

Leeds City Council

West Park Community Centre

Full/Partial Demolition of West Park
Community Centre – Feasibility
Study

ISSUE | 9 April 2013

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number -

Ove Arup & Partners Ltd
Admiral House Rose Wharf
78 East Street
Leeds LS9 8EE
United Kingdom
www.arup.com

ARUP

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		Name	Stuart Marshall / Jarvis Hamlet / Rachel Tetley	Derek Devereaux / Neil Hooton	Matthew Lovell
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1 Introduction

Arup and Davis Langdon (Cost Consultants) have been appointed by Leeds City Council to review two key options for the provision of city wide services at West Park. The options to be assessed are as follows:-

Option 1 – Partial Demolition at West Park

Demolish part of the West Park building and carry out the works necessary to reopen the remainder. The works would be funded from a capital receipt from sale of the land freed up by the partial demolition.

Option 2 – Full Demolition at West Park and Provision of new Community Facility on site.

Demolish the whole West Park building and build a much smaller community facility on site for local users with city wide service relocated to other facilities within the City.

In assessing the works required to bring the building into operation for Option 1, 3 categories have been identified. Essential works, recommended works and do nothing. The table below identifies a “traffic light” system of classification used throughout the report.

- Essential works (Red) are those works deemed essential to bring the building into a basic level of habitability.
- Recommended works are recommendations for additional works to improve the quality of the building from a basic level of function. (Amber)
- Enhancement of existing or provision of new installations are an enhancement.

<p>Recent installation / Acceptable installation no additional work required (Subject to on-going maintenance regime being instigated). Any works would be an enhancement to existing provision commensurate with a new facility.</p>	1
<p>System / element currently operational although on-going performance / condition cannot be guaranteed (life expired).</p> <p>Localised repairs to be undertaken as part of a PPM and reactive maintenance regime to make operational.</p> <p>General major overhaul / replacement would be recommended to support life cycle of facility.</p>	2
<p>System / Element unsatisfactory and therefore immediate action required to make installation satisfactory and suitable for occupation</p>	3

In ascertaining the essential works certain assumptions have been made in terms of use, operational lifespan and in terms of building control requirements to bring the building back into operation.

This report summarises the building engineering works required for the 2 options associated to West Park Community Centre, the costs are then presented in line with the options identified above.

2 Information Available for Review

Various documents have been made available for review as part of this study in addition to the Arup condition survey review (Nov 2012) Additional information provided as follows:-

West Park

- Asbestos Re-inspection for West Park Centre – Dec 2012.

3 Details of Site Visits

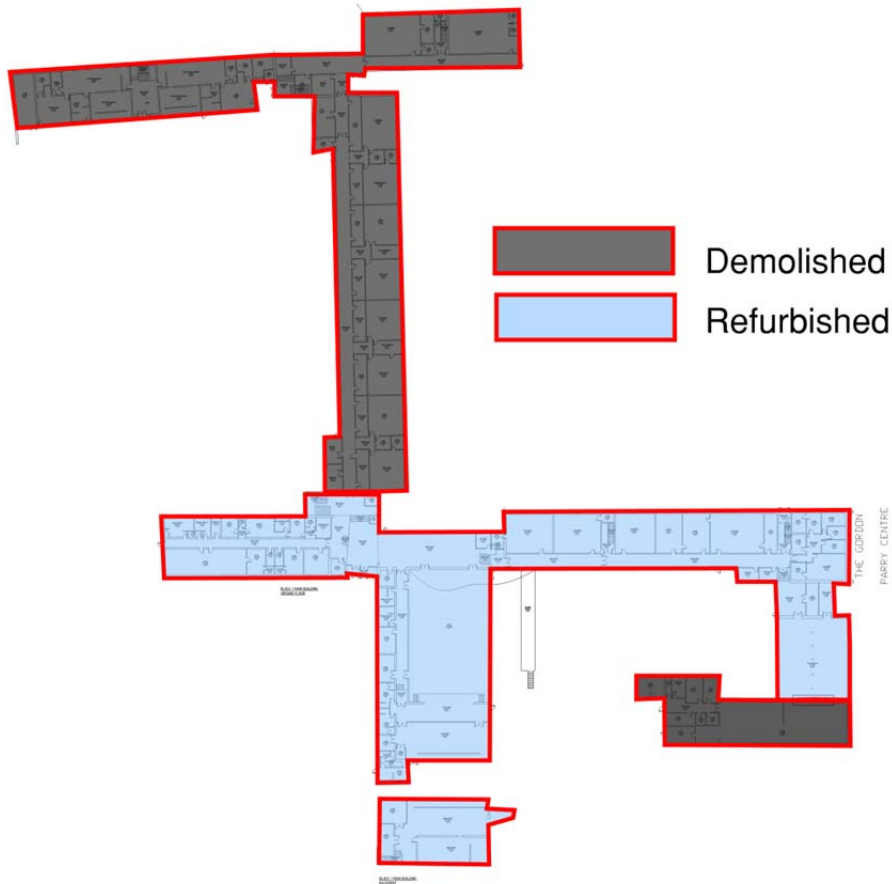
A Site visit in conjunction with Leeds City Council and Davis Langdon to the West Park Centre to establish the scope of works to achieve the requirements of the technical brief.

An additional site inspection (after the original inspections in November 12) was carried on Thursday March 14th.

4 West Park Partial Demolition

4.1 Proposed Demolition and Retention

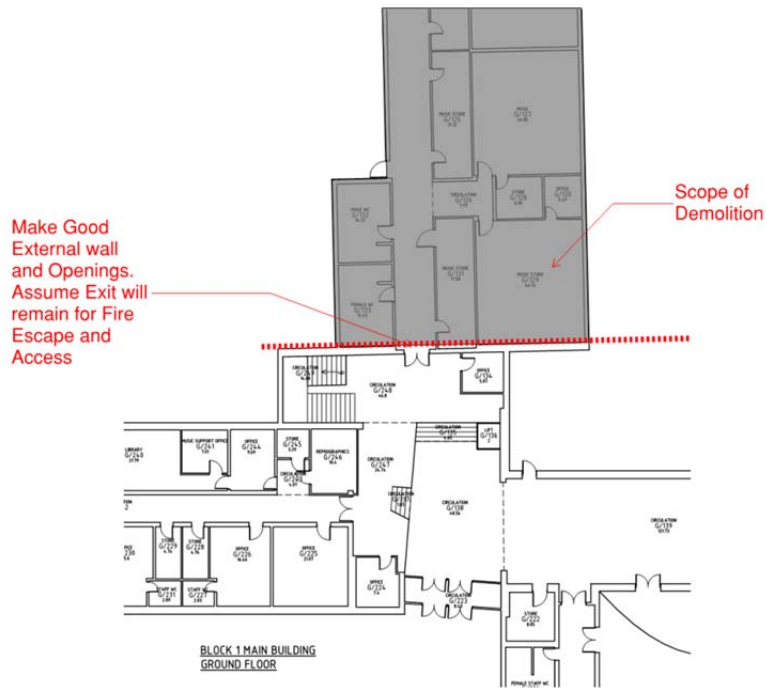
It is proposed to partially demolish the buildings at West Park and retain a portion of the facilities. The proposed line of demolition is indicated below.



