



Clifton Downs Changing Rooms for Deeley Freed (on behalf of Merchant Ventures)

Preliminary Order of Cost Nr 1 RevA

March 2023



**Clifton Downs Changing Rooms
for Deeley Freed (on behalf of Merchant Ventures)
Preliminary Order of Cost Nr 1**

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This report has been prepared for the exclusive use of Deeley Freed

QUALITY ASSURANCE APPROVALS

Prepared By	Signature	Date	Authorised For Issue	Signature	Date
Jonny Korcz	<i>J. Korcz</i>	24/03/2022	Steven Dixon	<i>S. Dixon</i>	24/03/2022

*RevA updates prepared by J Korcz on 27/03/2022

ISSUING OFFICE:

Currie & Brown, 25 King Street, Bristol, BS1 4PB
Tel: +44 (0)117 926 0785

1.0 SCOPE OF WORKS

- 1.1 Currie & Brown have been instructed by Deeley Freed to undertake an estimate of construction costs for a proposed refurbishment of the Clifton Downs Changing Rooms.
- 1.2 The proposals are to re-configure the layout of the existing building but retain as much of the structure and current services as possible (due to its relatively infrequent use).
- 1.3 This Cost Plan assumes a competitive single stage or negotiated tender and JCT Design & Build Contract with Client amendments.
- 1.4 This Cost Plan has been prepared on limited design proposals. The estimated costs should be regarded as Order of Cost and will require review during the development process.

2.0 EXECUTIVE SUMMARY

Ref		Total £	Cost £/m2	Cost £/ft2
A	CONSTRUCTION COST	1,054,335	1,411	131
B	INFLATION ON CONSTRUCTION COST (4Q23)	25,037	34	3
C	DIRECT COSTS (7.5%)	Excluded	-	-
D	CLIENT DEVELOPMENT CONTINGENCY (5%)	53,969	72	7
E	VAT	Excluded	-	-
TOTAL PROJECT COST		1,133,341	1,517	141

3.0 NOTES & CLARIFICATIONS

3.1 Basis of cost

The costs in this document are based on the following information:

Jenkins Architects Drawings: Ground Floor Plan; Proposed Layout; 114-001

Hydrock Drawings:

28153 - CRSR - 2023.03.13 - C+S FEASIBILITY REVIEW - AS (mark up of Ground Floor Plan; Proposed Layout; 114-001)

3.2 General / Assumptions

This Preliminary order of cost plan has been prepared based on limited design information. The design and specification of the main elements will require ongoing detailed cost checking as the design develops.

No services design information is available for the proposed scheme and it's assumed existing layouts will be retained, unless otherwise noted (with an allowance made to service the current gas boilers).

New benches have been allowed for in the event the existing are unable to modified to suit the revised room layouts.

Any making good to the ground floor slab limited to light patching only - ceilings to be plasterboard lined.

A risk allowance has been made for both the potential underpinning of the existing Referee's Room & foundations to new partition walls.

New double glazed windows have been allowed for to the external wall to improve the thermal performance of the fabric.

Insulated linings to the inner face of the external wall and ceilings have also been allowed for to all areas.

The building itself carries no English Heritage listing nor is bound by any local listings.

3.3 Exclusions

The following are excluded, but need to be covered by other budgets within the overall Project Financial Model, where appropriate:

Allowance for future inflation in building costs for works carried out beyond the periods stated

Legal fees and agency fees.

Section 106 and 278 Works contributions, commuted sums or Community Infrastructure Levy.

Value added tax or any other finance costs.

Any works to the entrance area, basement or corridors (other than making good and service modifications).

Repairs or upgrades to the external fabric of the building with the exception of windows and roof coverings.

Any external works or modification to the existing mains services.

3.4 Inflation forecast

This order of cost estimate reflects 1Q23 (BCIS Index: 379) pricing levels. An allowance has been made for inflation to an assumed start on site 4Q23 (BCIS Index: 388) for the contract works.

