

elliswilliams

Sandwell Archive
Design Proposals
March 2023



Document Details

Job Title Sandwell Archive
Document Title Preliminary
Document Code 2942
Revision 03.2023
Issue Date 21.03.2023

Project Lead xxx
Project Lead's Email xxxx

Project Director xxx
Project Director's Emails xxxx

Document Produced By
Document Checked By
Document Issued To

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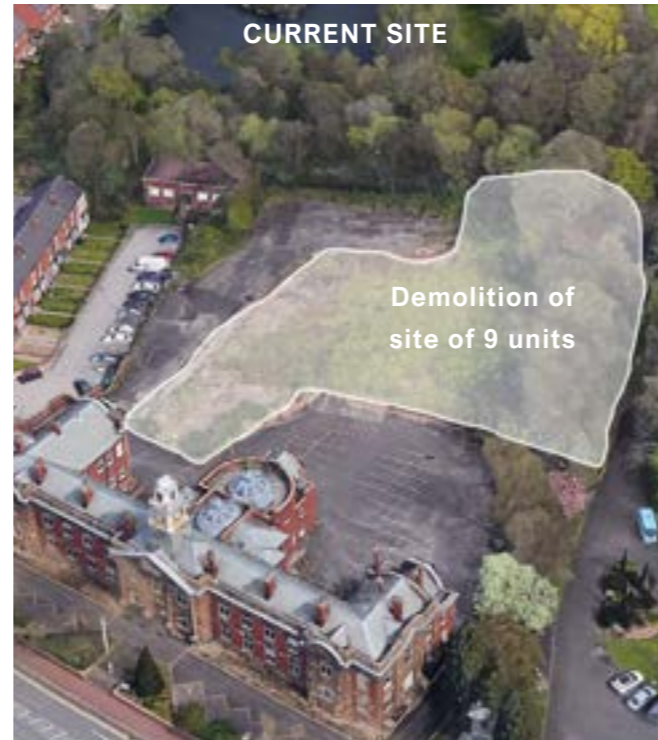
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1.0 INTRODUCTION

Ellis Williams Architects has been appointed by Smethwick Council to undertake a feasibility study for a potential Archive Building located within Sandwell Local Smethwick.



BACKGROUND AND SITE POLICY

Site Location

- Smethwick Council House, High Street Smethwick B66 3NT
- According to Planning Permission Town and County Planning Act 1990, there were proposed demolition of 9 units to the rear (By Sandwell Metropolitan Borough Council May 2015).

Zoning

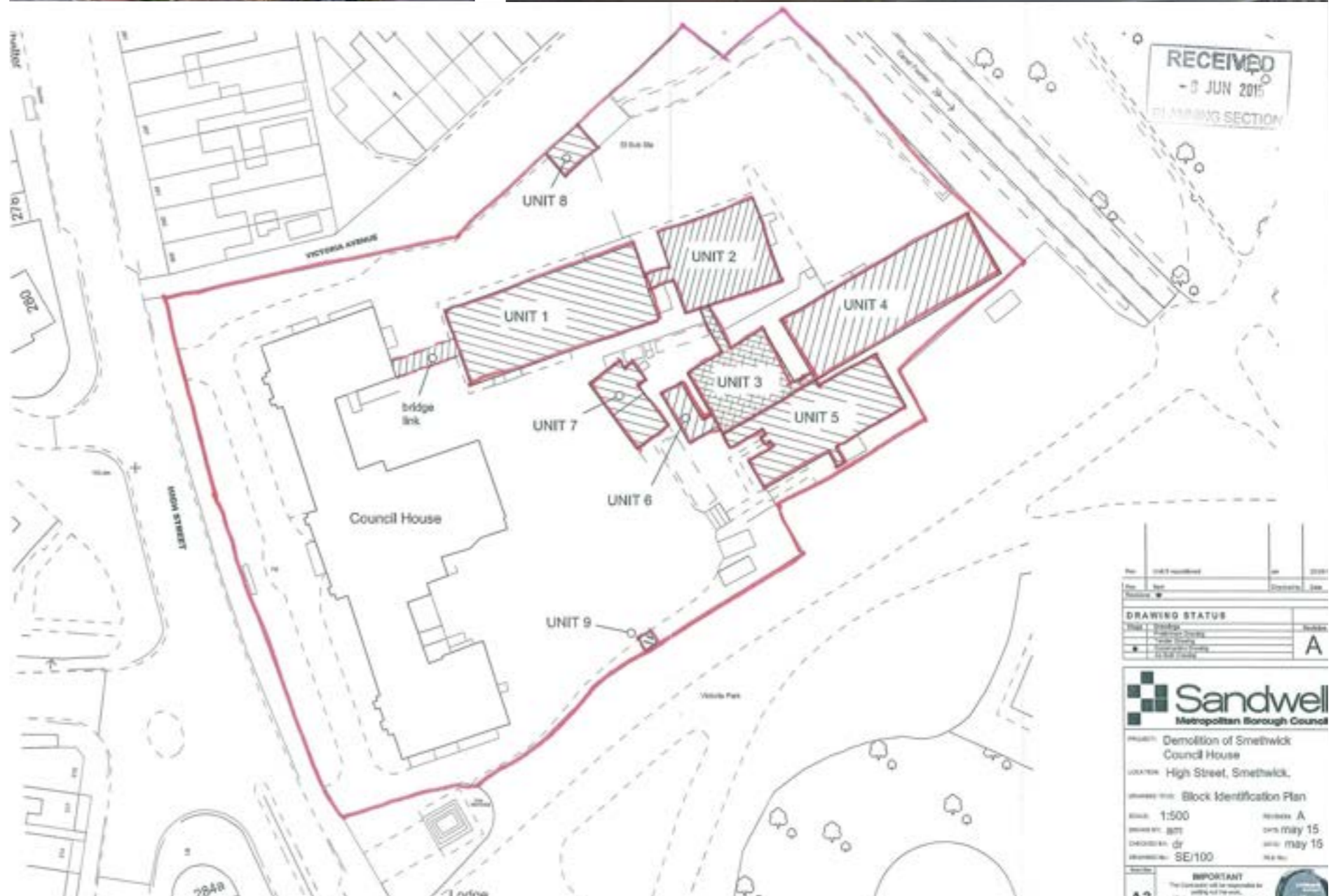
- **ENV2** - Historic character and local distinctiveness
- All development should aim to protect and promote the special qualities, historic character and local distinctiveness of **the Black County** in order to help maintain its cultural identity and strong sense of place.
- Public open space, including **Victorian parks**, often created upon and retaining elements of relict industrial landscape features; **the canal network** and its associated infrastructure, surviving canal-side pre-1939 buildings and structures together with archaeological evidence of the development of canal-side industries and former canal routes. (Policy ENV4)

Sustainable Development

- Meeting Code for Sustainable Homes Level 3 or above for residential development
- Building Establishment Environmental Assessment Method (BREEAM) Very Good or above for other development.
- It needs to demonstrate a commitment to achieving high quality sustainable design.

Sad Eos 9 - Urban Design Principles

- All applications for new development in accordance with policy ENV3, Design Quality, of the Black County Core Strategy



Sandwell Archive
2.0 Site

2.0 EXISTING SITE ANALYSIS

Site Overview

Smithwick is an industrial town in Sandwell, West Midlands, England. It lies 4 miles (6 km) west of Birmingham city centre.

Smethwick Council House is a municipal building in Smethwick, West Midlands, England. The building, which is located on High Street and was once the headquarters of Smethwick Borough Council, is now a **Grade II listed building**.

It was designed by Smethwick-based architect Frederick J. Gill in **the Baroque style**, built in **red brick with some buff terracotta** facings by John Dallow and Sons at a cost of £17,000 and was officially opened by the mayor on 19 June 1907. The design involved a symmetrical main frontage with fifteen bays facing onto the High Street; **the central section of three bays, which slightly projected forward and was buff terracotta faced, featured a full-height tetrastyle portico with an arched entrance on the ground floor and sash windows** on the first floor flanked by Ionic order columns supporting an entablature inscribed with the words **“Council House”**.

Smethwick has a long association with **canals**, which were the town’s first major transport links from a time before decent roads and of course railways. The Birmingham Canal Navigation Old and New Main Line Canals run through the industrial areas and right past the High Street, running parallel to the Stour Valley Line: all three end up in Wolverhampton.



3.0 SITE PHOTOGRAPHS



1. Smethwick cenotaph



2. High street



3. Victoria Ave



4. The Smethwick Heritage Centre Trust



5. Roundabout



6. Harborne parish land charity



7. The Lake



8. Victoria Park + Campsite

4.0 BRIEF

EWA have been commissioned by the Council to develop a Stage 2 Feasibility report that will:

- Work with Sandwell Archives to develop the brief required for storage, technical and access requirements of a new archive's facility.
- Develop detailed plans and high-level costs for the new centre to enable accurate cost models to be determined for external funding options to be explored.

OUTLINE OF PROJECT

A new Archives Centre is required for Sandwell to house its current and future collections. Sandwell Archives had its application for Archive Service Accreditation by The National Archives (TNA) rejected in 2017/18 because storage did not meet minimum standards. Archives storage is currently at maximum capacity, and the material is housed in three separate sites, which makes managing the collection and providing access difficult.

A NEW ARCHIVES CENTRE PROVIDES SEVERAL OPPORTUNITIES FOR SANDWELL

- Opportunity to develop a new heritage centre for Sandwell that incorporates both a new Archives Centre and a records management facility to preserve the corporate memory. Economies of scale would allow Sandwell Council to develop a more proactive strategy for the acquisition of historic corporate records in a timely manner.
- The geographical area covered by Sandwell Archives is made up of several diverse communities and our aim is to ensure that our collections represent communities living in Sandwell. A new centre will allow us to fully address gaps in our collections by working closely with community groups and other local bodies to collect material.

A new Archives building would provide the opportunity to undertake a range of events and activities in a dedicated community space; for example, allowing touring exhibitions to be more effectively displayed; arts and cultural events such as music and theatre performances to be staged.

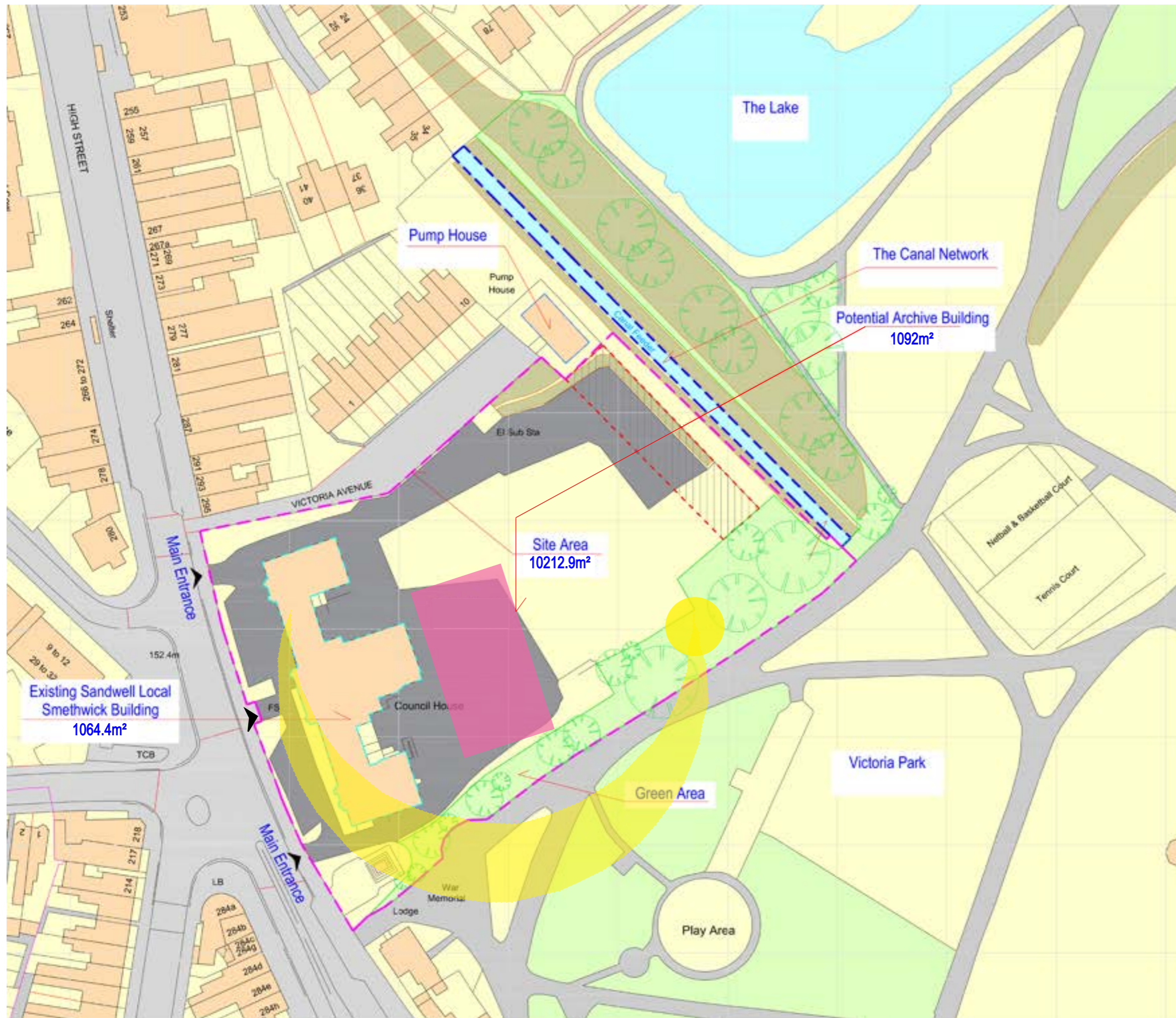
KEY OBJECTIVES

The RIBA Stage 2 report commissioned looks to develop design proposals that respond to the brief.

