

## Deepings Leisure Centre

### Refurbishment of Existing Building

Review of Costs

Rev 1

Aug-21

	Item	Detail	Condition Survey £	Castons Estimate £	Explanation of Difference
1	Roof	Replace flat roof coverings - single ply Membrane Repairs / replacement of deck Crash deck internally	684451	506000	Based on quotation received
				60000	25% replace
				80000	Pool hall
				20000	Sports hall
				10000	Elsewhere
				20000	Rainwater repairs / replacement
		<b>Sub total</b>	<b>684451</b>	<b>696000</b>	
2	External Walls	Redecorate steel cladding	39484	480000	Replace cladding completely - 25 yr life - in lieu paint existing - Use roof scaffolding
3	Boilers	Replace boilers and controls; tank and pipeline	98709	120000	2 Nr replaced. Builders work. 2 @ £60k
4	Lift	Replace passenger lift	52645	55000	
5	Pool plant	Replace filter	13161	800000	Replace filtration complete - 25 yr life
6	F.F. Ceilings / lighting	Replace ceilings Replace lighting	39484	48000	Replace ceiling and grid
				35000	Replace light fittings
		<b>Sub total</b>	<b>39484</b>	<b>83000</b>	

7	Floor coverings	Replace vinyl flooring	<b>19742</b>	<b>35000</b>	Clean and repair / screed sun-base
8	F.F. Staff Room	Complete re-furb	<b>13161</b>	<b>15000</b>	
9	Sports Hall Floor	Repair lifting floor Re-line floor	9871 0	155000 8000	Rep;lace floor - 25 Yr life
<b>Sub total</b>			<b>9871</b>	<b>163000</b>	
10	Windows	Replace with Aluminium	<b>46064</b>	<b>55000</b>	Use roof scaffolding
11	Intl Decorations	Re-decorate throughout; excl pool hall; sports hall; squash courts Pre-decoration minor repairs	26322 0	65000 5000	Complete internal re-decoration; access towers etc
<b>Sub total</b>			<b>26322</b>	<b>70000</b>	
12	Extl Decorations	General external re-decoration Pre-decoration minor repairs	26322 0	30000 5000	Complete external re-decoration; use scaffolding
<b>Sub total</b>			<b>26322</b>	<b>35000</b>	
13	Changing room ceiling	Replace male change	<b>16451</b>	<b>34000</b>	Replace changing ceiling complete. Dry and wet change
14	Changing room floor coverings	Local repairs to floors; re-weld joints	<b>6581</b>	<b>55000</b>	Replace changing floor finish throughout; incl skirtings
15	Plant room flooding	Aco drain externally	<b>6581</b>	<b>5000</b>	Connect to drain / soakaway
16	Reception finishes	Replace ceiling and floor	<b>9871</b>	<b>9000</b>	
17	Car park	Fill pot holes and re-surface car park	<b>39484</b>	<b>120000</b>	
18	Fire doors	Replace doors and frames. 20 Nr assumed	<b>39484</b>	<b>35000</b>	Replace 20 Nr single and 4 nr pairs

Additional Items					
1	Pool tank	Empty pool and re-tile Clean tiles and re-grout pool surround	0	80000 20000	
		<b>Sub total</b>	<b>0</b>	<b>100000</b>	
2	Internal brick wall	Remove covering and replace defective bricks Tiling to 2.1 m	0	28000 12000	
		<b>Sub total</b>	<b>0</b>	<b>40000</b>	
3	Filtration system	Complete replacement of system	0	0	See item 5
4	Replace mechanical installation	New heating and ventilation installation; air conditioning; hot water installation; wastes	0	520000	Less boiler replacement (incl. earlier)
5	Replace electrical installation	New wiring throughout; new light fittings; new security ; emergency installation	0	420000	Less f.f light fittings (incl. earlier)
6	Replace sanitary fittings	Replace fittings complete	0	30000	50 Nr fittings
7	Replace changing room fittings	Replace fittings complete	0	60000	50 Nr. Cubicles
			0	60000	Benches etc
			0	140000	Lockers
		<b>Sub total</b>	<b>0</b>	<b>260000</b>	
5	Asbestos removal		0	75000	RISK
<b>Sub-Total</b>			<b>1,187,868</b>	<b>4,310,000</b>	
<b>Main contractor preliminaries; site set up etc</b>			<b>0</b>	<b>460,000</b>	Excl. scaffolding (incl.earlier)
<b>Profit and attendance</b>			<b>0</b>	<b>290,000</b>	
<b>Sub-Total</b>			<b>1,187,868</b>	<b>5,060,000</b>	

<b>Contingency allowance</b>	<b>0</b>	<b>510,000</b>	
<b>TOTAL CONSTRUCTION COST</b>	<b>1,187,868</b>	<b>5,570,000</b>	
<b>Professional fees</b>	<b>0</b>	<b>750,000</b>	
<b>TOTAL REFURBISHMENT COST</b>	<b>1,187,868</b>	<b>6,320,000</b>	