5.0 SUMMARY OF BUILD COSTS

Ref	Description	Area	Unit	Total £	Cost £/m2	Cost £/ft2
A	REFURBISHMENT WORKS	747	m2	798,739	1,069	99
B	EXTERNAL WORKS			N/A	-	-
C	INCOMING SERVICES			N/A	-	-
SUB-TOTAL CONSTRUCTION COST as at 1Q 2023				798,739	1,069	99
D	MAIN CONTRACTOR PRELIMINARIES (20%)			159,748	-	-
E	MAIN CONTRACTOR OVERHEADS & PROFIT (5%)			47,924	-	-
F	MAIN CONTRACTOR D&B RISK (5%)			47,924	-	-
G	DESIGN/PROFESSIONAL FEES			Ref: Exec Summary	-	-
TOTAL CONSTRUCTION COST as at 1Q 2023				1,054,335	1,411	131

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6.0 Build Costs

Ref	Description	Qty	Unit	Rate	Total £	Notes
-	DEMOLITION					
	Rooms 01 to 06					
1	Break out existing brick partition walls - taken as brickwork as AK report					
1a	Between Rooms 02 and 03 including plaster finish	10	m2	60	600	Assumed 2.5m height
1aa	Temp. propping as wall believed to be load bearing	1	item	2,500	2,500	Allowance only
1b	Between Rooms 03 and 04 including plaster finish		m2		Retained	
1c	Between Rooms 04 and 05 including plaster finish	10	m2	60	600	Assumed 2.5m height
1d	Between Rooms 05 and 06 including plaster finish	10	m2	60	600	Assumed 2.5m height
1e	Between Rooms 03 and 04 including plaster finish	10	m2	60	600	Assumed 2.5m height
2	Remove current changing benches and store for possible re-use	6	nr	100	600	£100 allowance per room
3	Allowance to make good existing floor slab in the above rooms	1	item	1,000	1,000	£200 per wall
4	Remove existing windows from external wall (Rooms 02 to 06 only)	4	nr	250	1,000	
4a	Temp. propping to window openings	1	item	2,000	2,000	£500 allowance per window
5	Remove existing doorsets for possible re-use	6	nr	50	300	
	Room 07					
	Break out existing brick partition walls - taken as brickwork as AK report					
6	To existing walls including plaster finish	25	m2	60	1,500	Assumed 2.5m height
7	Remove current changing benches and store for possible re-use	2	nr	100	200	£100 allowance per room
8	Allowance to make good existing floor slab in the above rooms	1	item	200	200	£200 per wall
9	Remove existing windows from external wall for replacement	2	nr	250	500	
	Rooms 1-4					
	Break out existing brick partition walls - taken as brickwork as AK report					
10	To existing walls including plaster finish	125	m2	60	7,500	Assumed 2.5m height
11	Remove current changing benches and store for possible re-use	10	nr	100	1,000	£100 allowance per room
12	Allowance to make good existing floor slab in the above rooms	1	item	2,200	2,200	£200 per wall
13	Remove existing windows from external wall (only) for replacement	6	nr	250	1,500	
14	Remove existing doorsets for possible re-use	11	nr	50	550	
		1	item	5,000	5,000	Toilets A
	New DDA compliance WC / Shower					
15	Remove current changing benches and store for possible re-use elsewhere	1	nr	100	100	£100 allowance per room
16	Remove existing windows from external wall (only) for replacement	1	nr	250	250	

