

**LUTON AQUATICS CENTRE
FEASIBILITY ESTIMATE
OPTION 3 - DEMOLISH AND NEW BUILD ON NEW SITE**

25 MARCH 2009

BCIS SUMMARY

Elements	Total	£/m2	£/ft2	%Cost
1 Substructure	1,545,198	209	19	6.05
2 Superstructure	5,167,819	700	65	20.24
3 Finishes	1,145,547	155	14	4.49
4 Fittings	2,492,303	337	31	9.76
5 Services	5,107,515	691	64	20.00
6 External Works	1,588,670	215	20	6.22
Sub Total	£ 17,047,051	2,308	214	66.75
7 Abnormals	507,500	69	6	1.99
Sub Total	£ 17,554,551	2,376	221	68.74
8 Preliminaries (16.5%)	2,896,501	392	36	11.34
9 OH&P (6%)	1,227,063	166	15	4.80
Sub Total	£ 21,678,116	2,935	273	84.89
10 Contingency / Risk (5%)	1,083,906	147	14	4.24
Sub Total	£ 22,762,021	3,081	286	89.13
11 Tender Price Inflation	0	0	0	-
12 Building Cost Inflation	0	0	0	-
13 Professional Fees (including OH&P) (9.25%)	2,231,816	302	28	8.74
14 Other Fees - LEP (1%)	249,938	34	3	0.98
15 Pre-Construction Fee (1.17%)	294,427	40	4	1.15
Sub Total	£ 25,538,203	3,457	321	100.00
TOTAL (Rounded)	£ 25,540,000	3,457	321	100.00

INFORMATION USED

S&P Architects Drng Nr. 3041 (03)20090323/7 Rev - Option 3 New Built Site Plan

S&P Architects Drng Nr. 3041 (03)20090323/8 Rev - Option 3 New Built Ground Floor

S&P Architects Drng Nr. 3041 (03)20090323/9 Rev - Option 3 New Built First Floor

LUTON AQUATICS CENTRE FEASIBILITY ESTIMATE OPTION 3 - DEMOLISH AND NEW BUILD ON NEW SITE

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Notes on Feasibility Estimate

- 1) The Feasibility Estimate has been produced as part of an initial consultation exercise to establish the preferred of three design options to be developed for potential construction on behalf of Luton Borough Council by Wates Construction. Costs have been based upon the indicative layout and space provision indicated on the drawing produced by S&P Architects as listed on the summary page.
- 2) Option 3 includes provision of the following main facilities:-
 - a) 8-lane 50m main swimming pool including partial moveable floor and submersible and transverse booms to allow conversion to a dive pool with boards ranging from 1m springboard upto 10m platform
 - b) 20 x 10m multi-purpose swimming pool with full size moveable floor to allow conversion to a learner pool
 - c) Dry dive room with provision of 2 no. trampolines and harnesses
 - d) 4-court multi purpose sports hall
 - e) Fitness gym with provision for 100 cardio-vascular machines
 - f) Multi-purpose and separate dance studio
 - g) Wet and dry changing facilities with separate gym changing area
 - h) Creche
- 3) This Feasibility Estimate assumes the following:-
 - a) All excavated material is clean inert
 - b) Works all to be undertaken above the current water table
 - c) There are no underground obstructions either natural or man made
 - d) There is no unexploded ordnance on the site
 - e) There is no potential for gas build up on the Site
 - f) There are no archaeological remains on site
 - g) There are no protected species of flora or fauna on the site
 - h) There is no requirement to upgrade or repair the existing access road to the Crematorium
 - i) No allowance for additional street lighting or crossings to the existing access road to the Crematorium
 - j) No requirement for rooflights
 - k) No requirement for fall arrest systems to the roof
 - l) No requirement for standby generator
 - m) No allowance included for additional asbestos discovered as a result of the type 3 survey beyond elements identified in the current asbestos log
 - n) No requirement for reinforcement of the existing mains services infrastructure off site
 - o) All service mains are located immediately adjacent to the the A505 on the same side as the proposed development
 - p) No requirement for diversion or lowering of existing services across the site
 - q) Demolition of existing building taken to underside of ground floor slab including breaking out foundations to a depth of 1m and breaking out car park
 - r) Existing access road to Sports Centre to be retained
 - s) Existing external hard courts to remain for public use
 - t) Scheme based upon Building Regulations current at the time of the Feasibility Estimate
 - u) Building height 17m above diving pool section of main pool. All other areas to be 12m
 - v) Notional allowance of £50,000 included in respect of a canopy to the main entrance in lieu of the covered walkway indicated on the architectural plans
 - w) No requirement to provide perimeter fencing to the development
 - y) No allowance included for loose fixtures and fittings generally or white goods to kitchen area
 - z) No allowance included for cardio-vascular equipment to the fitness gym

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Notes on Feasibility Estimate

4) Feasibility Estimate based upon the following outline specification

a) Building Envelope

Rainscreen cladding generally throughout with the following exceptions:-

Curtain walling to 60% of two external elevations to main pool hall

Curtain walling to 40% of two external elevations to multi-purpose pool hall

Curtain walling to 30% of external elevation to dry dive room

Curtain walling full height to fitness gym at first floor level (7m)

Fixed double glazed window to full width of room

Notional allowance of 200m² for external louvres

All curtain walling to be toughened or laminated glass to the bottom 2m and standard glass above

b) Roof

Sarnafil type roofing system with parapets to perimeter

c) Internal Finishes

Pool Halls - Ceramic tiling to floors and pool tanks. Ceramic tiling to walls upto 2.4m with painted cement sand render above. Exposed ceiling to underside of roof covering

