



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

CHIDDINGFOLD CC

NEW CLUBHOUSE AND ASSOCIATED WORKS



FEASIBILITY STUDY COST DOCUMENT

MARCH 2024



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

CONTENTS

1.0	OVERVIEW
2.0	INFORMATION ABOUT SPORTS CLUBHOUSES AND OUR PROPOSAL
3.0	OUR EMPLOYMENT ON THIS PROJECT AND THE WORKS UNDERTAKEN
4.0	CONSTRUCTION SPECIFICATION
5.0	INDICATIVE COST REPORT
6.0	EXCLUSIONS AND QUALIFICATIONS



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

Sports Clubhouses
103-105 Brighton Road
Coulsdon
Surrey
CR5 2NG

Mr. Matthew Wright
Chiddingfold Cricket Club

March 2024 (by email)

Dear Matthew,
Chiddingfold Cricket Club – Cost Document

We are now delighted to provide our outline cost document for the proposed new clubhouse and associated external works for Chiddingfold Cricket Club in accordance with the latest drawings submitted.

All prices quoted are based on educated assessments taken from the experience of working on similar projects. No prices are fixed and would be subject to detailed design and then tender.

This document provides the following:

- Information about Sports Clubhouses
- Our employment on this project so far and the works undertaken to date.
- Outline specification under each element to confirm what has been included, assumptions, risks and exclusions. Further information about the suggested form of contract and related information.
- Indicative cost estimate for the construction works for the new pavilion, access roads and car parking with supporting costs for the vegetation clearance, removal of existing hard standing, the cricket nets and the creation of the sports pitches and all weather pitches provided by Agripower Ltd
- Project exclusions, assumptions and qualifications.
- Next steps

We hope that this document provides the information that you require at this stage and we look forward to hearing from you once you have had the chance to review this document and the response to the Pre-App Planning Application is received.

Yours sincerely,

Andy Macdonald
Director, Sports Clubhouses Ltd



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

2.0 INFORMATION ABOUT SPORTS CLUBHOUSES

ABOUT SPORTS CLUBHOUSES

Sports Clubhouses are a company that specialise in the design and project management of sport clubhouses, pavilions and sports facilities across the UK. Our website www.sportsclubhouses.com, showcases our project videos, buildings that we have delivered and some more in-depth information about the services we provide. We are professional services led with a wealth of experience in the sports industry which means that our facilities are bespoke and tailored to meet the requirements of our clients. Our team can take a project from initial conception, through planning, building control and tender before project managing the contractor to oversee the construction works on site, providing a complete turnkey package.

Importantly we are very well aware of club and sport life and we understand how to drive these type of projects forward, not just because of our considerable experience of delivering new buildings but because all of our team are personally involved in sport. Steve Macdonald has been a Club and League Chairman, has been a Surrey Cricket Foundation Trustee and formed the County's Facilities Working Group and Andy Macdonald has captained Purley CC's 1st XI and set up and run a Football Club. We are regularly recommended to Clubs, Associations and Schools in our design and project management capacity by Governing Bodies of Sport and Sport England.

We have built up extensive experience of designing and, formerly, constructing new sports buildings across the country for clubs, local authorities and schools. We have a number of similar projects that are currently in progress and, therefore, we feel that this project is perfectly suited to how we work and the type of projects that we want to be involved in.

CONSTRUCTION EXPERIENCE

As well as specialising in sports building design and consultancy, as outlined above, we have regularly been employed, over the last 8 years, as Design and Build Contractors on projects ranging in value from £500,000 to £2m.

I set out below a list of the construction projects we have undertaken in that period for your information:

<u>Project</u>	<u>Scope of work</u>	<u>Value excluding VAT (£)</u>	<u>Handover date</u>
Reed's School	Design and construction a large double storey cricket centre with associated changing rooms and socials spaces	£1.6m	October 2017
Ansty Village Centre	Design and construction of a double storey community pavilion	£1.1m	January 2021
Thame Town CC	Design and construction of a double storey cricket pavilion including	£1.1m	October 2018



