybrid scheme' involving restoration of some elements, and consolidation or holding works to others. We have not attempted to map out all the possible permutations, but the range of opportunity should nonetheless be noted. In this context however it should be understood that the elemental cost estimates as given for unified options could alter when combining differing types of work from separate columns and that the figures quoted should not simply be re-assembled without appropriate adjustment.

10.0.4 It should be noted that the Stabilized Structure option, which was prepared several years ago by others, has required updating to provide like-for-like comparison both in terms of cost index linking and also in respect of various technical aspects as a result of changes in prices and in the condition of the buildings themselves since it was prepared.

10.1 Consolidated Exhibit

ARCHDIOCESE OF GLASGOW ST PETER'S SEMINARY KILMAHEW ESTATE CARDROSS CONSERVATION ASSESSMENT BUDGET ESTIMATE CONSOLIDATED EXHIBIT		<b>STACE</b> QUANTITY SURVEYING		
REF	EXECUTIVE SUMMARY	COST (£/ft2)	COST (£/m2)	TOTAL (£)
1.00	MAIN BLOCK	37.93	408.32	2,361,800
2.00	SANCTUARY	37.68	405.65	318,000
3.00	TEACHING BLOCK	28.42	305.91	290,200
4.00	CONVENT BLOCKS AND KITCHEN	48.80	525.25	242,500
5.00	EXTERNAL WORKS TO IMMEDIATE SETTING			249,900
	<b>ADD</b>		£	<b>3,462,400</b>
6.00	DESIGN FEES & CHARGES		18%	623,200
			£	<b>4,085,600</b>
	Arithmetically Checked - Initials			
	Date of Issue			
	This Fixed Price Budget Estimate has been computed to reflect our view on construction market trends to the conclusion of the project as defined herein. We reserve the right to review this Estimate in the event that significant changes occur in the markets as a result of international conflicts, etc.			

See Section 5.1 for details of this option

ARCHDIOCESE OF GLASGOW ST PETER'S SEMINARY KILMAHEW ESTATE CARDROSS CONSERVATION ASSESSMENT BUDGET ESTIMATE THE HOLDING OPTION		<b>STACE</b> QUANTITY SURVEYING		
REF	EXECUTIVE SUMMARY	COST (£/ft2)	COST (£/m2)	TOTAL (£)
1.00	MAIN BLOCK	24.67	265.55	1,536,000
2.00	SANCTUARY	24.91	268.14	210,200
3.00	TEACHING BLOCK	25.30	272.28	258,300
4.00	CONVENT BLOCKS AND KITCHEN	33.50	360.64	166,500
5.00	EXTERNAL WORKS TO IMMEDIATE SETTING			146,400
	<b>ADD</b>			<b>£ 2,317,400</b>
6.00	DESIGN FEES & CHARGES		18%	417,100
				<b>£ 2,734,500</b>
				Arithmetically Checked - Initials <input type="text"/>
				Date of Issue <input type="text"/>
<p>This Fixed Price Budget Estimate has been computed to reflect our view on construction market trends to the conclusion of the project as defined herein. We reserve the right to review this Estimate in the event that significant changes occur in the markets as a result of international conflicts, etc.</p>				

See Section 5.2 for details of this option

ARCHDIOCESE OF GLASGOW ST PETER'S SEMINARY KILMAHEW ESTATE CARDROSS CONSERVATION ASSESSMENT BUDGET ESTIMATE FULL RESTORATION		<b>STACE</b> QUANTITY SURVEYING		
REF	EXECUTIVE SUMMARY	COST (£/ft2)	COST (£/m2)	TOTAL (£)
1.00	MAIN BLOCK	109.54	1,179.16	6,820,500
2.00	SANCTUARY	76.20	820.22	643,000
3.00	TEACHING BLOCK	108.32	1,165.98	1,106,100
4.00	CONVENT BLOCKS AND KITCHEN	136.98	1,474.49	656,200
5.00	EXTERNAL WORKS TO IMMEDIATE SETTING			402,900
	<b>ADD</b>		£	<b>9,628,700</b>
6.00	DESIGN FEES & CHARGES		18%	1,733,200
			£	<b>11,361,900</b>
		Arithmetically Checked - Initials <input type="text"/>		
		Date of Issue <input type="text"/>		
<p>This Fixed Price Budget Estimate has been computed to reflect our view on construction market trends to the conclusion of the project as defined herein. We reserve the right to review this Estimate in the event that significant changes occur in the markets as a result of international conflicts, etc.</p>				

See Section 5.3 for details of this option



10.5 Demolition

ARCHDIOCESE OF GLASGOW ST PETER'S SEMINARY KILMAHEW ESTATE CARDROSS CONSERVATION ASSESSMENT BUDGET ESTIMATE DEMOLITION		<b>STACE</b> QUANTITY SURVEYING		
REF	EXECUTIVE SUMMARY	COST (£/ft <sup>2</sup> )	COST (£/m <sup>2</sup> )	TOTAL (£)
1.00	MAIN BLOCK	10.25	110.37	660,300
2.00	SANCTUARY	10.43	112.25	82,000
3.00	TEACHING BLOCK	8.70	93.61	102,300
4.00	CONVENT BLOCKS AND KITCHEN	11.45	123.24	59,900
5.00	EXTERNAL WORKS TO IMMEDIATE SETTING			575,700
	<b>ADD</b>		£	<b>1,480,200</b>
7.00	DESIGN FEES & CHARGES		12%	177,600
			£	<b>1,657,800</b>
			Arithmetically Checked - Initials	<input type="text"/>
			Date of Issue	<input type="text"/>
	This Fixed Price Budget Estimate has been computed to reflect our view on construction market trends to the conclusion of the project as defined herein. We reserve the right to review this Estimate in the event that significant changes occur in the markets as a result of international conflicts, etc.			

