

Appendix 8 – Construction costs

Current construction costs

The below table shows the most up to date costs for the project.

	£
Demolition & alterations	39,282
Foundations including excavations	250,844
Frame and upper floors	131,522
Roof	47,334
External walls	35,148
External doors and windows	15,373
Internal walls	16,518
Internal doors	14,800
Wall finishes	78,058
Floor finishes	43,150
Ceiling finishes	19,781
Mechanical works	94,167
Electrical works	129,772
Drainage	16,500
External works	46,612
Preliminaries 15%	146,829
Main contractor OH & P on sub - contractors - 10%	63,819
Estimate excluding contingency	1,189,510
Allowance for fees	138,178
Overall estimated cost including fees	1,327,688
Inflation from Sept 2022 estimate to April 25 (9.5%)	104,856
Inflation from April 25 to Sept 2026 (4.5%)	49,669
Overall estimated cost including fees & inflation	1,482,213
Contingency allowance 20%	296,443
Overall estimated cost including contingency	1,778,655
Cost/m2 excluding fees & contingency	2,947

Consultancy and fees

Consultancy and fees have all been costed through a quoting process and are seen as accurate costs. They cover a range of reports to include areas such as RIBA stages 3 – 7, drainage and flood assessments, Biodiversity Net Gain (BNG), fire assessments and sustainability work.

Groundwork assessment

Initial assessments have been undertaken, and monitoring continues in order to inform the full planning application. There are currently no new factors not already considered from this initial assessment.

Robustness of costings

The cost plan was produced by one of the Council's Quantity Surveyors (QS), with input from the project consultants.

From the outset of the feasibility stage, the Structural Engineer recommended the use of piles, based on established precedents for the site (e.g. the gym extension completed in 2010). The QS contacted a local piling contractor, who reviewed the scheme and provided an estimate.

An allowance has been made for the installation of a monitoring alarm system to the extension and upgrade to the whole facility.

Appendix 8 – Construction costs

More recently, it was agreed that the project will adopt a concrete floor construction instead of timber. This decision was based on considerations such as durability, flexibility, and improved acoustic and thermal performance. This was discussed with the BCP Construction Works Team, who also recommended the concrete floor solution and advised that the current cost plan is sufficient to cover this construction option.

Quotations continue to be sort and budgets updated to ensure the financial costs remain in budget and this will continue throughout the project.