Appendix B - Quantity Survey Budget and Risk Assessment

	QS Budget including Contingency				Risk Assessment			Material and Severe Risk Level additional Contingency						
	Base Base		M&E Total	·										
	Budget	Contingency	Contingency	Budget	Likelihood	Impact	Risk Level	40%	60%	80%	100%	150%	200%	
Rooms not inspected	£0	£1,163		£1,163	High	Low	Material	£465	£698	£930	£1,163	£1,744	£2,326	
Ceilings	£20,000	£1,163		£21,163	Low	Low	Tolerate	£0	£0	£0	£0	£0	£0	
Walls	£39,800	£1,163		£40,963	Low	Low	Tolerate	£0	£0	£0	£0	£0	£0	
Floors	£13,000	£1,163		£14,163	Low	Low	Tolerate	£0	£0	£0	£0	£0	£0	
Doors	£1,500	£1,163		£2,663	Low	Low	Tolerate	£0	£0	£0	£0	£0	£0	
Windows	£4,000	£1,163		£5,163	Low	Low	Tolerate	£0	£0	£0	£0	£0	£0	
Structural Steelwork to														
Pool Area	£12,000	£1,163		£13,163	Significant	High	Severe	£5,265	£7,898	£10,530	£13,163	£19,744	£26,326	
Asbestos and other														
Materials	£5,000	£1,163		£6,163	Significant	High	Severe	£2,465	£3,698	£4,930	£6,163	£9,244	£12,326	
Internal Works	£95,300	£9,302	£0	£104,602				£8,195	£12,293	£16,391	£20,488	£30,733	£40,977	
Swimming Pool Roof	£15,000	£1,163		£16,163	Low	High	Material	£6,465	£9,698	£12,930	£16,163	£24,244	£32,326	
Squash Court Roof	£5,000	£1,163		£6,163	Low	High	Material	£2,465	£3,698	£4,930	£6,163	£9,244	£12,326	
Fitness Suite and Old														
Changing Rooms/ Café and														
Office Roofs	£8,800	£1,163		£9,963	Low	High	Material	£3,985	£5,978	£7,970	£9,963	£14,944	£19,926	
Gutters, pointing,														
brickwork, downpipes etc.	£5,400	£1,163		£6,563	Low	Low	Tolerate	£0	£0	£0	£0	£0	£0	
Scaffolding	£30,000	£1,163		£31,163	Low	Low	Tolerate	£0	£0	£0	£0	£0	£0	
New changing rooms and														
small sports hall roof	£7,000	£1,163		£8,163				£3,265	£4,898	£6,530	£8,163	£12,244	£16,326	
Roofs to new entrance and					Low	High	Material							
viewing room extension	£0	£1,163		£1,163				£0	£0	£0	£0	£0	£0	
General Site Drainage	£0	£1,163		£1,163				£0	£0	£0	£0	£0	£0	
Foundations and Drainage	£0	£1,163		£1,163	High	Significant	Severe	£465	£698	£930	£1,163	£1,744	£2,326	
Room 37	£20,000	£1,163		£21,163	Medium	Medium	Material	£8,465	£12,698	£16,930	£21,163	£31,744	£42,326	
External Works	£91,200	£11,628	£0	£102,828				£25,111	£37,666	£50,221	£62,777	£94,165	£125,553	
<u>Heating</u>														
Pipeworks and Radiators	£3,500	£1,163	£0	£4,663	Significant	Medium	Material	£1,865	£2,798	£3,730	£4,663	£6,994	£9,326	
Radiators replacement	£17,500	£1,163	£0	£18,663	Significant	Medium	Material	£7,465	£11,198	£14,930	£18,663	£27,994	£37,326	
Replace boilers & plant	£60,000	£1,163	£0	£61,163	Significant	Significant	Severe	£24,465	£36,698	£48,930	£61,163	£91,744	£122,326	
Circulating Pumps	£0	£1,163	£444	£1,607	High	Significant	Severe	£643	£964	£1,286	£1,607	£2,411	£3,214	
Controls	£0	£1,163	£444	£1,607	High	Significant	Severe	£643	£964	£1,286	£1,607	£2,411	£3,214	
Gas	£0	£1,163	£444	£1,607	Low	Significant	Material	£643	£964	£1,286	£1,607	£2,411	£3,214	
Underground service duct	£5,000	£1,163	£0	£6,163	Significant	High	Severe	£2,465	£3,698	£4,930	£6,163	£9,244	£12,326	
Swimming Pool Plant														

