



# Pool Upgrade Works



at

**John Smeaton Leisure Centre**

**Leeds**

**for**

**Leeds City Council**

**April 2016**

**Project Reference:** 14-24-16-3-1195

**Project Leader:** David Eade

**Quantity Surveyor:** Iain Anderson

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## RIBA - STAGE 3 ESTIMATE

**Scheme Title:** John Smeaton Leisure Centre

**Nr** 14-24-16-3-1195

**Client:** Leeds City Council

**Design Team:** NPS Leeds Ltd

Estimate type:	Stage 3 Estimate	
Building type:	Renew	
New Build Gross Area:	n/a	m2
Refurbished Gross Area:	n/a	m2
Total Gross Area:	n/a	m2
Construction programme (weeks):	12	wks

Est. Date:	21/04/2016
Revision:	n/a
Price Base:	2Q2016
TPI Index	277

<u>Element</u>	<u>£</u>	<u>£/m<sup>2</sup></u>
Pool Upgrade Works	89,100.00	n/a
Preliminaries	16,038.00	n/a
Design Development Risk	5,256.90	n/a
Construction Risk	8,831.59	n/a
Inflation	860.84	n/a
<b>Construction Sub Total</b>	<b>120,087.00</b>	- ./ m2
Project/design team fees/surveys	13,695.70	
Asbestos Survey Cost	-	
Asbestos Removal Risk	-	
<b>Cost Limit (excluding VAT)</b>	<b>133,782.70</b>	- ./ m2

## EXCLUSIONS

- 1 VAT
- 2 Client services unit fees, PPU fees or any other LCC fees;
- 3 Finance charges (penalties for delayed spend, borrowing/credit fees, inflation beyond proposed programme) Land and building acquisition costs;
- 4 Employers insurances and legal fees;
- 5 Removal/decanting costs;
- 6 Phasing of the works;
- 7 Out of hours working;
- 8 Repairs to any pre-existing building condition unidentified within the proposed works;
- 9 Maintenance of anything other than the works during the Defects Liability Period;
- 10 Temporary accommodation, other than the contractors site accommodation.

## NOTES

- 1 The purpose of this estimate is to help set a realistic budget, it is not a quote;
- 2 Estimate should next be reviewed at RIBA 4 (E) Pre-Tender Estimate;
- 3 This estimate has not been prepared in strict accordance with any specific rules of measurement;
- 4 Main Contractors Preliminaries included at 18% of the construction cost;
- 5 Design development risk included at 5%;
- 6 Construction risk included at 8% of the construction cost;
- 7 Project/design team fees included at 11%, as per standard fee calculator.

## BASIS OF THE ESTIMATE

- 1 Procurement of Single Stage Competitive Tender

### Drawn Information

- 2 Drawing no. DMF 322.01 - John Smeaton Pool - Pool Tile Guide Layout Plans / Details & associated information

## ESTIMATE HISTORY

19/02/2016 Stage 2 Estimate  
21/04/2016 Stage 3 Estimate