Wet Changing - Ceramic tiling to floor and walls. Moisture resistant suspended ceiling

Dry Dive - Cushioned matting to 2.5m zone around floor mounted trampolines with carpet tiles to circulation areas, fairfaced blockwork walls and exposed ceiling

Sports Hall - Sprung timber flooring, fairfaced blockwork walls and exposed ceiling

Creche - Flotex floor coating, painted plastered walls and lay-in grid suspended ceiling

Dry/Gym Changing - Ceramic tiled flooring, painted plaster walls with localised tiling to shower areas and moisture resistant suspended ceiling

Toilets - Finishes as dry change

Reception/Foyer/Café - Porcelain tiled flooring, painted plaster walls and mf ceiling

Circulation - Porcelain tiled flooring (marmoleum to fire escape areas), fair faced blockwork and mf ceiling

Plantroom - Floor paint, painted blockwork walls, no ceiling finish

Fitness Gym - Carpet tiles to floor, painted plaster walls and open ceiling to underside of roof

Multi-Purpose Studio/Dance Studio - Sprung timber flooring, painted plaster walls and split mf/suspended ceiling

Circulation (First Floor) - As ground floor circulation but with epoxy coating to floors

d) Fittings

Pool Halls - Fittings in pool tank area to include access ladders (6 no. to main pool and 4 no. to multi-purpose pool; timing system with integral scoreboard, starting blocks, end pads and containment and wiring to judges room; lane lines and trollies to main pool; backstroke parker posts, false start marker lanes; moveable floor to main pool (21 x 16.5 x 5m); submersible boom (21 x 5m); transverse boom (21 x 2m); moveable floor to multi-purpose pool (20 x 10 x 1.2m); 1m and 3m springboards with hydraulic lift to 1 m boards; precast concrete diving platform with 3m, 5m, 7.5m and 10m platforms; spa warm down pool to diving area, tiled bench seating to length of both pools

Pool Seating - Glass infill panelled balustrading to front of spectator seating area; 400 no. tip-up plastic seats fixed to precast terracing

Dry Dive - 2 no. 5 x 3m trampolines fitted at floor level in pits; harness above each trampoline

Sports Hall - Electrical winch operated retractable basketball hoops with backboard; division net to badminton courts; sockets for various sports such as volleyball and badminton; notional allowance of £5,000 for sundry sporting equipment such as 5-a-side football nets

Dance Studio - Ballet bar with full length mirror to long wall

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Notes on Feasibility Estimate

d) Fittings (cont'd)

Wet Change - Proprietary changing cubicles (66 no. single, 44 no. double, 5 no. family); coin operated lockers (96 double cabinets and 96 treble cabinets); benches with hooks to team change areas; proprietary shower cubicles (8 no.), proprietary wc cubicles (11 no.), disabled wc/shower units including full Doc M pack (4 no.)

Dry Change - Proprietary changing cubicles (4 no. single); coin operated lockers (36 no. double cabinets and 36 no. treble cabinets); benches with hooks over for 72 no. people; proprietary wc cubicles (6 no.); disabled wc/shower units including full Doc M pack (1 no.)

Gym Change - Proprietary changing cubicles (4 no. single); combination lock lockers (125 no. double cabinets); benches with hooks over for 250 no. people; proprietary wc cubicle (6 no.); disabled wc/shower cubicles including full Doc m pack (2 no.)

Reception - Allowance for reception desk; access turnstiles

Café Servery/Kitchen - Wall and base units to kitchen; servery counter area

e) Other Works

As stated

5) No allowance has been included in respect of the following:-

- a) Value Added Tax
- b) Luton Borough Council Fees Associated with the Project
- c) Site Acquisition Costs
- d) Operator Fit Out Costs
- e) Churn costs associated with relocation from the existing Sports Centre
- f) Compensation costs associated with early closure of existing Sports Hall
- g) Highways Agency Fees
- h) FM and Life Cycle Costs
- i) S106 Works
- j) Additional requirements as a result of recommendations of a Green Travel Plan

6) Costs are based upon first quarter 2009 pricing levels. No adjustment has been included for inflation based upon the works commencing on site in July 2010 over a 22 month build period. It has currently been assessed that pricing levels will even out over the intervening period although this will need to be reviewed further once the preferred scheme is taken forward

**LUTON AQUATICS CENTRE
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Breakdown by BCIS Elements

SECTION 2

AMPLIFIED BCIS BREAKDOWN

LUTON AQUATICS CENTRE

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Breakdown by BCIS Elements

Elements	Quantity	Unit	Rate	Total Cost
1 Substructure				
Allowance for reduced level excavation; average 500mm deep	2,598	m3	4	10,392.00
Disposal of surplus excavated material off site (50%) based upon clean inert arisings	1,299	m3	25	32,475.00
Dispose of surplus excavated material on site (50%) based upon clean inert arisings	1,299	m3	10	12,990.00
Allowance for piled foundations based upon an average of 1 no. pile 3m ² (say) 12m deep	5,196	m2	110	571,560.00
Concrete ground floor slab both ground bearing and suspended	2,931	m2	75	219,825.00
Allowance for lift pit	1	nr	7,500	7,500.00
Allowance for floor pit to dry dive room	2	nr	10,000	20,000.00
<u>Wet Activity Areas</u>				
Pool tanks (refer separate measure)				485,922.50
Pool Surround Underground Duct (refer separate measure)				184,533.25
TOTAL - 1 SUBSTRUCTURE Carried to Summary				1,545,198
2 Superstructure				
2A Frame				
Trussed frame to main pool hall, multi-purpose pool hall, dry dive and sports hall areas (assumed 65kg/m ²) - area 3,684m ²	240	t	2,550	612,000
Main frame to other areas (assumed 60kg/m ²) - based on first floor are less area over multi-purpose pool hall - area 1,781m ²	107	t	1,700	181,900
Roof structure to non-portalised areas (assumed 50 kg/m ²) - area 1,611m ²	81	t	1,700	137,700
Allowance for fire protection to steel frame	7387	m2	10	73,870
Allowance for concrete shear and core walls including lift shaft		item		50,000

