**REFER / DEFER - COURSEWORK TWO**

Faculty of Arts and Social Sciences / Department of the Natural & Built Environment

**Programme**  BSc (Hons) Quantity Surveying Studies

**Module** 77-505150.AF Cost Management

**Subject Sheffield Hallam University's Charles Street Development**

**Year** 2019 / 2020 **Semester** 2

**Lecturer** Chris Holt tel:0114 225 3228 / email:dsch@exchange.shu.ac.uk

Emma Harrison tel 0114 225 4620 / email:dsevc@exchange.shu.ac.uk

**Assessment CW2 – CHARLES STREET BUILDING – TECHNICAL REPORT**

**Issue Date:** To be informed

**Return Date:** To be informed

**Feedback Date:** No later than three weeks after submission

**Deadline Time** 15:00hrs(no later)

**Room** On-Line Submission through Grade Centre

**Module Learning Outcomes**

**BY ENGAGING SUCCESSFULLY WITH THIS MODULE YOU WILL BE ABLE TO**

* Formulate a Development Appraisal
* Compose a comparative Cost Plan
* Analyse the Client's design proposals
* Sustainable development embedded into cost advice given to the Client

**Individual or Group Activity**

* This coursework should be carried out as an individual activity ( not group)

**Assessment Task Criteria For The Module**

* Assessment Task 1  **TECHNICAL REPORT** 3000 words(= or - 500)weighting 70%

**Plagiarism**

* Submit your work for plagiarism checking through TURNITINUK (still submit hardcopy to Assignment Management room on the due submission date)

**Resources Required**

* RIBA Architects Job Book/Spons Architect's and Builder's Price Book/Web Sites /Text books/Journals /BCIS On Line/Building Cost Info Service/ 'isurv' web site/

**77-505150.AF Cost Management**

**Charles Street Building**

**Charles Street 2012**   

The University’s Board of Governors has given the go ahead for a new 9,500sqm building on Charles Street in the city centre.

The Charles Street building is part of the University's overall aim to improve the student experience and enhance the University reputation. This development will bring together the Faculty of Development and Society and will primarily focus on training teachers and house the Sheffield Institute of Education.

The design of the building allows public access through the building along Brown Lane and is sympathetic to the heritage in terms of Butcher Works. It also takes account of the forward thinking values of the University as well as the modern design of adjacent buildings and opposite on Arundel Gate.

There will be no parking created as part of the scheme, with the exception of a couple of disabled parking bays to be located under the Stoddart Building. After the build is complete Charles Street will be pedestrianised for the length of the building, with access for deliveries/services only.

A key benefit of this project is the enhancement to the surrounding area. The pavements and roads around Charles Street will be improved with some hard landscaping, seating and lighting. This will result in a safer and more pleasant environment.

**THE CHARLES STREET DEVELOPMENT**

**INDIVIDUAL TASK**

**Produce a 3000 word ( + or - 500 words)word 'technical report'**

The following coursework tasks adopts the design procedures as defined under the Royal Institution of British Architects (RIBA) PLAN OF WORKSTAGES

* **TASK ONE RIBA Work Stage ‘PRE-AGREEMENT’ (20 marks)**

Using the total internal floor area, produce costs estimates based upon the GIFA method

* Gross Internal Floor Area Method (Spons Architects & Builders Price Book-Approximate Estimating- *' Building Prices Per Square Metre')*

There are two design options:

(1) For a new University Education Faculty building, design to deliver teaching programmes for student teachers specialising in primary, secondary and sixth student teachers

(2) As a University administration building ( it might be decided to relocate the existing administration department into a new building, and the education faculty to be located in the Surrey Building)

* For both options provide the Client with three costs related to

(1) Low quality specification

(2) Medium quality specification

(3) High quality specification

* Assume 9,500 m² internal floor area for both options

* **TASK TWO RIBA Work Stage A. ‘Strategic Brief’** **(15 marks)**

For option two, that is Education Faculty housed within the existing Surrey Building

Provide a GIFA cost for conversion and refurbishment the existing 9,500 m² of internal floor area, into a building fit to deliver educational studies for primary, secondary and sixth form student teachers

* **TASK THREE RIBA Work Stage B. ‘DESIGN BRIEF’ (15 marks)**

Using the RICS Building Cost Information service, locate a full elemental cost analysis (cost plan) for a similar new University educational building and using the medium specification GIFA cost, work the costs backwards to create a Charles Street Cost Plan