The report is limited to looking at the Architectural options to develop a new facility at Smethwick Council House. There has not been the ability during the process to develop further surveys to review existing structure or ground conditions or to undertake existing services surveys. These will need to be developed at the next Stage of Design development.

5.0 Response to Site

5.1 SITE ANALYSIS - SITE & BOUNDARY & SUN PATH

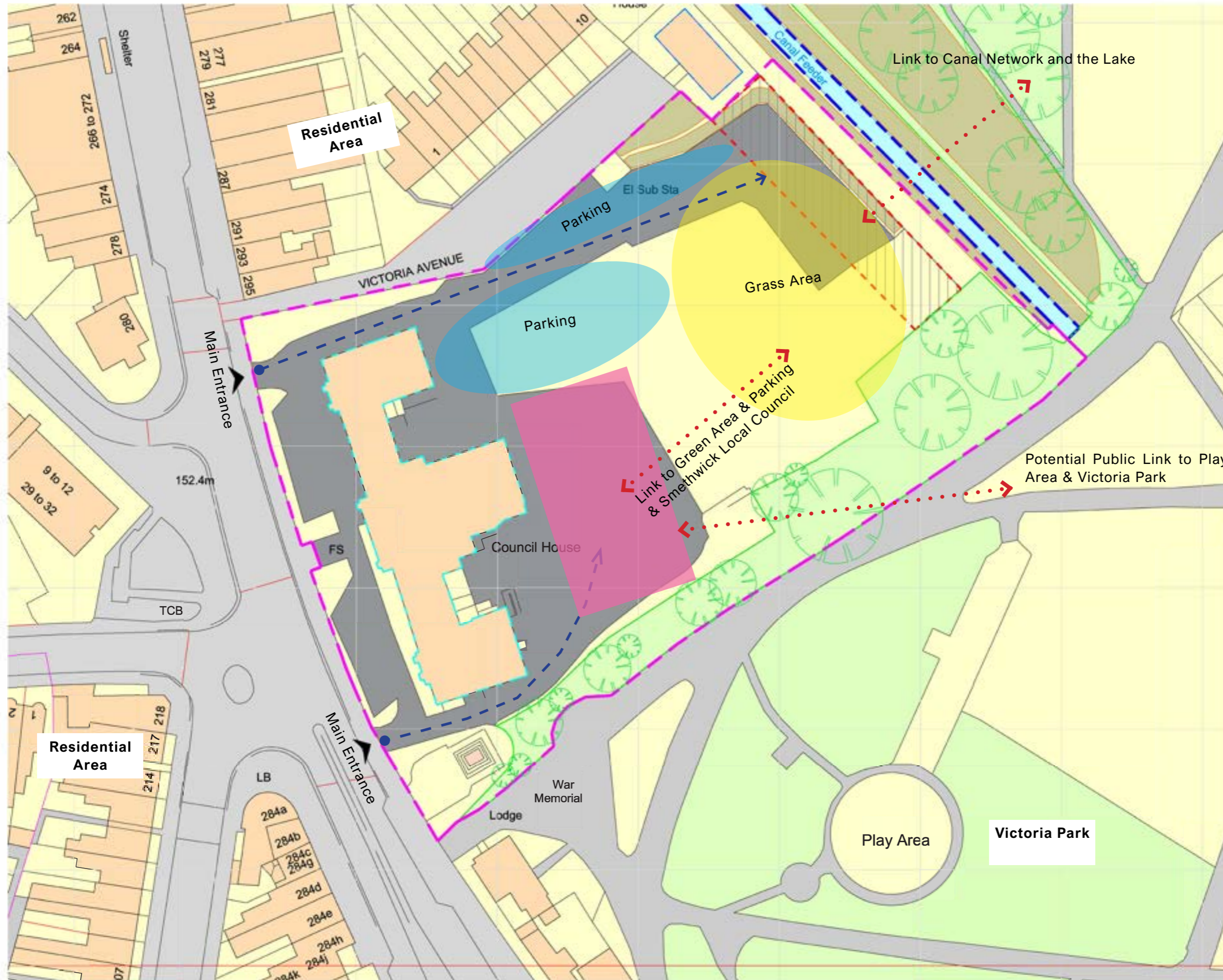


KEY

- - - RED LINE BOUNDARY
- - - POTENTIAL LOCATION
- - - THE CANAL NETWORK
- EXISTING GREEN AREA
- EXISTING TREES
- CAR PARK



5.2 SITE ANALYSIS - ZOOMING SITE AREA



KEY

- RED LINE BOUNDARY
- POTENTIAL ARCHIVE BOUNDARY
- THE CANAL NETWORK
- EXISTING GREEN AREA
- EXISTING TREES
- CAR PARK



6.0 Introduction of Options

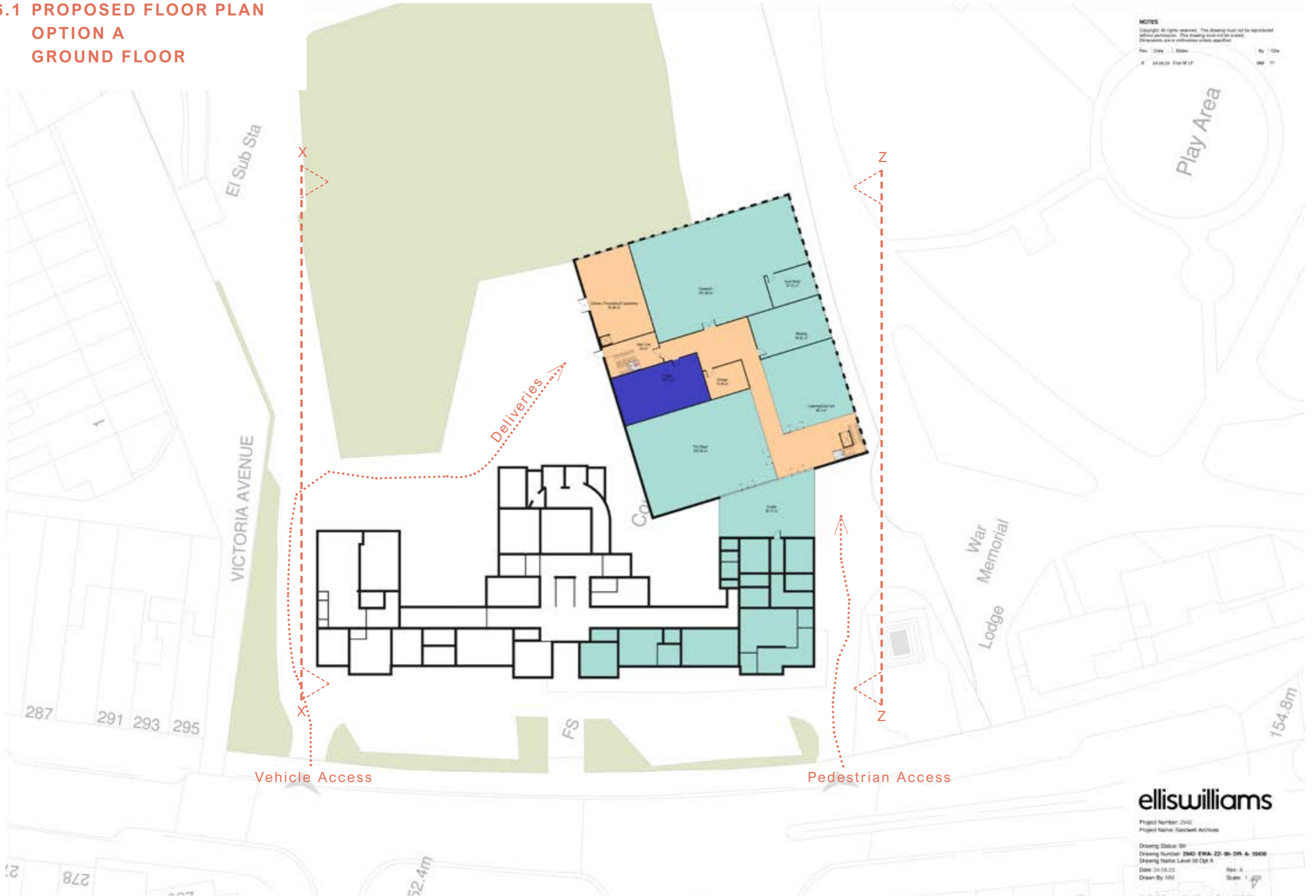
Following an initial options appraisal and costing exercise to look at several options for the development of a new archive facility on the site. EWA were asked to further develop Options A&C respectively to illustrate how the two proposals could work on the site.

Both options sit on the same side of the site looking to connect to the existing building. We have not yet had the opportunity to look at how space on the ground floor of the existing building could be used in detail, but it has been mentioned that a reception area and informal research space could be situated there, this needs further investigation as the options and brief develops.

Both options look to make use of views out towards Victoria Park to give the building a civic presence, whilst the area behind the new Archive and existing building is utilised for car parking and a delivery area for the Archive.

Options explore moving public and private space between ground and First floor level, which has it pros and cons both in accessibility and cost terms. There is no hard and fast right solution to this, it needs to be considered as the brief develops which suits the development best.

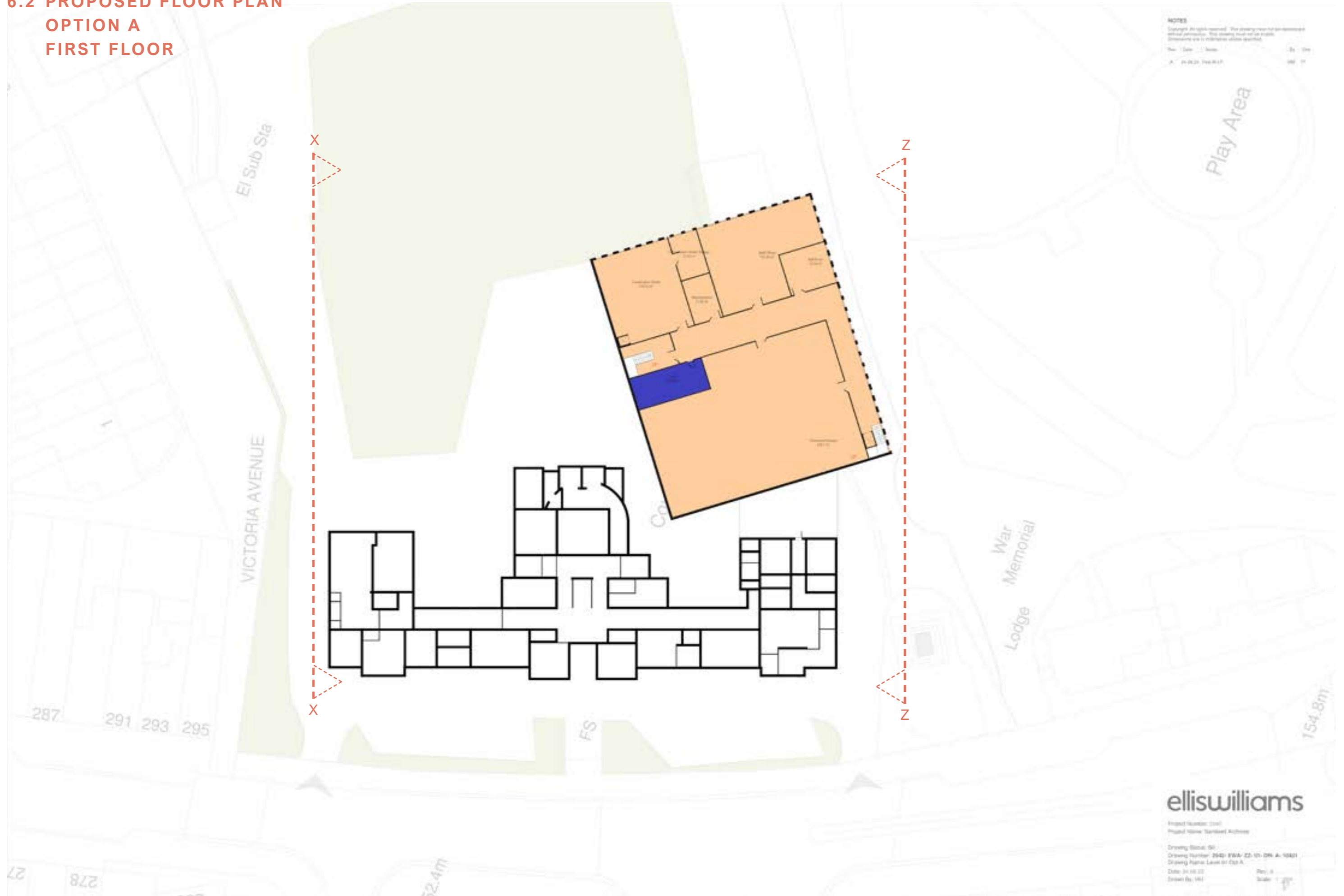
**6.1 PROPOSED FLOOR PLAN
OPTION A
GROUND FLOOR**