See Section 5.6 for details of this option

10.6 Country Park

- 10.6.1 The costs presented below include all works required to form a new country park in association with the Consolidated Exhibit Option 1, and assumes a contract period of nine months. These costs do not take account of any reduced labour costs which may be available through Argyll & Bute Employability Schemes.
- 10.6.2 It will be appreciated that costs will vary slightly depending on whether the project is combined with works to the seminary (and on which option is adopted) or is organized as a stand alone project.
- 10.6.3 For details of the work content see chapter 8.4 Note that landscape works to the immediate setting of the seminary are included in the respective option costs noted in table 10.7.

	COST (£)
FORMATION OF COUNTRY PARK	£1,405,000
DESIGN FEES AND CHARGES	£252,900
<b>TOTAL</b>	<b>£1,657,900</b>

To provide an overall project cost combine works to the seminary complex with formation of the country park, add the above total to any of the option totals noted in table 10.7

	EXECUTIVE SUMMARY/OPTION	CONSOLIDATED EXHIBIT	HOLDING OPTION	RESTORATION	STABILIZED STRUCTURE TECHNICALLY UPDATED/OUTTURNED	DEMOLITION
1.00	MAIN BLOCK	£2,361,800	£1,536,000	£6,820,500	£1,367,100	£660,300
2.00	SANCTUARY	£318,000	£210,200	£643,000	£356,500	£82,000
3.00	TEACHING BLOCK	£290,200	£258,300	£1,106,100	£237,200	£102,300
4.00	CONVENT BLOCKS AND KITCHEN	£242,500	£166,500	£656,200	£224,200	£59,900
5.00	EXTERNAL WORKS TO IMMEDIATE SETTING	£249,900	£146,400	£402,900	£254,900	£575,700
	<b>SUB TOTALS</b>	<b>£3,462,400</b>	<b>£2,317,400</b>	<b>£9,628,700</b>	<b>£2,439,900</b>	<b>£1,480,200</b>
6.00	DESIGN FEES AND CHARGES	£623,200	£417,100	£1,733,200	£439,200	£177,600
	<b>TOTALS</b>	<b>£4,085,600</b>	<b>£2,734,500</b>	<b>£11,361,900</b>	<b>£2,879,100</b>	<b>£1,657,800</b>

10.8 Review of CRGP Cost Plan (Updated and Outturned) including Enabling Development Costs and Receipt.

ARCHDIOCESE OF GLASGOW ST PETER'S SEMINARY KILMAHEW ESTATE CARDROSS CONSERVATION ASSESSMENT BUDGET ESTIMATE REVIEW OF ENABLING DEVELOPMENT COST PLAN		<b>STACE</b> QUANTITY SURVEYING
REF	EXECUTIVE SUMMARY	TOTAL (£)
1.00	CONSTRUCTION COSTS (OUTTURNED).	2,440,000
2.00	COUNTRY PARK COSTS (OUTTURNED).	1,222,000
3.00	ENABLING DEVELOPMENT COSTS (OUTTURNED).	3,009,000
	<b>TOTAL SCHEME COST ESTIMATE (OUTTURNED) £</b>	<b>6,671,000</b>
	<b>LESS</b>	
4.00	SALES RECEIPTS (OUTTURNED).	3,310,000
5.00	NOTES	
5.01	Construction cost of 28 nr new residential dwellings NOT included.	
5.02	Assume inflation on sales figures mirrors that of construction industry allowances for tender price inflation.	
5.03	Allowance for annual receipts received from Country Park NOT included.	
5.04	CRGP original allowances for professional fees, planning application fees, building control fees and finance charges have all been adjusted upwards to reflect increased scope of works.	
5.05	Assume £65,000.00 costs expended up to June 2004 included in updated figures.	
	<b>ANTICIPATED FINANCIAL LOSS ON DEVELOPMENT £</b>	<b>-3,361,000</b>
	Arithmetically Checked - Initials <input type="text"/>	
	Date of Issue <input type="text"/>	
This Fixed Price Budget Estimate has been computed to reflect our view on construction market trends to the conclusion of the project as defined herein. We reserve the right to review this Estimate in the event that significant changes occur in the markets as a result of international conflicts, etc.		

10.8.1 The following costs associated with the enabling development are the updated and outturned costs based on the current planning application submitted on behalf of Classical House. (See illustrations in Chapter11). These costs include site clearance, construction of a new access road, bridge and roundabout off Carmen Road, a new road around West Lodge and mains services provision including sewage treatment. Also included are all site acquisition costs, professional fees and charges and sales and marketing costs. The sales receipts below are updated costs also based on the current planning application and include the receipts from the sale of the 28 house plots, south and west lodges, agricultural land and include assumed grant contribution.

10.8.2 The table (left) shows these figures together with the costs associated with the stabilized structure option and formation of the country park to give an overall estimated financial outcome of the current planning application scheme.

10.8.3 Note that the costs of building the houses themselves, and the sale receipts of same, are excluded from the figures as it is advised that these will accrue to the private housebuilder and therefore will not contribute to enabling development funds.

10.8.4 The tables below extract the costs and receipts from the enabling development (current scheme) as separate figures, showing a net of £301,000 yield. (See commentary in Section 11)

	COST (£)
ENABLING DEVELOPMENT (COSTS)	£3,009,000
<b>TOTAL £</b>	<b>£3,009,000</b>

	SALES RECEIPTS (£)
ENABLING DEVELOPMENT (RECEIPTS)	£3,310,000
<b>TOTAL £</b>	<b>£3,310,000</b>