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Breakdown by BCIS Elements

2B Upper Floors

In situ concrete upper floor slabs; including associated reinforcement and power float finish	2191 m2	130	284,830
Pre-cast concrete terracing; 4 rows; 200mm thick	240 m	160	38,400
Fixed board tower for 3, 5, 7.5 and 10m fixed boards; precast concrete including stairs	item		200,000

2C Roof

Single ply membrane roof covering; composite rate including parapets, guttering, flashing etc	5,295 m2	140	741,300
Extra over above for enhanced specification over main pool hall and spectator seating including polyester powder coated aluminium liner	2,331 m2	20	46,620
Notional allowance for canopy to main entrance	item		50,000
Allowance for rooftop access	item		30,000

2D Stairs

Allowance for main public feature stair including associated handrails and balustrades	1 nr	20,000	20,000
Fire escape stairs, concrete, including associated handrails	3 nr	10,000	30,000
Nylon coated steel handrail / balustrade with glass infill panel to front of spectator seating	61 m	600	36,600
Allowance for vomitory steps including handrails	4 nr	3,000	12,000

2E External Walls

Rainscreen cladding system including framing and inner liner	2,594 m2	430	1,115,227
Allowance for Brise Soleil to South Facing Elevation	65 m	350	22,750
Allowance for screening to external chiller plant	105 m2	375	39,375
Allowance for louvres say 200 m2	200 m2	375	75,000

2F Windows and External Doors

Windows

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Breakdown by BCIS Elements

Double glazed, fixed anodised aluminium window to spinning room; 1500 x 6000	1 nr		5,000	5,000
Allowance for sundry windows to offices, etc.	20 m2		325	6,500
Curtain Walling				
Anodised aluminium curtain walling system; including toughened or laminated glass to bottom 2m of installation	515 m2		650	334,653
Anodised aluminium curtain walling system;; non-toughened glass at high level	1,000 m2		550	550,000
External Draught Lobby				
Allowance for draught lobby to main reception; including 2 sets of bi-parting doors	item			25,000
External Doors				
Allowance for external doors to fire escapes	3 nr		1,200	3,600
Allowance for external part louvred double doors to plantroom	2 nr		2,000	4,000
Allowance for double entrance door covered external creche area	1 nr		2,500	2,500
2G Internal Walls and Partitions				
Internal partitions; blockwork 140mm thick	4,630	m2	40	185,200
Extra over for fair faced blockwork to 40% of area	1,852	m2	5	9,260
Extra over for fire rated blockwork to 30% of area	1,389	m2	15	20,835
Allowance for windposts/blockwork reinforcement		item		50,000
Glazed partition to sports hall at First Floor Level	98	m2	600	58,800
Allowance other glazed screen and internal windows	50 m2		350	17,500
2H Internal Doors				
Single timber doors including vision panels; including associated frames and ironmongery	25	nr	900	22,500

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Breakdown by BCIS Elements

Single timber doors; water resistant laminate faced; including vision panels and associated frames and ironmongery	7	nr	2000	14,000
Double timber doors including vision panels; including associated frames and ironmongery	15	nr	1800	27,000
Double timber doors; oversized to sports hall storage	2	nr	3000	6,000
Double timber doors to gym change stores / multi purpose studio store	3	nr	1700	5,100
Double timber doors; water resistant laminate faced; including vision panels and associated frames and ironmongery	7	nr	3000	21,000
Single door; glazed to spectator seating	1	nr	1800	1,800
TOTAL - 2 SUPERSTRUCTURE Carried to Summary				5,167,819

3 Finishes

Wet Activity Areas

Pool Hall (refer functional measure)	545,378
Wet Changing (refer functional measure)	106,215
Health Suite	Excluded

Dry Activity Areas

Sports Hall (refer functional measure)	49,995
Dry Dive (refer functional measure)	11,750
Fitness Suite (refer functional measure)	80,555
Dry Change (refer functional measure)	49,085

Café

Reception

Circulation, Ancillary, Offices and Staff Accommodation

Creche

Plant Areas

Allowance for floor screed generally (assume 50% of floor area)	3,700 m2	20	74,000
Allowance for acoustic treatment to ceiling of sports hall and pool halls	3,455 m2	30.00	103,650

TOTAL - 3 FINISHES Carried to Summary 1,145,547

4 Fittings

Wet Activity Areas

Pool Hall	1,732,713
Wet Changing	366,070

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Breakdown by BCIS Elements

Health Suite			Excluded
<u>Dry Activity Areas</u>			
Sports Hall			16,250
Dry Dive			16,000
Fitness Suite			41,000
Dry Change			180,170
<u>Café</u>			24,900
<u>Reception</u>			70,000
<u>Circulation, Ancillary, Offices and Staff Accommodation</u>			6,700
<u>Creche</u>			3,500
<u>Plant Areas</u>			0
Allowance for shelving, brackets, etc. to storage areas	item		5,000
Allowance for statutory signage	item		30,000