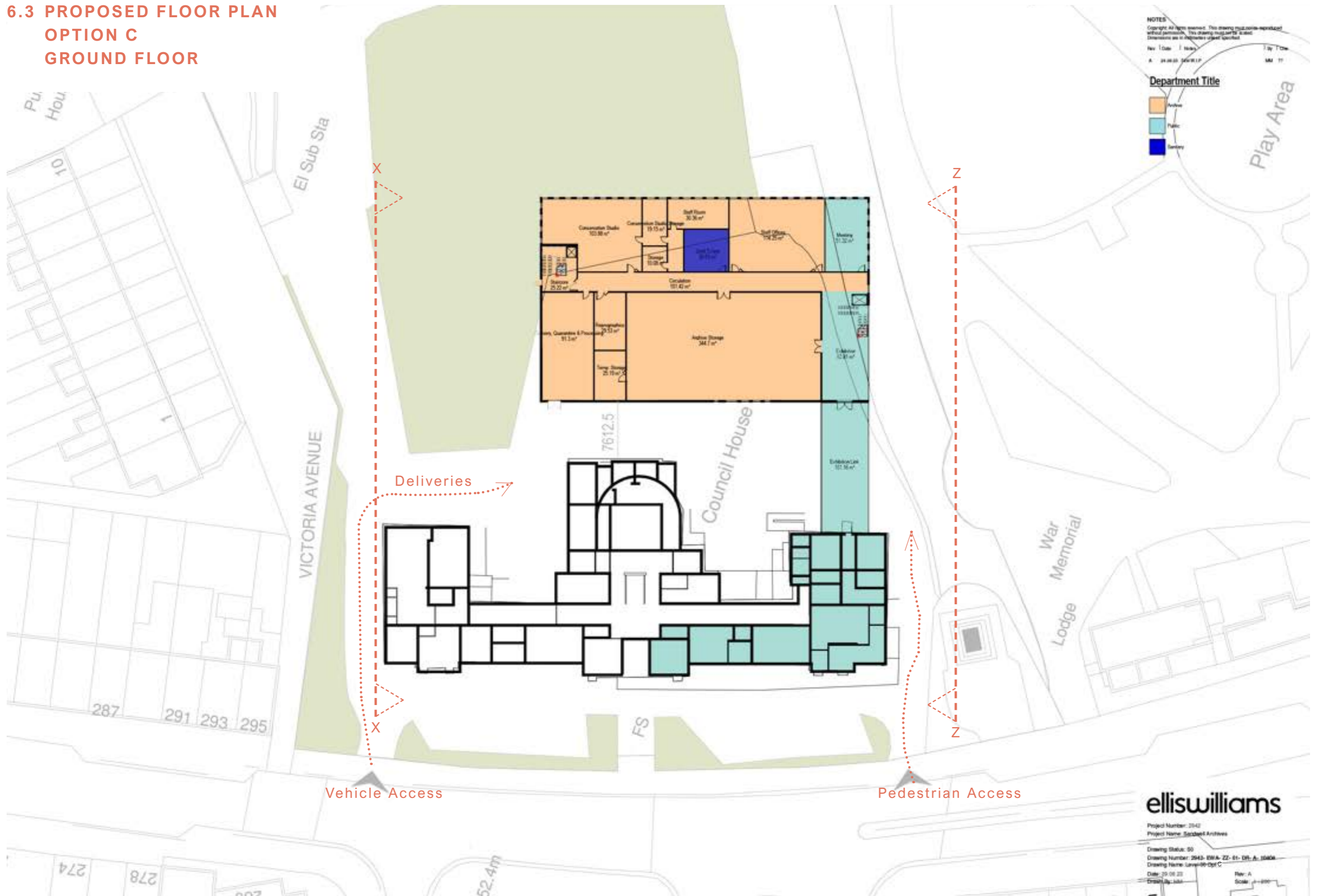
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Rev: Date: By: Des:
A: 24/08/23 For MIP: MR: M

elliswilliams
Project Number: 2942
Project Name: Sandwell Avenue
Drawing Status: 50
Drawing Number: 2942-EWA-22-00-01-A-10408
Drawing Name: Level 00 Cgr A
Date: 24/08/23 Rev: A
Drawn By: MZ Scale: 1:50

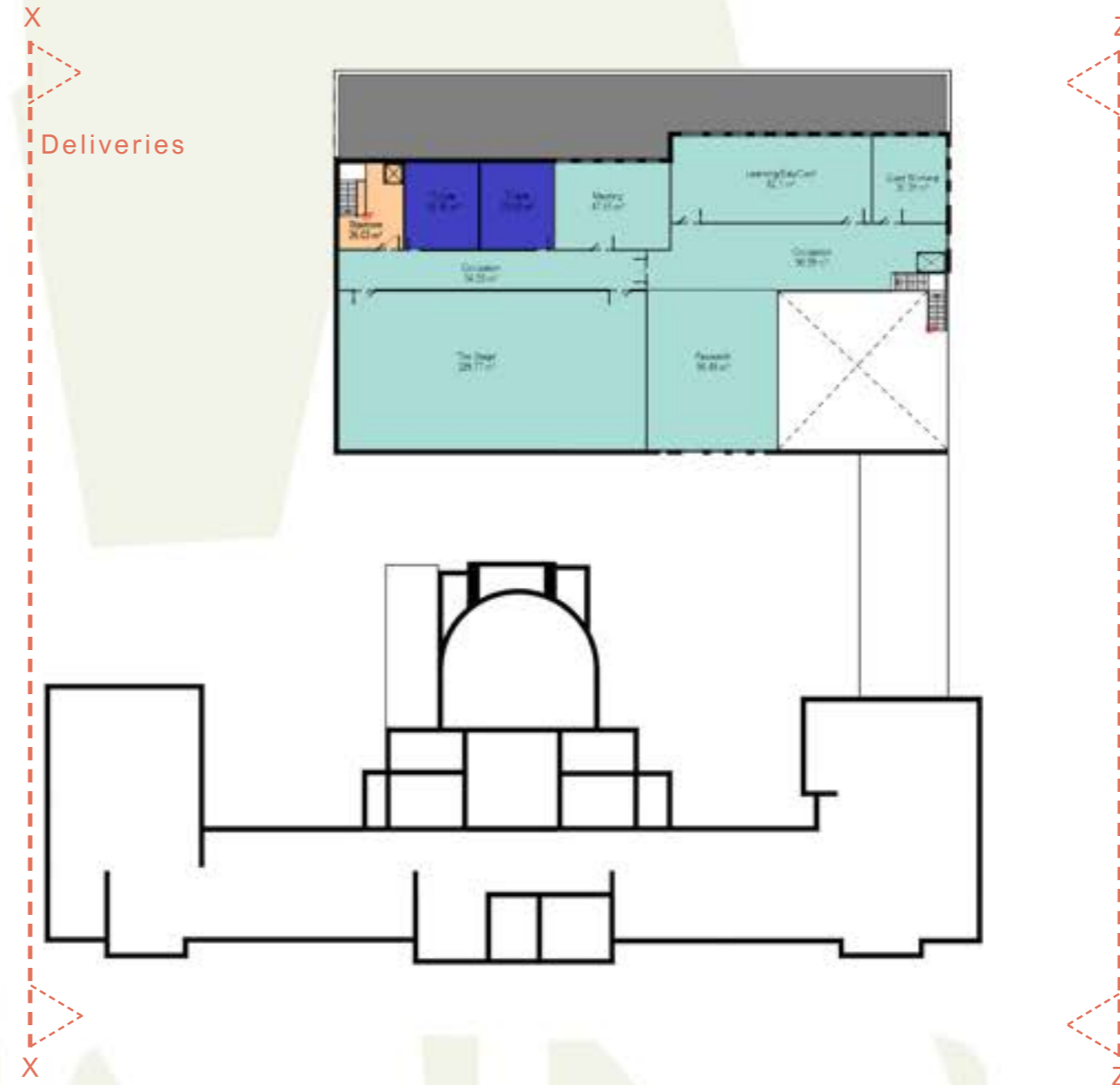
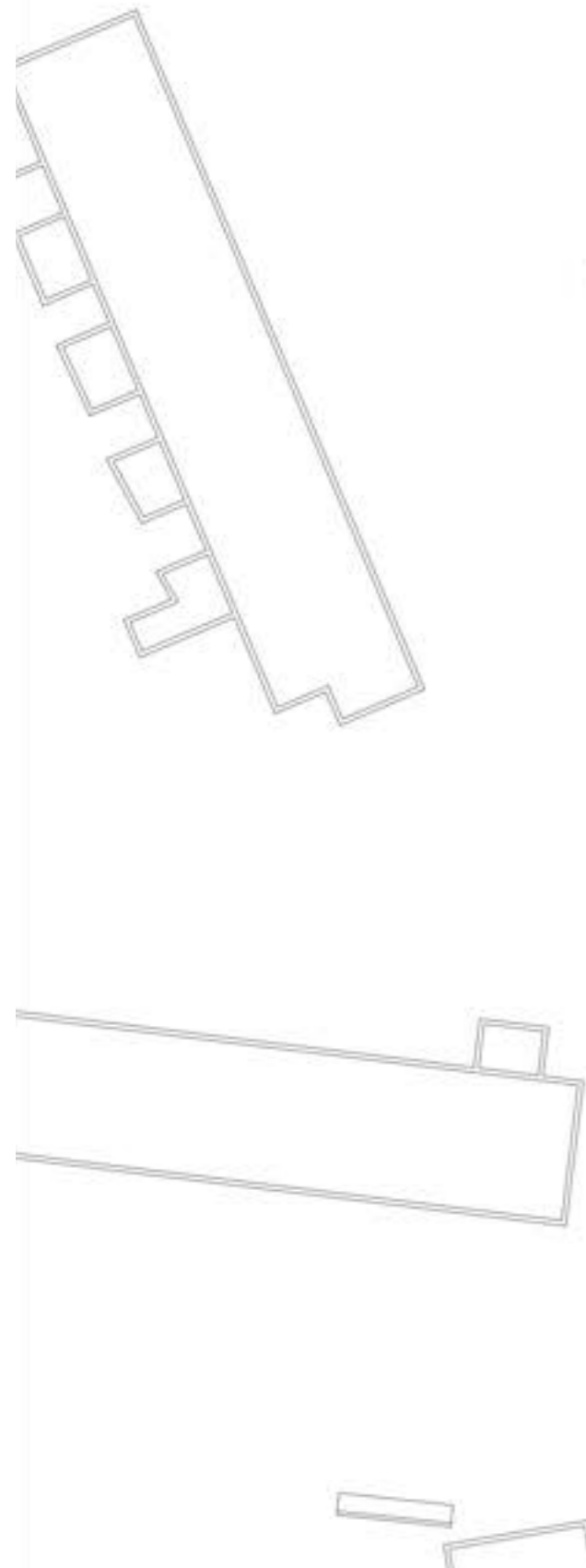
**6.2 PROPOSED FLOOR PLAN
OPTION A
FIRST FLOOR**



**6.3 PROPOSED FLOOR PLAN
OPTION C
GROUND FLOOR**



**6.4 PROPOSED FLOOR PLAN
OPTION C
FIRST FLOOR**



NOTES
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No. | Date | Rev. | Title | Drawn
A | 24.04.23 | Rev 01.0 | Level 01 Cpt C | MR

Department Title

- Archer
- Public
- Security

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Project Number: 2042
Project Name: Sandwell Archives

Drawing Status: 50
Drawing Number: 2042-EWA-ZZ-01-01-A-10408
Drawing Name: Level 01 Cpt C

