

## Refurbishment of Greenwood House and Welland House

### Greenwood House

Professional Consultancy Services <sup>1</sup>	
RIBA Plan of Work - Stage A-L	£1111,350
Construction <sup>2</sup>	
Cost of Refurbishment (50,000 per bed x 86 beds)	£ 931,800
Contingency (15%) <sup>3</sup>	£ 139,770
	<b>£1,182,920</b>

### Welland House

Professional Consultancy Services <sup>1</sup>	
RIBA Plan of Work - Stage A-L	£135,943
Construction <sup>2</sup>	
Cost of Refurbishment (50,000 per bed x 86 beds)	£ 1,137,600
Contingency (15%) <sup>3</sup>	£ 170,640
	<b>£1,444,183</b>

1. Enterprise Fee of 12% of Construction, inclusive of all relevant construction related services from RIBA stage A through to RIBA stage L. See appendix C
2. Cost of refurbishment based on an order of magnitude cost of £600 per sq m to refurbish the building in its existing internal configuration (excludes all 'extra-over' works associated with any changes to the internal configuration)
3. Contingency of 15% of construction cost

#### Additional Costs to be considered

1. Removal cost onto temporary accommodation Cost to decommission the building services and to make the building safe
2. Costs of any surveys or assessments required by the local uthority as part of any Planning Application
3. Cost of Planning Application
4. Costs associated with any planning conditions imposed by the local planning authority
5. Cost of asbestos removal
6. Removal cost into each home post refurbishment and associated costs
7. Interest charges on finance
8. Cost of Legal fees

#### Considerations

1. The number of bedrooms will be dependent on the results of surveys and home requirements