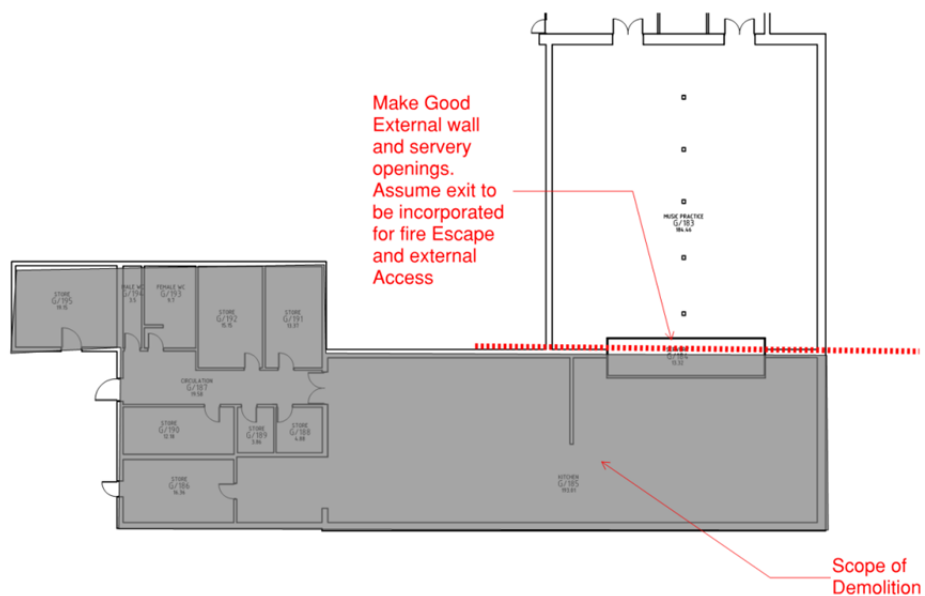
Consideration has been given to retaining the toilet facilities to the north of the proposed demolition line, however the natural break line is as indicated, retaining the toilets would require additional temporary works to stabilise and weather proof the remaining portion.

The following section outlines the works requirement to bring the building into a basic level of service and additional works that should be considered.

Entrance Demolition Line



Kitchens Demolition line



4.2 Works Scope to Bring the Building into Operation

4.2.1 Overview

The following sections identify the scope of works required to bring the building back into operation to allow occupation. The extent of works is not exhaustive and it should be noted that consultation with Building Control and other statutory undertakers may be required to fully detail the scope of works.

4.2.2 Electrical Systems

The electrical installation and infrastructure serving the building are considered to be dated and in poor condition. Survey work was carried out previously to assess the overall condition and identify any electrical risks. Refer to Leeds City Council West Park Community Centre – Condition Survey Review.

4.2.2.1 Main Low Voltage Distribution System

It has been reported that the main plant room has been subject to water ingress. This presents a significant health and safety risk and existing gear should be isolated. The main incoming switchgear and main switchboard serving the site has exceeded its useful design life and is considered to be in poor condition. Periodic inspection and maintenance works have not been carried out in accordance with British standards.

Recommendations include providing a new 5m x 3m plant room on the ground floor to house new LV switchgear. The current location is considered unsafe with tide marks located on the existing equipment.

A full assessment on the whole LV system should be implemented to determine redundant services and load requirements. Existing switchgear should be stripped out, isolated and replaced with a new system in line with the building usage. The proposed system should also incorporate metering on outgoing ways, adequate forms of separation and power factor correction in accordance with current regulations and standards.

System / Element unsatisfactory and therefore immediate action required to make installation satisfactory.	3
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4.2.2.2 Wiring and Electrical Distribution

The distribution systems within the building comprises of fuse boards and MCB distribution boards. Distribution boards on site appear to be in good condition, however the fuse boards are out of date and in poor condition.

Wiring to small power and lighting services consist of PVC/PVC cables and a combination of VIR and PVC/SWA cables for sub-main installations. Redundant cabling are still present and need to be made safe and stripped out. The current method of wiring within the centre has exceeded its useful design life and does not comply with the latest British standards.

Sockets and accessories are in poor condition comprising of a mismatch of old and new face plates.

The whole wiring and distribution system should be stripped out and replaced with a new system in compliance with the latest regulations. Overall strategy for the proposed electrical distribution should be assessed (size, phase, loading, etc.) and located to suit proposed equipment. Distribution boards should be provided with miniature circuit breakers (MCBs), residual current devices (RCDs) and separate metering to monitor lighting & power circuits separately.

Wiring on site should be replaced with low smoke fume (LSF) cables, installed within appropriate containment systems throughout. Full electrical assessment to establish circuits required to meet building usage should be implemented. This will determine distribution board sizes and identify the overall building load.

It is recommended all sockets and accessories are replaced and rewired in accordance with the latest regulations.

System / Element unsatisfactory and therefore immediate action required to make installation satisfactory.	3
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4.2.2.3 Fire Alarm System

The existing system does not comply with BS 5839 and is beyond repair. Manual call points are not sited at each exit and batteries have fully discharged.

It is recommended the existing mains powered fire alarm system is replaced and rewired with an analogue addressable automatic fire alarm system, network linked to Leeds City Council (LCC) security centre or other Alarm Receiving Centre.

The category of system should be subject to a fire risk assessment and in approval with building control / LCC fire officers.

System / Element unsatisfactory and therefore immediate action required to make installation satisfactory.	3
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4.2.2.4 Lighting Services

Lighting to the building is in poor condition and comprises of luminaires which have exceeded its useful design life and are inefficient. Wiring serving each fitting appears to be old and requires replacement.

It is recommended all luminaires are replaced and rewired in accordance with BS 7671 and CIBSE lighting guides. Lighting should be designed to be energy efficient, implementing controls for the purpose of each room.

System / Element unsatisfactory and therefore immediate action required to make installation satisfactory.	3
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4.2.2.5 Emergency Lighting System

Emergency lighting on site is provided by a central battery system. The central battery is located in the ground floor store room adjacent to the main entrance.

Generally, the emergency lighting is in poor condition and with the batteries being fully discharged, it is assumed that the system is currently not in use. Spacing of emergency luminaires and overall lighting levels do not comply with BS 5266. Exit signs are dated and a not provided with any illumination.