Date: 24.04.23
Drawn By: MR

Rev: A
Scale: 1 : 200

7.1 EXTERNAL APPEARANCE, MATERIALS & PRECEDENT

Proposed Materials -
Zinc and Brick

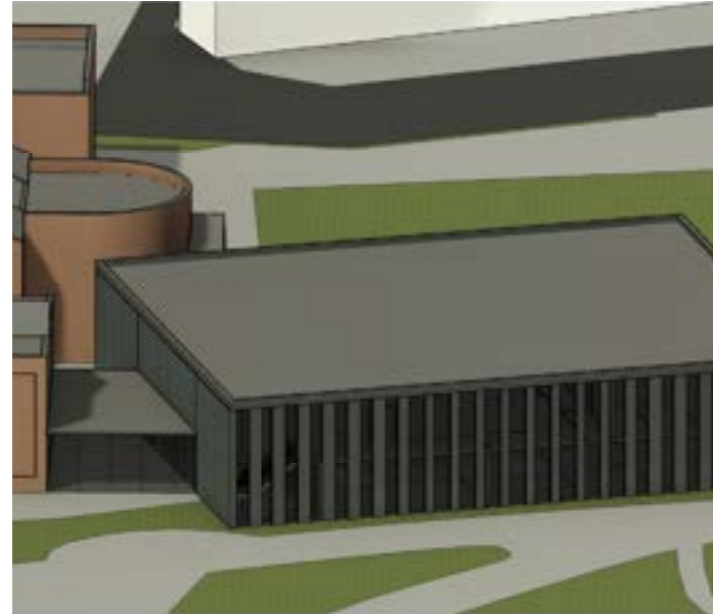
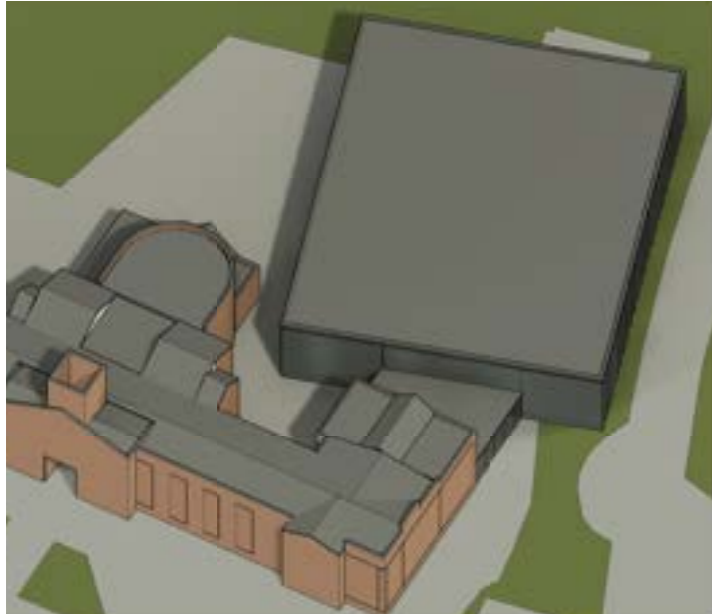


By necessity, the functional requirements of an Archive Building mean that the majority of the building's façade needs to be a blank windowless box to maintain the stable environmental conditions needed inside the building. However we have taken the opportunity to open this up further on the more public elevations facing Victoria Park to help showcase some of the activity taking place inside the building and generate interest and activity on this main public face to the building, responding to a key brief requirement to encourage the public to visit the centre.

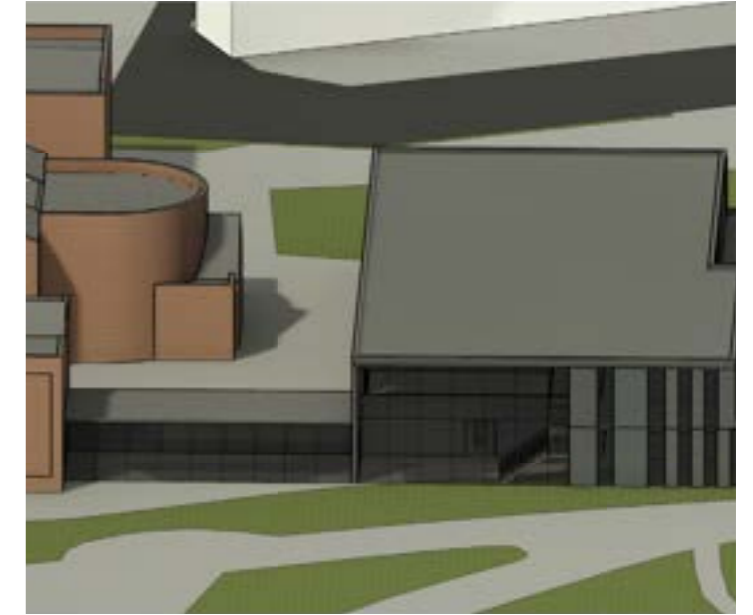




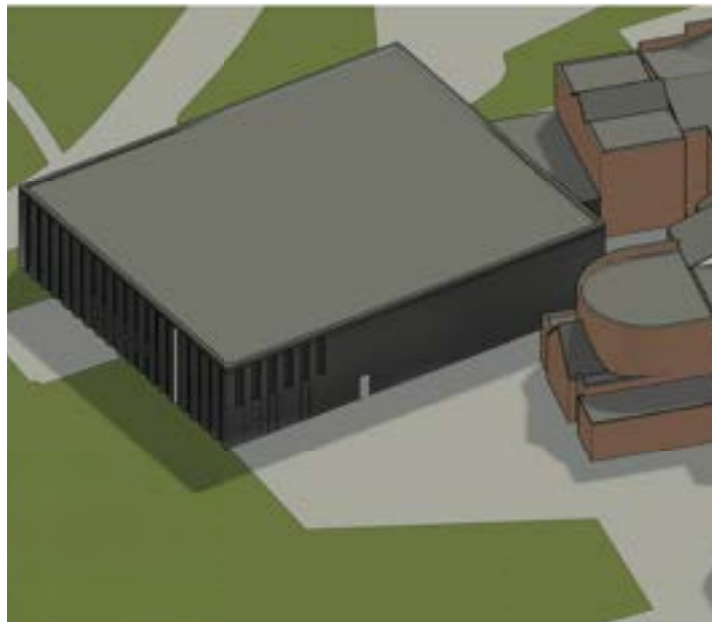
7.2 PROPOSED MASSING OPTIONS



OPTION A



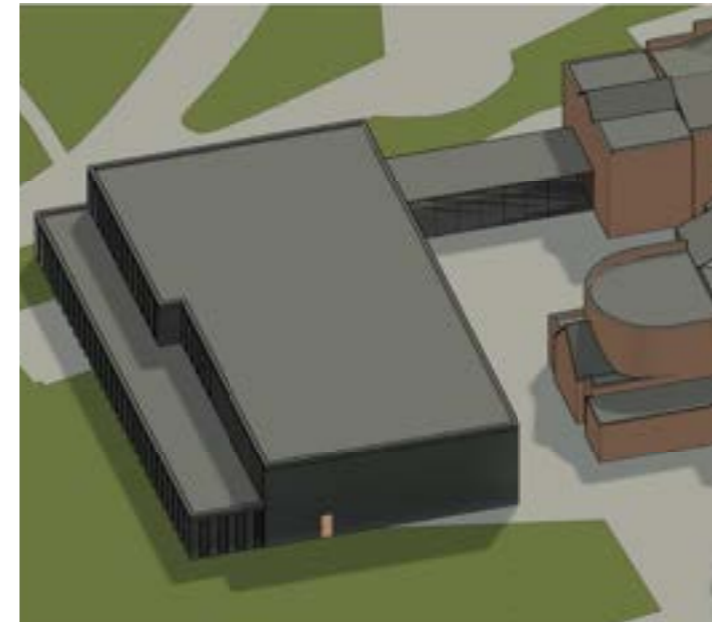
OPTION C



Option A
Area 2735m²

The option is positioned close to the existing civic building to minimise the area of the connecting element. The proposal looks to:

- Bring a closer connection between the existing building and the new Archive, enabling better connection between spaces.
- Places main public spaces on the ground floor. With Archive and staff space at First floor level
- Emphasises view towards Victoria Park.



Option C
Area 2541m²

This option moves the building away from the existing building. The proposal looks to:

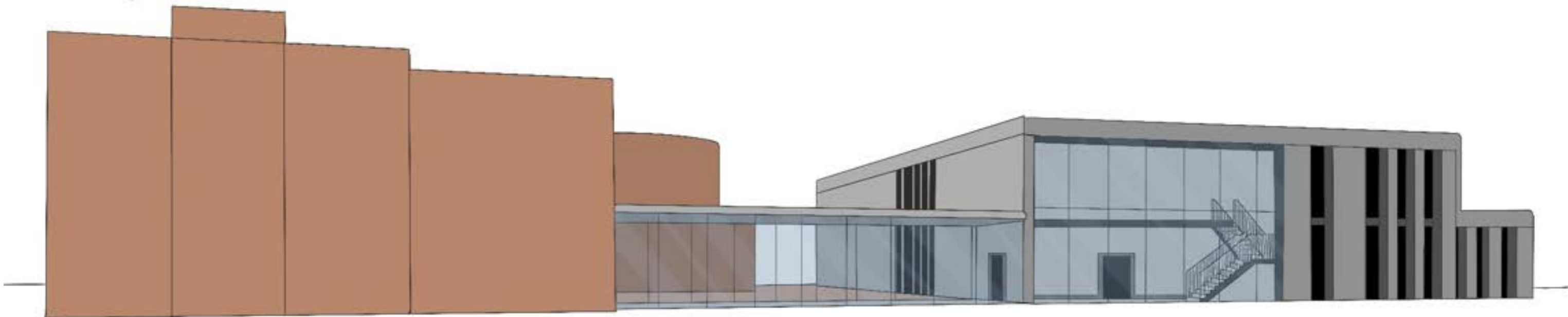
- De-risk working too close to the existing building but means distancing the connection between the two areas.
- Archive storage is put on the ground floor with supporting staff space to provide a more economic structural solution.
- Main Public areas move to First floor.

