APPENDIX 7

Retreat Farm – Phase III

Costings report for demoltion of East greenhouse, restore land to agricultural field and house construction

Power Surveying Ltd
23rd May 2017

POWER SURVEYING LTD

Power Surveying Ltd is wholly owned by Steven E Power and has been trading since 2010 offering estimating, cost reporting, budgets and general quantity surveying services to developers, private clients and sub-contractors alike.

As the owner Mr Power has over thirty years experience in the local industry having worked for the likes of Charles Le Quesne (1956) Ltd (Surveyor), Style Shopfitting (Surveyor / Estimator), Stansell QVC Ltd (Director) and Antler Property CI Ltd (Quantity Surveying and Management).

Mr Power also has a 50% share in Quadrant Construction Ltd (with Mr Gary Picot) and between them they have over sixty years experience in the local construction industry having worked on numerous prestigious schemes including the Art Centre, Boots the Chemist, Marks & Spencer sites, Airport Departures Hall, Carlton Apartments and numerous housing developments.

INSTRUCTION

Power Surveying Ltd were asked to prepare a further report on demolition costs of the Easternmost greenhouse by Mr Jonathan Ruff, the site owner, to include returning the land to agricultural use and the construction of a circa 4250 SF single unit of accommodation.

VISITS

Visits have previously taken place and no further visit was considered necessary.

THE SITE

The site sits on the former 'Flying Flowers' business and comprises a substantial greenhouse generally all with a concrete slab and surrounding apron, and a chipping surfaced car park to the South of this.

There is a JEC sub-station towards the NE corner of the site and it is believed the main cable is fed under the greenhouse.

Water mains are in the road in a similar location and are likewise believed to run under the greenhouse. In addition there are fourteen additional water mains to the East of the greenhouse within the concrete apron, providing water feeds to both Phase I and Phase II of the Retreat Farm developments.

The greenhouse is generally of aluminium frame construction with steel posts and generally covered in glass, although some areas are plastic sheets.

Access can be gained from La Rue des Varvots, St Lawrence.

It is proposed some of the greenhouse structure is to remain (currently houses some of the Tamba Park development) and thus removal will need to be carefully controlled in terms of retaining access to the park, but likewise and more importantly from a Health and Safety perspective.

INTERNALLY

The East greenhouse is generally set out for the ex-production of seedlings and seed trays, although as noted above part of this area (the West side) has been developed into play, catering and restaurant areas serving Tamba Park. There are within this space various packing cases, spare furniture and the like.

DEMOLITION

There are substantial quantities of glass to be carefully removed (likely to be sent to La Collette for incinerating / dumping), aluminium and steel (both with potential recycle values) and concrete.

There are seed trays, internal rails, plant and other much smaller incidentals all of which will need careful stripping and sorting into relevant loads for disposal or re-cycling at La Collette as necessary.

From an initial inspection (visual only at this time) it is not thought there is much, if any asbestos related material in the building, but this would be subject to an actual 'Destructive Survey' report. Should asbestos be encountered at this time, or indeed during demolitions; this would need to be removed by suitable specialists to comply with local legislation.

The greenhouse needs to be carefully demolished, especially in relation to the interface with Tamba Park, all concrete broken out and all cleared away.

It will be possible to crush and re-cycle this concrete, although as most of the land is being returned to agricultural use there will be little retained on site for re-use, it is recommended this is done off site.

The stripping back of mains services would need to be done in conjunction with the relevant Utility service, with services being cut off in the road. It is believed that Tamba Park is served by a separate sub-station (situated between the two green houses) and that this can be maintained as a live service, serving the park; but this would obviously need to be checked with the relevant utility company.

It is known from previous work around this area that service routes are not clearly marked or understood and care will be needed when demolishing and / or uncovering unknown supplies.

Note there are no indications of any underground water tanks on the site, although these are highly likely to be encountered – as such a budget sum is allowed for breaking these out.

REMEDIATION

A survey has not been undertaken at this time on the East green house and in order to fully verify costs, it is recommended this is undertaken.

However it is reasonable to assume that the (lack of) contamination will be similar to the West greenhouse, which has had a ground investigation survey done.