It is recommended to strip out and replace with a new emergency lighting system in accordance with British standards to suit building proposals / room usage.

System / Element unsatisfactory and therefore immediate action required to make installation satisfactory.	3
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4.2.2.6 Security Services

The security system comprises of an intruder alarm and CCTV system, which appears to be in a satisfactory condition.

Maintenance works should be carried out to the security system. This will assess the overall condition and identify any faults. The security system should be provided with a recording and monitoring facility and networked to LCC securities. Redundant equipment should be stripped out, isolated and made good.

System / element currently operational although on-going performance / condition cannot be guaranteed (life expired) Localised repairs to be undertaken as part of a PPM and reactive maintenance regime.	2
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4.2.2.7 Lightning Protection

Lightning protection on site has only been provided to the high level boiler flue stack.

It is recommended that lightning and surge protection risk assessments are carried out to assess the need for lightning protection and the category of protection in compliance with BS 62305 (protection against lightning) . The existing lightning conductors should be tested, replaced or retained if in good working order.

System / Element unsatisfactory and therefore immediate action required to make installation satisfactory.	3
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4.2.3 Mechanical Systems

4.2.3.1 General

The building was surveyed with a view to closing several wings for demolition and retaining the middle portion of the building. This would entail disconnection

of services and reworking of existing arrangements to meet the new building layout.

The building was constructed around 1951 and most of the building services within the building appear to be original installations. This would put some of the mechanical services installations around 60 years old. Typically the commercial life span of mechanical systems is in the region of 25 – 30 years.

At the time of the survey access to the plant room was not possible as the room was flooded. The room has suffered from serious water ingress for some time and the services equipment in the room is no longer in serviceable condition.

4.2.3.2 Incoming Services

The incoming gas and water mains were in areas of the building that are to be retained. Generally the incoming services were operable in condition.

The external gas meter housing was not accessible but externally was in structurally sound condition. It is presumed the internal equipment would be in working order but it was not possible to confirm this.

There were no testing records for Gas or Water services. It may have been that these supplies have been surveyed or tested in the past but no evidence of this could be found.

It is recommended that the incoming services are tested for condition and integrity. For the water main monthly tests for legionella have been carried out at some point but not recently. We would recommend that the incoming main is tested for compliance with ACOP L8.

The existing incoming services could be retained if testing proved they were still robust in construction and compliant with current regulations. It may be prudent to replace from the point of ownership to fully ensure satisfactory.

System / element currently operational although on-going performance / condition cannot be guaranteed (life expired) Localised repairs to be undertaken as part of a PPM and reactive maintenance regime.	2
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4.2.3.3 Heating Installation

Central Plant

The boiler house was flooded at the time of the survey. There are 3no gas fired boilers and a gas fired domestic hot water heater in the basement which is currently flooded. The entire plantroom services will need replacement with a modern energy efficient system to meet current standards.

System / Element unsatisfactory and therefore immediate action required to make installation satisfactory.	3
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Distribution

The general distribution around the building is in various states of repair. Most of the installation appears to be original but has been insulated in more recent times. There is evidence of some leakage and disrepair around the building. Everything seems to be fed from a single circuit meaning the building is either on or off regardless of occupancy pattern.

The radiators do not have thermostatic control and are either on or off under occupant dictates. There are several fan convectors none of which were operating at the time of the survey. The entire system was in a functional but very poor condition.

System / element currently operational although on-going performance / condition cannot be guaranteed (life expired) Localised repairs to be undertaken as part of a PPM and reactive maintenance regime.	2
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The heating system would require wholesale replacement to provide energy efficient and reliable performance going forward. A new system could be designed taking into account upgrades to the building fabric and glazing, and also the revised ventilation arrangements. This would leave a reduced sized system, operating reliably for the foreseeable future meeting current legislation.

Informal discussions have been undertaken with LCC Building Control and their initial view was that they would not expect wholesale fabric and glazing improvements to be undertaken as part of the essential works to reopen the centre.

Acceptable installation no additional work required (Subject to on going maintenance regime being instigated)	1
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4.2.3.4 Ventilation

The building is naturally ventilated with local mechanical extract provided in areas such as toilets and kitchens.

The main kitchen canopy has been removed.

No mechanical supply ventilation for occupancy appears to have been provided anywhere. Considering the construction of the windows and the likely infiltration rate within the space this would not currently present a problem for internal occupancy. However the external fabric will need to be upgraded and sealed in accordance with modern standards. This may lead to insufficient natural infiltration in higher occupancy areas for occupation. Some Mechanical supply and extract ventilation may be required.

The existing ventilation provisions are in various states of repair but generally are well beyond their expected life span. Their controls are also well past their useful life span and would not meet modern regulation. We would recommend wholesale replacement of the existing ventilation systems, probably with a strategy to match the proposals for the fabric and window upgrades.

<p>System / element currently operational although on-going performance / condition cannot be guaranteed (life expired) Localised repairs to be undertaken as part of a PPM and reactive maintenance regime.</p>	<p>2</p>
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4.2.3.5 Domestic Water Services

The domestic water services were generally in an operable but unsatisfactory condition.

The bulk cold water storage tank is located externally and could not be accessed during the survey. Its exact condition cannot be determined but considering the condition and maintenance provided to the existing system it is unlikely that it would meet current legislation requirements.

System / Element unsatisfactory and therefore immediate action required to make installation satisfactory. Cold Water tank to be isolated and services reconfigured to run off a mains supply	3
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Legionella inspections have not been carried out on the site and there is a vast amount of standing water here that could potentially reach temperatures encouraging legionella growth.

There appears to be a lack of a suitable hot water return pipe although some hot water outlets had their own electrical heaters.

The distribution pipework is old and un-insulated in most areas. There are no temperature control provisions to most areas and this should be addressed.

Generally the entire domestic hot and cold water system should be replaced with a modern installation designed to minimise legionella growth and to meet modern legislation. Temperature control provisions should be added to public areas. A hot water return or local hot water heating must be integrated.

System / element currently operational although on-going performance / condition cannot be guaranteed (life expired) Localised repairs to be undertaken as part of a PPM and reactive maintenance regime.	2
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4.2.3.6 Above Ground Drainage

Generally the above ground drainage system is a cast iron system. The system appears to be in good condition with no obvious signs of serious leaks or problems.

Cast iron systems generally age well and can be left in place as long as they are not disturbed. When they have to be modified they are better removed and replaced.

Where the above ground drainage system is to be retained generally the existing system can be retained with only minor upgrades to traps etc. required.

Where the above ground drainage system needs to be modified we would recommend wholesale replacement with a modern material to ensure reliability going forward.