7.3 PROPOSED MASSING OPTIONS

OPTION A

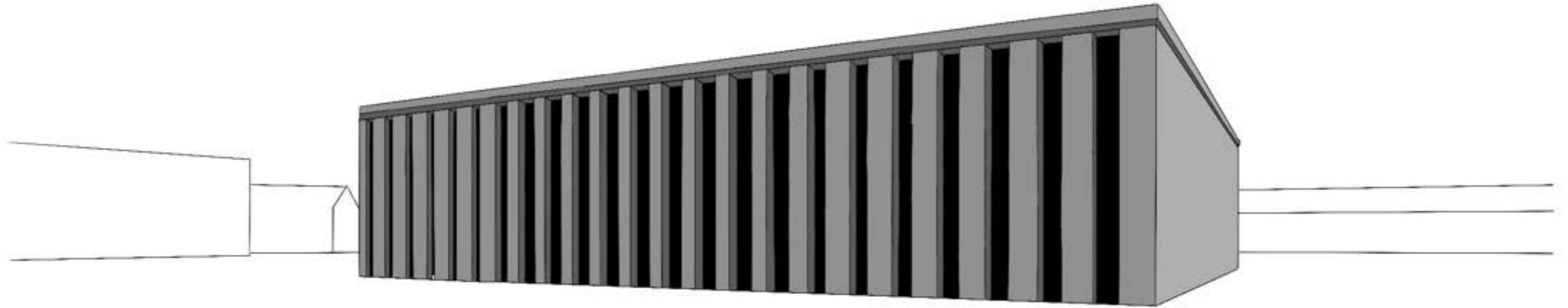


OPTION C

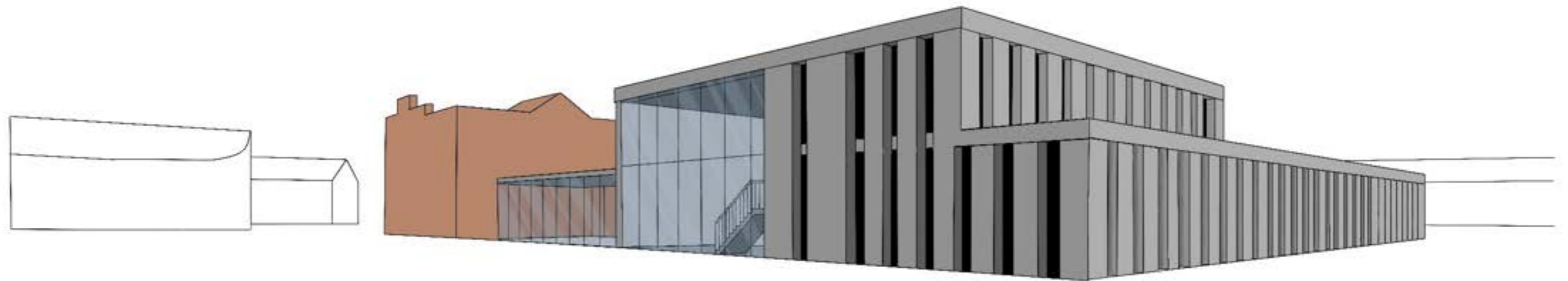


7.4 PROPOSED MASSING OPTIONS

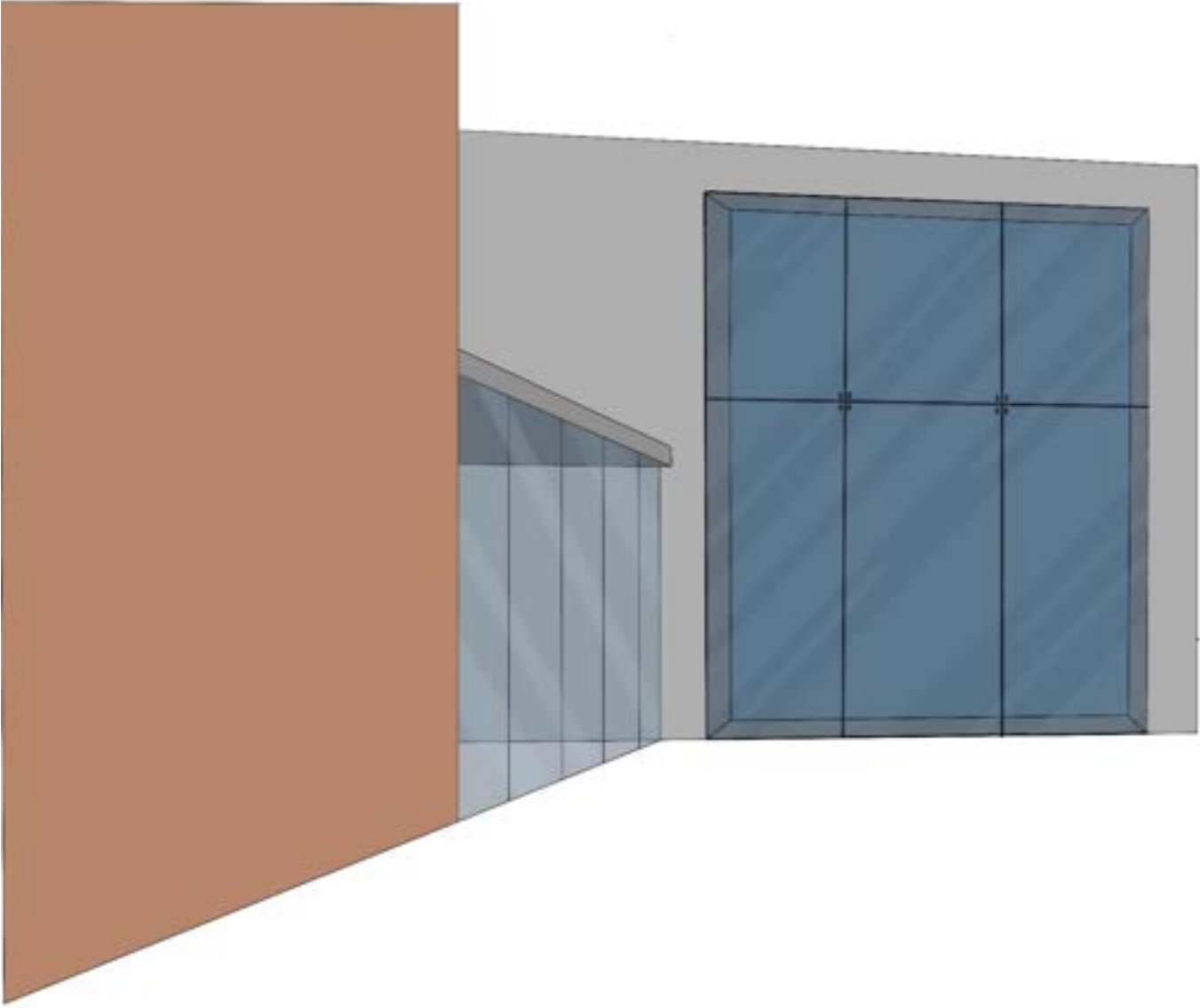
OPTION A



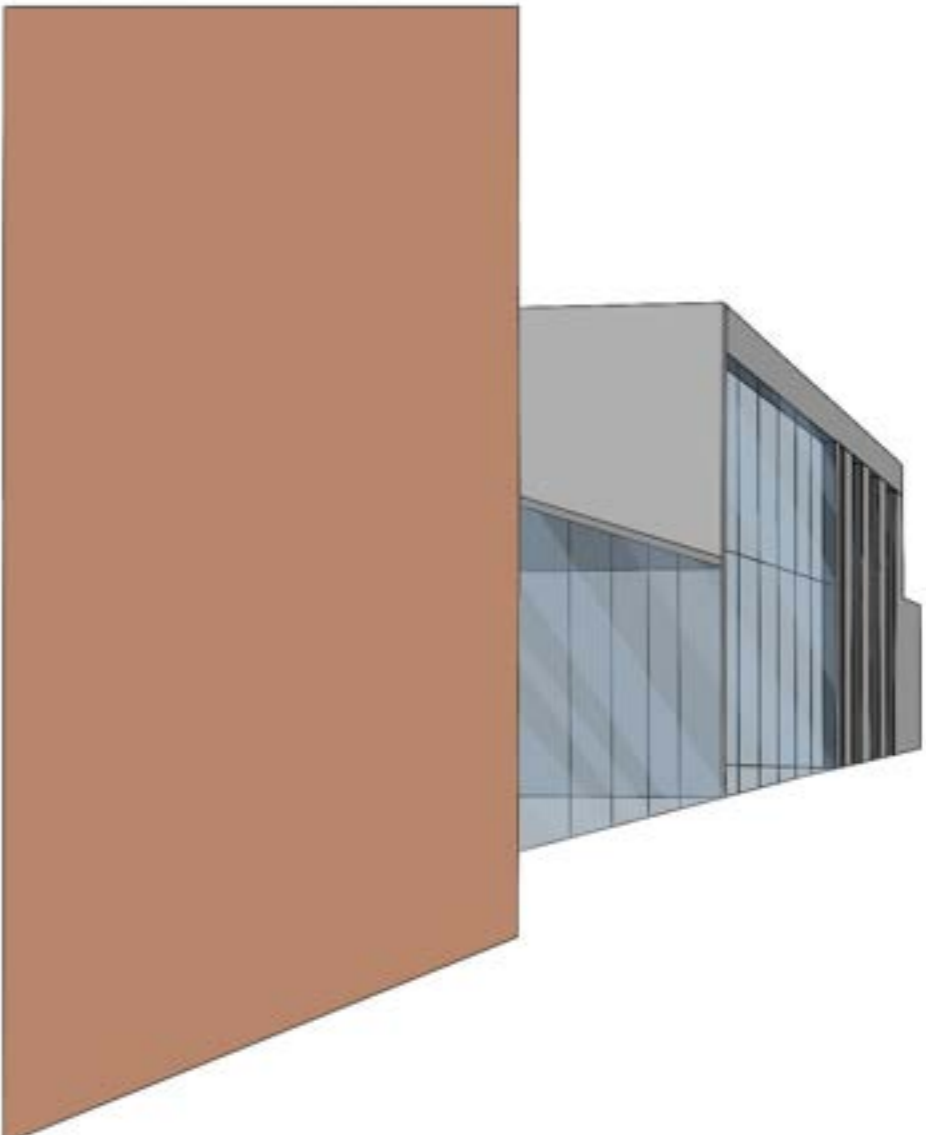
OPTION C



7.5 PROPOSED MASSING OPTIONS



OPTION A



OPTION C

7.6 PROPOSED ELEVATION OPTIONS



OPTION A ZZ ELEVATION



OPTION C ZZ ELEVATION



OPTION A FRONT ELEVATION



OPTION C FRONT ELEVATION

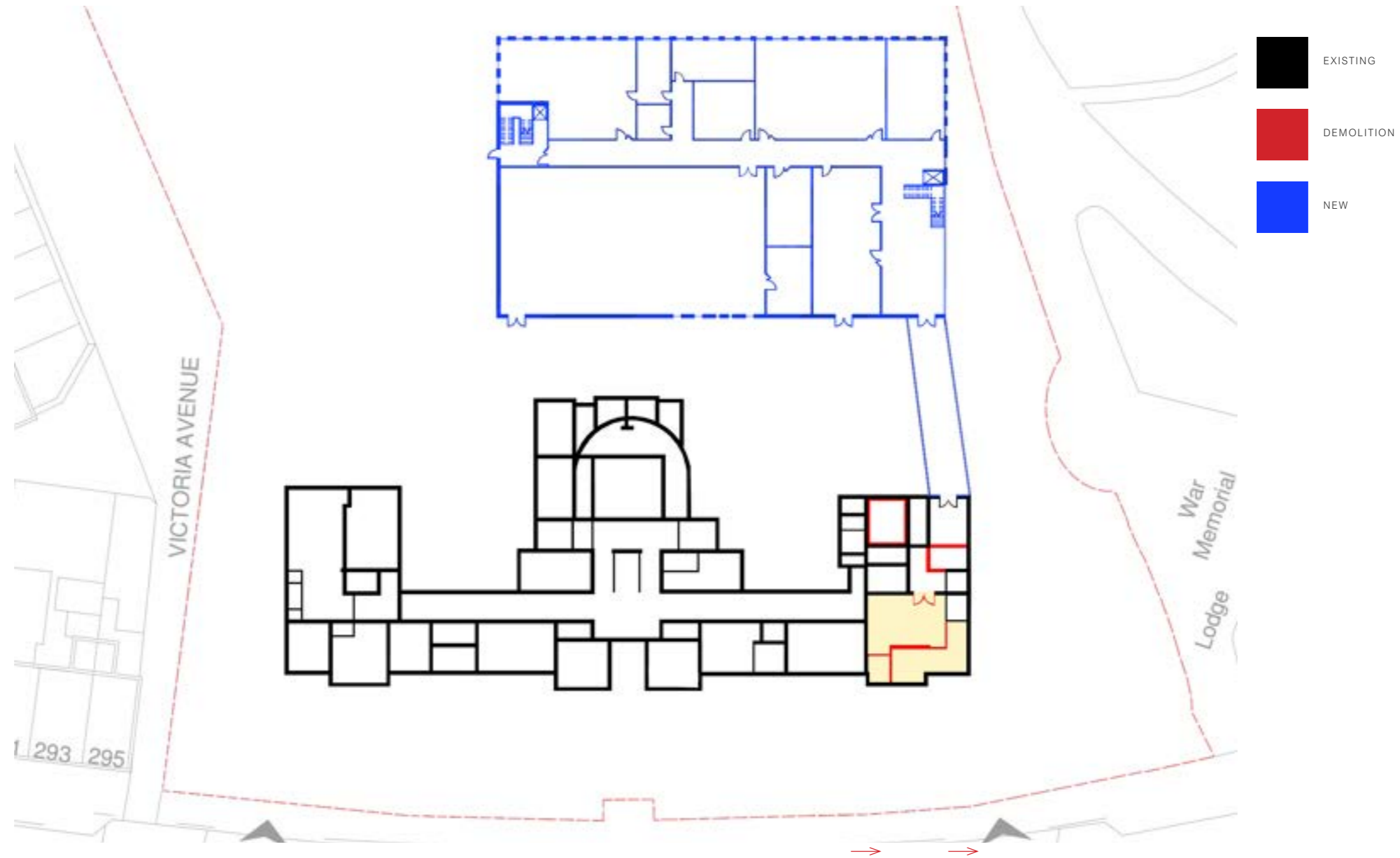


OPTION A XX ELEVATION



OPTION C XX ELEVATION

8.1 Existing, Demolition and New



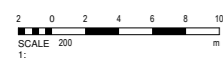
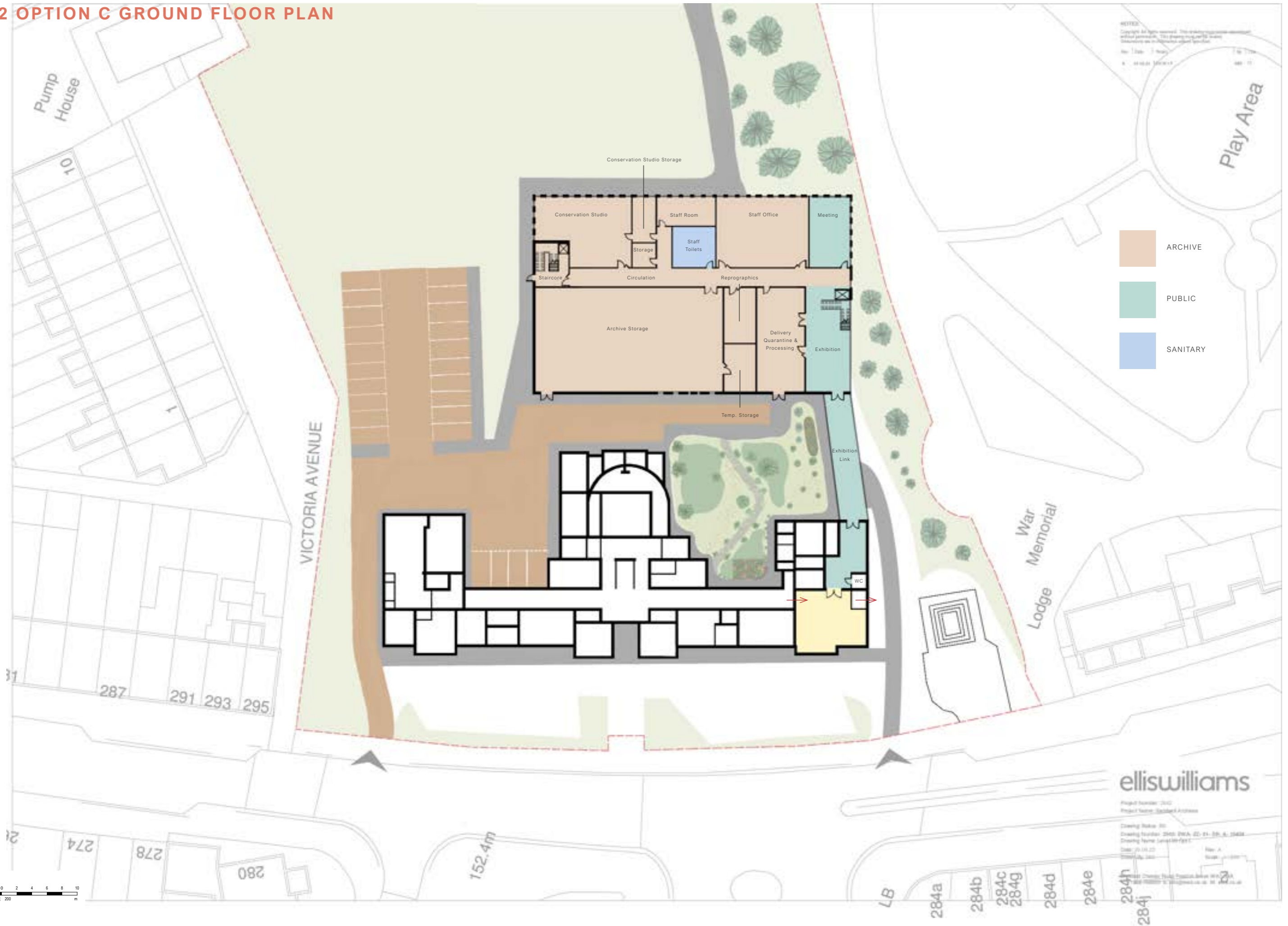
Refurbished Areas.