TOTAL - 4 FITTINGS Carried to Summary 2,492,303

5 Services

<u>Wet Activity Areas</u>			
Pool Hall - Specialist Equipment			815,000

5A Sanitaryware

wc suites to all areas	35	nr	280	9,800
bowl urinals to male wc	7	nr	650	4,550
wash hand basins	31	nr	220	6,820
allowance for cleaners sink	2	nr	450	900
allowance for stainless steel sink to kitchen and staff restroom	2	nr	200	400
drinking fountains	6	nr	550	3,300
shower units	40	nr	225	9,000
drench shower to chemical store	1	nr	250	250

5C Disposal Installations

Allowance for sump pumps under pools		item		7,500
Allowance for drainage channels to wet change areas	200	m2	300	60,000
Allowance for rainwater disposal, outlets and downpipes	7,387	m2	4	29,548
Soil and waste to sanitary fittings	140	nr	300	42,000

5D Water Installations

Cold water supply to sanitary fittings	140	nr	500	70,000
Hot water supply including water heater, etc	84	nr	500	42,000
Allowance for water supply including mains connection, booster set and storage tanks		item		100,000

5E Heat Source

Boiler installation including flues, pumps, valves and pipework	7,387	m2	25	184,675
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Breakdown by BCIS Elements

5F Space Heating and Air Treatment				
Hot water generators, heat exchangers, buffer vessels	7,387	m2	6	44,322
Space heating, LTHW, including distribution pipework and radiators	7,387	m2	24	177,288
Underfloor heating to changing areas and reception	1,401	m2	35	49,035
Localised DX colliing to fitness suite and administration areas	1,083	m2	170	184,110
5G Ventilating Systems				
Ventilation system; supply and extract generally	2,866	m2	50	143,300
Specialist ventiation to changing areas, poll hals, wcs, café, kitchen and plant areas	4,521	m2	110	497,310
Specialist ventilation to chemical store		item		5,000
5H Electrical Installation				
HV/LV mains connection including switchgear and main distribution board	7,387	m2	12	88,644
Submain cabling, containment and distribution boards	7,387	m2	25	184,675
Allowance for small power	7,387	m2	18	132,966
Allowance for power to mechanical installations and lift	7,387	m2	6	44,322
Allowance for lighting installation generally including luminaires	7,387	m2	45	332,415
Allowance for feature lighting		item		50,000
Allowance for emergency lighting, illuminated exit signs	7,387	m2	5	36,935
Allowance for light switching, control sensors and PIR detectors	7,387	m2	7	51,709
5I Gas Installation				
Allowance for gas installation to boilers		item		35,000
5J Lift and Conveyor Installations				
Allowance for 13 person lift serving 2 no. floors; includin g lift car finishes	1	nr		75,000
5K Protective Installations				
Allowance for lightning protection	7,387	m2	2	14,774
Allowance for wet riser installation	7,387	m2	6	44,322
Allowance for hand held fire fighting equipment		item		7,500
Allowance for fire alarm and smoke detector installation	7,387	m2	12	88,644
Allowance for earthing and bonding	7,387	m2	1.5	11,081
Allowance for CCTV installation including containment and wiring	7,387	m2	18	132,966
Allowance for intruder detection/alarm and access control	7,387	m2	5	36,935
5L Communication Installations				
Allowance for Public Address System	7,387	m2	7	51,709

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Breakdown by BCIS Elements

Allowance for Telephone and Data Installation containment and wiring	7,387	m2	15	110,805
Allowance for poolside alarms		item		5,000
Allowance for induction loop system to reception, first aid, sports hall, gym, changing and seating areas	3,110	m2	42	130,620
Allowance for disabled toilet alarm		item		10,000
Allowance for TV and FM radio aerial system and satellite containment		item		7,500
5M Special Installations				
Allowance for BMS	7,387	m2	25	184,675
5N Builders Work				
Allowance of 5% for BWIC		item		217,715
Allowance for testing and commissioning 3%		item		137,161
Allowance for O&M manual production/design costs		item		20,000
Allowance for M&E Sub Contractor Preliminaries (8%)		item		378,334

TOTAL - 5 SERVICES Carried to Summary 5,107,515

6 External Works

6A Site Works

Allowance for external signage to Building		item		10,000
Allowance for stip of feature paving to entrance area	474	m2	50	23,700
Carparking areas; grade level parking bitumen macadam construction including associated kerbs	13,709	m2	65	891,085
Allowance for forming crossover to crematorium access road		item		5,000
Allowance for soft landscaping		item		75000
Allowance for cycle hoops		item		7,500

6B Drainage

Allowance for underslab drainage	5,196	m2	40	207,840
Allowance for connection of foul and surface water drainage to existing sewer		item		20,000

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Breakdown by BCIS Elements

6C External Services

Allowance for external lighting to Sports Centre	item		15,000
Allowance for external lighting to car park	13709 m2	5	68,545
Allowance for incoming electrical supply, including provision of new substation	item		150,000
Allowance for water supply including connection to main	item		20,000
Allowance for incoming gas supply including connection to existing main	item		15,000
Allowance for incoming telecommunication ducting	item		15,000
Allowance for BWIC external services	item		50,000

6D Minor Building Works

Allowance for substation enclosure building	item		15,000
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TOTAL - 6 EXTERNAL WORKS Carried to Summary 1,588,670

