



# FEASIBILITY COST ESTIMATE NR 1 DRAFT

MALDON MUSEUM EXTENSION

MALDON DISTRICT COUNCIL

MARCH 2026



## DOCUMENT CONTROL

**Author(s):** Tony Robinson  
**Approvals:** Tony Robinson  
**Client:** Maldon District Council  
**Project:** Maldon Museum Refurbishment & Extension  
**Revision:** 0

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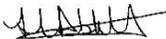
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Issue	Date	Author(s)	Amendments
0	02 March 2026	Tony Robinson	-

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### Maths Check

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**Date:** 02 March 2026

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## Approval Signatures

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**Signature:**   
**Date:** 02 March 2026

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## File Location

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## 1.00 INTRODUCTION

Ref	Description
.1	This document represents a rough order of cost estimate ('feasibility cost estimate') for the proposed works to refurbish and extend Maldon Museum at 47 Mill Rd, Maldon, Essex, CM9 5HX.
.2	The proposed scheme comprises refurbishing and upgrading the existing museum, demolition of out buildings and construction of a new extension consisting of exhibition spaces, welfare facilities and a café.
.3	Feasibility studies are produced as an intrinsic part of Royal Institute of British Architects (RIBA) Work Stage 0. The core objectives of this RIBA stage is described in the RIBA Plan of Work 2020 as follows: <ul style="list-style-type: none"> <li>• Stage 0 - Strategic Definition: Prepare Client Requirements. Develop Business Case for feasible options including review of Project Risks and Project Budget. Ratify option that best delivers Client Requirements. Review Feedback from previous projects. Undertake Site Appraisals.</li> </ul>
.4	The purpose of a Feasibility Cost Estimate is to establish if the proposed building project is affordable and, if affordable, to establish a realistic cost limit for the building project. The cost limit is the maximum expenditure that the Client is prepared to make in relation to the completed building project, which will be managed by the project team (i.e. authorised budget).
.5	Stace feasibility studies present a range of cost; lower, mid and higher that is intended to inform the Client of the sensitivity associated with estimating building costs at such an early point in the development process. We will however, after discussions with the Client and other consultants that may be involved on such parameters as quality, speed of delivery, known project difficulties etc, suggest a Feasibility Target Cost that the Client may wish to adopt into their Development Appraisal. A Quality Evaluation Co-efficient will then be applied to the range that will provide a more "accurate" interpretation of where the Feasibility Target Cost should be placed.

Quality Evaluation Co-efficient	Description
1	Feasibility Target Cost is at the lowest end of the range. Low construction cost is the main driver.
2-3	Feasibility Target Cost is between low and mid range. Economy of cost is desirable.
4	Feasibility Target Cost is at the middle of the range. Economy of cost is balanced with desire for good quality.
5-6	Feasibility Target Cost is between mid and high range. Very good quality is desirable.
7	Feasibility Target Cost is at the higher end of the range. Quality of construction and finishes is the main driver.

.6 This Feasibility Cost Estimate is therefore based on a co-efficient value of 5 thus we have gauged that the Feasibility Target Cost is currently at the mid to high range of our data base. Very good quality is desirable. The recommended Feasibility Target Cost at this stage is therefore £2.61m.

.7 Stace feasibility studies use industry benchmarking data to provide an estimated cost typically expected for a project of this type. The benchmarking data takes into account the nature/specification of the project, the expected method of construction, the location and defined uses.

## 1.00 INTRODUCTION

Ref	Description
.8	The data considered in providing the Feasibility Cost Estimate relates to first quarter 2026 (1Q26) and has been sourced from: <ul style="list-style-type: none"><li>• Stace projects</li><li>• BCIS data</li><li>• Industry published cost data</li></ul>
.9	This Feasibility Cost Estimate is based on the information noted in Section 4.00.
.10	We draw attention to the notes in Section 5.00.
.11	We draw attention to the exclusions and risk commentary in Section 6.00.
.12	Increased cost projections are included until 3Q27 (the anticipated mid-point of construction).
.13	The Feasibility Cost Estimate is based on the assumption of a single stage competitive tender to 3-4 main contractors of appropriate size and experience, using an unamended traditional form of contract. It should be noted that an alternative form of procurement, bespoke contract conditions or other bespoke procurement arrangements (such as procurement via a framework) would require a review of the budget.
.14	Professional fees are included.
.15	VAT is excluded.
.16	highlight all the potential risks associated with a project and utilise our experience of project type, site conditions, level of design etc to provide a considered percentage allowance for contingency.

