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Project:

Refurbishment of Edisford Changing Rooms

Location: Edisford Road, Clitheroe

Date of Report: 10<sup>th</sup> May 2010

Surveyor: Tim Lynas BSc (Hons) MRICS

Executive Summary



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developed, the plans have been printed and the tender  
The proposal has been finalised and signed off by the  
short list of contractors has been created and tenders are  
expected back by Friday the 28<sup>th</sup> May.

### Recent Developments

We have placed an order directly for the provision of the gas supply with British Gas as a result of the 10 week lead in period.

Funding has been secured from 'Aiming High for Disabled Children, Lancashire' for the provision of a ramp, handrails, disabled changing room including shower to the value of £30,000.00.

### Description of the scheme

The proposed refurbishment includes the strip out of the existing fixtures and fittings, structural stabilisation works, internal remodelling and the fit out of the new space. The scheme will provide a gas supply to the building along with central heating, the first time that the building will have had this installed.

### Timescales

While there has been a two week slippage in terms of the overall scheme it is likely that the appointed contractor will be able to recover this time.

The revised programme is contained in Appendix A.

We will be asking the successful contractor to provide us with a more detailed programme of how they propose to go about sequencing the works. It will be our priority will be to complete the ground floor changing rooms and showers by the start of the football season to enable these to be used in the short term. It is proposed that the external landscaping works is pushed to the back end of the programme as this is not on the critical path for re-occupation of the building.

### Cost

The overall costs of the scheme are expected to fall within the budget. The grant from 'Aiming High for Disabled Children, Lancashire' will assist with this aim. A more accurate idea of actual costs following the receipt of the contractors tenders. Given the nature of the scheme and the condition of the building there is a chance that at the strip out stage additional work will be discovered. It should be noted that a contingency of 5% has been allowed in order to cover these risks if additional work being uncovered during the strip out.

### Contractors

The scheme is being tendered to a short list of six contractors. We have selected them based on their reputation, experience, resourcing and financial stability. In the event that any objections or conflicts of interest are raised against these contractors the contract administrator reserves the right to take this into account when assessing the tender results.

### **Walter Carefoot and Sons**

Carefoot plc  
Blackpool Road



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PR3 3AL

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BB7 1JA

**HT Forrests**

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**Tony Pritt**

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West Bradford Rd  
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**Habling Construction**

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Accrington  
BB5 1QT

**Peter Edmondson Building Contractors**

72 Whitehall St  
Nelson  
LANCASHIRE  
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Appendix A

Programme