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	QS Budget including Contingency				Risk Assessment			Material and Severe Risk Level additional Contingency						
	Base	Base	M&E	Total	Likelihood	lmanaat	Risk Level	40%	60%	80%	100%	150%	200%	
	Budget	Contingency	Contingency	Budget	Likelinood	Impact	RISK Level	40%	60%	80%	100%	150%	200%	
Pool Water Filtration	£0	£1,163	£444	£1,607	High	High	Severe	£643	£964	£1,286	£1,607	£2,411	£3,214	
Asbestos	£0	£1,163	£444	£1,607	High	High	Severe	£643	£964	£1,286	£1,607	£2,411	£3,214	
Service Duct	£0	£1,163	£444	£1,607	High	High	Severe	£643	£964	£1,286	£1,607	£2,411	£3,214	
Toilets	£0	£1,163	£444	£1,607	High	High	Severe	£643	£964	£1,286	£1,607	£2,411	£3,214	
<u>Ventilation</u>														
Pool AHU System	£0	£1,163	£444	£1,607	High	Medium	Severe	£643	£964	£1,286	£1,607	£2,411	£3,214	
Changing Area for pool														
area	£0	£1,163	£444	£1,607	Low	Low	Tolerate	£0	£0	£0	£0	£0	£0	
Squash Courts	£3,500	£1,163	£0	£4,663	Medium	Low	Tolerate	£0	£0	£0	£0	£0	£0	
Cooling Equipment -														
Dance Areas	£15,000	£1,163	£0	£16,163	Low	Low	Tolerate	£0	£0	£0	£0	£0	£0	
<u>Electrical</u>														
Electrical Test Certificate														
Test Implications	£0	£1,163	£444	£1,607	High	Significant	Severe	£643	£964	£1,286	£1,607	£2,411	£3,214	
Incomers	£4,000	£1,163	£0	£5,163	Low	Medium	Tolerate	£0	£0	£0	£0	£0	£0	
Switchgear/Distribution														
Board	£0	£1,163	£444	£1,607	Low	Medium	Tolerate	£0	£0	£0	£0	£0	£0	
LV Power	£0	£1,163	£444	£1,607	High	Medium	Severe	£643	£964	£1,286	£1,607	£2,411	£3,214	
Lighting	£0	£1,163	£444	£1,607	Low	Significant	Material	£643	£964	£1,286	£1,607	£2,411	£3,214	
Emergency Lighting	£0	£1,163	£444	£1,607	Low	High	Material	£643	£964	£1,286	£1,607	£2,411	£3,214	
Fire Alarm	£0	£1,163	£444	£1,607	Low	High	Material	£643	£964	£1,286	£1,607	£2,411	£3,214	
Access & I/Coms	£0	£1,163	£444	£1,607	Low	Significant	Material	£643	£964	£1,286	£1,607	£2,411	£3,214	
Security	£0	£1,163	£444	£1,607	Low	Medium	Tolerate	£0	£0	£0	£0	£0	£0	
Lift	£0	£1,163	£444	£1,607	High	Medium	Severe	£643	£964	£1,286	£1,607	£2,411	£3,214	
Contingency														
Mechanical and Electrical	£108,500	£29,070	£8,000	£145,570				£45,904	£68,856	£91,808	£114,760	£172,140	£229,519	
Sub Total	£295,000	£50,000	£8,000	£353,000				£79,210	£118,815	£158,420	£198,025	£297,037	£396,050	
General Contingency								£353,000	£353,000	£353,000	£353,000	£353,000	£353,000	
Professional Fees				£45,000				£45,000	£45,000	£45,000	£45,000	£45,000	£45,000	
Total				£398,000				£477,210	£516,815	£556,420	£596,025	£695,037	£794,050	

Note: Sports Hall Excluded in Report