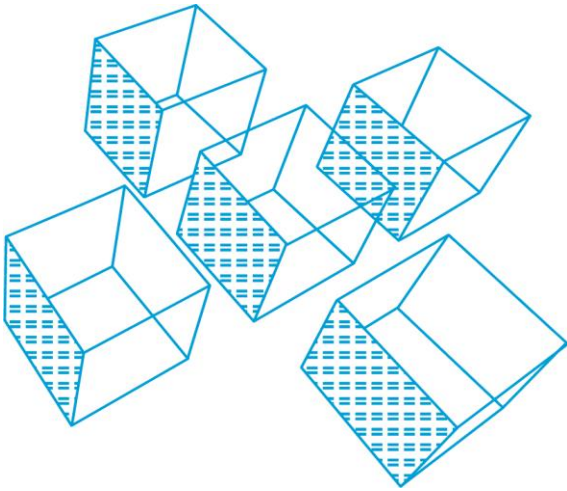




Morham + Brotchie PARTNERSHIP

Scoping Study Cost

Hebridean Trust

Hynish Centre Project

Isle of Tiree

25 August 2022

Hynish Centre Project Isle of Tiree

Scoping Study Cost

Costs for a building project are influenced by many factors such as the project scope, scale, complexity, specification, location and procurement route.

This scoping study cost has been prepared to provide a high level cost for the proposed alterations and upgrading works to various buildings at Hynish as part of an initial study to consider the potential to redevelop the buildings, primarily, for low cost rural/island housing. The costs are intended to provide initial high level guidance on the level of cost to be expected. A more detailed cost exercise should be developed with input from other team members before any final decisions are made.

The cost is based on some outline concept proposals considered and prepared by ZM Architecture), as relayed to us in meetings between Nick Blair (ZM Architects and Alan Harper (Morham + Brochie Partnership) on 11 August 2022 and 25 August 2022.

		Construction costs only			
		External Fabric Repairs	Internal Renovation/R efurbishment	Total Cost	Rounded Total Cost (to nearest £10k)
Building 1	Morton Boyd Hall	£ 23,000	£ -	£ 23,000	£ 20,000
Building 2	Morton Boyd House	£ 56,000	£ 519,000	£ 575,000	£ 580,000
Building 3	Alan Stevenson House	£ 81,000	£ 647,000	£ 728,000	£ 730,000
Building 4	Lower Square Cottages				
	Refresh Option	£ 58,000	£ 95,000	£ 153,000	£ 150,000
	Full Refurbishment Option	£ 58,000	£ 277,000	£ 335,000	£ 340,000
Building 5	Old Stables Exhibition and Cowshed	£ 61,000	£ 423,000	£ 484,000	£ 480,000
Building 6	Old Stables Cottage	£ 48,000	£ 6,000	£ 54,000	£ 50,000
Building 7	Upper Square Cottages	£ 139,000	£ 1,279,000	£ 1,418,000	£ 1,420,000
Building 8	The Barracks	£ 586,000	£ 1,386,000	£ 1,972,000	£ 1,970,000

Notes on the cost estimate:

- 1 at this early stage, the costs have primarily been calculated on a cost/m2 basis
- 2 the costs are based on gross internal floor areas provided by ZM Architecture

- 3 the costs exclude any repairs/alterations or improvements to external access, pathways, surfaces and parking
- 4 the estimate cost for the Barracks Building have been incorporated from the Condition Appraisal Cost Estimate, dated 8 June 2022

Exclusions:

- a VAT
- b Professional Fees, planning fees and building control fees
- c Interpretation and associated design fees, if required
- d Relocation of the exhibition
- e Furniture, furnishings and equipment
- f Any temporary accommodation, removal & storage costs
- g Any revenue impacts during the course of the site works
- h Inflation (i.e. the costs above are based on current market conditions)

Prepared by:

Morham + Brotchie Partnership
www.mb-qs.com
alan.harper@mb-qs.com

Appendix 1 Cost Back Up



Total Rounded inc prelims & contingency to carry to summary	Externals inc prelims & contingency to carry to summary	Internals inc prelims & contingency to carry to summary
--	---	---

Options under consideration for Lower Square Cottage	
A	B
Refresh Only	Full Refurbishment