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

	demolition of the existing pavilion		
Ringmer Football Club	Design and construction of a double storey football pavilion	£900,000	August 2020
Harlow CC	Design and construction of a large single storey pavilion	£600,000	January 2017
Horley Tennis Club	Design and construction of a single storey tennis pavilion including demolition of the existing pavilion	£130,000	Summer 2014
Wendover Day Nursery	Design and construction of a large double storey purpose designed nursery facility	£1.7m	January 2021
Iford Golf Club	Design and construction of a single storey golf clubhouse including demolition of the existing clubhouse	£650,000	December 2021
Framlingham College	Design and construction of a four changing room single storey sports pavilion	£750,000	August 2017
Downsend School	Design and construction of a two changing room single storey pavilion	£400,000	June 2016
Horsham Rugby Club	Design and construction of a four changing room rugby changing room building	£600,000	November 2017
Horspath – Oxford Sports Park	Design and construction of a six changing room single storey modular building	£720,000	Summer 2018
Newdigate Brocus Pavilion	Design and construction of a large, single storey multi-user pavilion	£450,000	Summer 2016
Woburn Golf Club	Design and construction of a single storey fitting bay	£800,000	August 2020
Merchant Taylor’s School	Design and project management of a new Indoor Cricket Centre	£3.5m	November 2023

We also confirm that in 2020 alone, we had a total contract value on site at one time of almost £5m spread over 5 projects with all of these projects having to be delivered during the COVID pandemic.

However, we want to make it clear that we are not bidding for the construction work for this project nor will we be submitting a build tender as we are no longer offering construction services. We note our constructive track record purely to demonstrate our very recent experience of successfully pricing and then delivering sports facility related construction contracts.



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

3.0 OUR EMPLOYMENT ON THIS PROJECT AND THE WORKS UNDERTAKEN

We now provide some contextual information detailing the works undertaken to date. We engaged with the client in late 2023 to understand their proposed vision. The client wished to investigate the potential for the development of cricket facilities on the site including two cricket grounds incorporating, initially, non turf pitches, new in and out access roads, car parking, cricket nets and a new pavilion. The latter having the ability to be extended adding two further team changing rooms to the initial two.

Sports Clubhouses provided a fee to undertake a feasibility study that included not only the design of the infrastructure, access roads, car parking and the pavilion but also initial design works for the playing areas incorporating non turf pitches and the cricket nets by Agripower Ltd. This included design drawings for the whole site and the associated facilities and an overall cost assessment which would enable the client to move forward to the next stages. The client accepted this fee proposal and Sports Clubhouses Ltd was formally appointed.

THE FINAL DRAWINGS AND DOCUMENTATION

Following detailed consultation with the client, we have been able to complete the detailed final drawings and documentation that is shared in accompaniment to this cost report.

COST REPORT

With the completion of all of the associated documentation, Sports Clubhouses have been able to complete the full cost report and this is set out later within the document.



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

4.0 CONSTRUCTION SPECIFICATION

DRAWINGS

Before we set out the overall specification it is important to stress that all costs published are based on the set of drawings that have been produced and should be reviewed alongside this document. For ease, we now set out below the drawings completed:

DRAWING TYPE	PROVIDED BY	DRAWING NUMBER	DESCRIPTION OF DRAWING
Architectural	Sports Clubhouses	SC-CHID-ESP	As existing site plan
Architectural	Sports Clubhouses	SC-CHID-1 REV A	New Build Plans and Elevations
Architectural	Sports Clubhouses	SC-CHID-PSP REV. C	New Proposed Site Plan
Sports Pitches	Agripower Ltd	24024 01A	Proposed pitches layout

These drawings and reports provide the specification enabling us to put together the cost report.

SPECIFICATION for PAVILION and ASSOCIATED FACILITIES

Element	Specification
Preliminaries	Site office for the duration of the works Heras fencing Waste Clearance Site signage Contracts and Site Management Principal Designer – To handle the CDM requirements. Building Control – Costs for Building Control plan fee and inspection fee to cover the clubhouse works. Overheads and Profit
Groundworks, services and associated external works	Foundations – Foundation design will be subject to soil investigation in future so working budget allowed for now. Foul drainage – assume to connect to site foul drainage network subject to formal drainage design and CCTV survey of existing foul drainage. Rainwater drainage – construction of a new soakaway, attenuation or similar rainwater drainage technique for the building area and surrounding areas subject to formal drainage design. Services – PC Sum allowance of £50,000 for any new services.
Car parking, hard and soft landscaping	All as drawn. Car parking layout assume Bodpave finish with access road in tarmac to meet highways requirements and then hard and soft landscaping allowance. Creation of a