*Note*

*In order to do so, search the BCIS Data Base, locate a similar building project’s elemental cost plan, (do not worry to much about compatibility, just find the best fit) insert the GIFA cost as the final project Cost Plan cos ,and work your cost backwards by apportioning the costs across the elements using the percentages in the far right hand column. This in turn will provide the individual lump sum Element Cost, finally divide that cost by the total GIFA area in order to provide the Elemental £ / m²*

* **TASK FOUR RIBA Work Stage C. 'CONCEPT'**  **(20 marks)**

The client is undecided as whether the external elevations should be

(1) Cavity Brick/Blockwork Wall

(2) Glazed Curtain Walling

Provide approximate costs, and a brief review of the advantages or disadvantages for each alternative finish

Assume an area of 1200 m²

* **TASK FIVE RIBA Work Stage F. PRODUCTION OF INFORMATION (20 marks)**

The roof structure, to the part of the building adjacent to the link ( 10 x 10 m dimensional area ) is to be constructed as follows

* 47mm x 150 mm sawn softwood roof joists at 600mm centres
* vapour barrier
* 19mm marine plywood decking
* three layers built up bitumen felt roofing
* solar ballast, white spar chippings

Produce a Bill of Quantities page for the above roof construction, insert unit rates ( £/m²) and the overall final roof construction costs. (use Spons, Major Building Works unit rates)

**PRESENTATION -** produce a 'Professional /Technical Report' **( 10 marks)**

**TOTAL MARKS ( 100 marks)**

**WORD COUNT** – 3000 words approximately ( -500 / +500)

**SHEFFIELD HALLAM UNIVERSITY**

**TASK 1**  20%

**GIFA Costs**

**Submission Date**

**NAME**

### MODULE 77-505150 TOPIC Charles Street Development

### 

**TASK 2** 15% **Refurb Costs**

### ASSESSMENT TASK CW2 Refer/Defer

**ASSESSORS' GENERAL COMMENTS ASSESSORS ~ Chris Holt/Emma Harrison**

**TECHNICAL CONTENT**

* DEPTH ~ not enough content / depth / breadth of coverage / research

**TASK 3** 15%

**Cost Plan**

* APPLICATION ~ lack of practical application to problem/ too much from theory
* CLARITY ~ lack of clarity in the evaluation/ findings in each section/conclusion
* BALANCE ~ Info imbalance ~ too much /little appendices info/missing info

##### VISUAL ~ not enough illustrations supporting text (photos, drawings, charts)

**TASK 4** 20%

**External Walls**

**Costs**

* THEORY ~ not enough theory from an identified source
* VALIDITY ~ quality of research questioned due to lack of identified info sources
* FINDINGS ~ incorrect findings / 2nd best recommendations/
* PLAGIRAISM ~ work downloaded and not adapted/ similar to other student's work

**TASK 5** 20%

**Roof B of Q**

**Costs**

* CALCULATIONS ~ inaccurate / incorrect / confusing / lack clarity / illogical
* CONCLUSION ~ weak / not extensive enough / no strong outcomes

**COMMENTS**

# TECHNICAL REPORT PRESENTATION

* COVER ~ no front cover/ insufficient detail /reformat details
* CONTENT ~ no contents page / missing section;topic;page /lists of tables/figs
* DIVIDER ~ no chapter fly sheet /sections/not enough headings / no numbering/new section=new page
* PERSONAL ~ Lack of Report 'Impersonal' (the report)format too much 1st person( 'I') singular style
* VISUAL inclusion~ none / little photographs, sketches, charts, graphs
* FLOW ~ disjointed/too much colour/fonts and sketches
* INFO ~ incorrect / no referencing of material / too much 'quoted', material
* TEXT ~ too large/too small /greater line spacing required/more shorter paragraphs /too much colour

**REPORT PRESENTATION** 10%

* GRAMMAR ~ no hand written work /spelling / punctuation/
* START /FIN ~ no / overall introduction or conclusion/chapter intro or conclusion
* REF/BIB ~ no / more relevant Bibliography/Reference info sources
* APPENDICES~ no/ insufficient use of the Appendices for supporting documents
* BRIEF ~ no assignment brief included in Appendices A / provision of 'Abstract'
* REPORT ~ not to an industrial/professional standard / too essay style

**TOTAL 100**%

**Comment**