We have met with the council conservation officer Mark Stretton at Sandwell Council House to view possible areas of refurbishment of the existing building. It was agreed that there elements of the existing ground floor layout that can be adapted to open up the area to the link between the two buildings. This could create space for reception and further exhibition space.

Whilst most of the walls highlighted to be removed appear to be newer additions to the existing building, further detailed surveys will be required to determine extent of demolition and retention of areas of architectural interest

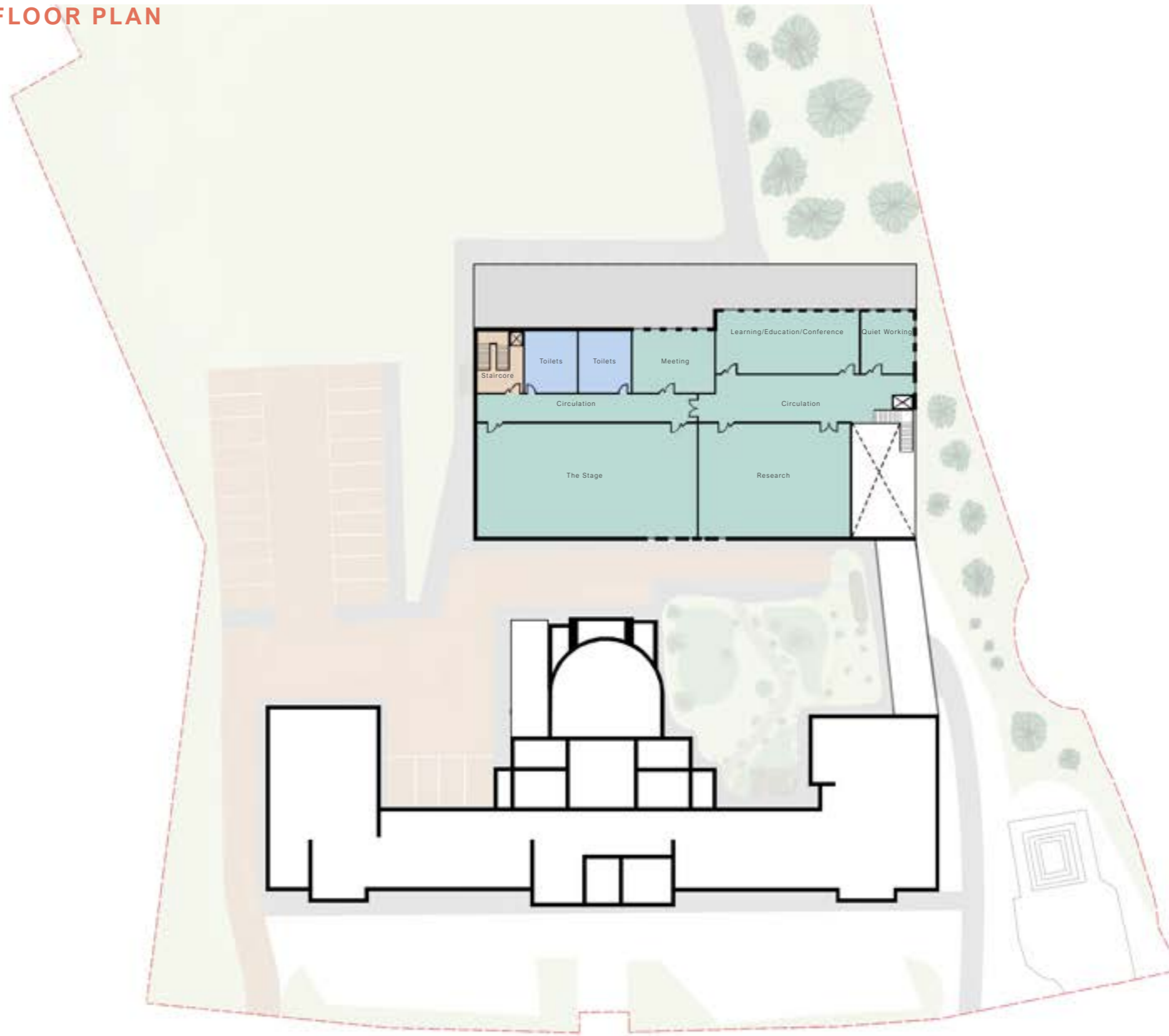
These are highlighted on the plan layouts

8.2 OPTION C GROUND FLOOR PLAN



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 Project Number: 2102
 Project Name: Salford 4 Archives
 Drawing Number: 2102-01A-02-01-01-A-1000
 Drawing Name: Salford 4 Archives
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8.3 OPTION C FIRST FLOOR PLAN



- ARCHIVE
- PUBLIC
- SANITARY

SCALE 200
1:200

1:200 @ A3

8.4 OPTION C ELEVATIONS



OPTION C ZZ FRONT ELEVATION



OPTION C FRONT ELEVATION



OPTION C XX ELEVATION

Schedule of Accommodation
OPTION A

7.0 SCHEDULE OF ACCOMMODATION OPTION A

REFURBISHED LEVEL 00

Room	Area (m ²)
Cafe & Kitchen	120
Cloakroom	30
Consultation Room	12
Reception	64
<i>Refurbished Area Total</i>	<i>226</i>

7.0 SCHEDULE OF ACCOMMODATION OPTION A

PROPOSED LEVEL 00

Room	Area (m ²)
Atrium Link	86
Circulation	134.7
Delivery, Processing & Quarantine	100
Exhibition	120
Learning/Education/Conference	100
Meeting Room	60
Quiet Working	30
Research Area	280
Temporary Storage	20
The Stage'	240
Toilets	75
<i>Proposed Level 00 Total</i>	<i>1245.7</i>

7.0 SCHEDULE OF ACCOMMODATION

PROPOSED LEVEL 01

Room	Area (m ²)
Atrium Void	86
Circulation	177
Cleaner's Store	5
Conservation Studio	133
Conservation Studio Storage	25
Meeting Room	50
Permanent Storage	530
Reprographics	22
Staff Offices	148
Staff Room	32
Staff Toilets	45
Storage (Other)	10
<i>Proposed Level 01 Total</i>	<i>1263</i>
<i>Proposed Total</i>	<i>2508.7</i>
<i>Proposed + Refurbishment</i>	<i>2734.7</i>

Schedule of Accommodation
OPTION B

7.0 SCHEDULE OF ACCOMMODATION OPTION B

REFURBISHED LEVEL 00

Room	Area (m ²)
Cafe & Kitchen	120
Cloakroom	30
Consultation Room	12
Reception	64
<i>Refurbished Area Total</i>	<i>226</i>

7.0 SCHEDULE OF ACCOMMODATION OPTION B

PROPOSED LEVEL 00

Room	Area (m ²)
Circulation	144.8
Delivery, Processing & Quarantine	90
Exhibition	130
Learning/Education/Conference	100
Meeting Room	47
Quiet Working	30
Research Area	250
Temporary Storage	20
The Stage'	240
Toilets	72
<i>Proposed Level 00 Total</i>	<i>1123.8</i>

7.0 SCHEDULE OF ACCOMMODATION OPTION B

PROPOSED LEVEL 01

Room	Area (m ²)
Circulation	128.7
Cleaner's Store	4.6
Conservation Studio	134
Conservation Studio Storage	27
Meeting Room	43
Permanent Storage	524
Reprographics	28
Staff Offices	130
Staff Room	43
Staff Toilets	45
Storage	11
<i>Proposed Level 01 Total</i>	<i>1118.3</i>
<i>Proposed Total</i>	<i>2242.1</i>
<i>Proposed + Refurbished Areas</i>	<i>2468.1</i>

Schedule of Accommodation
OPTION C

7.0 SCHEDULE OF ACCOMMODATION OPTION C

REFURBISHED LEVEL 00

Room	Area (m ²)
Cafe & Kitchen	120
Cloakroom	30
Consultation Room	12
Reception	64
<i>Refurbished Area Total</i>	<i>226</i>

7.0 SCHEDULE OF ACCOMMODATION OPTION C

PROPOSED LEVEL 00

Room	Area (m ²)
Circulation	196.3
Cleaner's store	6
Conservation Studio	120
Conservation Studio Storage	25
Delivery, Processing, Quarantine	90
Meeting Room	50
Meeting Room	50
Permanent Storage	360
Reprographics	30
Staff Offices	130
Staff Room	38
Staff Toilets	37
Storage (Other)	12
Temporary Storage	25
<i>Proposed Level 00 Total</i>	<i>1169.3</i>

7.0 SCHEDULE OF ACCOMMODATION OPTION C

PROPOSED LEVEL 01

Room	Area (m ²)
Exhibition	120
Toilets	75
The Stage'	230
Meeting Room	60
Learning/Education/Conference	100
Quiet Working	30
Research Area	250
Ciculation	165.5
Void	46.9
Flat Roof	68.2
<i>Proposed Level 01 Total</i>	<i>1145.6</i>
<i>Proposed Total</i>	<i>2314.9</i>
<i>Proposed & Refurbished Total</i>	<i>2540.9</i>

Total Project Cost

Estimate Nr 1

Rev 0

Sandwell Archives – Feasibility
Study

For

Sandwell MBC

28th June 2023

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1.00 EXECUTIVE SUMMARY

2.00 ASSUMPTIONS AND EXCLUSIONS

3.00 OVERALL COST SUMMARY –

4.00 COST OPTIONS

- Option A
- Option B
- Option C
- Option D

1. EXECUTIVE SUMMARY

This feasibility cost estimate has been prepared to give an indication of the likely outturn cost of the project based upon the initial proposals prepared by Ellis Williams Architects.

A total of 4nr new build options have been explored to provide the following accommodation.

- Option A – 2 storey extension with atrium link to existing building
- Option B – 2 storey stand-alone building with no link to existing building
- Option C – 2 storey extension with corridor link to existing building
- Option D – 2 storey stand alone building with reduced GIFA.

In addition to the above a small element of internal refurbishment to the existing building has been included within each option.

The overall estimated Total Project Costs for each option are summarised in the table below: -

	Estimated Total Project Cost (£)	GIFA (m2)	Cost/m2 (£)
Option A	£24,335,000	2,735m2	£8,898/m2
Option B	£22,057,000	2,468m2	£8,937/m2
Option C	£22,614,000	2,541m2	£8,900/m2
Option D	£10,358,000	1,226m2	£8,449/m2

The above costs are inclusive of construction costs, professional fees, client direct costs, client contingency and VAT.

Construction Costs

The construction costs associated with each of the 4 options are summarised below: -

	Estimated Construction Cost (£)	GIFA (m2)	Cost/m2 (£)
Option A	£13,701,000	2,735m2	£5,010/m2
Option B	£12,419,000	2,468m2	£5,032/m2
Option C	£12,733,000	2,541m2	£5,011/m2
Option D	£5,832,000	1,226m2	£4,757/m2

The above costs comprise the cost of the new build element, refurbishment of 226m2 of the existing building and an allowance for external works.

The refurbishment scope is limited to an internal upgrade of a small area of the ground floor, with no allowance for any external fabric repairs or refurbishment of the remainder of the building.

The extent of any external works has yet to be defined. The cost will depend upon the extent of the site area that is intended to be developed and the required number of car park spaces. An allowance of 10% of the building cost has currently been included within each cost option until this can be defined.

This allowance includes for site clearance, hard landscaping, soft landscaping, boundary treatments, furniture, drainage, and incoming services.

Total Project Cost Estimate Nr 1 Rev 0

Sandwell Arvhives – Feasibility Study
Sandwell MBC



28th June 2023

The timescale for the project has yet to be agreed but an allowance for inflation to mid-point of construction at 3Q 2025 has currently been included until this can be confirmed.

Professional Fees

An allowance for professional fee and survey costs has currently been included at 15%.

Client Direct Costs

An allowance for client direct costs has been included within the cost estimate at 17% of the construction and professional fee costs. (12% for archive / exhibition costs etc and 5% for in house management costs)

Typically, this includes for the following: -

- Archive / exhibition fit out including
 - Racking
 - Exhibition fit out.
 - Loose furniture and equipment
 - Audio Visual Installations
 - IT/Data active equipment and connections
 - Sundry items e.g., Signage, fire extinguishers, waste bins etc.
- In-house management costs & fund raising including
 - Staff costs
 - Decant & removal costs.
 - Business planning & brief writing

Risk Allowances / Contingency

A design and construction risk allowance of 10% has been included in the estimated construction costs.