7 Abnormals

Demolition of existing sports centre including asbestos removal	item		190,000
Allowance for breaking out existing car park area and dispose off site	4,500 m2	15	67,500
Allowance for reinstatement of site of existing building footprint to sportsfield usage			
S278 Highways Works to Dual Carriageway, including installation of new traffic management system and altering slip roads	item		250,000

TOTAL - 7 ABNORMALS Carried to Summary 507,500

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Breakdown by Functional Element

SECTION 3

AMPLIFIED FUNCTIONAL BREAKDOWN

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
1	Wet Activity Areas				
	Pool Hall				
	<u>Substructure</u>				
	<u>Main Pool</u>				
	Excavate pit for pool tank	3,696	m3	11.5	42,504
	Earthwork support to pool tank	568	m2	4.75	2,698
	Working space allowance to above	568	m2	50	28,400
	Allowance for disposal of surplus excavated material off site	3,696	m3	25	92,400
	Concrete base to pool tank including waterproof additive, 300mm thick	338	m3	240	81,120
	Concrete walls to pool tank including waterproof additive, 300mm thick	156	m3	240	37,440
	Formwork to edges of pool tank base, 150-450mm deep	8	m	20	156
	Formwork to sides of walls to pool tank	1,038	m2	38	39,444
	Reinforcement to pool tank base; 185kg/m3	62.46	t	1,150	71,829
	Reinforcement to pool tank walls, 165kg/m3	25.7	t	1,150	29,555
	<u>Learner Pool</u>				
	Excavate pit for pool tank	328	m3	11.5	3,772
	Earthwork support to pool tank	94	m2	4.75	447
	Working space allowance to above	94	m2	50	4,700
	Allowance for disposal of surplus excavated material off site	328	m3	25	8,200
	Concrete base to pool tank including waterproof additive, 300mm thick	66	m3	240	15,840
	Concrete walls to pool tank including waterproof additive, 300mm thick	22	m3	240	5,280
	Formwork to edges of pool tank base, 150-450mm deep	62	m	20	1,240
	Formwork to sides of walls to pool tank	73	m2	38	2,774

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
	Reinforcement to pool tank base; 185kg/m3	12.12	t	1,150	13,938
	Reinforcement to pool tank walls, 165kg/m3	3.64	t	1,150	4,186
	<u>Dry Duct to both Pools</u>				
	Excavate pit for dry duct	1,244	m3	11.5	14,306
	Earthwork support to dry duct	581	m2	4.75	2,760
	Working space allowance to above	581	m2	50	29,050
	Allowance for disposal of surplus excavated material off site	1,244	m3	25	31,100
	Concrete base to dry duct including waterproof additive, 200mm thick	108	m3	240	25,920
	Concrete walls to dry duct including waterproof additive, 300mm thick	89	m3	240	21,360
	Formwork to edges of duct base, 150-450mm deep	275	m	20	5,500
	Formwork to sides of walls to dry duct	596	m2	38	22,648
	Reinforcement to pool tank base; 120kg/m3	12.98	t	1,150	14,927
	Reinforcement to pool tank walls, 165kg/m3	14.75	t	1,150	16,963
	<u>Superstructure</u>				
	<u>Finishes</u>				
	<u>Main Pool</u>				
	Ceramic tiling on waterproof render to pool tank walls	452	m2	80	36,160
	Ceramic tiling to pool tank slab on waterproof render	1,082	m2	75	81,150
	Ceramic edge tile to perimeter including finger grip	145	m	97.5	14,138
	Drainage chanel to perimeter of pool including forming chanel tiling and grating	145	m	300	43,500
	<u>Learner Pool</u>				
	Ceramic tiling on waterproof render to pool tank walls	72	m2	80	5,760

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
	Ceramic tiling to pool tank slab on waterproof render	200	m2	75	15,000
	Ceramic edge tile to perimeter including finger grip	60	m	97.5	5,850
	Drainage chanel to perimeter of pool including forming chanel tiling and grating	60	m	300	18,000
	<u>Finishes General</u>				
	Floor Finishes				
	Ceramic tiles to main pool surround	774	m2	70	54,180
	Ceramic tiles to judges / swim office	40	m2	70	2,800
	Ceramic tiles to pool store	94	m2	70	6,580
	Sealed concrete to spectator seating area at first floor level	374	m2	7.50	2,805
	Marmoleum to first aid	20	m2	35	700
	Skirting				
	Ceramic tiled skirting to main pool surround	184	m	20	3,680
	Ceramic tiled skirting to multi-purpose pool surround	93	m	20	1,860
	Ceramic tiled skirting to Judges swim office	25	m	20	500
	Ceramic tiled skirting to pool store	43	m	20	860
	Ceramic tiled skirting to spectator seating area	131	m	20	2,620
	Marmoleum coat skirting to first aid	19	m	15	285
	Wall Finishes				
	Ceramic tiling to main pool area; taken up to 2.4m	442	m2	70	30,940
	Ceramic tiling to multi purpose pool	372	m2	70	26,040
	Ceramic tiling to pool store	172	m2	70	12,040
	Painted cement and sand render to main pool hall; taken above 2.4m	2,686	m2	65	174,590
	Painted plaster to first aid	76	m2	15	1,140