Acceptable installation no additional work required (Subject to on going maintenance regime being instigated)	1
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4.2.3.7 Controls

There was no central control evident in the building. The control panel sits in the basement which is currently flooded.

We would recommend a wholesale replacement of the controls taking into account usage patterns of the building and occupant control requirements versus automatic control of the building condition. This will ensure minimum energy consumption, maximum occupancy benefits and guarantee the fabric of the building is maintained to its maximum condition.

System / element currently operational although on-going performance / condition cannot be guaranteed (life expired) Localised repairs to be undertaken as part of a PPM and reactive maintenance regime.

4.2.4 Structural and Building Fabric

The 2009 condition report and subsequent Arup condition survey review identified a number of building fabric maintenance and repair items required to bring the whole building back into basic operation. Many of these items relate to portions of the building to be demolished, however in summary the key issues to address in order to bring the proposed retained portion building back into operation are as follows.

4.2.4.1 Roof Areas

There are significant areas of ponding to roof areas to be retained, particularly so adjacent to the entrance area as indicated in the condition review report where water is building up behind the masonry parapet and leaking through the parapet brickwork. Various patch repairs have been made, improving the leakage issues reported in 2009 however there will have been further degradation over time of flat roof systems and on-going patch repair can be expected if the roof is not recovered. In addition the movement notable in a number of ceilings will be indicative of strains within the flat roof system and the likelihood of continuing issues with the flat roof areas. It is not considered essential to re-roof the building to bring it back into operation, however it does constitute an on-going maintenance and potential property damage issue.

Debris and vegetation should be removed from roof areas generally.



Debris and flat roof condition to entrance canopy roof area 1.



Significant ponding to flat roof area 3.



Roof Patch Repairs, roof area 3.

It should be noted that if over 50% of a roof requires repair then, in accordance with the Part L2B document (where thermal element is a subject to renovation and its renovation is technically and economically feasible), the performance of the whole element should be improved to achieve or better the relevant U-Value standards as set out within the document.

Element currently operational although on-going performance / condition cannot be guaranteed (life expired) Localised repairs to be undertaken as part of a PPM and reactive maintenance regime.

4.2.4.2 Floor and Stairs

There are many areas of flooring in a state of disrepair throughout the building which will require repair and replacement to bring the rooms into a serviceable state. No essential structural repairs were identified in areas to be retained on visual inspection.

Element currently operational although on-going performance / condition cannot be guaranteed (life expired) Localised repairs to be undertaken as part of a PPM and reactive maintenance regime.

4.2.4.3 Ceilings

There are a number of areas of ceilings in a state of disrepair and with water damage, ceilings with damage will require replacement.

Element currently operational although on-going performance / condition cannot be guaranteed (life expired). Localised repairs to be undertaken as part of a PPM and reactive maintenance regime.



Office areas G224-232. Example of cracking to soffit with evidence of potential continuing movement.



Office areas G224-232. Example of cracking to soffit with evidence of potential continuing movement.



Office areas G224-232. Example of cracking to soffit with evidence of potential continuing movement.

4.2.4.4 External Walls, Windows and Doors

There are a number of instances of patch repairs, plastering and painting over internal cracks which do indicate movement over the period, with anecdotal evidence that this is an on-going issue. The extent of cracking currently evident in the retained areas does not suggest significant structural works at this time, however a monitoring regime is recommended and remedial measures may become necessary if movement is shown to be on-going.

Repairs should be made to areas of external cladding and soffits that present a risk of coming loose and falling from the building as a minimum.

Repairs are required to damaged masonry to elevation E10A to prevent risk of masonry falling and damaging the building further.

Spalling and degradation is evident to the water tower, these should be further investigated and concrete repairs undertaken to prevent further degradation.



Leakage through brickwork due to ponding on roof area 3.



Cracking to NW end of roof 2, no elevation reference showing potential evidence of continuing movement.



Elevation E10A, repairs recommended repairs not carried out. Loose stonework to corner needing repair.



Elevation showing general degradation typical of the perimeter.



Spalling and degradation to water tower, section loss and exposed rebar. Elevation E6.



Cracking to Ashlar wall. Potentially settlement.



Deterioration and damage to cladding and soffits elevation E24.

Windows and doors are in a poor state of repair generally and water ingress is evident in driving rain conditions in some locations. Glazing and sealants are in a poor state of repair and water ingress is apparent, for example on elevation E29. Consequently the windows are unlikely to provide a serviceable lifespan going forward. In addition, it should also be noted that it is not known whether the glazing itself is suitably shatter resistant in use, hence a potential safety issue could exist if panels are broken.

On this basis, and to ensure a reasonable lifespan can be expected, it is recommended that glazing replacement is an essential item of works.

This will require upgrading the windows to modern energy efficient windows as a consequential improvement under building regulations. However as noted previously in terms of the essential works to reopen the Centre LCC Building Control do not consider that wholesale replacement of the windows etc. will be a requirement.

System / element currently operational although on-going performance / condition cannot be guaranteed (life expired).

4.2.4.5 Internal Walls and Doors

There are a number of defects identified in the inspections however the implications appear generally cosmetic in nature with no significant works to building fabric proposed to bring the building back into service.

Acceptable installation no additional work required (Subject to on-going maintenance regime being instigated)

4.2.5 External Works

External paths require maintenance and clearing of vegetation growth, particularly to the outside area around the kitchen block. Allowance should be made to re-instate paths and external grass areas to the perimeter of the retained building post demolition.

Acceptable installation no additional work required (Subject to on-going maintenance regime being instigated)

4.3 Additional Recommended Works Scope

4.3.1 Electrical Systems

The electrical service items identified in previous sections generally provides details of the minimum works necessary to bring the building back to operational standards. The works are extensive but do not consider all systems and facilities normally associated with a mixed use communal facility such as the West Park Centre.

As part of any major refurbishment works to the centre it is envisaged that additional electrical works would be required to ensure the facilities provided are commensurate with a newly constructed facility and to provide a reasonable life cycle.

Key areas that would need to be reviewed and addressed where appropriate would be:

- Alarm systems and warning systems for disabled refuges and WC's
- Access control installations
- DD compliant access provisions – motorised doors and lifts etc.
- Use of DDA compatible electrical accessories.
- Provision of induction loops in publicly occupied spaces
- Provision of occupancy detection and daylight controls on lighting installations
- Provision of IT infrastructure to cater for the different occupancies within the building.
- Sub metering of energy consumption beyond minimum requirements.

The above list of systems is not exhaustive and as part of the review of future uses additional works / systems may be considered appropriate.

4.3.2 Mechanical Systems

It is recommended a wholesale replacement of the existing mechanical building services installations is carried out as part of the essential works so it is not considered that additional recommended works would be required.

As part of the installations of new mechanical building services it is recommended that other building upgrades such as the fabric and glazing works are undertaken.

