Lockerbie Old School Community Hub Feasibility Report

John Gilbert Architects, June 2019

John Gilbert Architects Ltd
201 The White Studios
Templeton on the Green
62 Templeton Street
Glasgow G40 1DA
Tel: 0141 551 8383
www.johngilbert.co.uk

John Gilbert
ARCHITECTS

Lockerbie Old School Community Hub Feasibility Report

For Lockerbie Old School Committee

By John Gilbert Architects and Reid Associates

Issued June 2019

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1. Background

1.1. Lockerbie

Lockerbie is located approximately 70 miles from Glasgow, 12 miles from Dumfries and 20 miles from the border with England. The town has good transport links north and south via the adjacent M74 and a regular direct rail service as part of the West Coast Mainline. These good transport links have been a factor in attracting people to the town. Lockerbie has a population of 4,287, which has seen population growth of 4.7% between 2001 and 2011. It is recognised that many people who live in Lockerbie, particularly newer residents, commute to work elsewhere but these same transport links can be used to bring visitors to the town.

1.2. Lockerbie Old School

Erected in 1875 at a cost of £4,500, the former Dryfesdale Public Old School building has been at the heart of the local community for over 140 years. In 1903 the building became home to Lockerbie Academy until the 1960s when the Academy moved to more modern premises. The building then served as the local Primary School.

In 1988, during the Lockerbie Disaster, the school building was home to the investigation HQ.

Dumfries & Galloway Council's Architects, Social Work and Community Education department operated out of the building until 2010 when it was decided by the council that the premises was 'surplus to requirements'.

As part of the process of disposing of the building it was necessary to determine whether there was any local community interest in obtaining them. At a public meeting in early 2013 it was clear that not only was there interest in retaining the building but there was a growing need for a flexible community space in Lockerbie that could be used by a range of local groups including preschool activities, children's sports, youth groups, café, educational classes, arts, services for the elderly etc. This would not only serve Lockerbie but the district and surrounding areas.

The Lockerbie Old School Community Hub Group was formed to take forward ideas and proposals for the building.

The Old School building presents an opportunity to create a new community facility providing space for a wide range of activities providing employment, volunteering opportunities and educational and social opportunities for the people of Lockerbie and for visitors to the town.

The aspiration is to create a multi-use facility for the town to include:

- space for community and social activities
- space for arts, performance and heritage
- space for business and office services
- space for visitor accommodation

1.3. Current Situation

Lockerbie Old School Community Hub was registered as a Scottish Charitable Incorporated Organisation in July 2014.

The Community Hub's charitable purposes are:

- The development of the Old Primary School in Lockerbie into a community and enterprise facility for the benefit and improvement of the "area known as Lockerbie" as defined by

the postcode DG11 and the wider community at large for the benefit of the inhabitants of the area;

- To encourage the goodwill and involvement of the wider community.
- To foster community spirit and encourage civic pride.
- The provision of recreational facilities, or the organisation of recreational activities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended, and only in relation to recreational facilities or activities which are: The members of the public at large.
- The advancement of education.
- The advancement of citizenship or community development
- The advancement of the arts, heritage, culture or science.
- The advancement of public participation in sport which involves physical skill and exertion.
- The promotion of equality and diversity.

The Board is made up of committed people who are determined and passionate about Lockerbie Old School and improving life for people in Lockerbie. They bring with them a diverse range of work and life experience which will form a solid base for the Board, including experience in:

- running commercial businesses
- customer service
- marketing and merchandising
- arts, youth and community development
- commercial research
- education
- management and organisation
- interpersonal skills
- facilitation and training
- project manager
- writing successful funding bids
- serving as a charity trustee on a range of charities

The group is currently running small events like the Spring Fling and the Big Lunch. They will continue to operate small projects to build up the organisation's experience and a track record that demonstrates ability in project delivery and financial management.

The committee is passionate about the project and committed to the cause. They have a strong vision and are working very hard to progress the situation as well as researching potential investors and considering the many various routes forward. The committee is also putting in the groundwork to establish the viability of suggested future uses and looking into how they will be able to bring them to fruition if and when they gain control of the building.