## 2.00 SCHEDULE OF AREAS

Ref	Description	GIA (m <sup>2</sup> )	GIA (ft <sup>2</sup> )	NIA (m <sup>2</sup> )	NIA (ft <sup>2</sup> )	Notes
<b>Existing Building</b>						
.1	Ground floor	60	646	TBC	TBC	Subject to survey
.2	First floor	50	538	TBC	TBC	Subject to survey
<b>Total</b>		<b>110</b>	<b>1,184</b>	<b>-</b>	<b>-</b>	

Ref	Description	GIA (m <sup>2</sup> )	GIA (ft <sup>2</sup> )	NIA (m <sup>2</sup> )	NIA (ft <sup>2</sup> )	Notes
<b>New Extension</b>						
.1	Ground floor	295	3,175	TBC	TBC	
<b>Total</b>		<b>295</b>	<b>3,175</b>	<b>-</b>	<b>-</b>	

Ref	Description	GIA (m <sup>2</sup> )	GIA (ft <sup>2</sup> )	NIA (m <sup>2</sup> )	NIA (ft <sup>2</sup> )	Notes
<b>Total Areas</b>						
.1	Existing Building	110	1,184	TBC	TBC	Subject to survey
.2	New Extension	295	3,175	TBC	TBC	
<b>Total</b>		<b>405</b>	<b>4,359</b>	<b>-</b>	<b>-</b>	

GIA Gross Internal Area  
 NIA Net Internal Area

### 3.00 FEASIBILITY COST ESTIMATE SUMMARY

Quality

5

Ref	Description	Qty	Unit	Benchmark Data Range			Benchmark Cost Range			Target Cost	
<b>Demolition &amp; Strip Out</b>											
.1	Demolition of rear extension	1	PS	5,000	7,500	10,000	5,000	7,500	10,000	<b>8,333</b>	
.2	Strip out existing building	110	m <sup>2</sup>	30	35	40	3,300	3,850	4,400	<b>4,033</b>	
.3	General site clearance	1	item	10,000	15,000	20,000	10,000	15,000	20,000	<b>16,665</b>	
.4	Asbestos removal	1	PS	5,000	7,500	10,000	5,000	7,500	10,000	<b>8,333</b>	
<b>Existing Building</b>											
.5	Refurbishment of existing museum building	110	m <sup>2</sup>	1,100	1,200	1,300	121,000	132,000	143,000	<b>135,663</b>	
.6	Museum fit-out EXCLUDED						-	-	-	-	
.7	Allowance for fabric enhancements	1	PS	75,000	100,000	125,000	75,000	100,000	125,000	<b>108,325</b>	
<b>New Extension</b>											
.8	Shell & fit-out of new areas	295	m <sup>2</sup>	3,800	4,050	4,300	1,121,000	1,194,750	1,268,500	<b>1,219,309</b>	
.9	Museum fit-out ALLOWANCE	1	PS	50,000	75,000	100,000	50,000	75,000	100,000	<b>83,325</b>	
.10	Allowance for sustainability enhancements	1	PS	45,000	50,000	55,000	45,000	50,000	55,000	<b>51,665</b>	
.11	Uplift for CLT frame & roof	295	m <sup>2</sup>	125	150	175	36,875	44,250	51,625	<b>46,706</b>	
.12	Allowance for climate controlled stores	1	PS	25,000	30,000	35,000	25,000	30,000	35,000	<b>31,665</b>	
.13	Allowance for café fit-out	1	PS	35,000	50,000	65,000	35,000	50,000	65,000	<b>54,995</b>	
<b>External Works</b>											
.14	Colonnades	31	m	650	700	750	20,150	21,700	23,250	<b>22,216</b>	
.15	External works	1	PS	50,000	60,000	70,000	50,000	60,000	70,000	<b>63,330</b>	
.16	Remedial works to retaining wall	1	PS	25,000	30,000	35,000	25,000	30,000	35,000	<b>31,665</b>	
<b>Building Works</b>							<b>£</b>	<b>1,627,325</b>	<b>1,821,550</b>	<b>2,015,775</b>	<b>1,886,227</b>
.17	Main Contractor's Preliminaries						Included	Included	Included	Included	
<b>Sub-Total - Carried Forward</b>							<b>£</b>	<b>1,627,325</b>	<b>1,821,550</b>	<b>2,015,775</b>	<b>1,886,227</b>