The new building services can be designed to meet the needs of the retained portion of the site, eliminating any oversizing of plant and equipment. This will ensure the most efficient and cost effective approach for bringing the building back into serviceable condition.

4.3.3 Structural and Building Fabric

In order to improve long term durability and avoid continuing ‘ad hoc’ flat roof repairs and patching, a full re-roofing of all flat roof areas should be considered. It should be noted that if more than 50% of any given roof area is replaced then the replacement must improve the thermal performance of the roof where economically viable.

Monitoring of external wall cracking and cracks within ceilings is recommended. These may require further investigation and remedial action if continuing movement is proven.

There are numerous areas where cladding systems are degraded and in a poor state of repair, consideration should be given to recladding many of the non-masonry elevation of the building with a more modern, more energy efficient system.

4.4 Costing Summary

The construction cost of Option 1 (Demolish part of the existing West Park buildings and carry out the essential refurbishment works necessary to reopen the remainder) is £1,204,418.

The above cost only considers the essential works for the option. If it was a requirement to provide a facility with a reasonable and known life cycle then the implementation of recommended works would result in an overall cost of £3,407,931.

Full details of the cost breakdown, together with a full explanation of assumptions and exclusions are contained within the Davis Langdon Budget Estimate Nr 1A document.

It should be noted that due to the condition of the buildings, the key assumptions for costing West Park were;

- Roof : 30% of the overall remaining area to be patch repaired
- Ceilings : 25% suspended ceiling replacement
- 75% re-paint (with additional repairs included as part of recommended works)
- External windows (curtain walled areas) : Assumed 100% replacement due to condition as part of recommended works
- External walls (solid brick/stone) : Assumed 100% of area to have insulated plasterboard applied internally as part of recommended works
- External walls (punched windows) : Assumed 100% either replacement or secondary glazing applied due to condition as part of recommended works
- M&E; significant strip out and replacement with new (other than stats connections).

Further information is provided in the Davis Langdon Budget Estimate Nr 1 document. A copy of this is included in Appendix A

5 New Community Facility at West Park

5.1 Brief For New Build Element

A new community building is proposed at West Park, this would take the form of a single story masonry construction building providing 200m² of internal accommodation.

The new unit would be located in the NW of the site and would incorporate basic external landscape treatment.

5.2 Costing Summary

The construction cost of providing a new 200m² new build Community Facility at West Park is £382,000. This cost is part of Option 2 (Demolish the whole of the West Park buildings and build a much smaller new 200m² community building on the existing site for local users with the city wide services relocated to another property.

The Option 2 cost is broken down as follows;

- New 200m² new build Community Facility at West Park : £382,000
- Full demolition of the entire buildings including asbestos removal :
£510,972

Further information is as provided in the Davis Langdon Budget Estimate Cost Option 2 dated the 22nd March 2013.

6 Feasibility Conclusions

A review of the options available and site investigations have provided the following conclusions.

Option 1 – Partial Demolition at West Park

The partial demolition of West Park and refurbishment is considered feasible, however the works scope and cost to bring the building into basic use is considerable.

Option 2 – Full Demolition at West Park and provision of new Community Facility

The conversion of the full demolition of West Park, provision of a new smaller community facility and relocating city wide Services to another facility is considered feasible and at a cost commensurate with the minimum works to bring the West Park Centre back into operation (option 1).

7 Key Risks

The report and site investigations have identified a number of risks which would need to be considered as part of more detailed design when the chosen scheme is developed.

The noted risks are not exhaustive and would be subject to review and refinement as part of on-going dialogue with the key stakeholders.

Option 1 – Partial Demolition at West Park

- Detailed refurbishment plans for the building will be subject to the relevant building control sign off and the requirements of the building control officer, particularly with reference to consequential improvements to the building is a risk item, the scope of which will only be clear on engagement with building control when a detailed refurbishment scheme is developed.
- Required area of roof repair – an allowance for repair to 30% of roof areas has been included overall. If, on detailed inspection, any area is found to require more than 50% replacement then a consequential improvement to the roof thermal performance may be required, if it is economically viable to do so.
- Ceiling voids and sub floor voids have not been inspected and there is a risk further defects may be hidden.
- The incoming Gas and Water supplies are assumed to comply with current legislation and will be retained in their current location. Should they be tested and proved to be unsatisfactory in condition they will need to be replaced.
- The incoming supplies are assumed to be of sufficient capacity on the basis of the reduction in floor area and that the building will not change use.
- It is assumed that the below ground drainage system has suitable capacity for the refurbished use.
- No cooling is currently provided within the building. Introducing a high load area such as an I.T. room may require the provision of some cooling systems to meet environmental demands.
- Visual non-intrusive surveys have been carried out with recommendations for further intrusive testing. The intrusive test results may result in additional works being recommended or required to meet minimum legislative standards.

8 Recommended Next Steps

8.1 Option 1 - West Park Partial Demolition

- Ascertain accurate costs for Asbestos removal and disposal.
- Assess cost to relocate incoming supplies to watertight points of termination

8.2 Option 2 - West Park Full Demolition

- Full details of the recommended steps associated with full demolition and relocating to another facility need to be considered when the appropriate alternative facility is identified.

West Park Community Centre, Leeds Budget Estimate Nr 4 - Option 1A



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Appendices

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1.0 Executive Summary

1.1 The Budget Estimate Nr 4 provides indicative construction costs for the following at the West Park Centre :

Option1A:

Demolish part of the existing West Park buildings and carry out the bare minimum refurbishment works necessary to reopen the remainder.

The works are split into three categories dependent upon the assumed extent of work;

Red : Essential works : System or elements unsatisfactory : Those works deemed essential to bring the building into a basic level of habitability.

Amber : Recommended works : Recommendations for additional works to improve the quality of the building from a basic level of function.

Green : Recent installation/acceptable installation : Enhancement of existing or provision of new installations are an enhancement to the existing facility.

The budget costs for each category are as follows :

Red : **£1,204,418**

Amber : **£2,060,907**

Green : **£3,407,931**

1.2 The Budget Estimate has been based upon the information listed in Section 3.0.

1.3 The Budget Estimate is a present day fixed price at 1st Quarter 2013 price levels and excludes professional fees, VAT and all other items listed in Section 4.0.

1.4 The Estimate has been based upon the Gross Internal Areas provided by the relevant site Reports issued by Leeds City Council.

1.5 It should be noted that a number of assumptions have been made to formulate this Budget Estimate. These can be found in Section 3.0 of this report and within the individual Budget Estimate Option costs.

1.6 The Budget Estimate has been prepared solely for the use of Arup/Leeds City Council and should not be relied upon by any third party.