A separate client contingency sum has also been included at 10% of the construction, professional fees, and client direct costs.

Value Added Tax

VAT has been included within the estimate at the current rate of 20%.

Total Project Cost Estimate Nr 1 Rev 0

Sandwell Arvhives – Feasibility Study
Sandwell MBC



28th June 2023

2. CONSTRUCTION COST ESTIMATE ASSUMPTIONS AND EXCLUSIONS

1. The estimate has been based upon the following information:
 - Ellis Williams Architects Site Analysis Rev 03 2023 dated 21 March 2023
 - Ellis Williams Architects Sketch Option drawings as listed below.
 - Option A – Level 00
 - Option A – Level 01
 - Option B – Level 00
 - Option B – Level 01
 - Option C – Level 00
 - Option C – Level 01
2. In compiling the cost estimate the following has been **assumed**:
 - The works for the new build and refurbishment Inflation will be carried out as a single contract.
 - The extent of refurbishment works is limited to the areas highlighted in purple on the Ellis Williams sketches.
 - The appointed contractor will have sole possession of the sites for the duration of the works.
 - The ground conditions are sufficient for traditional foundations.
 - There is sufficient capacity in the existing drainage, electricity, gas, and water networks to supply the schemes with no requirement for any upgrades.
 - An allowance of 10% of the building cost has been included for external works (incl drainage and incoming services). Once the extent of any external works including car parking is determined a more accurate estimate of the cost will be included.
 - Main Contractor preliminaries have been allowed at 15% until a programme period for construction is agreed.
 - An allowance of 6% has been included for Main Contractor's overheads and profit.
 - Design development risk allowance and construction risk allowance are included at 10%.
 - An allowance for inflation has been included at 5.75% until 3Q2025 (assumed mid-point of construction), based upon the latest BCIS All-in Tender Price Indicators on 28 June 2023.
3. The estimate has been prepared without the benefit of the following:
 - Intrusive structural surveys
 - Topographical survey
 - Site Investigation survey and report
 - Existing services surveys

Total Project Cost Estimate Nr 1 Rev 0

Sandwell Arvhives – Feasibility Study
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3.0 Overall Cost Summary

4. The following items are **excluded** from the construction cost estimate:

- Refurbishment works to the external fabric of the existing building and all internal areas outside of that indicated on the sketches.
- Abnormal ground conditions e.g., removal of contaminated ground, gas protection measures, piling.
- Services diversions
- Upgrade of existing services infrastructure / statutory supplies
- Highway improvements beyond the site boundary
- Artwork
- Breeam
- Inflation costs beyond 3Q 2025 (assumed mid-point of construction)
- Land Costs
- Finance and funding costs

	Option A New Build & Refurb	Option B New Build & Refurb	Option C New Build & Refurb	Option D New Build & Refurb
	GIFA - 2,735m2	GIFA - 2,468m2	GIFA - 2,494m2	GIFA - 1,226m2
Construction				
New Build	£8,444,600	£7,622,800	£7,824,000	£3,400,000
Refurbishment Work	£339,000	£339,000	£339,000	£339,000
External Works (incl drainage and external services)	£878,360	£796,180	£816,300	£373,900
Main Contractor Preliminaries	£1,449,294	£1,313,697	£1,346,895	£616,935
Main Contractor Overheads & Profit	£666,675	£604,301	£619,572	£283,790
Design & Construction Risk Allowance	£1,177,793	£1,067,598	£1,094,577	£501,363
Inflation - 2Q23 to 3Q25 (mid point of construction)	£744,954	£675,256	£692,320	£317,112
Total Construction Cost [1]	£13,701,000	£12,419,000	£12,733,000	£5,832,000
Design Team Fees				
Design Team Fees @ 13% of Construction	£1,781,130	£1,614,470	£1,655,290	£758,160
Other Fees/Survey Costs:-				
Planning Application / Bldg Regs/ Survey Costs @ 2%	£274,020	£248,380	£254,660	£116,640
Fees Sub Total [2]	£2,055,000	£1,863,000	£1,910,000	£875,000
Sub Total [3]	£15,756,000	£14,282,000	£14,643,000	£6,707,000
Client Direct Costs				
Archive / Exhibition fit out	£1,890,720	£1,713,840	£1,757,160	£804,840
Loose furniture & Equipment incl AV Installation	Included	Included	Included	Included
IT / Data active equipment and connections	Included	Included	Included	Included
Sundry items e.g signage, fire extinguishers etc	Included	Included	Included	Included
In house management costs & fund raising incl decant & removals	£787,800	£714,100	£732,150	£335,350
Business planning & Brief writing	Included	Included	Included	Included
Client Direct Costs Sub Total [4]	£2,678,520	£2,427,940	£2,489,310	£1,140,190
Sub Total [5]	£18,435,000	£16,710,000	£17,132,000	£7,847,000
Client Contingency	£1,843,500	£1,671,000	£1,713,200	£784,700
Project Cost, Excluding VAT: [6]	£20,279,000	£18,381,000	£18,845,000	£8,632,000
VAT at 20.0%	£4,055,800	£3,676,200	£3,769,000	£1,726,400
Total Estimated Project Cost: [7]	£24,335,000	£22,057,000	£22,614,000	£10,358,000
Cost/m2 - Construction Costs [8]	£5,031	£5,032	£5,011	£4,757
Cost/m2 - Total Project Costs [9]	£8,898	£8,937	£8,900	£8,449

Basis of Estimate

- 1 Ellis Williams Sketch Options A, B and C
2. To be read in connection with assumptions and exclusions

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4.0 Cost Options - Option A

G.I.F.A: 2,735m²

Element	Qty	unit	Rate	Total £	£/m ²
<u>New Build</u>					
2 storey Archive building					
- Ground Floor	1,160	m2	£3,400	£3,944,000	
- First Floor	1,177	m2	£3,400	£4,001,800	
Atrium link to existing building (double height incl void)	172	m2	£2,900	£498,800	
<u>Refurbishment</u>					
Refurbishment of existing building	226	m2	£1,500	£339,000	
<u>External Works</u>					
Hard / soft landscaping to perimeter of new build including car parking, drainage and incoming services - assumed 10% of new build costs	1	item	£878,360	£878,360	
SUB TOTAL: Building Works				£9,661,960	£3,533
Main contractors Preliminaries @15%	15%			£1,449,294	
SUB TOTAL: Building Works (incl Prelims)				£11,111,254	
Main Contractor's Overhead & Profit @ 6%	6%			£666,675	
CONSTRUCTION COST ESTIMATE (Excl Risk)				£11,777,929	£4,306
Risks (Design & Construction) @ 10%	10%			£1,177,793	
CONSTRUCTION COST ESTIMATE (Current day)				£12,955,722	£4,737
Inflation based on BCIS All-in Tender Price Indices @ 28/06/23 to 3Q25	5.75%			£744,954	
CONSTRUCTION COST ESTIMATE TOTAL				£13,700,676	£5,009

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4.0 Cost Options - Option B

G.I.F.A: 2,468m²

Element	Qty	unit	Rate	Total £	£/m ²
<u>New Build</u>					
2 storey Archive building					
- Ground Floor	1,124	m2	£3,400	£3,821,600	
- First Floor	1,118	m2	£3,400	£3,801,200	
Link to existing building	0	m2	£3,900	£0	
<u>Refurbishment</u>					
Refurbishment of existing building	226	m2	£1,500	£339,000	
<u>External Works</u>					
Hard / soft landscaping to perimeter of new build including drainage and incoming services - assumed 10% of new build costs	1	item	£796,180	£796,180	
SUB TOTAL: Building Works				£8,757,980	£3,549
Main contractors Preliminaries @15%	15%			£1,313,697	
SUB TOTAL: Building Works (incl Prelims)				£10,071,677	
Main Contractor's Overhead & Profit @ 6%	6%			£604,301	
CONSTRUCTION COST ESTIMATE (Excl Risk)				£10,675,978	£4,326
Risks (Design & Construction) @ 10%	10%			£1,067,598	
CONSTRUCTION COST ESTIMATE (Current day)				£11,743,575	£4,758
Inflation based on BCIS All-in Tender Price Indices @ 28/06/23 to 3Q 25	5.75%			£675,256	
CONSTRUCTION COST ESTIMATE TOTAL				£12,418,831	£5,032

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4.0 Cost Options - Option C

G.I.F.A: 2,541m²

Element	Qty	unit	Rate	Total £	£/m ²
<u>New Build</u>					
2 storey Archive building					
- Ground Floor	1,122	m2	£3,400	£3,814,800	
- First Floor	1,099	m2	£3,400	£3,736,600	
Link to existing building (incl void)	94	m2	£2,900	£272,600	
<u>Refurbishment</u>					
Refurbishment of existing building	226	m2	£1,500	£339,000	
<u>External Works</u>					
Hard / soft landscaping to perimeter of new build including drainage and incoming services - assumed 12% of new build and external works costs	1	item	£816,300	£816,300	
SUB TOTAL: Building Works				£8,979,300	£3,534
Main contractors Preliminaries @15%	15%			£1,346,895	
SUB TOTAL: Building Works (incl Prelims)				£10,326,195	
Main Contractor's Overhead & Profit @ 6%	6%			£619,572	
CONSTRUCTION COST ESTIMATE (Excl Risk)				£10,945,767	£4,308
Risks (Design & Construction) @ 10%	10%			£1,094,577	
CONSTRUCTION COST ESTIMATE (Current day)				£12,040,343	£4,738
Inflation based on BCIS All-in Tender Price Indices @ 28/06/23 to 3Q 25	5.75%			£692,320	
CONSTRUCTION COST ESTIMATE TOTAL				£12,732,663	£5,011

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4.0 Cost Options - Option D

G.I.F.A: 1,226m²

Element	Qty	unit	Rate	Total £	£/m ²
<u>New Build</u>					
2 storey Archive building					
- Ground Floor	500	m2	£3,400	£1,700,000	
- First Floor	500	m2	£3,400	£1,700,000	
Link to existing building	0	m2	£3,900	£0	
<u>Refurbishment</u>					
Refurbishment of existing building	226	m2	£1,500	£339,000	
<u>External Works</u>					
Hard / soft landscaping to perimeter of new build including drainage and incoming services - assumed 12% of new build and external works costs	1	item	£373,900	£373,900	
SUB TOTAL: Building Works				£4,112,900	£3,355
Main contractors Preliminaries @15%	15%			£616,935	
SUB TOTAL: Building Works (incl Prelims)				£4,729,835	
Main Contractor's Overhead & Profit @ 6%	6%			£283,790	
CONSTRUCTION COST ESTIMATE (Excl Risk)				£5,013,625	£4,089
Risks (Design & Construction) @ 10%	10%			£501,363	
CONSTRUCTION COST ESTIMATE (Current day)				£5,514,988	£4,498
Inflation based on BCIS All-in Tender Price Indices @ 28/06/23 to 3Q 25	5.75%			£317,112	
CONSTRUCTION COST ESTIMATE TOTAL				£5,832,099	£4,757

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**Total Project Cost
Estimate Nr 2
Rev 0**

Sandwell Archives – Feasibility
Study

For

Sandwell MBC

16th November 2023

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	▪ Option C

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1. EXECUTIVE SUMMARY

This feasibility cost estimate has been prepared to give an indication of the likely outturn cost of the project based upon the initial proposals prepared by Ellis Williams Architects.

A refined selection of 2 nr new build options have been explored to provide the following accommodation.

- Option A – 2 storey new build with atrium link to existing building. GIFA approximately 2,423m²
- Option C – 2 storey new build with corridor link to existing building. GIFA approximately 2,199m²

In addition to the above, an element of internal refurbishment to the existing building has been included within each option. GIFA approximately 226m² in addition to the figures noted above.

The overall estimated Total Project Costs for each option are summarised in the table below: -

	Estimated Total Project Cost (£)	GIFA (m²)	Cost/m² (£)
Option A	£24,649,000	2,649m ²	£9,305/m ²
Option C	£22,680,000	2,425m ²	£9,353/m ²

The above costs are inclusive of construction costs, professional fees, client direct costs, client contingency and VAT.

Construction Costs

The construction costs associated with each of the options are summarised below: -

	Estimated Construction Cost (£)	GIFA (m²)	Cost/m² (£)
Option A	£14,120,000	2,649m ²	£5,330/m ²
Option C	£12,992,000	2,425m ²	£5,358/m ²

The above costs comprise the cost of the new build element, refurbishment of 226m² of the existing building, and an allowance for external works.

The refurbishment scope is limited to an internal upgrade of a small area of the ground floor, with no allowance for any external fabric repairs or refurbishment of the remainder of the building.

The extent of any external works is as shown on drawing 2942-EWA-ZZ-01-DR-A-10404 Rev A, and is assumed to be the same principal for Options A and C.

This allowance includes for site clearance, hard landscaping, soft landscaping, boundary treatments, furniture, drainage, and incoming services.

The timescale for the project has yet to be agreed but an allowance for inflation to mid-point of construction at 3Q 2025 has currently been included until this can be confirmed.

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1. EXECUTIVE SUMMARY (cont'd)

Professional Fees

An allowance for professional fee and survey costs has currently been included at 15%.

