

Gwyneth Rickus and Bridge Park

ATTACHMENT 4

Gwyneth Rickus and Bridge Park

Revised 7th December 2006

Revised 18th December

Gwyneth Rickus	Area	UOM	Comments	
Site	5927	Sq m	Presume includes car parking area	
Main Building	NIA	2548	Sq m	
Ex Trojan Building	NAI	450	Sq m	As Measured E Monk
Ex Scrap Bank Offices	NAI	172	Sq m	
Assessed by Ade Adefarakan	3180		Total Less Car Parking Area	
Rebuilding Area	4000		Hall SPACE?	
Bridge Park				
Freehold Site	13188	Sq m	Presume Includes Car Parking Area	
Sports Hall Complex	Plus other buildings	8,403	Sq m	
Community Use	Nursery	750	Sq m	
Commercial Space	Office/Workshop	1,000	Sq m	
Optional Space	Office/syndicate rooms	600		
Industrial Units	2438	Sq m	Commercial New Leases 3 years MAX	
Building Costs				
Additional Area Required	4000	Sq m	£2,250	£9,000,000.00
Add Fees			15%	£1,350,000.00
				£10,350,000.00

Although the assessed budget figure is reported as £10,350.00 we feel that with savings we could achieve a build cost nearer to 8 million pounds.

Note: I am advised by Kevin Bottomley. Building Costs to include well equipped science laboratories are between £2,000 and £2500 per sq m.

This includes the area of the scrap bank

This does not include other various important factors.

Site location/ground investigation/demolition/drainage/mains etc

Number of Employees On Si	139
Average users per Annum	31,200 (Excluding staff & School Holidays)
Parking Cars/General Publi	131
Disabled	3 (DDA Compliant)
Bicycles	6