6.0 Build Costs

Ref	Description	Qty	Unit	Rate	Total £	Notes
	DEMOLITION (cont.)					
	Rooms 5-7					
	Break out existing brick partition walls - taken as brickwork as AK report					
17	To existing walls including plaster finish	138	m2	60	8,250	Assumed 2.5m height
18	Remove current changing benches and store for possible re-use	4	nr	100	400	£100 allowance per room
19	Allowance to make good existing floor slab in the above rooms	1	item	2,200	2,200	£200 per wall
20	Remove existing doorsets for possible re-use	12	nr	50	600	
	Rooms 8-12 incl. 2nr locker rooms					
	Break out existing brick partition walls - taken as brickwork as AK report					
21	To existing walls including plaster finish	170	m2	60	10,200	Assumed 2.5m height
22	Remove current changing benches and store for possible re-use	14	nr	100	1,400	£100 allowance per room
23	Allowance to make good existing floor slab in the above rooms	1	item	3,000	3,000	£200 per wall
24	Remove existing windows from external wall (only) for replacement	17	nr	250	4,250	
25	Remove existing doorsets for possible re-use	16	nr	50	800	
26	Allowance to disconnect and break-out existing toilet facilities	1	item	5,000	5,000	Toilets B
1	SUBSTRUCTURE					
1	Allowance for possible underpinning to Referee's Room		item		30,000	Scope not known - risk item
2	Foundations to new blockwork partition walls for lateral stability		item		20,000	Scope not known - risk item
2A	FRAME					
	Rooms 1-4					
1	Windposts fixed to GF slab & roof structure	2	nr	2,500.00	5,000	In lieu of orthogonal walls
	Rooms 1-4					
2	Steel beam above new door openings	6	m	750.00	4,500	To 3nr double doors
	Rooms 5-7					
3	Steel beam above existing load bearing walls (now removed)	55	m	750.00	41,250	
4	Steel beam above new door openings	6	m	750.00	4,500	To 3nr double doors
	Rooms 5-7					
5	Steel beam above new door openings	8	m	750.00	6,000	To 4nr double doors

6.0 Build Costs

Ref	Description	Qty	Unit	Rate	Total £	Notes
2B	UPPER FLOORS No applicable works				N/A	
2C	ROOF					
1	New breathable felt and battens to existing pitched roof area	79	m2	100.00	7,920	Existing tiles re-used Laid over existing roof covering with rate allowing for numerous Allownace includes removal of existing
2	New single ply roof voering to flat / low pitched roof areas	681	m2	250.00	170,250	
3	Allowance for new gutters and downpipes to flat / low pitched roofs	1	item	5,000.00	5,000	
2D	STAIRS No applicable works				N/A	
2E	EXTERNAL WALLS Rooms 02 to 06 Form openings for fitting of existing windows	4	nr	1,000.00	4,000	Incl. relocation of lintels
2F	WINDOWS AND EXTERNAL DOORS Rooms 02 to 06					
1	New d/glazed metal framed windows to match existing in new locations Room 07	16	m2	650.00	10,400	
2	New d/glazed metal framed windows to match existing Rooms 1-4	8	m2	650.00	5,200	
3	New d/glazed metal framed windows to match existing Rooms 8-12 incl. 2nr locker rooms	22	m2	650.00	14,300	
4	New d/glazed metal framed windows to match existing	64	m2	650.00	41,600	
2G	INTERNAL WALLS AND PARTITIONS Rooms 01 to 06					
1	New concrete block walls to Room 01 (Referee's Changing Rooms)	18	m2	65.00	1,170	Existing low level wall retained
2	New concrete block to dividing wall between Rooms 02 to 06	41	m2	65.00	2,665	
3	New concrete block nib wall to separate new shower and WC Room 07	25	m2	65.00	1,625	Cubicle door in FF&E
4	New concrete block nib wall to separate new shower and WC	3	m2	65.00	163	Cubicle door in FF&E

