

EASTFIELD DEVELOPMENT CENTRE, FAULDHOUSE

OPTION STUDY

SUMMARY OF OUTLINE COSTS BY PRIORITY

PROJECT SECTION	Section Costs
PROJECT A- priority 1 - required	
Upgrade to main hall and necessary repairs	177371.40
PROJECT B - priority 2 recommended	
Refurbishment of existing toilets	45071.95
PROJECT C - priority 3 - ideal	
External fabric upgrades Services upgrades	149286.10
PROJECT D - priority 4 football/sports	
Football facilities upgrades	31616.95
 SUBTOTAL	 403346.40
contingency	40334.64
 TOTAL	 443681.04
 exclusions as per Stage 1 cost estimates	

A PRIORITY 1 LIST - required

Base works to subdivide and refurbish main hall, form new accessible wc

1.1 Main Hall form new subdivisible spaces

1.2 Strip out / demolition works

1.2.1	strip out partitions	4352
1.2.2	remove suspended ceiling	2902
1.2.3	remove vinyl flooring	1572
1.2.4	take down insulation and set aside	970
1.2.5	remove existing electrics	2500

12296

1.3 New works

1.3.1	New stud partitions	8892
1.3.2	Sliding partitions	
	2 no partitions	25200
	structure	7000
	infill to roof	1470
1.3.3	Internal doors	12924
1.3.4	Internal finishes	
	Floor finish to hall	20808
	Floor finishes to kitchen/ stores etc.	4135
1.3.5	Alterations to suspended ceiling	5000

85429

1.4 Mechanical and electrical services

1.4.1	Renew lighting	9230
1.4.2	Upgrade emergency lighting	2500
1.4.3	Upgrade and alter power systems	7500
1.4.4	Alter fire alarms system	420
1.4.5	Water systems to new kitchen	5000
1.4.6	Ventilation	5000

29650

1.5 Decorations

1.5.1	Redecoration to hall stores kitchen areas	4360
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4360

1.6 Fittings and Fixtures

1.6.1	Kitchen fittings	13226
1.6.2	Disabled toilet fittings	1075

14301

2.6 External repairs

2.6.1	Roof repair / recoat exposed edges	5000
2.6.2	Rainwater goods	1400
2.6.3	Render repairs	800
2.6.4	Paving and steps clean and minor repairs	1000

8200

SUBTOTAL - PRIORITY WORKS 1
Preliminaries @15%

154236
23135.4

TOTAL PRIORITY 1 WORKS

177371.4

B PRIORITY 2 LIST - recommended

Upgrade of existing internal systems and fittings

2.1 Refit of existing toilets

2.2 Strip out

2.2.1	Strip out Male WC, Female WC	15080	
2.2.2	Strip out existing kitchen	5852	
2.2.3	Make good to wall finishes	1000	

21932

2.3 Internal finishes

2.3.1	Vinyl to toilets	3511	
2.3.2	vinyl to corridor and stores	800	
2.3.3	Carpet to office	500	

4811

2.4 Decoration

2.4.1	Redecorate internal walls, ceiling, facings etc.	1200	
2.4.2	Redecorate office	100	

1300

2.5 Fittings and fixtures

2.5.1	6 no whb	3300	
	6 no wc's	3150	
	2 no. urinals	1100	
2.5.2	Cubicles and panelling		
	2 no cubicles to male toilet	1200	
	3 no cubicles to female toilet	2400	

11150

SUB-TOTAL - RECOMMENDED WORKS 2

39193

Preliminaries @ 15%

5878.95

TOTAL RECOMMENDED WORKS 2

45071.95

C

PRIORITY 3 LIST - Ideal

Upgrade of Building Fabric and Services

3.1 External walls

3.2 External Insulation

3.2.1	New external wall insulation and render overcladding	43600	
3.2.2	Window and roof eaves trim	2468	
3.2.3	Refit external services to suit rendering	2000	

48068

3.3 Roof

3.3.1	New patent glazing rooflight	3000	
3.3.2	Complete re-roofing	34200	

37200

3.4 External Works

3.4.1	Remove existing steps	900	
3.4.2	3 no. New external steps and balustrading	5400	
3.4.3	Remove existing paving	1230	
3.4.4	New paving to rear area	4902	

12432

3.5 New building Services

3.5.1	Remove redundant heating system	2500	
3.5.2	Renew heating system to hall	5000	
3.5.3	Renew heating system to toilets etc.	2000	
3.5.4	Renew hot water system	4000	
3.5.5	Controls and commissioning	1807	
3.5.6	O and M manuals	1807	

17114

3.6 Internal upgrades

3.6.1	renew ceiling to main hall entirely	15000	
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15000

SUB-TOTAL - RECOMMENDED WORKS 2
Preliminaries @ 15%

129814
19472.1

TOTAL RECOMMENDED WORKS 2

149286.1

D PRIOTY 4 LIST - Football/ sports upgrade

Upgrade of Football facilities

4.1 External walls

4.2 Strip out

4.2.1	Strip out changing room	8000	
4.2.2	Strip out referees room	3000	

11000

4.3 Builders work

4.3.1	Partitions to changing rooms	1568	
4.3.2	Internal doors	2450	
4.3.3	Floor finishes	3000	
4.3.4	Decoration	1200	

8218

4.4 Fixtures and Fittings

4.4.1	Electric shower installations	4500	
4.4.2	Benching	1500	
4.4.3	whb and wc	1075	
4.4.4	duct panelling	1200	

8275

SUB-TOTAL - FOOTBALL WORKS 4
Preliminaries @ 15%

27493
4123.95

TOTAL FOOTBALL WORKS 4

31616.95