Client Direct Costs

An allowance for client direct costs has been included within the cost estimate at 15% of the construction and professional fee costs. (10% for exhibition, AV, IT costs etc. and 5% for in house management costs)

Typically, this includes for the following: -

- Building fit out including
 - Exhibition fit out
 - Audio Visual Installations
 - IT / Data active equipment and connections
 - Sundry items e.g., Signage, fire extinguishers, waste bins etc.
- In-house management costs & fund raising including
 - Staff costs
 - Decant & removal costs.
 - Business planning & brief writing

Risk Allowances / Contingency

A design and construction risk allowance of 10% has been included in the estimated construction costs.

A separate client contingency sum has also been included at 10% of the construction, professional fees, and client direct costs.

Value Added Tax

VAT has been included within the estimate at the current rate of 20%.

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2. CONSTRUCTION COST ESTIMATE ASSUMPTIONS AND EXCLUSIONS

1. The estimate has been based upon the following information:
 - Ellis Williams Architects Site Analysis Rev 03 2023 dated 21 March 2023, received 8th November 2023.
 - Ellis Williams Architects Sketch Option drawings as listed below.
 - Option A – Level 00
 - Option A – Level 01
 - Option C – Level 00
 - Option C – Level 01
 - Building Gross Internal Floor Areas based on Schedule of Accommodation included in Appendices.
2. In compiling the cost estimate the following has been **assumed**:
 - The works for the new build and refurbishment will be carried out as a single contract.
 - The extent of refurbishment works is limited to the areas highlighted in purple on the Ellis Williams sketches.
 - The appointed contractor will have sole possession of the sites for the duration of the works.
 - The ground conditions require piled foundations.
 - There is sufficient capacity in the existing drainage, electricity, gas, and water networks to supply the schemes with no requirement for any upgrades.
 - Main Contractor preliminaries have been allowed at 15% until a programme period for construction is agreed.
 - An allowance of 5% has been included for Main Contractor's overheads and profit.
 - Design development risk allowance and construction risk allowance are included at 10%.
 - An allowance for inflation has been included at 6.53% until 3Q2025 (assumed mid-point of construction), based upon the latest BCIS All-in Tender Price Indicators on 14th November 2023.
3. The estimate has been prepared without the benefit of the following:
 - Intrusive structural surveys
 - Topographical survey
 - Site Investigation survey and report
 - Existing services surveys

Total Project Cost Estimate Nr 2 Rev 0

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2. CONSTRUCTION COST ESTIMATE ASSUMPTIONS AND EXCLUSIONS (cont'd)

4. The following items are **excluded** from the construction cost estimate:

- Refurbishment works to the external fabric of the existing building and all internal areas outside of that indicated on the sketches
- Refurbishment of external works, roads and parking bays in front of existing Council House
- Abnormal ground conditions e.g., removal of contaminated ground, gas protection measures
- Services diversions
- Upgrade of existing services infrastructure / statutory supplies
- Highway improvements beyond the site boundary
- Artwork
- Breeam
- Inflation costs beyond 3Q 2025 (assumed mid-point of construction)
- Land Costs
- Finance and funding costs

Total Project Cost Estimate Nr 2 Rev 0

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3. OVERALL COST SUMMARY

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3.0 Overall Cost Summary

	GIFA 2,649m2	GIFA 2,425m2
	Option A New Build & Refurb	Option C New Build & Refurb
Construction		
New Build	£8,073,672	£7,291,959
External Works (incl drainage and external services)	£1,274,000	£1,274,000
Refurbishment Work	£452,000	£452,000
Main Contractor Preliminaries	£1,469,951	£1,352,694
Main Contractor Overheads & Profit	£563,481	£518,533
PCSA	£238,410	£218,250
Design & Construction Risk Allowance	£1,183,310	£1,088,919
Inflation - 2Q23 to 3Q25 (mid point of construction)	£865,197	£796,107
Total Construction Cost [1]	£14,120,000	£12,992,000
Design Team Fees		
Design Team Fees @ 13% of Construction	£1,835,600	£1,688,960
Other Fees/Survey Costs:-		
Planning Application / Bldg Regs/ Survey Costs @ 2%	£282,400	£259,840
Fees Sub Total [2]	£2,118,000	£1,949,000
Sub Total [3]	£16,238,000	£14,941,000
Client Direct Costs		
Exhibition fit out	£1,623,800	£1,494,100
AV Installation	Included	Included
IT / Data active equipment and connections	Included	Included
Sundry items e.g signage, fire extinguishers etc	Included	Included
In house management costs & fund raising incl decant & removals, business planning & brief writing	£811,900	£747,050
Client Direct Costs Sub Total [4]	£2,435,700	£2,241,150
Sub Total [5]	£18,674,000	£17,182,000
Client Contingency @ 10%	£1,867,400	£1,718,200
Project Cost, Excluding VAT: [6]	£20,541,000	£18,900,000
VAT at 20.0%	£4,108,200	£3,780,000
Total Estimated Project Cost: [7]	£24,649,000	£22,680,000
Cost/m2 - Construction Costs [8]	£5,330	£5,358
Cost/m2 - Total Project Costs [9]	£9,305	£9,353

Notes:

1. To be read in connection with assumptions and exclusions

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4. COST OPTIONS

- Option A

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4.0 Cost Options - Option A

GIFA 2,649m2

Element	Qty	unit	Rate	Total £	£/m2
New Build					
2 storey Archive building					
- Ground Floor	1,160	m2	£3,332	£3,865,233	£1,459
- First Floor	1,177	m2	£3,332	£3,921,879	£1,481
- Link to existing building	86	m2	£3,332	£286,560	£108
New Build Estimated Construction Costs	2,423	m2	£3,332	£8,073,672	£3,048
External Works					
Hard / soft landscaping to perimeter of new build including car parking, drainage and incoming services	1	item	£1,274,000	£1,274,000	£481
SUB TOTAL: Building Works (incl external works)	2,423	m2		£9,347,672	£3,529
Refurbishment					
Refurbishment of existing building	226	m2	£2,000	£452,000	£171
SUB TOTAL: Building Works (incl refurbishment)	2,649	m2		£9,799,672	£3,699
Main contractors Preliminaries	15%			£1,469,951	£555
SUB TOTAL: Building Works (incl Prelims)				£11,269,623	£4,254
Main Contractor's Overhead & Profit	5%			£563,481	£213
CONSTRUCTION COST ESTIMATE (Excl Risk)				£11,833,104	£4,467
Pre Construction Services Agreement				£238,410	£90
Risks (Design & Construction)	10%			£1,183,310	£447
CONSTRUCTION COST ESTIMATE (Current day)				£13,254,824	£5,004
Inflation based on BCIS All-in Tender Price Indices @ 14/11/23 to 3Q25	6.53%			£865,197	£327
CONSTRUCTION COST ESTIMATE TOTAL (OPTION A)				£14,120,022	£5,330

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Option A - Elemental Summary New Build Components

GIFA 2,423m2

ELEMENT	Total	£/m2	% of total
1.1.2 Specialist foundations	£872,280	360.00	9.33%
1.1.3 Lowest floor construction	£266,530	110.00	2.85%
1.1 Substructure	£1,138,810	470.00	12.18%
2.1 Frame	£533,060	220.00	5.70%
2.2 Upper Floors	£145,380	60.00	1.56%
2.3 Roof	£789,898	326.00	8.45%
2.4 Stairs and ramps	£65,000	26.83	0.70%
2.5 External walls	£942,547	389.00	10.08%
2.6 Windows and External Doors	£472,485	195.00	5.05%
2.7 Internal Walls and Partitions	£533,060	220.00	5.70%
2.8 Internal Doors	£218,070	90.00	2.33%
2.0 Superstructure	£3,699,500	1,526.83	39.58%
3.1 Wall finishes	£169,610	70.00	1.81%
3.2 Floor Finishes	£339,220	140.00	3.63%
3.3 Ceiling Finishes	£193,840	80.00	2.07%
3.00 Internal Finishes	£702,670	290.00	7.52%
4.00 Fittings, Furnishings and Equipment	£537,906	222.00	5.75%
M&E Services	£1,817,250	750.00	19.44%
5.10 Lift and Conveyor Installations	£100,000	41.27	1.07%
5.14 Builders Works in Connection With Services	£77,536	32.00	0.83%
5.00 Services	£1,994,786	823.27	21.34%
SUB TOTAL: New Building Construction Works	£8,073,672	3,332.10	86.37%
8.1 Site Preparation works	£96,000	39.62	1.03%
8.2 Roads, Paths and Paving's	£320,000	132.07	3.42%
8.3 Planting	£243,000	100.29	2.60%
8.4 Fencing, Railings and Walls	£31,000	25.00	0.33%
8.5 External Fixtures	£94,000	38.79	1.01%
8.6 External Drainage	£230,000	94.92	2.46%
8.7 External Services	£200,000	110.00	2.14%
8.8 Minor Building Works and Ancillary Buildings	£60,000	120.00	0.64%
8.00 External Works	£1,274,000	525.79	13.63%
SUB TOTAL: Building Works Incl External Works	£9,347,672	3,857.89	100.00%

Notes:

- All figures exclude VAT.
- Archive located on first floor.
- Assumed building height of 9m.

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5. COST OPTIONS

- Option C

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4.0 Cost Options - Option C

				GIFA 2,425m2	
Element	Qty	unit	Rate	Total £	£/m2
<u>New Build</u>					
2 storey Archive building					
- Ground Floor	1,169	m2	£3,316	£3,876,444	1598.534
- First Floor	1,030	m2	£3,316	£3,415,515	£1,408
- Link to existing building	Incl				
New Build Estimated Construction Costs	2,199	m2	£3,316	£7,291,959	£3,007
<u>External Works</u>					
Hard / soft landscaping to perimeter of new build including car parking, drainage and incoming services	1	item	£1,274,000	£1,274,000	£525
SUB TOTAL: Building Works (incl external works)	2,199	m2		£8,565,959	£3,532
<u>Refurbishment</u>					
Refurbishment of existing building	226	m2	£2,000	£452,000	£186
SUB TOTAL: Building Works (incl refurbishment)	2,425	m2		£9,017,959	£3,719
Main contractors Preliminaries	15%			£1,352,694	£558
SUB TOTAL: Building Works (incl Prelims)				£10,370,653	£4,277
Main Contractor's Overhead & Profit	5%			£518,533	£214
CONSTRUCTION COST ESTIMATE (Excl Risk)				£10,889,185	£4,490
Pre Construction Services Agreement				£218,250	£90
Risks (Design & Construction)	10%			£1,088,919	£449
CONSTRUCTION COST ESTIMATE (Current day)				£12,196,354	£5,029
Inflation based on BCIS All-in Tender Price Indices @ 14/11/23 to 3Q25	6.53%			£796,107	£328
CONSTRUCTION COST ESTIMATE TOTAL (OPTION C)				£12,992,461	£5,358

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Option C - Elemental Summary New Build Components

GIFA 2,199m2

ELEMENT	Total	£/m2	% of total
1.1.2 Specialist foundations	£791,640	360.00	9.24%
1.1.3 Lowest floor construction	£241,890	110.00	2.82%
1.1 Substructure	£1,033,530	470.00	12.07%
2.1 Frame	£461,790	210.00	5.39%
2.2 Upper Floors	£120,945	55.00	1.41%
2.3 Roof	£716,874	326.00	8.37%
2.4 Stairs and ramps	£65,000	26.83	0.76%
2.5 External walls	£892,794	406.00	10.42%
2.6 Windows and External Doors	£446,397	203.00	5.21%
2.7 Internal Walls and Partitions	£483,780	220.00	5.65%
2.8 Internal Doors	£197,910	90.00	2.31%
2.0 Superstructure	£3,385,490	1,539.56	39.52%
3.1 Wall finishes	£153,930	70.00	1.80%
3.2 Floor Finishes	£307,860	140.00	3.59%
3.3 Ceiling Finishes	£175,920	80.00	2.05%
3.00 Internal Finishes	£637,710	290.00	7.44%
4.00 Fittings, Furnishings and Equipment	£415,611	189.00	4.85%
M&E Services	£1,649,250	750.00	19.25%
5.10 Lift and Conveyor Installations	£100,000	45.48	1.17%
5.14 Builders Works in Connection With Services	£70,368	32.00	0.82%
5.00 Services	£1,819,618	827.48	21.24%
SUB TOTAL: New Building Construction Works	£7,291,959	3,316.03	85.13%
8.1 Site Preparation works	£96,000	43.66	1.12%
8.2 Roads, Paths and Paving's	£320,000	145.52	3.74%
8.3 Planting	£243,000	110.50	2.84%
8.4 Fencing, Railings and Walls	£31,000	25.00	0.36%
8.5 External Fixtures	£94,000	42.75	1.10%
8.6 External Drainage	£230,000	104.59	2.69%
8.7 External Services	£200,000	90.95	2.33%
8.8 Minor Building Works and Ancillary Buildings	£60,000	27.29	0.70%
8.00 External Works	£1,274,000	579.35	14.87%
SUB TOTAL: Building Works Incl External Works	£8,565,959	3,895.39	100.00%

Notes:

- All figures exclude VAT.
- Archive located on ground floor.
- Assumed building height of 9m.

Architecture
Masterplanning
Landscape
Interior Design
Visualisation
Animation
Virtual Reality
Design Advisor
Technical Advisor