6.0 Build Costs

Ref	Description	Qty	Unit	Rate	Total £	Notes
	INTERNAL WALLS AND PARTITIONS (cont.)					
	Rooms 1-4					
5	New concrete block to dividing walls	40	m2	65.00	2,600	
6	New concrete block nib wall to separate WC's / shower wall return	35	m2	65.00	2,275	Cubicle door in FF&E
	Rooms 5-7					
7	New concrete block to dividing walls	38	m2	65.00	2,438	
8	New concrete block nib wall to separate WC's / shower wall return	26	m2	65.00	1,706	Cubicle door in FF&E
	Rooms 8-12 incl. 2nr locker rooms					
9	New concrete block to dividing walls	80	m2	65.00	5,200	
10	New concrete block nib wall to separate WC's / shower wall return	44	m2	65.00	2,844	Cubicle door in FF&E
11	Insulation and lining to building perimeter	338	m2	45.00	15,188	
2H	INTERNAL DOORS					
	Rooms 01 to 06					
1	New architraves and linings to revised door locations	90	m	5.00	450	15m allowed per door
2	Decoration to new linings	90	m	7.50	675	
3	New doorset to Referee's Changing Room	6	nr	600.00	3,600	
	Rooms 1-4					
5	New architraves and linings to revised door locations	80	m	5.00	400	20m allowed per double door
6	Decoration to new linings	80	m	7.50	600	
7	New double doorsets	4	nr	1,000.00	4,000	
	Rooms 5-7					
8	New architraves and linings to revised door locations	60	m	5.00	300	20m allowed per double door
9	Decoration to new linings	60	m	7.50	450	
10	New double doorsets	3	nr	1,000.00	3,000	
	Rooms 8-12 incl. 2nr locker rooms					
11	New architraves and linings to revised door locations	100	m	5.00	500	20m allowed per double door
12	Decoration to new linings	100	m	7.50	750	
13	New double doorsets	6	nr	1,000.00	6,000	
14	Re-hang existing doorset to Locker Room (small)	1	nr	100.00	100	
15	New cubicle doors to all WC's	31	nr	250.00	7,750	

6.0 Build Costs

Ref	Description	Qty	Unit	Rate	Total £	Notes
3A	WALL FINISHES					
	Rooms 01 to 06					
1	Emulsion finish to blockwork - 2nr coats	54	m2	10.00	540	Includes WC
2	Skim and tiling to new showers	56	m2	60.00	3,375	Allowed full height
	Room 07					
4	Emulsion finish to blockwork - 2nr coats	5	m2	10.00	50	To WC
5	Skim and tiling to new showers	16	m2	60.00	975	Allowed full height
	Rooms 1-4					
6	Emulsion finish to blockwork - 2nr coats	150	m2	10.00	1,500	Includes WC
7	Skim and tiling to new showers	56	m2	60.00	3,375	Allowed full height
	New DDA compliance WC / Shower					
8	Skim and tiling to room	35	m2	60.00	2,100	Allowed full height
	Rooms 5-7					
9	Emulsion finish to blockwork - 2nr coats	128	m2	10.00	1,275	Includes WC
10	Skim and tiling to new showers	38	m2	60.00	2,250	Allowed full height
	Rooms 8-12 incl. 2nr locker rooms					
11	Emulsion finish to blockwork - 2nr coats	248	m2	10.00	2,475	Includes WC
12	Skim and tiling to new showers	50	m2	60.00	3,000	Allowed full height
13	Decorating to plasterboard lined external walls	338	m2	13.00	4,388	
3B	FLOOR FINISHES					
	Rooms 01 to 06					
1	Tiling to new showers	10	m2	50.00	500	
2	Tiling to new WC	10	m2	50.00	500	
	Room 07					
3	Tiling to new showers	5	m2	50.00	225	
4	Tiling to new WC	2	m2	50.00	113	
	Rooms 1-4					
5	Tiling to new showers	32	m2	50.00	1,600	
6	Tiling to new WC	24	m2	50.00	1,200	