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

	grassed over overflow parking area and new access and exits off the existing roadways.
Main construction works	<p>Scaffold – All scaffolding requirements to support the new works.</p> <p>External walls – All finished as per elevations so new timber cladding and lower brickwork.</p> <p>Internal walls – Constructed as either timber studs or metal studs ready for insulation and boarding.</p> <p>Roofing – Red metal tile.</p> <p>Structural works – steelwork and lintels etc as required.</p> <p>Fascias, soffits and guttering – Dark grey UPVC for guttering and fascias with timber soffits.</p>
Internal doors and cubicles	Decorated ply faced doors to meet latest fire regulations. Fire doors where required. Cubicle system for toilets as drawn.
External doors and windows	Double glazed commercial aluminium doors and windows in anthracite grey RAL 2016.
Screeding	Floor screeded and insulated to meet building regulations to new areas
All insulation and boarding	All new walls and ceilings to be insulated and boarded to meet latest building regulation requirements for energy, sound and fire minimum standards.
Skirtings and architraves	<p>Skirting – Painted timber skirting apart from in washroom areas where it will be capped and coved to aid cleaning.</p> <p>Architraves – Painted timber</p>
Electrics and Power	<p>Site temporary services throughout</p> <p>Distribution/Plant room installations</p> <p>SPD Surge Protection as per 18th edition regulations</p> <p>Power installations</p> <p>Disabled alarm</p> <p>New LED sensed lighting throughout</p> <p>New Emergency lighting</p> <p>Ventilation extraction to shower, kitchen and toilet areas</p> <p>Hand dryers</p> <p>Fire alarm system</p> <p>Security Alarm and CCTV system</p> <p>TV System Sky Q ready</p> <p>Data points installation</p> <p>PV Panels allowance</p> <p>Lightning protection</p>
Plumbing and Heating	<p>New space and water system to suit most energy efficient option likely to be a heat pump type principle</p> <p>Mechanical ventilation to CIBSE requirements. With allowance for inclusion of related air conditioning through cassettes. MVHR for changing rooms.</p>



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

Kitchen space	Domestic kitchen type with similar ventilation. Not full blown stainless steel commercial kitchens.
Decorations	All new walls and ceilings (apart from tiled areas) skimmed and painted
Tiling	Tiling or whiterock to all splash backs in toilets plus shower spaces in changing rooms
Joinery	Joinery allowance.
Flooring	Supply and fitting of all flooring to new areas. All latexed and prepared as required. Flooring currently allowed as follows: <u>Toilets</u> - safety vinyl capped and covered by Polyflor or equivalent <u>Kitchen spaces</u> - safety vinyl covered by Polyflor or equivalent <u>Halls/Café and similar</u> - either carpet or wood effect vinyl (looks like timber flooring) dependent on client preference <u>Corridors</u> - either carpet or wood effect vinyl (looks like timber flooring) dependent on client preference <u>Changing rooms</u> - safety vinyl capped and covered by Polyflor or equivalent <u>Plant and stores</u> - painted screed
Ancillaries, IPS Systems and sanitary ware	Window boarding Sanitary ware Signage Mirrors and splashbacks Manifestation Disabled WC fit-out General fixtures and fittings and cleaning throughout Energy paperwork
Works to create sports pitches, install new 4 lane nets and clear unwanted site trees and hard and soft landscaping	See Agripower Ltd's incorporated costs schedule



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

5.0 COST REPORT

Before we present the cost report, we set out our suggestions on the proposed contract and relevant information as this sets the context for our pricing document.

PROPOSED CONTRACT AND RELEVANT INFORMATION

Contract Form

We would suggest that for the construction works (entrances, access and exit roads, car parking, services incoming and the pavilion) the works are contracted under a JCT 2016 Design and Build Contract. The reason for using this contract is that the contractor will have to take design responsibility for all works. It is therefore important that the contract will adequately protect the Employer accordingly and this industry standard contract is perfectly suited to this project. A second tender would be issued on the same basis that would cover the site clearance, the creation of the sports pitches and the supply and installation of the 4 lane nets. Both contracts would be delivered together with careful integration between the two elements of works being co-ordinated by the professional team/project managers. It would be expected that the playing surfaces contractor would clear the site and set up the initial infrastructure including creating access, putting in a base for roadways and providing levels for the building contractor to then construct the pavilion, formal car parking and bringing in of services. An agreement to be reached between the two contracting elements over the shared and independent site parking, amenities and storage spaces leading to the development of a mutually agreed programme of works. The project managers would oversee the overall facility implementation with a specialist consultant to be employed to oversee the playing area development through to approval.

