

REPORT TITLE: WINCHESTER SPORT AND LEISURE PARK

FINANCE REPORT

17 JULY 2017

REPORT OF PORTFOLIO HOLDER: HEALTH AND WELLBEING

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WARD(S): ALL

PURPOSE

To provide details on the estimated costs and budget allocations for a new sport and leisure centre.

RECOMMENDATIONS:

1. That the report be noted.

IMPLICATIONS:

All implications are set out in the update report.

1 SUPPORTING INFORMATION:

1.1 Other reports elsewhere on this agenda provide:

- Risk register and associated mitigation actions
- Project plan, timetable and key milestones
- Project update

1.2 The approved budget for feasibility, and RIBA Stage 2 and 3 is £853,000. Current spend and predicted spend are within agreed budget as shown in table 1 below.

Table 1

Breakdown	Agreed Budget (£)	Spend 16/17 (£)	Remaining Budget (£)	Spend 17/18 (£)	Committed 17/18 (£)	Estimated spend 17/18 (£)	Remaining budget at end of RIBA Stage 3 (£)
Total	853,000	93,598	759,402	43,319	24,748	691,335	0

1.3 Based on the facility mix agreed by Cabinet in July 2016, Mace Cost Consultancy have estimated the total project costs to be £36.3 million including professional fees and survey for RIBA Stages 2- 7. A breakdown of this is shown in table 2 below.

1.4 Please note that the 'Estimated spend (17/18)' as shown in the table above is the residual send anticipated in 2017/18.

Table 2 Mace Cost Consultancy Order of Cost Estimate Project Costs¹

Summary of Costs	Garrison Ground (£)
Construction Cost	25,766,633
External Works	2,405,248
Site Specific Abnormal Costs	1,140,000
Contingency (Design Development Risk) @ 2.5%	730,000
Contractor D&B Risk 2%	600,838
Modular Boxing Facility (Client provisional sum)	100,000
Sub Total Construction Cost	30,742,719
Inflation (to mid point construction 3Q19) @ 3.5%	1,080,000
Total Construction Cost	31,822,719
Professional Fees & Surveys @ 8.7%	2,770,000
Contingency (Client Risk) @ 5%	1,730,000
Total Project Cost	36,322,719

1.5 These figures estimated by Mace Cost Consultant will be reviewed as part of RIBA Stage 2 and feed into the Outline Business Case. The Outline Business Case will be presented to Cabinet Committee in Autumn 2017.

1.6 OTHER OPTIONS CONSIDERED AND REJECTED

1.7 Not applicable to this report

BACKGROUND DOCUMENTS:-

None

Previous Committee Reports:-

CAB2945(LC) - 12 June 2017 Winchester Sport and Leisure Park

CAB2910 – 20 March 2017 Bar End Sport and Leisure Park Project Update

PHD710 - September 16 Leisure Centre Replacement Project Management Consultancy Support

CAB2820 – 5 July 2016 Leisure Centre Replacement Project

CAB2798 – 29 March 2016 Leisure Centre Replacement Project

CAB2708 – 9 September 2015 Options for River Park Leisure Centre

¹

Other Background Documents:-

None

APPENDICES:

None