6.0 Build Costs

Ref	Description	Qty	Unit	Rate	Total £	Notes
	FLOOR FINISHES (cont.)					
	New DDA compliance WC / Shower					
7	Tiling to room Rooms 5-7	12	m2	50.00	600	
8	Tiling to new showers	30	m2	50.00	1,500	
9	Tiling to new WC Rooms 8-12 incl. 2nr locker rooms	23	m2	50.00	1,125	
10	Tiling to new showers	40	m2	50.00	2,000	
11	Tiling to new WC	30	m2	50.00	1,500	
12	Levelling compound to GF slab for the above	217	m2	5.00	1,086	
13	Raised Floor to Rooms 8 and 12	20	m2	75.00	1,500	As indicated by Hydrock
14	Screed to Raised Floor	20	m2	25.00	500	
15	Form step to raised floor area	1	item	500.00	500	
	3C CEILING FINISHES					
1	Plasterboard lining w/ insulation to all ceiling areas	747	m2	55.00	41,085	
2	Decoratation to plasterboard lining	747	m2	10.00	7,470	Including rubbing back existing
	4A FIXTURES AND FITTINGS					
	Rooms 01 to 06					
1	New benches to Referee's Changing Room (where applicable)	1	item	250.00	250	Allowance only
2	New benches (assuming replacement of existing)	20	m	150.00	3,000	
3	New Showers to Rooms 02-06	5	nr	150.00	750	
4	New WC's to Rooms 02-06	5	nr	250.00	1,250	
	Room 07					
5	New benches (assuming replacement of existing)	5	m	150.00	750	
6	New Shower	1	nr	150.00	150	
7	New WC	1	nr	250.00	250	
	Rooms 1-4					
8	New benches (assuming replacement of existing)	32	m	150.00	4,800	
9	New Showers	4	nr	150.00	600	
10	New WC's	8	nr	250.00	2,000	

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Ref	Description	Qty	Unit	Rate	Total £	Notes
	FIXTURES AND FITTINGS (cont.)					
	New DDA compliance WC / Shower					
11	New changing bench (assuming replacement of existing)	2	m	150.00	300	
12	New Showers	1	nr	250.00	250	
13	New WC's	1	nr	400.00	400	
	Rooms 5-7					
	New changing bench (assuming replacement of existing)	24	m	150.00	3,600	
14	New Showers	3	nr	150.00	450	
15	New WC's	6	nr	250.00	1,500	
	Rooms 8-12 incl. 2nr locker rooms					
	New changing bench (assuming replacement of existing)	24	m	150.00	3,600	
16	New Showers	5	nr	150.00	750	
17	New WC's	10	nr	250.00	2,500	
18	Lockers (Large Room)	142	nr	100.00	14,200	142nr as noted by Jenkins
19	Lockers (Small Room)	40	nr	100.00	4,000	40nr allowed
5B	MECHANICAL INSTALLATIONS					
1	Water distribution to showers / WC's / WHB's	547	m2	15.00	8,205	
2	Heating distribution to internal changing rooms only - Rooms 5-7	50	m2	20.00	1,000	Tricke ventilation to external wall
3	Allowance to service existing boilers	1	item	1,000.00	1,000	
4	Allowance for drainage to new showers / WC's (WHB's assumed to be run back to shower gulley / outlet)	50	nr	600.00	30,000	Including break out of slab, waterproof and insulate
5	New drainage run for facilities to Rooms 7 & 8	15	m	500.00	7,500	Includes breaking out slab
6	Relocate existing inspection chamber within Rooms 3 and 10	1	item	10,000.00	10,000	
7	Allowance for mechanical ventilation system to changing facilities	747	m2	55.00	41,085	Includes corridor areas
5C	ELECTRICAL INSTALLATIONS					
1	Re-configuration of existing power and lighting to suit new layout	747	m2	75.00	56,025	
6	EXTERNAL WORKS					
1	Allowance for drainage run to existing / new inspection chambers	10	m	200.00	2,000	As shown by Hydrock
2	Additional inspection chambers to existing drainage run	9	nr	500.00	4,500	
3	Connections to the above	10	nr	100.00	1,000	Allowance only

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-	MAIN CONTRACTOR PRELIMINARIES (20%)				Excluded	See Summary Build Costs
-	MAIN CONTRACTOR OVERHEADS & PROFIT (5%)				Excluded	See Summary Build Costs
-	MAIN CONTRACTOR D&B RISK (5%)				Excluded	See Summary Build Costs
				To Summary £	798,739	