### 3.00 FEASIBILITY COST ESTIMATE SUMMARY

Quality

5

Ref	Description	Qty	Unit	Benchmark Data Range	Benchmark Cost Range			Target Cost	
<b>Sub-Total - Brought Forward</b>					£	1,627,325	1,821,550	2,015,775	1,886,227
.18	Main Contractor's Overheads & Profit					Included	Included	Included	Included
<b>Sub-Total</b>					£	1,627,325	1,821,550	2,015,775	1,886,227
.19	Risk Allowance Estimate								
	• Design Development Risks			7.50%		122,049	136,616	151,183	141,467
	• Construction Risks			7.50%		122,049	136,616	151,183	141,467
	• Employer Change Risks					Excluded	Excluded	Excluded	Excluded
	• Employer Other Risks					Excluded	Excluded	Excluded	Excluded
<b>Total Building Works</b>					£	1,871,424	2,094,783	2,318,141	2,169,161
.20	Inflation Estimate			4.62%		86,460	96,779	107,098	100,215
.21	Professional Fees			15.00%		293,683	328,734	363,786	340,406
.22	VAT Assessment					Excluded	Excluded	Excluded	Excluded
<b>Total Feasibility Cost Estimate Target</b>					£	2,251,566	2,520,296	2,789,025	2,609,783
<b>Total Feasibility Cost Estimate Target (Rounded)</b>					£	2,252,000	2,520,000	2,789,000	2,610,000
					£/m <sup>2</sup>	5,560	6,222	6,886	6,444
					£/ft <sup>2</sup>	517	578	640	599

## 4.00 INFORMATION USED FOR FEASIBILITY COST ESTIMATE

Ref	Description	
.1	Location of site	Maldon, Essex
.2	Building use	Museum
.3	Gross internal areas (GIA)	400m <sup>2</sup> ; 4,306ft <sup>2</sup>
.4	New build/ remodelling/ refurbishment	Refurbishment & extension
.5	Project/ design brief	TBC
.6	Enabling works	TBC
.7	Indicative programme	
	• Pre-contract	TBC
	• Contract	TBC
.8	Restrains	Public park
.9	Site conditions	Assume level site; no contamination or remediation works
.10	Budget/ cashflow restraints	TBC
.11	Assumed procurement route	Single Stage Tender, Traditional Contract, Competitive Tender
.12	Building life span	TBC
.13	Proposed/ assumed storey height	TBC
.14	Proposed/ assumed M&E installation	TBC
.15	Project team fees	Included
.16	Other development/ project costs	Excluded
.17	Inflation	Included
.18	Value added tax	Excluded

Architect - Annabel Brown		Ref	Rev
.19	Location Plan	PL-01	-
.20	Block Plan	PL-02	-
.21	Proposed Ground Floor Plan	PL-03	A
.22	Proposed First Floor Plan	PL-07	A
.23	Proposed Section A-A	PL-08	A
.24	Sketch 3D model Views	PL-09	A
.25	Maldon Museum Project - Developing the Brief January 2026 (Updated)	-	-

## 4.00 INFORMATION USED FOR FEASIBILITY COST ESTIMATE

Ref	Description	Ref	Rev
<b>Services Engineer - Qoda</b>			
.26	MEP bluebeam Rev 01 26.01.26 A25726-PL02	LON00475P-02	-
<b>Building Surveyor - Stace</b>			
.27	Building Condition Survey Report	26-Feb-26	0
<b>Asbestos Consultant - Enivrontec</b>			
.28	Asbestos Management Survey	J846475	Aug-23
<b>Structural Engineer - Clark Smith Partnership</b>			
.29	CSP Site Visit 10th February 2026	-	-
.30	Email from David Clark - 25/02//26 @ 13.23	-	-

## 5.00 NOTES

Ref	Description
.1	This Feasibility Cost Estimate is a desktop study and should only be used as a guide to the potential cost of the scheme. Should the scheme proceed to the next stage the design and specification of the facility should be undertaken. At this stage a more detailed cost plan will be produced which will provide a more representative guide as to the target cost of this scheme.
.2	No site visit has been undertaken.
.3	Only high-level preliminary structural and services information was available for the preparation of this Feasibility Cost Estimate.
.4	No ground investigations or surveys were available for the preparation of this Feasibility Cost Estimate.
.5	No topographical survey was available at the time of preparation of this Feasibility Cost Estimate therefore levels have been assumed for the purposes of this study. At this stage we are unable to assess the cost of the cut and fill and have assumed that the site levels will be optimised to reflect the current topography on site to limit the amount of spoil disposed off site.
.6	Disposal of material off site has been assumed generally as inert. Disposal or remediation of any hazardous material has been excluded.
.7	No details regarding the existing statutory services provisions on site was available. It has been assumed that all services are local to the site and allowances for statutory services has been included based on projects of a similar size and nature.
.8	It has been assumed that no statutory services diversions or off site upgrades are required.
.9	Commercial and retail units are assumed to be shell only, fit out by tenant.
.10	Café fit-out is for basic provision only. No allowance for catering/professional kitchen and associated works.

