
COST ESTIMATE

SKYPOINT - CONVERSION OF LIBRARY TO FORM MULTI PURPOSE CARE FACILITY & CREATION OF MULTI SENSORY ROOM & GARDEN



17th May 2011

1.0 INTRODUCTION

West Dunbartonshire Council Architectural Services Department were requested by WDC Social Work Department to prepare an outline cost estimate for the creation of both a multi purpose care facility and multi sensory room with Skypoint Community Facility in Faifley Clydebank.

We have estimated that the cost to carry out the proposed works would be approx £300,000.00.
(Breakdown detailed below)

	Estimated Cost
Multi Purpose Care Facility within the former Library Area	£ 245,000.00
Multi Sensory Room and Garden Area	£ 55,000.00

2.0 INFORMATION

The following information was used to compile the cost estimate:-

Preliminary Sketch Option 1 (SK 01)

3.0 BASIS OF COST ESTIMATE

Costs are based on rates applicable at May 2011.

4.0 ASSUMPTIONS

We have assumed the following:-

The existing heating system does not require to be replaced. Allowances have been made for the relocation of radiators to suit the new layout. Further investigation is required to ascertain the full extent of the works

No asbestos removal required as carried out in original Skypoint works contract.

Allowances have been made for the supply of furniture as shown/ detailed on SK 01

Works will be carried out during normal working hours.

We have made nominal allowances for the electrical works. Further investigation is required to ascertain the full extent of the works

We have made nominal allowances for drainage works. Further investigation is required to ascertain the full extent of the works

An allowance of £20,000 has been made for specialist works to the Multi Sensory room as provided by Margaret Sutherland Occupational Therapist. (email dated 13th May 2011)

An allowance of £10,000.00 has been allowed for the creation of a Sensory Garden.

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5.0 EXCLUSIONS

Works to roof/ rooflights above existing library area.
Decanting/ removal costs
Building control fees
VAT
Professional Fees