Addendum B

DOWNTON LEISURE CENTRE - Reprovision cost estimates
Accommodation schedule

Ground floor	Dimensions	M2	Cost per M2	Estimate	Note
Indoor Tennis - two courts with minimum of 36.6m x 18.3m FP areas each	37m x 37m	1,221	800	£ 976,800	
Sports Hall - 6 court multi purpose with 7.6m clear height (can include climbing wall) . Sprung floor , devisable into two halls (4+2). Recreational standard specification .	33m x 18m	594	1,100	£ 653,400	
Sports Hall storage - usually 12.5% of the hall M2		74	800	£ 59,400	
Optional - Bleacher seating for 250 spectators - for schools and community performances and events				£ 40,000	
Reception lobby - with turnstiles which can lock to secure entry during exclusive schools use , vending etc		60	1,400	£ 84,000	
Small office behind reception (including equipment / stock etc)		10	1,400	£ 14,000	
Buggy storage		5	1,000	£ 5,000	
Main Hall Changing accommodation - three areas with interlink between two for flexibility, including WC's and showers		75	1,800	£ 135,000	
Fitness Suite changing accommodation (to allow daytime community use via separate route from reception)		60	1,800	£ 108,000	
Tennis Centre changing - shared with Fitness Suite (above)					
Cleaner room / store		5	1,000	£ 5,000	
General circulation		20	1,200	£ 24,000	
Ground floor GIF	c. 35m x 30m	2,124		£ 1,087,800	
First floor or ground level space permitting (lower development cost)					
Optional - Viewing gallery over Sports Hall		33	1,100	£ 36,300	
Youth activity area - doubles as general purpose studio / martial arts dojo / spinning suite etc		25	1,400	£ 35,000	
Health & Fitness Suite - General purpose		100	1,800	£ 180,000	
Health & Fitness Suite - School pupils / Family & Junior usage (Shokk fitness etc)		25	1,800	£ 45,000	
Stairs and lift		12	2,800	£ 33,600	
General circulation		10	1,200	£ 12,000	
First floor GIF	c35m x 30m	172		£ 305,600	
Car parking - 40 spaces at £3k per space				£ 120,000	
Optional elements (grey)				Not included	
Construction , groundworks , structures etc - included in development rate psm (rough)				Included	
Prelims @ c. 8%				£ 121,072	
10% contingency				£ 151,340	
Basic design fees @ c.8%				£ 121,072	
Other fees - planning applications, legal, tax advice, procurement , gateway reviews etc				Not included	
Excavation / Demolition works				Not included	
Removal of contaminated ground				Not included	
Rough cost estimate - at current rates				**£ 1,906,884**	
Rough cost estimate - at 10/2010 rates				**£ 2,097,572**	
Caveats - 2008 prices very crudely inflated , rough estimates only, assumes ground conditions OK.					
- No allowance for FF&E					
Indoor Tennis - two courts with minimum of 36.6m x 18.3m FP areas each				**£ 976,800**	
Provide new Floodlit Football Ground with 1 x natural turf pitch and small stand (covered seating for 100) to meet the appropriate FA specifications				**£ 460,000**	
Provide stand alone changing pavilion - see worksheet attached (shared by Football Club , Bowls Club and Tennis Club)				**£ 792,792**	
Provide three outdoor tennis courts - floodlit				**£ 240,000**	
Provide equivalent bowls (greens) - sharing Pavilion				**£ 200,000**	
TOTAL COST OF FULL RE-PROVISION - at prices inflated to October 2010				**£ 4,767,164**	
Excludes demolition of existing facilities					
Includes fees (varies from 8%-12%) , prelims, 10% contingency, groundworks, structures					