## 6.00 EXCLUSIONS AND RISK COMMENTARY

Ref	Description
<b>.1</b>	<b>Exclusions</b>
.1.1	VAT
.1.2	Employer change risk, Employer other risk
.1.3	Insurances
.1.4	Legal fees
.1.5	Finance costs and interest charges
.1.6	Planning fees
.1.7	Building regulation fees
.1.8	Rights of light cost or alterations to accommodate affected parties
.1.9	Site investigation costs
.1.10	Asbestos survey and/or removal costs
.1.11	Section 106 contributions and/ or costs
.1.12	Remediation and/or removal of contaminated material
.1.13	Major section 278 and/or highway junction works
.1.14	Statutory service diversions and/or off site infrastructure upgrades
.1.15	Party wall awards and/or costs
.1.16	Works outside of the site boundary
.1.17	Tenant fittings, loose furniture or other equipment not specifically described
.1.18	Tenant costs as a result of lease negotiations or re-negotiations
.1.19	Marketing
.1.20	IT wiring and equipment including media and audio visual equipment
.1.21	Fire fighting appliances
.1.22	Major work to the highways including realignment of existing carriageway
.1.23	Any income loss during construction and vacant tenant periods
.1.24	Fit out of retail and commercial (assumed shell)
.1.25	Building safety regulator fees
.1.26	New roof coverings or structure
.1.27	Major works to the brickworks and facades

## 6.00 EXCLUSIONS AND RISK COMMENTARY

Ref	Description
<b>.2</b>	<b>Risk Commentary</b>
<b>.2.1</b>	<b>Design development risks – an allowance for use during the design process to provide for the undefined risks including:</b>
.2.1.1	Risks associated with design development, changes in estimating data, third party risks (e.g. planning requirements, legal agreements, covenants, environmental issues and pressure groups), statutory requirements, procurement methodology and delays in tendering
.2.1.2	Covenants
.2.1.3	Environmental issues
.2.1.4	Statutory requirements
.2.1.5	Procurement methodologies
.2.1.6	Tendering delays
.2.1.7	Site cut and fill
<b>.2.2</b>	<b>Construction Risk - an allowance for use during the construction process to provide for the risks associated with the following:</b>
.2.2.1	Extensive services
.2.2.2	Restrictions/limitations on access
.2.2.3	Ground conditions
.2.2.4	Remediation of contaminated land
.2.2.5	Asbestos related works (allowance included for surveys) associated with any existing buildings that may be present on site
.2.2.6	Abnormal structural/substructure works to the proposed or existing buildings
.2.2.7	Archaeological cost or associated delays
.2.2.8	Site specific planning requirements
.2.2.9	Existing buildings
.2.2.10	Boundaries
<b>.2.2</b>	<b>Construction Risk - an allowance for use during the construction process to provide for the risks associated with the following:</b>
.2.2.11	Existing occupants and users
.2.2.12	Decontamination
.2.2.13	Abnormal acoustic measures
.2.2.14	Measures to deal with air quality
.2.2.15	Additional cost of consequential upgrading for Building Regulations compliance
.2.2.16	Additional cost of compliance with future changes in Building Regulations

## 6.00 EXCLUSIONS AND RISK COMMENTARY

Ref	Description
<b>.2.3</b>	<b>Employer Changes (excluded from this Feasibility Cost Estimate) - an allowance for use during both the design process and the construction process to provide for risks associated with Employer driven changes including the following:</b>
.2.3.1	Changes in scope of works or brief
.2.3.2	Changes in quality
.2.3.3	Changes in time
<b>.2.4</b>	<b>Employer Other Risks (excluded from this Feasibility Cost Estimate) - an allowance for other Employer risks including:</b>
.2.4.1	Funding and the availability of funds
.2.4.2	Special contractual arrangements
.2.4.3	Early handover
.2.4.4	Postponement
.2.4.5	Acceleration
.2.4.6	Availability of funds
.2.4.7	Liquidated damages or premiums on other contracts due to late provision of accommodation, unconventional tender action and special contract arrangements
<b>.2.5</b>	<b>Other Considerations (excluded from this Feasibility Cost Estimate)</b>
.2.5.1	Capital allowances for taxation purposes
.2.5.2	Land remediation relief
.2.5.3	Grants

*Note: As the project develops risk analyses will be undertaken and properly considered assessments of risks will be calculated. At this stage of the project we prefer to highlight all the potential risks associated with a project and utilise our experience of project type, site conditions, level of design etc to provide a considered percentage against each heading.*



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