Insurances, Bonds and Collateral Warranties

All designers and engineers will provide confirmation of their professional indemnity insurance to a level agreed by all (usually £5 million). All risks building works insurance will need to be provided by the contractor to a value that covers the contract amount.

The client may wish to request a performance bond from the contractors which will help protect the Employer's investment should the contractor be declared bankrupt during the construction works.

It would be expected that the contractors would also sign design collateral warranties to cover the foundations, timber frame as well as the mechanical and electrical design.

Retention and Defects Period

The works would include a retention amount that would usually be around 5% so that money is held back during the works to cover defects. Half of this figure is released at practical completion with the other half released 12 months after practical completion following a defects review and sign-off process.



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

Programme and Works sequencing

We assume that all works are undertaken concurrently with an estimated construction programme time of around 38 weeks.

Cashflow Forecast

The contractors will need to provide a cashflow forecast to be agreed as part of the contract that documents all payment dates in line with the programme and details the advance payments required for the building fabrication and deposits required for other material/item purchases.

The advance payments released for the building fabrication will be crucial as, with this system of build, the majority of the costs associated with the main building package are accrued prior to installation is commenced on site. These payments can be protected by use of a vesting certificate which will contractually link that payment against the materials paid for up front.

Valuation

The contractor would follow a standard monthly valuation process with payment received within 14 days of the due date. The valuation will be based strictly on works completed, any advance payments required and any materials purchased and on site.

VAT

We assume that all works will require payment of VAT on top of the net costs.

COST ESTIMATES

We now set out our construction cost estimates on the following page.



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

NEW BUILD PAVILION ESTIMATE

SPORTS CLUBHOUSES - INDICATIVE COST ESTIMATE (all costs excluding VAT) - CHIDDINGFOLD CC - NEW BUILD	
Item Description	TOTAL
PRELIMINARIES	
Site office	£20,000.00
Heras fencing (provided within site works)	£18,500.00
Waste clearance	£21,000.00
Site signage	£1,000.00
Contracts and site management	£41,300.00
CDM - Principal Designer	£2,500.00
Building Control	£2,250.00
Overheads and Profit	£85,723.20
BUILD TEAM	
Groundworks relative to building	£137,100.00
Car parking plus hard and soft landscaping	£300,000.00
Utilities	£50,000.00
Main building works	£147,000.00
Screed and insulation	£18,000.00
Internal Doors and Cubicles	£12,750.00
External Doors and Windows	£24,400.00
Plasterboard, ceilings and insulation	£39,040.00
Skirtings and Architraves	£5,490.00
Electrics and Power	£54,900.00
Plumbing and Heating	£68,320.00
Decorations	£32,940.00
Joinery (allowance)	£5,000.00
Kitchen	£10,000.00
Tiling	£12,000.00
Flooring	£22,050.00
Shutters	£5,000.00
Sanitary ware and vanity systems	£10,000.00
Changing rooms	£8,000.00
Ancillaries (mirrors, cleaning, fixtures and fittings)	£3,000.00
CONSTRUCTION COSTS INCLUDING PRELIMINARIES	£1,157,263.20



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

PLAYING FACILITY ESTIMATE – PROVIDED BY AGRIPOWER

Indicative layout attached. Assumes no attenuation and we drain to the ditch. The STRI report mentions this and says it flows overland in the field below. I took a look and it's going down a pipe but I suspect that's partially collapsed/blocked so when there's a lot of water, it backs up and runs overground to the stream. The soils are very silty there and they can be bastards to drain so it is 5m centres and secondary drainage. Some might say a bit heavy for cricket, but the ground has to be maintained during the down season and you won't get on it. Coming out of a winter like we've just had and I suspect the first months games wouldn't be happening.