1 Morton Boyd Hall

scope

Current visitor info and interpretation
Remain in current use
No internal works required
Overhaul roof and missing slates
Redecorate rwg and windows
Reasonable allowance for masonry

external works

overhaul roof and attend to missing loose slates	1	Sum	£	1,500.00	£	1,500.00
masonry repairs						
pointing, grouting, consolidation, etc	1	Sum	£	5,000.00	£	5,000.00
general stonework	1	Sum	£	5,000.00	£	5,000.00
redecorate						
gutters and downpipes	40	m	£	35.00	£	1,400.00
windows	25	m2	£	50.00	£	1,250.00
doors	1	nr	£	100.00	£	100.00

internal

No internal works required	103	m2	£	-	£	-
----------------------------	-----	----	---	---	---	---

£ 14,250.00

£	20,000.00	£	23,000.00	£	-
---	-----------	---	-----------	---	---

2 Morton Boyd House

scope

Change to 2 units; 1 bedroom each
Extensive renovation works
Demolitions new floor/insulate etc

external works

overhaul roof and attend to missing loose slates	1	Sum	£	5,000.00	£	5,000.00
masonry repairs						
pointing, grouting, consolidation, etc	1	Sum	£	22,000.00	£	22,000.00
general stonework	1	Sum	£	5,000.00	£	5,000.00
redecorate						
gutters and downpipes	38	m	£	35.00	£	1,330.00
windows	9	nr	£	75.00	£	675.00
doors	1	nr	£	100.00	£	100.00

internal									
conversion into 2 residential units & full renovation including new rooflight	134	m2	£	2,350.00	£	314,900.00			
						£	349,005.00		
								£	570,000.00
								£	56,000.00
								£	519,000.00

3 Alan Stevenson House

scope

Think this is our former project
 Refit first floor and create ensuite rooms
 Need a new lift - platform
 184m2 per floor
 Some ground floor associated works - redecor/improve separation ?
 External works;
 Overhaul roof and any slipped slates - minor
 Paint RWG and windows
 Masonry works

external works									
overhaul roof and attend to missing loose slates	1	Sum	£	3,000.00	£	3,000.00			
masonry repairs									
pointing, grouting, consolidation, etc	1	Sum	£	39,000.00	£	39,000.00			
general stonework	1	Sum	£	5,000.00	£	5,000.00			
redecorate									
gutters and downpipes	42	m	£	20.00	£	840.00			
windows	10	nr	£	75.00	£	750.00			
doors	5	nr	£	100.00	£	500.00			
internal									
full renovation - upper floor	184	m2	£	2,000.00	£	368,000.00			
ground floor minor works									
redecorate	184	m2	£	85.00	£	15,640.00			
minor electrical alterations	184	m2	£	50.00	£	9,200.00			
upgrade separation - assume not required	184	m2	£	-	£	-			
						£	441,930.00		
								£	730,000.00
								£	81,000.00
								£	647,000.00

4 Lower Square Cottages

scope

Already a 3 bedroom house
 Very tired
 Consider two options:
 A - Refresh - new kitchen/new bathroom fit out, redecorate, replace rotten windows
 B - Full refurbishment and redesign and ASHP

external works										
overhaul roof and attend to missing loose slates	1	Sum	£	5,000.00	£	5,000.00	£	5,000.00	£	5,000.00
masonry repairs							£	-	£	-
pointing, grouting, consolidation, etc	1	Sum	£	23,000.00	£	23,000.00	£	23,000.00	£	23,000.00
general stonework	1	Sum	£	5,000.00	£	5,000.00	£	5,000.00	£	5,000.00

redecorate							£	-	£	-
gutters and downpipes	45	m	£	20.00	£	900.00	£	900.00	£	900.00
windows	13	nr	£	75.00	£	975.00	£	975.00	£	975.00
doors	2	nr	£	100.00	£	200.00	£	200.00	£	200.00
internal							£	-	£	-
refresh only option										
new kitchen	1	Sum	£	20,000.00	£	20,000.00	£	20,000.00		
new bathrooms	2	nr	£	12,000.00	£	24,000.00	£	24,000.00		
replace rotten windows	8	nr	£	750.00	£	6,000.00	£	6,000.00		
redecorate	80	m2	£	85.00	£	6,800.00	£	6,800.00		
sundry	80	m2	£	10.00	£	800.00	£	800.00		

