

St George's Leisure Centre - Refurbishment Options

Cost comparison based on feasibility study costs, with sensitivity analysis

ORIGINAL - Friends of St George's Feasibility Study costs for refurbishment option

Cost Item	Original FoSG Refurb Feasibility Costs			
	Rate £	Units	Unit Type	Total
Building works	2000	3500	m ²	7000000
Mechanical/electrical works	1714	3500	m ²	6000000
New build extension	2500	250	m ²	625000
Prelims	30000	50	Weeks	1500000
SUBTOTAL				15125000
Contingencies		10	%	1512500
SUBTOTAL				16637500
Fees		15	%	2495625
TOTAL				19133125

SENSITIVITY 1 - increase contingency only to 20% (no change to m² rates or programme)

Cost Item	SENSITIVITY 1			
	Rate £	Units	Unit Type	Total
Building works	2000	3500	m ²	7000000
Mechanical/electrical works	1714	3500	m ²	6000000
New build extension	2500	250	m ²	625000
Prelims	30000	50	Weeks	1500000
SUBTOTAL				15125000
Contingencies		20	%	3025000
SUBTOTAL				18150000
Fees		15	%	2722500
TOTAL				20872500

SENSITIVITY 2 - increase contingency to 20% , m² rates and duration of programme

Cost Item	SENSITIVITY 2 - increase contingency and m2 rates			
	Rate £	Units	Unit Type	Total
Building works	2500	3500	m ²	8750000
Mechanical/electrical works	2000	3500	m ²	7000000
New build extension	3500	250	m ²	875000
Prelims	30000	75	Weeks	2250000
SUBTOTAL				18875000
Contingencies		20	%	3775000
SUBTOTAL				22650000
Fees		15	%	3397500
TOTAL				26047500

SENSITIVITY 3 - increase contingency to 20% , m² rates and duration of programme

Cost Item	SENSITIVITY 3			
	Rate £	Units	Unit Type	Total
Building works	2750	3500	m ²	9625000
Mechanical/electrical works	2500	3500	m ²	8750000
New build extension	3500	250	m ²	875000
Prelims	30000	75	Weeks	2250000
SUBTOTAL				21500000
Contingencies		20	%	4300000
SUBTOTAL				25800000
Fees		15	%	3870000
TOTAL				29670000