1.7 The Measurements contained within this document should not be relied upon for any purpose other than the formulation of the Budget Estimate itself

1.8 Note : There are key assumptions made in terms of the scope of work for each category - all assumptions are clearly stated in the cost breakdown in Appendix A.

2.0 Summary of Budget Estimate Nr 4

On the basis of the information as listed in Section 3.0, our estimate of the present day fixed price for construction costs of the works at 1st Quarter 2013 prices, is as follows:-

	£
<u>Red category works</u>	
Red : Essential works : System or elements unsatisfactory : Those works deemed essential to bring the building into a basic level of habitability.	£1,204,418
<u>Amber category works</u>	
Amber : Recommended works : Recommendations for additional works to improve the quality of the building from a basic level of function.	£2,060,907
<u>Green category works</u>	
Green : Recent installation/acceptable installation : Enhancement of existing or provision of new installations are an enhancement to the existing facility.	£3,407,931

3.0 Basis and Assumptions

3.1 Information Used

This Budget Estimate has been prepared from the following design information and will need to be verified based upon further design development and market testing:

Arup

West Park : Condition Survey Review Desk Study and Visual Survey : Issue 2 26 November 2012.

West Park : Full/Partial Demolition of West Park Community Centre - Feasibility Study - Issue 9 April 2013

Leeds City Council

West Park

Reports;

Leeds City Council Asset Management Unit; Property Condition Survey : ref 0001 UPRN 0001 : 28 Sept 2009

Leeds City Council; Asbestos Reinspection Version 3 : 3rd December 2012

Drawings;

Education Leeds Floor layout (no reference) Oct 2009 rev -

East Leeds :

Reports;

Leeds City Council Asset Management Unit; Survey & Condition Report : 450375/02 July 2006

Leeds City Council; Full 'Type 2' Asbestos Survey Report : 11 September 2006

Leeds City Council; Asbestos Management Plan : 20 September 2006

Drawings;

East Leeds Leisure Centre Licencing - Lower Ground Floor Plan : ELLC/01 rev -

East Leeds Leisure Centre Licencing - Ground Floor Plan : ELLC/02 rev -

East Leeds Leisure Centre Licencing - First Floor Plan : ELLC/03 rev -

Briefing documents;

Leeds City Council Technical Brief East Leeds Leisure Centre : 2013-02-27 v1

General

Davis Langdon site visits : East Leeds 12 March 2013 and West Park 13 March 2013.

BCIS : Used for assessment of Community Centre £/m² rate for new build.

3.0 Basis and Assumptions

3.2 Assumptions

The following assumptions have been made in preparing this Budget Estimate:-

- 1) Costs represent a present day fixed price, at 1st Quarter 2013 base date, and assumes a start on site in 2013, on a fixed price basis. Inflation during the construction period is included in the rates.

- 2) No particular procurement strategy has been assumed, but the following allowances have been made for on-costs:-

Main Contractor Preliminaries	@ 12%
Main Contractor Overheads & Profit	@ 5%
Client Contingency/Design Reserve	@ 10%

- 3) The Cost Plan is based on information received up to and including 9 April 2013.
- 4) Areas (and costs) have been interpolated from the plan information listed above. For West Park, the Leeds City Council Asset Management Unit; Property Condition Survey : ref 0001 UPRN 0001 : 28 Sept 2009 refers to a GIA of 7,195m2 for the entire series of buildings.
- 5) The works to be carried out are based upon the information contained in the Reports listed above with the primary reference for recommended works being based on the Arup Draft Structure and M&E Reports dated 12 March 2013 and the Arup West Park : Full/Partial Demolition of West Park Community Centre - Feasibility Study - Issue 9 April 2013
- 6) Other assumptions made by Davis Langdon are as stated within each of the Cost breakdowns in Appendix A.

4.0 Exclusions

4.1 The following are excluded, but are known to have a cost impact and therefore need to be covered by other budgets within the overall Project Cost Estimate. The list is intended only as a guide and cannot be relied upon to be exhaustive:

- 1) Professional/legal fees; planning/building control fees; statutory fees; site surveys; monitoring costs; environmental audits; wind studies; third party fees/costs; other fees,
- 2) Project insurances (the Preliminaries section includes allowances for Main Contractor's Third Party and Works Insurance only.)
- 3) Value Added Tax (VAT)
- 4) Site acquisition fees/costs, air rights, rights to light (or any other third party compensation settlements), over sailing licenses, sale or letting fees/costs and other developer's costs.
- 5) Inflation beyond 1Q2013.
- 6) Capital allowances or other incentives/grants.
- 7) Costs arising from a Section 106 agreement
- 8) Costs arising from a Section 278 agreement
- 9) Client overall project contingency (ie outside construction works)
- 10) Loose furniture fittings and equipment - Client supply item
- 11) Client finance costs and insurances
- 12) Monitoring of adjacent buildings
- 13) Local Authority charges, road closures, etc.
- 14) Archaeological survey or excavation costs
- 15) Diversion of services, within or outside the site
- 16) Any necessary off-site reinforcement of services infrastructure
- 17) Active and Passive IT equipment - Client supply
- 18) IT hardware - Client supply item
- 19) Data cabling - Client supply item
- 20) AV equipment - Client supply item
- 21) Specialist lighting , controls and fittings - Client supply item
- 22) Performance venue staging and specialist equipment - Client supply item
- 23) TV installations, containment and cable - Client Supply item
- 24) Storage racking - Client Supply item

APPENDIX A - DETAILED BUILD-UP TO BUDGET ESTIMATE 4 rev 0 - OPTION 1A

Project : West Park Centre - Option Costs
Update : 9 April 2013

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status

No	Description		1 - Green Total	2 - Amber Total	3 - Red Total	Notes
1	Demolition and alteration works		£330,100	£303,300	£167,000	
2	SUBSTRUCTURE		£5,000	£5,000	£5,000	
3	SUPERSTRUCTURE					
4	Frame & upper floors		£58,280	£43,280	£33,280	
5	Roof		£153,000	£89,000	£15,000	
6	Stairs		£10,000	£10,000	£10,000	
7	External walls, windows and external doors		£705,700	£380,100	£89,000	
8	Internal walls and partitions		£15,000	£12,500	£10,000	
9	Internal doors		£4,500	£2,250	£0	
10	INTERNAL FINISHES		£146,125	£74,900	£23,900	
11	FITTINGS		£12,500	£12,500	£5,000	
12	SERVICES					
13	Sanitary installations		£35,000	£35,000	£0	
14	Mechanical and electrical installations		£998,250	£515,188	£468,725	
15	Sub Total Services		<u>£1,033,250</u>	<u>£550,188</u>	<u>£468,725</u>	
16	Lift and conveyor installations		£5,000	£2,500	£0	
17	Builder's work		£75,000	£38,639	£35,154	
18	Sub Total Building		<u>£2,553,455</u>	<u>£1,524,157</u>	<u>£862,059</u>	
19	EXTERNAL WORKS					
20	Site works		£81,000	£69,000	£69,000	
21	Sub Total Overall		<u>£2,634,455</u>	<u>£1,593,157</u>	<u>£931,059</u>	
22	Main Contractor's Preliminaries at 12%	12.00%	£316,135	£191,179	£111,727	
23	Sub Total		<u>£2,950,590</u>	<u>£1,784,335</u>	<u>£1,042,787</u>	
24	Main Contractor's Overheads & profit at 5%	5.00%	£147,529	£89,217	£52,139	
25	Sub Total		<u>£3,098,119</u>	<u>£1,873,552</u>	<u>£1,094,926</u>	
26	Client Contingencies and Design Reserve at 10%	10.00%	£309,812	£187,355	£109,493	
	Total		<u>£3,407,931</u>	<u>£2,060,907</u>	<u>£1,204,418</u>	