masonry repairs							
pointing, grouting, consolidation, etc	1	Sum	£	15,000.00	£	15,000.00	
general stonework	1	Sum	£	5,000.00	£	5,000.00	
redecorate							
gutters and downpipes	35	m	£	20.00	£	700.00	
windows	6	nr	£	75.00	£	450.00	
doors	2	nr	£	100.00	£	200.00	
internal							
redecorate - only	40	m2	£	85.00	£	3,400.00	
					£	32,750.00	
							£ 50,000.00 £ 48,000.00 £ 6,000.00

7 7 Upper Square Cottages

scope

Currently in long term rental arrangements
Typical flat roofed Stevenson keeper house design
Flat roofs redone by Fulton a few years ago
Dampness issues
Assume a full refurbishment

external works							
overhal flat leaded roof/minor	1	Sum	£	2,000.00	£	2,000.00	
masonry repairs							
pointing, grouting, consolidation, etc	1	Sum	£	54,000.00	£	54,000.00	
general stonework	1	Sum	£	25,000.00	£	25,000.00	
redecorate							
gutters and downpipes	20	m	£	20.00	£	400.00	
windows	23	nr	£	75.00	£	1,725.00	
doors	10	nr	£	150.00	£	1,500.00	
internal							
full renovation	345	m2	£	2,250.00	£	776,250.00	
					£	860,875.00	
							£ 1,420,000.00 £ 139,000.00 £ 1,279,000.00

			£	2,085,185.00	£	92,675.00	£	203,075.00
	Prelims	14%	£	291,925.90	£	12,974.50	£	28,430.50
			£	2,377,110.90	£	105,649.50	£	231,505.50
	DD	3%	£	71,313.33	£	3,169.49	£	6,945.17
			£	2,448,424.23	£	108,818.99	£	238,450.67
	Location	22.00%	£	538,653.33	£	23,940.18	£	52,459.15
			£	2,987,077.56	£	132,759.16	£	290,909.81

Contingency	15%	£ 448,061.63
		£ 3,435,139.19
ROUNDED		£ 3,440,000

£ 19,913.87	£ 43,636.47
£ 152,673.04	£ 334,546.28
£ 150,000	£ 330,000

1 ROOFS AND RAINWATER GOODS

<https://morhambrotchie.sharepoint.com/sites/Jobs2022/Shared Documents/E2241-Hynish Centre Study, Tiree/6 Cost Plans/E2241-Cost -2022.08.25 Barracks>
25/08/2022 at 16:35

Building 8		The Barracks Building				Qty		Unit	Rate	Amount	Sub-Totals		Totals	External Fabric Repairs	Internal Renovation	Immediate	Urgent	Necessary	Desirable
														£	-				
														£	-				
														£	600.00			600.00	
														£	600.00				600.00
														£	-				
														£	-				
														£	350.00			350.00	
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				
														£	-				