1.4. Project team

This feasibility study has been undertaken by John Gilbert Architects, assisted by Reid Associates who have undertaken a costing exercise and Community Enterprise Scotland who have prepared a business case.

2. The Brief

Lockerbie Old School committee wish to develop a viable project that will see the currently vacant building brought back into use as a community hub. The committee canvassed opinions and ideas from the local community to develop a wish list of potential uses that could be accommodated within the building, these were handed over to the design and business planning team.

The table below is based on the first meeting with the Lockerbie Old School Community Hub Group and updated as the design has progressed.

Use	Size	Comments
Soft Play	110m²	• Accommodating around 50 people seated for at tables and around 50 kids in a bespoke designed soft play • Suitable use for events, children parties and gatherings • Access and soft play design full accessible for range of needs • Ground floor, publicly accessible from main entrance • Connected to kitchen to enable serving of food to customers
Community space / meeting room	55m²	• Accommodating 10 to 40 people for meetings • Publicly accessible from the main entrance • Close to an accessible kitchen
Kitchen	35m²	• Suitable for a range of community uses • Kitchen can be used for preparation of food for events during evenings • Space for 5or 6 people to cook for large parties • Commercial standard kitchen • Lockable storage for knives and various group storage • Consider delivery and bin access
Beauty Training space	55m²	• For use by D&G College students • Space required for hairdressing chairs, and cubicle space to allow private beauty treatments. • ground floor to ensure accessibility.

Business Centre	180m²	• Offices and conference room available for lease • Should be located near to the cafe for lunch and coffee breaks • Range of room sizes including smaller more affordable rooms for new businesses
Storage	3 - 5% of total floor space	• Storage to be dispersed throughout building to accommodate varied functions
Ancillary Space		• Plant room (including space for gas condensing boiler) • Toilets for cafe, business centre, theatre space

3. Historical Context

3.1. The Building

Erected in 1875 at a cost of £4,500, the former Dryfesdale Public Old School building has been at the heart of the local community for over 140 years. In 1903 the building became home to Lockerbie Academy until the 1960s when the Academy moved to more modern premises. The building then served as the local Primary School. In 1988, during the Lockerbie Disaster, the school building was home to the investigation HQ.

This building is in the Dumfries and Galloway Council area and in the Lockerbie Burgh. It is unlisted. Also known as Lockerbie Old School, Lockerbie Council Offices.

Description from Ordnance Gazetteer of Scotland

"The churches are all at Lockerbie, where Dryfesdale public school, a Gothic building erected in 1875 at a cost of £4500, with accommodation for 600 children, had (1880)-an average attendance of 407, and a grant of £323,18s."

Summary Statement of Significance

Original architect unknown (possibly James Barbour), 1875. Addition by Frank James Chambers Carruthers, 1895-97. Addition approx 1930, architect unknown. Addition approx 1960, architect unknown. Dutch-influenced Renaissance, former public school with gothic influenced janitors house.

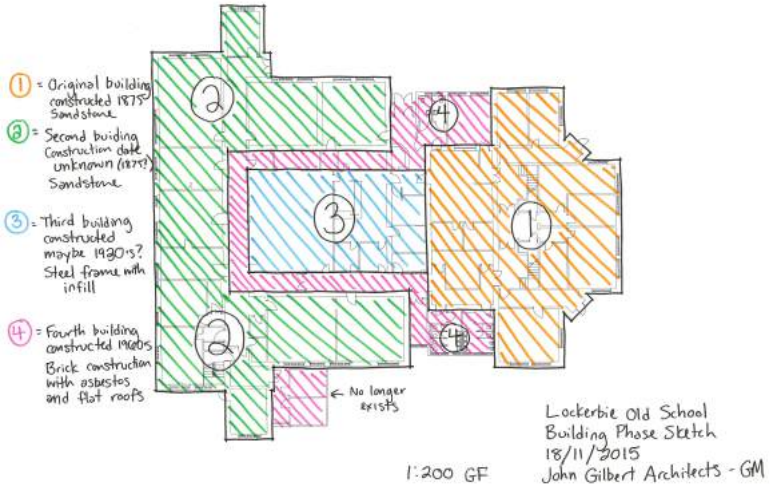
The 1895 addition has subsequently been demolished, the date of demolition is not yet know, however it was still depicted in aerial photos from 1929 and OS maps produced between 1938 - 1953. Aerial photos show a single storey extension with a pitched roof that likely matched the red sandstone and slate of the original building. A 1930's infill block was constructed in the central courtyard to create and assembly hall, a 1960's porch extensions were added to the E and W.