Key :

1 - Green : Recent installation / Acceptable installation no additional work required (Subject to on-going maintenance regime being instigated). Any works would be an enhancement to existing provision commensurate with a new facility

2 - Amber : System / element currently operational although on-going performance / condition cannot be guaranteed (life expired). Localised repairs to be undertaken as part of a PPM and reactive maintenance regime to make operational. General major overhaul / replacement would be recommended to support life cycle of facility.

3 - Red : System / Element unsatisfactory and therefore immediate action required to make installation satisfactory and suitable for occupation

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status

Demolition and alteration works

No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes
1	Demolition of part of West Park Centre (a) Centre area and top section at GF and 1F and b) part of bottom right area at GF) - see Arup sketch - approximate interpolated GIA of remaining area of 2,900m2	1	item	£100,000	£100,000	£100,000	£100,000	Quote obtained by LCC for 100% of buildings from Demolition Services for £170,000 in 2011. Allowance based on pro-rata adjustment with due allowance for set up/interface with asbestos removal.
3	Allowance for asbestos removal, based on the LCC £135K estimate from 2011 with allowance for works also identified in the LCC re-inspection in 2012 - NOTE : UPDATED ASBESTOS REMOVAL COST IS REQUIRED TO VERIFY THIS ASSUMED ALLOWANCE	1	item	£100,000	£100,000	£100,000	£0	LCC obtained an estimate for £135K assumed for 100% of the overall existing buildings. G&A=All remainder, R=None
5	Resolving flooding issues in basement plant areas and generally cleaning up basement space and blocking off services duct	1	item	£25,000	£25,000	£25,000	£25,000	Assumed essential
6	Clear out existing building of all loose furniture/equipment left behind (to storage if required)	1	item	£5,000	£5,000	£5,000	£5,000	Assumed essential
7	Creating a new plant room space at ground floor, 5m x 3m space, modifying existing walling/floors and providing ductways for new plant space	1	item	£20,000	£20,000	£20,000	£20,000	Assumed essential
8	Removing for patch repairs 30% of existing roof finishes (See Roof for renewal)	660	m2	£10	£6,600	£3,300	£0	G=30%, A=15%, R=0%
9	Removing all of the existing timber/glazed cladding areas (See External walls for replacement)	1,800	m2	£10	£18,000	£9,000	£1,000	G=100%, A=50%, R=5%
10	Removal of damaged internal doors etc	1	item	£1,000	£1,000	£1,000	£1,000	Assumed essential
11	Removing existing M&E installations (Note : Credit value assumed within demolition costs for metals recovery)	1	item	£25,000	£25,000	£25,000	£15,000	R=Partial removal only
12	Removing existing floor finishes (after asbestos removal completed)	2,950	m2	£10	£29,500	£15,000	£0	R=Assumes no works
Total					£330,100	£303,300	£167,000	

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status
SUBSTRUCTURE

No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes
1	Investigation works only in relation to small areas of cracking	1	item	£5,000	£5,000	£5,000	£5,000	Assumed essential
	Total				<u>£5,000</u>	<u>£5,000</u>	<u>£5,000</u>	

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status

Frame & upper floors

No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes
1	Assumed minor internal works to existing frame - no apparent major structural issues	1	item	£25,000	£25,000	£10,000	£5,000	
2	Ditto to exposed external frame around entrance elevations	1	item	£10,000	£10,000	£10,000	£5,000	
3	Ditto to repairing stepped fractures identified	1	item	£10,000	£10,000	£10,000	£10,000	Assumed essential
4	Allowance for ongoing monitoring	1	item	£5,000	£5,000	£5,000	£5,000	Assumed essential
5	Remedial works to damaged floor in room G156 (lifting floor)	92	m2	£90	£8,280	£8,280	£8,280	Assumed essential
Total					£58,280	£43,280	£33,280	

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status

Roof									
No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes	
1	Existing flat roof on concrete slab, repairs to 30% of existing roofing of remaining building	660	m2	£150	£99,000	£50,000	£0	R=No repairs	
2	Remedial works to upstands to flat roofs to entrance elevations	100	m	£250	£25,000	£10,000	£0	R=No repairs	
3	Remove and renew balustrade to entrance elevation	35	m	£400	£14,000	£14,000	£0	R=No repairs	
4	Mansafe latchway system - not currently part of works therefore not included	475	m						
5	Allowance for internal repairs to previous roof leak damage	1	item	£5,000	£5,000	£5,000	£5,000	Assumed essential	
6	Allowance for cleaning out and partial replacement of existing downpipes	1	item	£10,000	£10,000	£10,000	£10,000	Assumed essential	
Total					£153,000	£89,000	£15,000		

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status
Stairs

No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes
1	Allowance for unspecified DDA works/ramps etc (extent to be identified) - see also lift allowance in Lift Section	1	item	£10,000	£10,000	£10,000	£10,000	Assumed essential
2	Generally stairs assumed in acceptable condition							
	Total				£10,000	£10,000	£10,000	

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status

External walls, windows and external doors

No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes
1	Allowance for repairs to spalling and degradation to water tower adjacent to hall	1	item	£10,000	£10,000	£10,000	£10,000	Assumed essential
2	New lightning protection	1	item	£3,500	£3,500	£3,500	£3,500	Assumed essential
4	Allowance for new external walling/cladding/glazing where essential works are required (areas are overall envelope areas),							
6	Double glazed framed curtain walling system	520	m2	£300	£156,000	£80,000	£10,000	G=100%, A=50%, R=5%
7	Brick/stone faced walls with punched windows, new windows only - based on 25% of wall area (Note : no upgraded insulation/painted plasterboard to inside face of solid walls - left as existing)	274	m2	£300	£82,200	£41,100	£5,000	G=100%, A=50%, R=5%
8	Double glazed framed curtain walling with timber/cladding panel inserts	1,280	m2	£325	£416,000	£210,000	£25,000	G=100%, A=50%, R=5%
9	Repairs to substation housing	1	item	£1,500	£1,500	£1,500	£1,500	Assumed essential
10	New wall/repairs to areas of wall where partial demolition has taken place	170	m2	£200	£34,000	£34,000	£34,000	Assumed essential
11	Cleaning & repainting existing external escape stairs	1	item	£2,500	£2,500	£0	£0	
	Total				£705,700	£380,100	£89,000	

Note : All of the above External Walls, windows & doors need further and more detailed site examination before the above % assumptions can be confirmed.