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
	Painted plaster to judges / swim office	100	m2	15	1,500
	Ceiling Finishes				
	Moisture resistant suspended ceiling to first aid	20	m2	45	900
	Moisture resistant suspended ceiling to judges / swim office	40	m2	45	1,800
<u>Fittings</u>					
<u>Main Pool</u>					
	Access ladders to pool tank	6	nr	650	3,900
	Integrated timing system including starting blocks, led scoreboard, sensors, turning boards and containment with connection to judges' room		item		100,000
	Backstroke warning post	4	nr	200	800
	False start marker post	8	nr	75	600
	Lane line floats anti wave; 50m long including spring loaded holdfast anchors	7	nr	1,314	9,198
	Lane line trollies	7	nr	995	6,965
	Allowance for electrically operated clock including electrical connection	2	nr	500	1,000
	Allowance for water polo goals and markers	1	set	4,000	4,000
	Moveable Floor; 21 x 16.5 x 5m to diving pool section		item		475,000
	Submersible boom; 21 x 5m		item		300,000
	Transverse boom; 21 x 2m		item		250,000
	Springboards; 1m	2	nr	8,750	17,500
	Hydraulic board lifters to above	2	nr	6,500	13,000
	Springboards; 3m	2	nr	8,750	17,500
	Balustrading to 3m springboard including steps; painted galvanised steel	2	nr	12,000	24,000
	Balustrading to fixed board tower; painted galvanised steel		item		60,000

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
	Non-slip matting to fixed boards		item		22,000
	Spa pool to dive pool warm down area		item		25,000
	Tiled bench seating to pool level	61	m	300	18,300
	<u>Learner Pool</u>				
	Access ladders to pool tank	4	nr	400	1,600
	Moveable Floor; 21 x 10m		item		275,000
	Tiled bench seating to pool level	20	m	300	6,000
	Glazed screen with integrated blind for privacy purposes between learner pool and reception area	85	m2	750	63,750
	<u>Spectator Seating Area</u>				
	Auditorium seating; plastic flip seats	400	nr	75	30,000
	Proprietary wc cubicles including IPS panel to rear	6	nr	850	5,100
	Allowanance for vanity units		item		2,000
	Allowance for mirrors	5	m2	100	500
	<u>Services</u>				
	<u>Main Pool</u>				
	Filtration equipment including two diving pool section		item		450,000
	Dive pool surface agitator / air cussion		item		140,000
			item		
	<u>Learner Pool</u>				
	Filtration equipment		item		225,000
	<u>External Works</u>				
	<u>Abnormals</u>				0
	Wet Changing				
	<u>Substructure</u>				
	<u>Superstructure</u>				

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
	<u>Finishes</u>				
	Floor Finishes				
	Ceramic tiles to pool changing village	661	m2	70	46,270
	Skirting				
	Ceramic tiled skirting to pool changing village	110	m	20	2,200
	Wall Finishes				
	Ceramic tiling to pooool changing village	400	m2	70	28,000
	Ceiling Finishes				
	Moisture resistant suspended ceiling to pool changing village	661	m2	45	29,745
	<u>Fittings</u>				
	Proprietary changing cubicles, single including integrated coat hook and bench	66	nr	2,100	138,600
	Proprietary changing cubicles; double, including integrated coat hook and bench	44	nr	2,250	99,000
	Proprietary changing cubicles; family, including integrated coat hook and bench	5	nr	3,000	15,000
	Proprietary disabled wc/shower/changing cubicle; including Doc M pack	4	nr	5,000	20,000
	Allowance for benches and hooks to team/scholl changing rooms	80	m	150	12,000
	Allowance for baby change units	2	nr	300	600
	Proprietary shower cubicles	8	nr	1,050	8,400
	Proprietary wc cubicles including IPS panel to rear	11	nr	850	9,350
	Lockers; double cabinets coin operated	96	nr	270	25,920
	Lockers; treble cabinets coin operated	96	nr	325	31,200
	Allowannce for vanity units		item		5,000
	Allowance for mirrors	10	m2	100	1,000
	<u>Services</u>				

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
2	<u>External Works</u>				
	<u>Abnormals</u>				
	Health suite - Excluded				
	<u>Substructure</u>				
	<u>Superstructure</u>				
	<u>Finishes</u>				
	<u>Fittings</u>				
	<u>Services</u>				
	<u>External Works</u>				
	<u>Abnormals</u>				
	Dry Activity Areas				
	Sports Hall				
	<u>Substructure</u>				
	<u>Superstructure</u>				
	<u>Finishes</u>				
	Floor Finishes				
	Sprung timber floor to 4 court sports hall	592	m2	67.50	39,960
	Allowance for lane markings to above		item		2,500
	Sprung timber floor to sports store	75	m2	67.50	5,063
	Skirting				
	MDF timber skirting to 4 court sports hall	146	m	12	1,752
	MDF timber skirting to sports store	60	m	12	720
	<u>Fittings</u>				
	Allowance for electric winch operated retractable basketball hoops with laminated backboard; including support steelwork	1	pr	7,250	7,250
	Division nets to badminton courts; green nylon mesh hung on lanyards to runners on trackways; 25 x 12m	1	nr	3,000	3,000

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
	Allowance for sockets for volleyball, badminton nets		item		1,000
	Allowance for sundry sports equipment, including 5-a-side football nets, netball posts		item		5,000
	<u>Services</u>				
	<u>External Works</u>				
	<u>Abnormals</u>				
	Dry Dive				
	<u>Substructure</u>				
	<u>Superstructure</u>				
	<u>Finishes</u>				
	Floor Finishes				
	Carpet tiles to main circulation areas of dry dive room	64	m2	20	1,280
	Allowance for 300mm floor buildup to dry diving centre; 2.5m wide to perimeter of floor fixed trampoline	130	m2	75	9,750
	Skirting				
	MDF timber skirting to dry diving centre	60	m	12	720
	<u>Fittings</u>				
	Trampolines ; 5 x 3m (pits and mat surround included elsewhere)	2	nr	3,000	6,000
	Harness equipment including additional support steelwork	2	nr	5,000	10,000
	<u>Services</u>				
	<u>External Works</u>				
	<u>Abnormals</u>				
	Fitness Suite				
	<u>Substructure</u>				
	<u>Superstructure</u>				
	<u>Finishes</u>				

