

DETAILED FEASIBILITY PHASE 1
NORTH BEACH WATERSPORTS CENTRE
LYTHAM ST ANNES

<u>Item</u>	<u>Description</u>	<u>Amount</u>	<u>Totals</u>
1	<u>Demolitions and Alterations</u>		
a	Strip out	4,930.00	
b	Break out openings	5,175.00	
		10,105.00	10,105.00
2	<u>External Walls</u>		
a	Clean existing wall coverings incl above	0.00	
		0.00	0.00
3	<u>Roof</u>		
a	Clean out gutters Undertake roof repairs	4,300.00	
		4,300.00	4,300.00
4	<u>Internal Walls & Partitions</u>		
a	100mm stud wall, labours etc.	4,672.00	
		4,672.00	4,672.00
5	<u>Aluminium Windows and Doors</u>		
a	Single door and screen	2,000.00	
b	Bifold doors	12,750.00	
c	Lockable shutter to workshop	3,500.00	
d	New shutters to bifold doors	25,080.00	
e	Single escape doors	2,600.00	
		45,930.00	45,930.00
6	<u>Internal doors and Screens</u>		
a	Single Doors	5,920.00	
b	Double Doors	1,260.00	
c	Signage	250.00	
		7,430.00	7,430.00
7	<u>Wall Finishes</u>		
a	Incl with stud partitions	0.00	
		0.00	0.00
8	<u>Floor Finishes</u>		
a	Assumed floor finish £50/m2	10,020.00	
		10,020.00	10,020.00
9	<u>Ceiling Finishes</u>		
a	Make good existing ceilings	2,000.00	
		2,000.00	2,000.00
10	<u>Decoration</u>		
a	Decorate throughout	8,432.00	
		8,432.00	8,432.00
11	<u>Sanitary & Plumbing Installations</u>		
a	Unisex WC and accessible WC inc tiling and fittings	4,420.00	
b	Ditto shower area	2,770.00	
c	Ditto changing places WC/ shower	5,310.00	
d	Ditto staff WV	1,590.00	
		14,090.00	14,090.00
12	<u>Heating/Mechanical Installations</u>		
a	Service existing boiler	300.00	
		300.00	300.00
13	<u>Electrical Installations</u>		
a	Upgrade supply to 3 phase (Budget depends on what is required)	10,000.00	
b	Electrics to new layout	1,600.00	
		11,600.00	11,600.00
14	<u>Builderswork in Connection</u>		
a	Builderswork in connection with plumbing/pipe boxing	250.00	
b	Builderswork in connection with extract installation	250.00	
c	Builderswork in connection with heating/pipe boxing	250.00	
d	Builderswork in connection with electrics	250.00	
		1,000.00	1,000.00
	carried forward		119,879.00

brought forward

119,879.00

15 Signage and External Lighting

a	Signage	2,500.00	
			2,500.00

16 External Works

a	Form new shower	1,800.00	
b	Spray existing window	220.00	
c	Clean down existing cladding	2,250.00	
d	Lockable enclosure for gas	1,400.00	
e	New composite decking to existing area	11,137.00	
f	New composite decking to new area	9,220.00	
g	New ramps	1,340.00	
f	New solid balustrade	10,860.00	
			38,227.00

17 Drainage

a	Drainage to existing building	4,600.00	
			4,600.00

	Sub-total	165,206.00
Preliminaries	15%	24,780.90
	Sub-total	189,986.90
Contingency	5%	9,499.35
	TOTAL BUILD COST	199,486.25

Notes

- 1 Excludes Fees
- 2 Excludes utilities upgrade Electrics included
- 3 Excludes café fit out
- 4 Assumed no works to certain areas
- 5 Furniture and fittings
- 6 IT installations
- 7 Excludes CCTV
- 8 Excludes V.A.T.

**TOM LUCAS PARTNERSHIP
CHARTERED QUANTITY SURVEYORS
24th November 2021**