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7.0 DRAWINGS

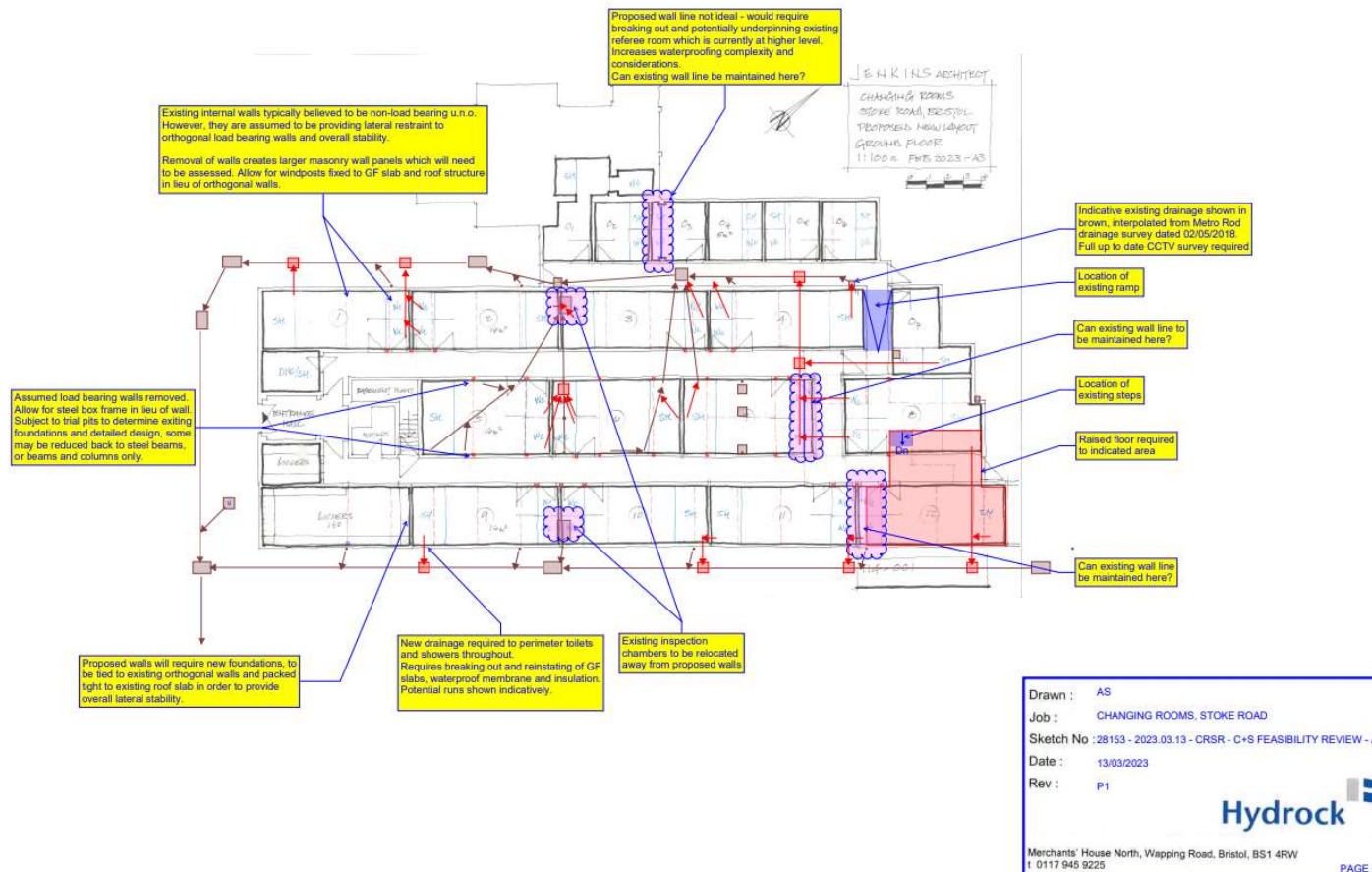
Jenkins Architects



7.0 DRAWINGS

Hydrock

DRAINAGE, GROUND FLOOR AND FOUNDATION CONSIDERATIONS



7.0 DRAWINGS

Hydrock

**ROOF AND GROUND FLOOR
WALL CONSIDERATIONS**

