Assessment Of Repair Costs To Hermitage Leisure Centre

By CBRE - Based on Q3 Prices 2021/22

Budget Cost Items	IMMEDIATE	Within 1 Year	Within 2 Years	Within 3 Years	Within 4 Years	<u>Totals</u>
1.00 BUILDING STRUCTURE & FABRIC						
1.01 Concrete Testing and Structural						
Engineer Review (No allowance for						
repairs)	£20,000					£20,000
2.00 ROOFS						
2.01 Replace swimming pool and plant						
room roofs with new		£90,000				£90,000
2.02 Re-treat sports hall roof with						
proprietary repair system				£65,000		£65,000
2.03 Cut edge corrosion repairs				£10,000		£10,000
2.04 Re-line sports hall gutters				£5,000		£5,000
2.05 Test and certify man safe cable						
system	£1,000					£1,000
2.06 Replace roofs to wet changing,						
reception and studio areas with new		£91,000				£91,000
2.07 Replace roof to squash court					£30,000	£30,000
2.08 Replace solar degraded roof lights		£15,000				£15,000
2.09 Repair or replace timber louvres to						
squash courts	£3,750					£3,750
2.10 Overhaul rainwater goods - all areas	£3,000					£3,000
2.11 Replace missing lead flashing and re-						
fix cowls (Vandalism repairs)	£3,000					£3,000
3.00 ELEVATIONS						

3.01 Replace failed glazed curtain walling		£40,000				£40,000
3.02 Replace swimming pool cladding		£60,000				£60,000
3.03 Treat cladding to sport hall				£30,000		£30,000
3.04 Replace windows with new double						
glazed units		£7,500				£7,500
3.05 Replace decayed timber doors		£5,000				£5,000
3.06 Brickwork cleaning and repair		£3,000				£3,000
3.07 Replace reception draught lobby			£7,500			£7,500
4.00 INTERNALS						
4.01 Strip out prior and prepare for re-						
use		£75,000				£75,000
5.00 MECHANICAL & ELECTRICAL						
5.01 Costs from DW Pointer report (elec						
/ mech services)		£810,000				£810,000
6.00 EXTERNAL AREAS						
6.01 Pothole and fence repairs		£3,500				£3,500
Total excl. VAT	£30,750	£1,200,000	£7,500	£110,000	£30,000	£1,378,250
Provision for Inflation	£923	£36,000	£225	£3,300	£900	£41,348
Preliminaries on contract						£213,000
contingency						£163,000
Professional and Statutory fees						£323,000
						£2,118,750