

**Cell Pathology Feasibility Estimates**

**SBUHB and HDUHB**

**26th August 2025**

<b><u>SUMMARY</u></b>											
		<b><u>Sandringham 3</u></b>				<b><u>Pentre Awel</u></b>				<b><u>Dafen 2A</u></b>	
GIFA		<b>2,698</b>				<b>2,101</b>				<b>1,742</b>	
		<b>£</b>				<b>£</b>				<b>£</b>	
Works		13,992,411				12,756,552				10,630,800	
External Works		168,000				50,000				148,000	
		14,160,411				12,806,552				10,778,800	
Fees	14%	1,982,457		15%	1,920,983		14%	1,509,032			
Non Works	5%	708,021		6%	768,393		5%	538,940			
Equipment	3%	419,772		3%	382,697		3%	318,924			
Contingency	15%	2,590,599		15%	2,381,794		15%	1,971,854			
		19,861,260				18,260,418				15,117,550	
Vat	20%	3,972,252			3,652,084			3,023,510			
Vat Reclaim Fees	100%	-396,491			-384,197			-301,806			
Vat Reclaim Works	20%	-566,416			-512,262			-431,152			
<b>Total Estimated Cost</b>		22,870,604				21,016,043				17,408,102	
<b>Out-Turn Cost/m2</b>		<b>£8,477</b>				<b>£10,003</b>				<b>£9,993</b>	

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		£	£	
Works Cost Labs	2,270 m2	5,223	11,855,711	Rate incl roof repairs
Works Cost - Refurb existing offices	121 m2	2,000	242,000	
Works Cost - Circulation/Core	193 m2	400	77,200	
Works Cost - Minimal	114 m2	500	57,000	Balance of area
<b><u>Abnormals</u></b>				
Demolitions within main 'lab' space incl partitions, floor finishes, ceilings, lighting, ventilation, IT hubs and the like	2,384 m2	200	476,800	Based on WBS
Demolitions within remaining areas	314 m2	50	15,700	
Provision of generator	1 Nr	1,250,000	1,250,000	Based on WBS and HSDU
Take up raised access flooring to allow for above ground drainage works, replace on completion	1 Item	3,000	3,000	
Localised plinths for equipment where too heavy for access floor	1 Item	5,000	5,000	
Extra over works to form new receipt and delivery area	1 Item	10,000	10,000	
			<u>13,992,411</u>	

**External Works**

Fencing to half of site perimeter	200 m	150	30,000	
Generator compound incl enclosure	1 Item	25,000	25,000	
Additional drainage works including new runs within existing building and new external runs	1 Item	8,000	8,000	
AHU / (ASHP ??) Compound required	1 Item	20,000	20,000	
Capacity of incoming mains	Excluded		0	
Allow for localised external works improvements	1 Item	25,000	25,000	
Allow for EV charging points	1 Item	30,000	30,000	
Allow for bin store	1 Item	15,000	15,000	
Allow for enhanced landscaping works (BNG)	1 Item	15,000	15,000	
			<u>168,000</u>	

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Pentre Awel

		£	£	
Works Cost Labs	2,101 m2	5,227	10,981,927	Areas B-F Plant space (AHUs) to be provided on roof
Works Cost - Circulation/Core	0 m2	0	0	
Works Cost - Minimal	0 m2	0	0	
<u>Abnormals</u>				
Remove existing AHUs and associated ductwork	Item	30,000	25,000	
Extra over for installation of new AHUs and enclosure on roof	Item	75,000	75,000	Assume AHUs in new enclosure on roof
Allow for additional roof access walkways	Item	25,000	15,000	
Raised access floor	2,101 m2	125	262,625	
Localised plinths for equipment where too heavy for access floor	1 Item	5,000	5,000	
Raise walkway balustrades	1 Item	10,000	10,000	
Allow for protection works to existing lift and recommissioning on completion	1 Item	5,000	5,000	
Allow for removal and reinstatement of windows as loading bay	1 Item	10,000	10,000	2 wings?
Works to existing windows to prevent opening in vicinity of Cat 2 Lab	1 Item	2,000	2,000	
Allow for protection/redecoration works to existing stairwells following works	1 Item	20,000	20,000	
Provision of generator	1 Nr	1,250,000	1,250,000	
Replacement lift	Excluded			Is lift large enough? Can't increase size due to shaft size?
Structural openings within roof for new ductwork	1 Item	25,000	25,000	Includes steel trimmers
Allow for structural openings through floors for above ground drainage works	1 Item	15,000	15,000	
Allow for works in demise at First Floor to allow installation of drainage works	1 Item	30,000	30,000	Requires removal of ceilings, access to working areas below, tenants agreement etc
Allow for replacement drainage stacks to receive 'hot' drainage	1 Item	25,000	25,000	Includes renewal of fire stopping, temporary drainage etc in risers

12,756,552

External Works

Generator compound incl enclosure	1 Item	25,000	25,000	
Allow for localised external works improvements	1 Item	10,000	10,000	
Allow for EV charging points	1 Item	0	0	
Allow for bin store	1 Item	15,000	15,000	

50,000

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**Dafen Unit 2A**

		£	£	
Works Cost Labs	1,600 m2	5,379	8,606,400	Would all space be lab? Would some be left as storage? Provision of new windows?
Works Cost - Refurb existing offices	100 m2	2,500	250,000	
Works Cost - Circulation/Core	42 m2	400	16,800	
Works Cost - Minimal	0 m2	500	0	

**Abnormals**

Demolitions within main 'lab' space incl partitions, floor finishes, ceilings, lighting, ventilation, IT hubs and the like	1,600 m2	200	320,000
Demolitions within remaining areas	142 m2	50	7,100
Removal and new wall to extg roller shutter	1 Item	5,000	5,000
Repair works to external walls	1 Item	2,500	2,500
Raised access floor	1,600 m2	125	200,000
Provision of generator	1 Nr	1,000,000	1,000,000
Allow for openings through roof for services	1 Nr	5,000	5,000
Localised plinths for equipment where too heavy for access floor	1 Item	5,000	5,000
Extra over works to form new receipt and delivery area	1 Item	10,000	10,000
Cleaning external cladding	1 Item	3,000	3,000
Allow for upgrading incoming electricity supply	1 Item	200,000	200,000
			<u>10,630,800</u>

**External Works**

Fencing to half of site perimeter	0 m	150	0	Fencing to site?
Generator compound incl enclosure	1 Item	25,000	25,000	
Additional drainage works including new runs within existing building and new external runs	1 Item	8,000	8,000	
AHU / (ASHP ??) Compound required	1 Item	20,000	20,000	
Capacity of incoming mains			0	Incl above
Allow for localised external works improvements	1 Item	35,000	35,000	
Allow for EV charging points	1 Item	30,000	30,000	
Allow for bin store	1 Item	15,000	15,000	
Allow for enhanced landscaping works (	1 Item	15,000	15,000	
			<u>148,000</u>	