The original building is constructed of coursed and squared rubble-faced red sanstone (likely Corncockle from the Lockerbie quarry), slated roofs with clay ridges. Primarily single storey, with two storey section to centre. Paired dutch gables and soft corners to south block main elevation with single dutch gables to E and W, diagonal cross pattern above main windows with DRYFESDALE SCHOOL and SECONDARY DEPARTMENT in relief. Entrances on the diagonal of the main axis, diagonal cross pattern with BOYS and GIRLS carved in relief, waffle pattern to eaves. The janitors house is of one and a half stories with a gabled projecting centre bay. Lancet window openings contain rectangular format windows with stone spandrels.

Construction Stages

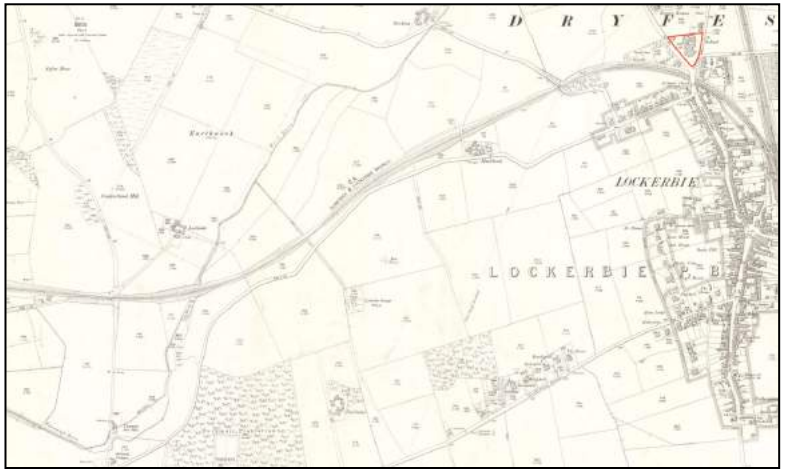
Detailed information about the construction history was not readily available for the Old School building. However, upon visiting the building it is clear that the building will have likely been constructed over 3 or 4 stages. Our research indicates the following stages:

- Stage one circa 1875, there is a possibility that there was another building built on the site at this time
- Stage two built between 1875 and 1900 in a horseshoe arrangement around a central courtyard.
- Stage three is a steel framed building filling in the courtyard, we believe this was built in the 1930's
- Stage 4 is a number of 1960's series of infils to create toilets, new reception and entrance hall.



3.2. Historical Mapping

The map below shows the area of Lockerbie in 1899, 28 years after the construction of the Old School. The town is simply a single street with the Dryfesdale Public School at the Northern end of the street.



The map below shows Lockerbie in 1932 as Lockerbie extends to the west.

The map below shows Lockerbie in 1948. The town extends to the north around the school and further to the south.

The maps illustrate how Dryfesdale school has been a pivotal part of the urban development of Lockerbie over the last 140 years.

4. Building Condition

4.1. Surveys

The building was surveyed on 13th November 2015 and an external survey was undertaken in January 2019, the building has also been separately inspected by McGowan Miller Construction in 2019. The following observations were recorded. McGowan Miller Construction report is a separate document.