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status
Internal walls and partitions

No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes
1	Allowance for isolated repairs for impact damage only	1	item	£5,000	£5,000	£2,500	£0	
2	General allowance for works associated with building regulations compliance (eg fire regs etc) - extent unknown	1	item	£10,000	£10,000	£10,000	£10,000	Assumed essential
Total					£15,000	£12,500	£10,000	

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status
Internal doors

No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes
1	Allowance for replacement of say 10nr doors	10	No	£450	£4,500	£2,250	£0	G=100%, A=50%, R=0%
Total					<u>£4,500</u>	<u>£2,250</u>	<u>£0</u>	

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status
INTERNAL FINISHES

No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes
1	Allowance for new decoration throughout (areas are GIA)							
2	Painted walls/doors (say 95% of area)	2,800	m2	£7	£19,600	£10,000	£2,500	R=Minor works only
3	New tiled walls (say 5% of area)	150	m2	£40	£6,000	£3,000	£0	
5	New vinyl floors on latex screed (say 10% of area)	295	m2	£45	£13,275	£6,000	£2,000	R=Minor works only
6	New carpet tiles on latex screed (say 60% of area)	1,770	m2	£30	£53,100	£25,000	£5,000	R=Minor works only
7	Make good existing floor finishes (say 30% of area)	885	m2	£10	£8,850	£4,000	£2,000	R=Minor works only
8	Extra over for repairs to timber floors (Hall area) - say 5%	40	m2	£100	£4,000	£4,000	£4,000	Assumed essential
10	New suspended ceilings (say 10% of area)	295	m2	£30	£8,850	£4,000	£0	
11	Painting to existing soffit (say 50% of area)	1,475	m2	£10	£14,750	£7,500	£0	
12	Make good existing ceiling finishes (say 40% of area)	1,180	m2	£5	£5,900	£5,900	£5,900	Assumed essential
13	Extra over for repairs to woodwool ceilings (say 20% of area)	590	m2	£20	£11,800	£5,500	£2,500	R=Minor works only
Total					£146,125	£74,900	£23,900	

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status
FITTINGS

No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes
1	Allowance for provision of reception/entrance desk only - all other fittings, furnishings and equipment by client and/or re-used	1	No	£7,500	£7,500	£7,500	£0	
2	Allowance for new fire escape signage to building	1	item	£5,000	£5,000	£5,000	£5,000	Assumed essential
	Total				<u><u>£12,500</u></u>	<u><u>£12,500</u></u>	<u><u>£5,000</u></u>	

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status
Sanitary installations

No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes
1	Allowance for full refurbishment of existing toilet areas with new sanitaryware, cubicles and finishes	7	No	£5,000	£35,000	£35,000	£0	R=No works
Total					<u><u>£35,000</u></u>	<u><u>£35,000</u></u>	<u><u>£0</u></u>	

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status
 Mechanical and electrical installations

No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes
	New mechanical and electrical installations (assumed no retention of existing due to age/condition & safety issues), based on pro-rata GIA of 2,950m2							
1	Mechanical installations : Mechanical and natural ventilation (by opening windows and actuators where applicable) and toilet ventilation, Gas boiler with low pressure hot water radiator system, Hot and cold water installations, Soil and waste installations	2,950	m2	£165	£486,750	£365,063	£97,350	G=100%, A=75%, R=20%
2	Electrical installations : Mains and sub-main distribution, power and lighting, emergency lighting	2,950	m2	£150	£442,500	£110,625	£331,875	G=100%, A=25%, R=75%
3	Communications & Specialist Installations, Fire, access control, ICT cabling & sockets	2,950	m2	£20	£59,000	£29,500	£29,500	G=100%, A=50%, R=50%
4	Security & CCTV installations, maintenance works only	1	item	£5,000	£5,000	£5,000	£5,000	
5	External services; Arup confirm services were operable in condition. Allowance for testing for integrity.	1	item	£5,000	£5,000	£5,000	£5,000	
	Total				£998,250	£515,188	£468,725	

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status
Lift and conveyer installations

No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes
1	Allowance for refurbishment of existing dda lift in entrance	1	No	£5,000	£5,000	£2,500	£0	R=Assumed lift still works
2	Assumed provision of new lifts for DDA access to first floor - Not included as part of bare minimum works	2	No					
Total					<u><u>£5,000</u></u>	<u><u>£2,500</u></u>	<u><u>£0</u></u>	

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status

Builder's work

No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes
1	SERVICES INSTALLATIONS							
2	Builder's work in connection with M, E and P services : say 7.5% of M&E cost	1	item	£75,000	£75,000	£38,639	£35,154	
		Total			£75,000	£38,639	£35,154	

Project : West Park Centre - Option Costs

Budget Estimate Option 1A - Range Costs - Acceptable status through to Unsatisfactory status

Site works

No	Description	Quantity	Units	Rate	Green Total	Amber Total	Red Total	Notes
1	Allowance for breaking up existing tarmac car park to North area of site and removal off site (adjacent to proposed demolished building areas)	4,500	m2	£12	£54,000	£54,000	£54,000	Assumed essential
2	Allowance for topsoiling and seeding area of part demolished building to bottom right of site area	1	item	£1,000	£1,000	£0	£0	
3	General tidying up/clearance of existing playing field area	1	item	£5,000	£5,000	£0	£0	
4	Ditto existing entrance area	1	item	£5,000	£5,000	£0	£0	
5	Allowance for repairing fire escape routes/ramps/trip hazards etc	1	item	£10,000	£10,000	£10,000	£10,000	Assumed essential
6	Allowance for repairing drains (small identified areas)	1	item	£5,000	£5,000	£5,000	£5,000	Assumed essential
7	Allowance for white lining to existing car park/entrance area	1	item	£1,000	£1,000	£0	£0	
Total					£81,000	£69,000	£69,000	

Submitted by:

Ewan Shaw
Associate

Davis Langdon an Aecom Company
2 City Walk
Leeds
LS11 9AR

Tel: +44 (0) 113 391 6800

Fax: +44 (0) 113 391 6899