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
	Floor Finishes				
	Carpet floor to office / consultation room	15	m2	20	300
	Carpet floor to fitness gym	484	m2	20	9,680
	Sprung timber floor to dance studio	102	m2	68	6,885
	Sprung timber floor to multi purpose studio	199	m2	68	13,433
	Sprung timber floor to store rooms	36	m2	68	2,430
	Marmoleum to spinning room	31	m2	35	1,085
	Skirting				
	MDF timber skirting to office / consultation room	16	m	12	192
	MDF timber skirting to fitness gym	48	m	12	576
	MDF timber skirting to dance studio	41	m	12	492
	MDF timber skirting to multi purpose studio	57	m	12	684
	MDF timber skirting to store rooms	114	m	12	1,368
	Marmoleum coat skirting to spinning room	23	m	15	345
	Wall Finishes				
	Painted plaster to office / consultation room	112	m2	15	1,680
	Painted plaster to fitness gym	336	m2	15	5,040
	Painted plaster to dance studio	287	m2	15	4,305
	Painted plaster to multi purpose studio	399	m2	15	5,985
	Painted plaster to store rooms	798	m2	15	11,970
	Painted plaster to spinning room	161	m2	15	2,415
	Ceiling Finishes				
	MF Ceiling to dance studio; 50% allowance	51	m2	25	1,275
	MF Ceiling to multi purpose studio; 50% allowance	100	m2	25	2,500
	MF Ceiling to spinning room; 50% allowance	16	m2	25	400

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
	Suspended ceiling to dance studio; 50% allowance	51	m2	45	2,295
	Suspended ceiling to multi purpose studio; 50% allowance	100	m2	45	4,500
	Suspended ceiling to spinning room; 50% allowance	16	m2	45	720
	<u>Fittings</u>				
	Sliding screen to multi-purpose studio; 12.5m		item		25,000
	Allowance for ballet bar to dance studio	1	nr	2,000	2,000
	Allowance for full length mirror to dance studio	30	m2	200	6,000
	Allowance for mirror to spinning room	10	m2	200	2,000
	Allowance for mirror to fitness studio	30	m2	200	6,000
	<u>Services</u>				
	<u>External Works</u>				
	<u>Abnormals</u>				
	Dry change				
	<u>Substructure</u>				
	<u>Superstructure</u>				
	<u>Finishes</u>				
	Floor Finishes				
	Ceramic tiles to dry side change	99	m2	70	6,930
	Ceramic tiles to gym change	201	m2	70	14,070
	Skirting				
	Ceramic tiled skirting to dry side change	42	m	70	2,940
	Ceramic tiled skirting to gym change	62	m	70	4,340
	Wall Finishes				
	Painted blockwork to dry side change	168	m2	5	840
	Painted plaster to gym change	431	m2	15	6,465

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
	Ceiling Finishes				
	Moisture resistant suspended ceiling to dry side change	99	m2	45	4,455
	Moisture resistant suspended ceiling to gym change	201	m2	45	9,045
	<u>Fittings</u>				
	<u>Dry Change Area</u>				
	Allowance for benches with hooks over suitable for 72 no. changing spaces		item		5,500
	Proprietary changing cubicles, single including integrated coat hook and bench	4	nr	2,100	8,400
	Proprietary shower cubicles	12	nr	1,050	12,600
	Proprietary wc cubicles including IPS panel to rear	6	nr	850	5,100
	Lockers to dry change; double cabinets - coin operated	36	nr	270	9,720
	Lockers to dry change; treble cabinets - coin operated	36	nr	325	11,700
	Proprietary disabled wc/shower/changing cubicle; including Doc M pack	4	nr	5,000	20,000
	Allowanance for vanity units		item		3,500
	Allowance for mirrors	10	m2	100	1,000
	Allowance for baby change unit	1	nr	300	300
	<u>Gym Change</u>				
	Allowance for benches with hooks over suitable for 250 no. changing spaces		item		20,000
	Proprietary changing cubicles, single including integrated coat hook and bench	4	nr	2,100	8,400
	Proprietary shower cubicles	12	nr	1,050	12,600
	Proprietary wc cubicles including IPS panel to rear	6	nr	850	5,100
	Lockers to dry change; double cabinets; timber	125	nr	350	43,750

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
3	Proprietary disabled wc/shower/changing cubicle; including Doc M pack	2	nr	5,000	10,000
	Allowanncce for vanity units		item		2,000
	Allowance for mirrors	5	m2	100	500
	<u>Services</u>				
	<u>External Works</u>				
	<u>Abnormals</u>				
	Café				
	<u>Substructure</u>				
	<u>Superstructure</u>				
	<u>Finishes</u>				
	Floor Finishes				
	Porcelain tiles to café	71	m2	35	2,485
	Porcelain tiles to café servery	15	m2	35	525
	Porcelain tiles to kitchen	23	m2	35	805
	Ceramic tiles to toilets	35	m2	70	2,450
	Skirting				
	Porcelain tiled skirting to ktichen	23	m	20	460
	Ceramic tiled skirting to toilets	24	m	20	480
	Wall Finishes				
	Painted blockwork to kitchen	92	m2	8	690
	Painted blockwork to toilet; 50% allowance	48	m2	8	360
	Ceramic tiling to toilet; 50% allowance for splashbacks and areas behind urinals etc	48	m2	70	3,360
	Ceiling Finishes				
	MF ceiling to Café	71	m2	25	1,775
	MF ceiling to Café servery	15	m2	25	375