Building 8 The Barracks Building		Qty	Unit	Rate	Amount	Sub-Totals	Totals	External Fabric Repairs	Internal Renovation	Immediate	Urgent	Necessary	Desirable
	lead dpc	D	1	Sum	£ 1,800.00	£ 1,800.00		£ 1,800.00					£ 1,800.00
	rebuild stack	D	1	Sum	£ 11,000.00	£ 11,000.00		£ 11,000.00					£ 11,000.00
	eo new stone	D	1	Sum	£ 1,000.00	£ 1,000.00		£ 1,000.00					£ 1,000.00
	flue liners	D	10	m	£ 250.00	£ 2,500.00		£ 2,500.00					£ 2,500.00
	rebd cope	D	1	nr	£ 250.00	£ 250.00		£ 250.00					£ 250.00
	new pots	D	6	nr	£ 350.00	£ 2,100.00		£ 2,100.00					£ 2,100.00
								£ -					£ -
								£ -					£ -
								£ -					£ -
	chimney 4 - south gable: 1.83 x 0.75 x 1.3							£ -					£ -
	downtakings							£ -					£ -
	pots	D	2	nr	£ 30.00	£ 60.00		£ 60.00					£ 60.00
	copes	D	1	nr	£ 150.00	£ 150.00		£ 150.00					£ 150.00
	chimney stacks to roof level	D	1	nr	£ 1,750.00	£ 1,750.00		£ 1,750.00					£ 1,750.00
	rebuild							£ -					£ -
	prep and level	D	1	nr	£ 300.00	£ 300.00		£ 300.00					£ 300.00
	lead dpc	D	1	Sum	£ 1,150.00	£ 1,150.00		£ 1,150.00					£ 1,150.00
	rebuild stack	D	1	Sum	£ 6,000.00	£ 6,000.00		£ 6,000.00					£ 6,000.00
	eo new stone	D	1	Sum	£ 750.00	£ 750.00		£ 750.00					£ 750.00
	flue liners	D	3	m	£ 250.00	£ 750.00		£ 750.00					£ 750.00
	rebd cope	D	1	nr	£ 250.00	£ 250.00		£ 250.00					£ 250.00
	new pots	D	2	nr	£ 350.00	£ 700.00		£ 700.00					£ 700.00
								£ -					£ -
							£ 75,035.00	£ -					£ -
								£ -					£ -
								£ -					£ -
1.7	Attic space/roof structure							£ -					£ -
	rot survey							£ -					£ -
	provisional sum	N	1	sum	2,500.00	2,500.00		£ 2,500.00				£ 2,500.00	
	insulation/ventilation							£ -					£ -
	minor work to ensure air gap is clear (excludes a new approach)							£ -					£ -
	prov sum	N	1	sum	350.00	350.00		£ 350.00				£ 350.00	
								£ -					£ -
							£ 2,850.00	£ -					£ -
2	MASONRY & EXTERNAL WALLS							£ -					£ -
2.1	External walls							£ -					£ -
								£ -					£ -
								£ -					£ -
	cracks in granite stones to be sealed with grout/resin							£ -					£ -
	fine joints							£ -					£ -
	allowance	U	389	m2	£ 25.00	£ 9,725.00		£ 9,725.00			£ 9,725.00		
	repointing and pinning work; assume 100%							£ -					£ -
	NW elevation	U	121	m2	£ 100.00	£ 12,100.00		£ 12,100.00			£ 12,100.00		
	SW elevation	U	77	m2	£ 100.00	£ 7,700.00		£ 7,700.00			£ 7,700.00		
	SE elevation	U	119	m2	£ 100.00	£ 11,900.00		£ 11,900.00			£ 11,900.00		
	NE elevation	U	72	m2	£ 100.00	£ 7,200.00		£ 7,200.00			£ 7,200.00		
			389					£ -			£ -		
	grouting work							£ -			£ -		
	allowance							£ -			£ -		
	provisional sum	U	1	Sum	£ 20,000.00	£ 20,000.00		£ 20,000.00			£ 20,000.00		
								£ -			£ -		
	lime harl and limewash							£ -			£ -		
	NW elevation	U	121	m2	£ 150.00	£ 18,150.00		£ 18,150.00			£ 18,150.00		
	SW elevation	U	77	m2	£ 150.00	£ 11,550.00		£ 11,550.00			£ 11,550.00		
	SE elevation	U	119	m2	£ 150.00	£ 17,850.00		£ 17,850.00			£ 17,850.00		
	NE elevation	U	72	m2	£ 150.00	£ 10,800.00		£ 10,800.00			£ 10,800.00		
								£ -			£ -		
	plaster work at window openings							£ -			£ -		
	remove detached material	U	104	m	£ 12.00	£ 1,248.00		£ 1,248.00			£ 1,248.00		
	renew	U	104	m	£ 60.00	£ 6,240.00		£ 6,240.00			£ 6,240.00		
								£ -			£ -		
								£ -			£ -		
	Additional masonry repairs further to detailed inspection	U	1	Sum	£ 20,000.00	£ 20,000.00		£ 20,000.00			£ 20,000.00		

Building 8 The Barracks Building

[illegible]

Prepared by:
Morham + Brotchie Partnership
Chartered Quantity Surveyors
126 Calton Road
Edinburgh
EH8 8JQ

Tel: 0131 556 2556
Email: alan.harper@mb-qs.com
web: www.mb-qs.com