Likewise it is clear that the substrate is 'silt' down to circa 1.0m and then weathered bedrock / granite (bedrock varies from 1.0m below ground level to 2.0m below ground level).

The quality of the silt has not been determined for agricultural use, and as such it is presumed this will need to be mixed with good quality imported topsoil. To this end it is assumed that the complete area will be covered to a depth of 300mm, in new topsoil.

As this is a large area it is likely the topsoil will be imported from a number of different sources and thus will require mixing.

In addition an allowance has been included for screening the top layer of the existing silt material, which is likely to contain elements of demolition concrete.

Once suitably screened and mixed the whole area can be seeded ready for agricultural use.

It is known that the services (JEC and water) run under the concrete apron to the side of the green house and are at a relatively shallow depth.

It is thus presumed this concrete apron will remain to the side of the newly created field as an access way both for the field and also to the JEC substation; as otherwise there would be severe disruption to the roads in the area as services would need to be amended to come down the roads; as well as being at a considerable expense.

SUMMARY (of Remediation Costs)

All costs are budgetary at this stage and based on rates at today's date, and subject to further investigations

Item	Description	Cost (£)
1	Preparation of initial asbestos report (for greenhouse removal) and 'Destructive Survey' report – budget based on previous schemes	[redacted]
2	Budget allowance for (presumed) asbestos encountered, including enclosures, air monitoring and the like – nominal allowance as not expected to be onerous (but may obviously change dependent upon both type and extent of asbestos discovered	[redacted]
3	Preparation of contractors waste management and noise reports – based on Quadrant Construction Ltd fee	[redacted]
4	Desk top study and ground investigation works – based on Amplus costs for the West greenhouse	[redacted]
5	Strip out all electrical wiring and equipment from the green house – based on Techtrics budget	[redacted]
6	Mains service cut offs (electric), to include an allowance for potential temporary supplies and running costs for duration of the works	[redacted]
7	Main demolition Comprising – removal of glass and plastic sheeting, removal of majority of the greenhouse structure and all internal structures, removal of heating pipe work, Terram, drainage and pipe work above and below ground, grub up all concrete, foundations and hard standing; and all dump charges – based on GR Cummins budget	[redacted]
8	Temporary protection and propping and later protection of the area immediately adjacent Tamba Park to comprise a permanent ply hoarding 2400mm high, all posts, bracing and decoration	[redacted]
9	Breaking out of (presumed) underground water tanks, with infilling material re-cycled from site	[redacted]
10	Preliminaries – provision of site accommodation, health and welfare facilities for the duration of the works (approx twenty weeks) based on demolitions, services and all topsoil works – based on Quadrant Construction budget	[redacted]
11	Screening of area prior to topsoil importation	[redacted]
12	Importation of topsoil (to an average depth of 300mm), to include mixing in with existing silt	[redacted]

13	Fencing and gate to secure area around JEC sub-station	[redacted]
14	Contingency sum for unforeseen items	[redacted]
	TOTAL	**£ 320,100.00**

All costs exclude GST (currently 5%).

CONSTRUCTION

At this stage there are no plans available to determine the shape or design of the proposed dwelling unit, other than it will be circa 4250 square foot in area.

As such an accurate costing is difficult, but based on schemes that Quadrant Construction Ltd have undertaken previously (website can be viewed for the type of schemes undertaken – quadrant-constuction.com) it is to be expected that the property will cost in the region of £220.00 per square foot for a 'traditional' type dwelling based on a reasonably high level of specification; thus equating to a build cost of £935,000.00 excluding all professional fees (architects, engineers, M&E, ecology, planning and bye law fees).

It would not be unreasonable therefore once fees and finance payments are added in for funding of the overall scheme to cost £1,25m, excluding GST.

Should a 'state of the art' exceptionally minimalist or contemporary building be required then costs could rise considerably to in excess of £300.00 per square foot, which would give an overall build cost with fees in the region of £1.60m, excluding GST.

Until a design is agreed it is not possible to be more accurate.

It should be noted these costs exclude any fees in connection with the application to turn the greenhouse back to agricultural land and also excludes any abnormal or protracted negotiations with the planning department.