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
4	MF ceiling to kitchen	23	m2	25	575
	Moisture resistant suspended ceiling to toilet	35	m2	45	1,575
	<u>Fittings</u>				
	Proprietary disabled wc; including Doc M pack	1	nr	5,000	5,000
	Proprietary wc cubicles including IPS panel to rear	6	nr	850	5,100
	Allowanance for vanity units		item		2,000
	Allowance for mirrors	5	m2	100	500
	Allowance for baby change unit	1	nr	300	300
	Allowance for fitted units to kitchen		item		2,000
	Allowance for servery counter		item		10,000
	<u>Services</u>				
	<u>External Works</u>				
	<u>Abnormals</u>				
	Reception				
	<u>Substructure</u>				
	<u>Superstructure</u>				
	<u>Finishes</u>				
	Floor Finishes				
	Porcelain tiles to reception area	296	m2	35	10,360
	Skirting				
	Porcelain tiled skirting to reception area	101	m	20	2,020
	Wall Finishes				
	Painted plaster to reception area	404	m2	35	14,140

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
5	Ceiling Finishes				
	MF ceiling to reception area	296	m2	25	7,400
	<u>Fittings</u>				
	Allowance for reception desk		item		30,000
	Allowance for turnstile access control with side gate		item		40,000
	<u>Services</u>				
	<u>External Works</u>				
	<u>Abnormals</u>				
	Circulation, Ancillary, Offices and Staff Accommodation				
	<u>Substructure</u>				
	<u>Superstructure</u>				
	<u>Finishes</u>				
	Floor Finishes				
	Porcelain tiles to duty manager's office	10	m2	35	350
	Porcelain tiles to circulation at ground floor level	227	m2	35	7,945
	Marmoleum to staff restroom	34	m2	35	1,190
	Marmoleum to general office	36	m2	35	1,260
	Marmoleum to staff lockers	43	m2	35	1,505
	Marmoleum to general manager's office	14	m2	35	490
	Marmoleum to fire escape areas to ground floor	75	m2	35	2,625
	Epoxy floor finish to circulation at first floor level	294	m2	18	5,145
	Skirting				
	Porcelain tiled skirting to duty manager's office	13	m	20	260
	Porcelain tiled skirting to circulation at ground floor level	154	m	20	3,080
	Marmoleum coat skirting to staff restroom	23	m	15	345

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
	Marmoleum coat skirting to general office	26	m	15	390
	Marmoleum coat skirting to staff lockers	29	m	15	435
	Marmoleum coat skirting to general manager's office	15	m	15	225
	Marmoleum coat skirting to fire escape areas at ground floor	60	m	15	900
	MDF circulation at first floor level	223	m	15	3,345
	Wall Finishes				
	Painted blockwork to duty manager's office	52	m2	5	260
	Painted blockwork to circulation at ground floor level	616	m2	5	3,080
	Painted blockwork to staff restroom	161	m2	5	805
	Painted blockwork to general office	182	m2	5	910
	Painted blockwork to staff lockers	203	m2	5	1,015
	Painted blockwork to general manager's office	105	m2	5	525
	Painted blockwork to circulation at first floor level	1,558	m2	5	7,790
	Ceiling Finishes				
	MF ceiling to duty manager's office	10	m2	25	250
	MF ceiling to circulation at ground floor level	227	m2	25	5,675
	MF ceiling to staff restroom	34	m2	25	850
	MF ceiling to general office	36	m2	25	900
	MF ceiling to staff lockers	43	m2	25	1,075
	MF ceiling to general manager's office	14	m2	25	350
	MF ceiling to circulation at first floor level	294	m2	25	7,350
	MF ceiling to fire escape areas at ground floor	75	m2	25	1,875
	<u>Fittings</u>				
	Allowance for fitted units to staff restroom		item		1,200
	Allowance for lockers to staff locker room; double cabinets - combination	20	nr	275	5,500

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
6	<u>Services</u>				
	<u>External Works</u>				
	<u>Abnormals</u>				
	Creche				
	<u>Substructure</u>				
	<u>Superstructure</u>				
	<u>Finishes</u>				
	Floor Finishes				
	Flotex floor to creche	79	m2	15	1,185
	Skirting				
	MDF timber skirting to creche	38	m	15	570
	Wall Finishes				
	Painted plaster to creche	152	m2	15	2,280
	Ceiling Finishes				
	Suspended ceiling to creche	79	m2	45	3,555
7	<u>Fittings</u>				
	Allowance for fittings to creche area		item		3,500
	<u>Services</u>				
	<u>External Works</u>				
	<u>Abnormals</u>				
	Plant Areas				
	<u>Substructure</u>				
	<u>Superstructure</u>				
	<u>Finishes</u>				
	Floor Finishes				
	Painted concrete to plant areas	623	m2	9	5,296

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Breakdown by Functional Elements		Quantity	Unit	Rate	Total Cost
	<u>Fittings</u>				
	<u>Services</u>				
	<u>External Works</u>				
	<u>Abnormals</u>				