



Carrickfergus Town Centre Masterplan

Appendix E

Cost Report

Contents



Feasibility Cost Estimate

02



Part of the WYG Group

FEASIBILITY COST ESTIMATE NR.2

CARRICKFERGUS MASTERPLAN

FOR

THE PAUL HOGARTH COMPANY

April 2010

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CARRICKFERGUS MASTERPLAN

**Feasibility Cost Estimate Nr. 2
February 2010**



(Building numbers refer to those in Estimate Nr 1)

REF	DESCRIPTION	QUANTITY	UNIT	RATE £'s	TOTAL £'s	TOTAL £'s
	B/fwd				45,573,000	45,573,000
E	Shaftsbury Park & Environs					
	Standard quality public realm, asphalt finishing	1,721	m2	150	259,000	
	High quality parkland	114,380	m2	50	5,719,000	
	Building 42		Item	1,506,000	1,506,000	
	Building 43		Item	2,993,000	2,993,000	
	Building 44		Item	2,173,000	2,173,000	
	Carpark 8		Item	505,000	505,000	
	Carpark 12		Item	148,000	148,000	
	Railway Bridge		Item		Excl.	13,303,000
F	Marine Gardens					
	Carpark 13		Item	125,000	125,000	
	Standard quality public realm, asphalt finishing	21,886	m2	150	3,283,000	
	High quality parkland	26,359	m2	50	1,318,000	4,726,000
G	Fishermans Quay					
	Building 45		Item	937,000	937,000	
	Lightweight pier to accommodate for watersports, taken for at end of estimate		Item		Excl.	
	Standard quality public realm, asphalt finishing to existing and new pier	25,457	m2	150	3,819,000	4,756,000
H	Irish Quarter West					
	Building 7		Item	4,018,000	4,018,000	
	Building 14		Item	8,307,000	8,307,000	
	Building 15		Item	4,122,000	4,122,000	
	Building 16		Item	532,000	532,000	
	Building 17		Item	978,000	978,000	
	Building 18		Item	1,225,000	1,225,000	
	Carpark 5		Item	113,000	113,000	
	Carpark 6		Item	1,577,000	1,577,000	
	Carpark 7		Item	108,000	108,000	
	Standard quality public realm, asphalt finishing	27,211	m2	150	4,082,000	
	High quality public realm, stone finishing	15,739	m2	300	4,722,000	
	High quality parkland	35,567	m2	50	1,779,000	31,563,000
	C/fwd				99,921,000	99,921,000

CARRICKFERGUS MASTERPLAN

**Feasibility Cost Estimate Nr. 2
February 2010**



(Building numbers refer to those in Estimate Nr 1)

REF	DESCRIPTION	QUANTITY	UNIT	RATE £'s	TOTAL £'s	TOTAL £'s
	B/fwd				99,921,000	99,921,000
I	Marine Highway Public Realm					
	High quality public realm, stone finishing	7,967	m2	300	2,391,000	2,391,000
J	Castle Access Projects		Item		Excl.	Excl.
K	Arts and Visitor Centre					
	Building 11 visitor centre		Item	19,815,000	19,815,000	19,815,000
L	Esplanade					
	Carpark 4		Item	6,937,000	6,937,000	
	High quality public realm, stone finishing	12,909	m2	300	3,873,000	10,810,000
M	Waterfront Redevelopment					
	Building 1		Item	3,127,000	3,127,000	
	Building 2		Item	1,127,000	1,127,000	
	Building 3		Item	10,880,000	10,880,000	
	Building 4		Item	6,495,000	6,495,000	
	Building 5		Item	3,132,000	3,132,000	
	Building 8		Item	15,032,000	15,032,000	
	Building 9		Item	8,991,000	8,991,000	
	Carpark 1		Item	284,000	284,000	
	Carpark 2		Item	2,812,000	2,812,000	
	Standard quality public realm, asphalt finishing	14,957	m2	150	2,244,000	
	High quality public realm, stone finishing	11,360	m2	300	3,408,000	
	High quality parkland	19,706	m2	50	986,000	58,518,000
N	Harbour Regeneration					
	Building 12, built on pier		Item	879,000	879,000	
	Building 13, built on pier		Item	2,281,000	2,281,000	
	High quality public realm, stone finishing	11,690	m2	300	3,507,000	6,667,000
O	Sailing Centre					
	Building 6		Item	10,796,000	10,796,000	
	Building 10 (including for sailing club)		Item	5,976,000	5,976,000	
	Extension of Boat yard area		Item	5,000,000	5,000,000	
	Carpark 3		Item	289,000	289,000	
	High quality public realm, stone finishing	3,230	m2	300	969,000	23,030,000
	C/fwd				221,152,000	221,152,000

CARRICKFERGUS MASTERPLAN

**Feasibility Cost Estimate Nr. 2
February 2010**



(Building numbers refer to those in Estimate Nr 1)

REF	DESCRIPTION	QUANTITY	UNIT	RATE £'s	TOTAL £'s	TOTAL £'s
	B/fwd				221,152,000	221,152,000
P	Parking Strategy Implenation					
	Building 41		Item	879,000	879,000	
	Carpark 11		Item	486,000	486,000	
	High quality public realm, stone finishing	20,416	m2	300	6,125,000	7,490,000
	Total				228,642,000	228,642,000

Option for new lightweight pier to accommodate for watersports with reclaimed land in Section G has not been included in the above costs. Depending on the option of pier, this will be in the region of £5 million to £15 million. More information would be required.



Feasibility Cost Estimate Nr. 2

Supplementary Notes

Estimate is in accordance with documentation issued to NRT at Carrickfergus Masterplan meeting, 25th January 2010 and 9th April 2010.

The unit allowances assume competitive tender market conditions

The unit allowances included for the residential accommodation types are for medium specification first time buyer standard only. No allowance has been made for turnkey standard.

The allowances included for retail accommodation are for shell standard only. No allowance has been included for tenant fit out works

The allowances included for office accommodation are for shell and core standard only. No allowance has been included for tenant fit out works

No significant variance to current site levels has been included within this estimate as no topographical survey information is currently available.

Figures have been rounded to the nearest thousand pounds

The enclosed costs exclude the following:-

- Tender Price Increases from 1Q10
- VAT
- Professional Fees
- Finance Charges
- Planning Applications
- Surveys
- Main drainage infrastructure works / upgrades
- Service Infrastructure Upgrades
- Associated work by statutory authority
- Statutory Fees
- Land Acquisition Costs
- Archaeology Requirements
- Adverse Ground Conditions
- Treatment and Disposal of Contaminated Excavated Material
- Dewatering
- Removal of deleterious materials
- Site services and service diversions
- Fit-Out to residential / retail / offices / cultural spaces
- Mixed use buildings have not included for residential space
- Out of Hours Working
- Signage to roads and public realm areas



Assumptions

No allowance has been included for statutory authority works - to be assessed by the appropriate parties.
Assume all housing is two storey.

Quantities are based on the following issued documents:

- New Development - received 25.01.10
- Car Park - received 25.01.10

Retail usages have been assumed as follows:

- Less than 1000m² - local retail
- More than 1000m² - mini market / supermarket

Drawings Used in Preparation

- Draft Masterplan - Jan 2010
- New Development - Jan 2010
- Parking - Jan 2010
- Public Realm - 2010
- Carrickfergus in Sections - April 2010