Asbestos

A refurbishment level asbestos report has been completed by Plansafe Solutions Ltd (dated 7th March 2019). Asbestos has been confirmed as present in:

- Rope Seal debris in ground floor classroom (1 metre)
- Rope seal debris in ground floor corridor (1 metre)
- Gaskets in the basement switch room
- Cement pipe in external walls (1 metre)
- Cement board used externally over windows (4 sq metres)

There is also a presumption that the tiles on the roof of the steel infill hall contain asbestos, but these have not been definitively tested.

Generally

In general we expect all of the M&E ands electrical systems will be fully replaced. Internal linings require to be fully stripped and replaced along with all of the windows. The external stonework requires repointing and the roof requires significant repairs and all gutters need repair or replacement.

Sections One and Two - Sandstone elements of the building

What we believe to be the original section of the building, facing south down the High Street, is in good condition. Internally there appears to be little damp and both the rood and external walls appear to be in reasonable condition.

Key areas for further investigation:

- Externally the walls require careful inspection via a cherry picker to check for damaged stone work and stone repairs.
- Repointing is recommended for this block.
- A roof inspection is required to check for loose slates, ridge damage and gutter condition. Our inspection from the ground reveals some roof repairs will be required, particularly around the dormers.
- Finding the source of the roof leak, fixing it and repairing any water damage is a high priority.
- Where the windows have been boarded up, no drainage provision has been made for draining water at the base of the boards. This has resulted in many of the window sills and frames rotting. The full extent of the repairs will not be evident until the boarding has been taken down and a full survey has been undertaken, however at this stage, we suggest allowance is made to replace all windows.
- To the north of the building, water ingress has caused internal damage and likely to be rotting the timber. Fixing the leak and remediating the rotten timber is a priority.

Section 3 - Infill Steel Frame Hall

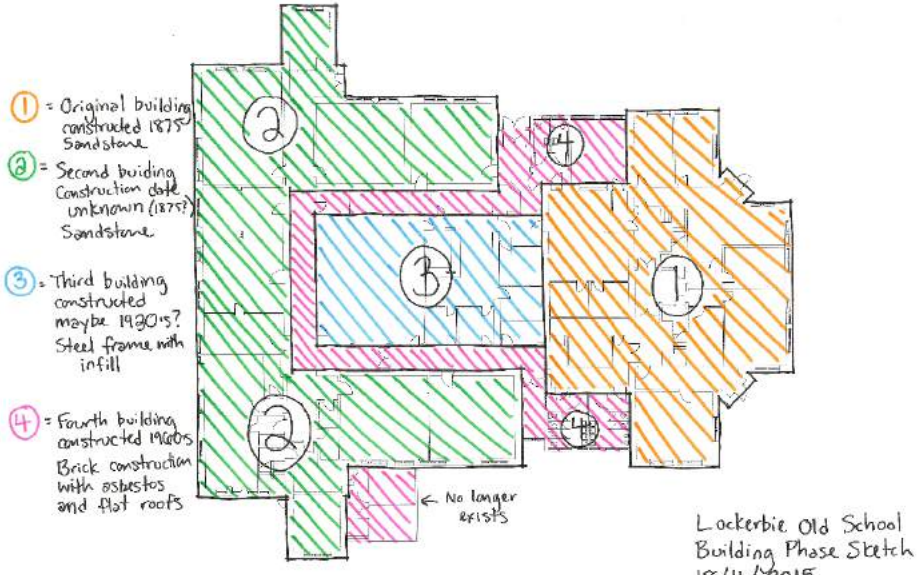
The main issue with this portion of the building is the rooflights which are leaking heavily. This leak has led to rot and fungus growth within the walls of the hall. It would be possible to remediate and fix this part of the building, however the roof has been identified as