Effective field area - 37,500m²

Ladies footprint - 12,200m²

Junior footprint - 7,600m²

SPORTS CLUBHOUSES - INDICATIVE COST ESTIMATE (all costs excluding VAT) - CHIDDINGFOLD CC - AGRIPOWER COSTS	
Item Description	TOTAL
BUILD TEAM	
Prelims/mobilisation	£25,000.00
Initial prep of ground, removal of ground veg whole site	£28,000.00
Topsoil strip (22,500m ² at 300mm 6,750m ³)	£27,000.00
Cut/Fill (5,900m ³)	£24,000.00
Topsoil replace	£27,000.00
Primary Drainage	£75,000.00
Secondary Drainage	£49,000.00
Sand amelioration 25mm	£54,000.00
Final cultivations & grading, fertilise & seed	£38,000.00
12 months establishment maintenance	£24,000.00
Non Turf Pitch x 2 (macadam based BVM)	£20,000.00
4 bay enclosed net	£70,000.00
6 strip natural square	£18,000.00
ALL COSTS	£479,000.00

There is of course additional clearing to do at the top of the site and the ditch that borders with the golf course needs sorting out to stop it flooding onto the ground.



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

PROFESSIONAL FEES

Professional fees, reports and statutory payments allowance

We would recommend allowing, on top of the construction estimates above, a further 10% of the construction total to cover all required professional fees and reports to deliver the full project. This would cover the following (inclusive of all fees, surveys and reports):

- Fees to planning – budget total fees and report allowance is £25,000 excluding VAT.
- Fees during the detailed design/Employer's Requirement process - budget total fees and report allowance to be £65,000 excluding VAT.
- Fees during the tender process - budget total fees and report allowance to be £10,000 excluding VAT.
- Fees for the contract finalisation process - budget total fees and report allowance to be £2,000 excluding VAT.
- Fees during the construction process inclusive of the 12 month rectification period - budget total fees and report allowance to be £60,000 excluding VAT.

CONTINGENCY AND INFLATION

We would recommend allowing, on top of the figures published on the previous page, for a contingency of at least 10% of the construction cost and a further inflationary allowance of 5% of the construction cost at this stage.

EXCLUSIONS AND QUALIFICATIONS

- All costs provided are exclusive of VAT which will be charged at the standard rate.
- All contracts expected to be JCT.
- This document does not meet any specific BREEAM requirements.
- All prices are subject to any conditions or material changes imposed by Planning or Building Control either by formal letter during a review our design at Building Control Design Stage or following a site inspection as part of their official Building Control Inspection Process.
- Our prices are subject to review following issue of the detailed design so are not fixed price. They are indicative costs only based on educated assessments of the likely scope of works.
- Any changes to this specification will have a cost implication either by an additional cost or saving unless confirmed by Sports Clubhouses.



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

OVERALL COST SUMMARY OVERVIEW

Based on the information provided in the previous pages, we now present our overall cost summary table overview below:

CHIDDINGFOLD CC - COST SUMMARY OVERVIEW		
	<u>Costs (excluding VAT)</u>	<u>Costs (including VAT)</u>
Access & car park	£300,000.00	£360,000.00
Pavilion	£857,263.20	£1,028,715.84
Playing surface	£479,000.00	£574,800.00
SUB-TOTAL	<u>£1,636,263.20</u>	£1,963,515.84
Fees 10%	£163,626.32	£196,351.58
Contingency 10%	£163,626.32	£196,351.58
Inflation 5%	£81,813.16	£98,175.79
TOTAL	<u>£2,045,329.00</u>	£2,454,394.80



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

6.0 NEXT STEPS

Should the client want to proceed to the next stage then the next steps would be as follows:

- Submit a planning application.
- Undertake a complete tender exercise including a pre-tender qualification process (if required), finalising the tender documentation including all detailed drawings to building regulation level and then the tender process itself. The tender period is likely to be at least 6 weeks.
- Review the tenders received and interview the 2/3 most competitive contractors before confirming the decision to award the contract to the chosen tendering contractor.
- Work with the contractor to finalise the contract and establish the construction programme.
- The management of the complete construction programme from initial site possession through to handover.

Sports Clubhouses are able to work with you to take the scheme through the planning then tender process, finalise the contract and act as Employer's Agent during the construction works through to handover. We would be delighted to put together a fees proposal for these works should this be of interest.

I trust that this report provides the information that is required to complete this exercise but please come back to Steve or I with any questions or queries.

Yours sincerely,

Andy Macdonald
Director
Sports Clubhouses