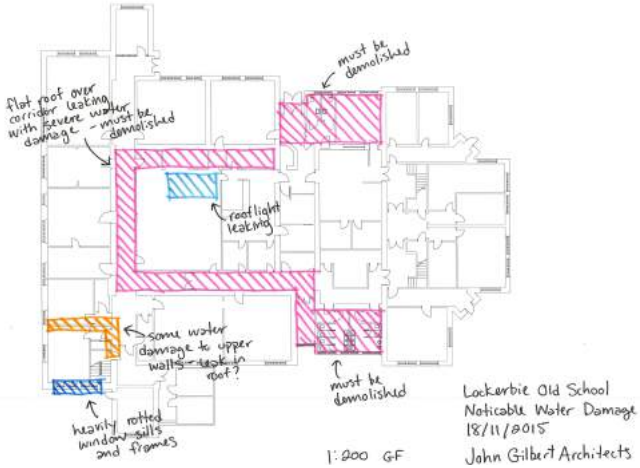
having asbestos containing materials and will need to be renewed in any new use.

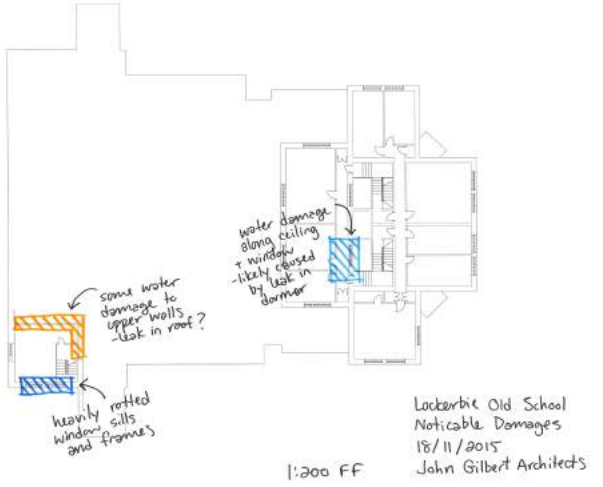
Section 4 - 1960's additions of toilets and corridor

This is the newest portion of the building and is in the worst condition. The roof area shown in hatched pink on the sketch to the right is all flat and poorly detailed when constructed. This has resulted in substantial water ingress all along the corridor and in the toilet areas. It is uneconomical to repair this part of the building and its demolition should be considered.

The diagrams below shows the key problem areas in the building related to the various ages of the building. The correlation between the building defects and the 1960's infill development can clearly be seen. The 2019 survey noted significant deterioration of the visible elements of this part of the building.








DRYFESDALE
SCHOOLS


13.11.2015 11:12

5. Proposals

The current needs of the community, as evidenced in the business plan, are insufficient to fill the whole of the building as it stands at present. The cost of refurbishing the whole building is also significant. Based on the previous design work and the needs of the community we propose to refurbish the whole of the front block, undertaking external works, internal works and renewing heating, windows and electrics. This will stand as an independent building. The remainder of the building can be mothballed, it is in relatively good condition and with some minor work can remain wind and watertight.

We have chosen the front part of the building to renovate as the key uses fit within the existing structure, the access is closer to the town and there is an opportunity to make a 'town square' in future, in the front of the building.

The front part of the building can accommodate the following activities on the ground floor:

- Soft play
- Community meeting room
- Kitchen
- Beauty Training space (D&G College)
- Associated WC's and ancillary space

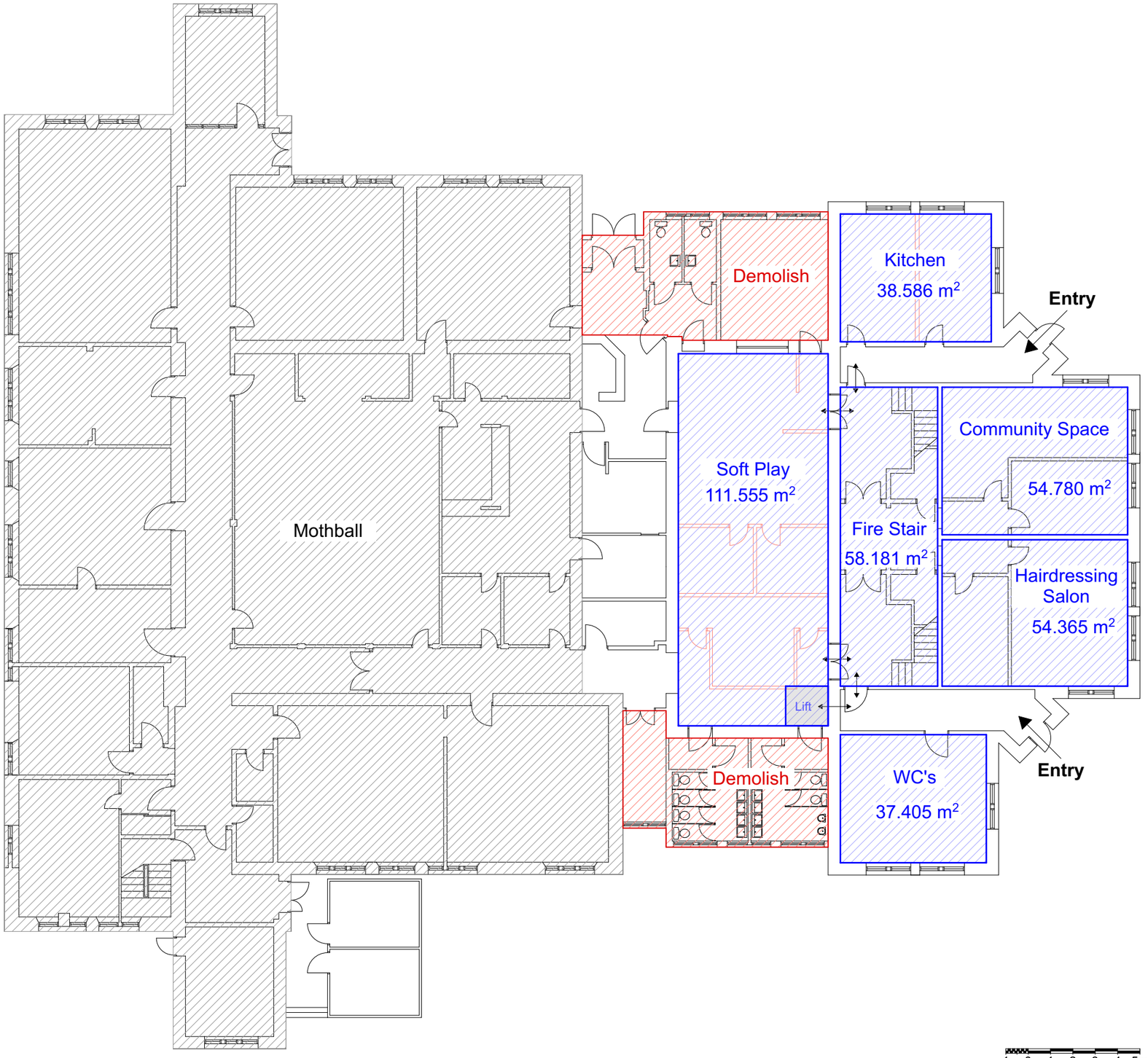
On the upper floors we are proposing a number of flexible office / workshop spaces. Core anchor tenants for this space have been identified as part of the business planning process, including:

- Annandale Comm transport
- Dryfemount day care

There is lift access to all floors and the upper floors will have separate WC's and kitchen / common space.

Phasing

We have retained the ability for the remainder of the building to be developed in further phases, or if the only option available to the group, the rear of the building could feasibly be demolished with no detriment to the uses we are proposing in the front part of the building.



Notes / Key:

N

Suggested walls to demolish

First Floor: 400m²

Offices 1: 94m²
Offices 2: 88m²
Kitchen: 39m²
Wc's: 40m²

John Gilbert ARCHITECTS

201 White Studios, 62 Templeton Street, Glasgow, G40 1DA
Tel: 0141 551 8383
Web: www.johngilbert.co.uk

Client
Lockerbie Old School Community Hub

Project
Lockerbie Old School

Title
Ground Floor Plan (Option 2)

Project Status
Feasibility

Job No
03819

Scale at A3
1:200

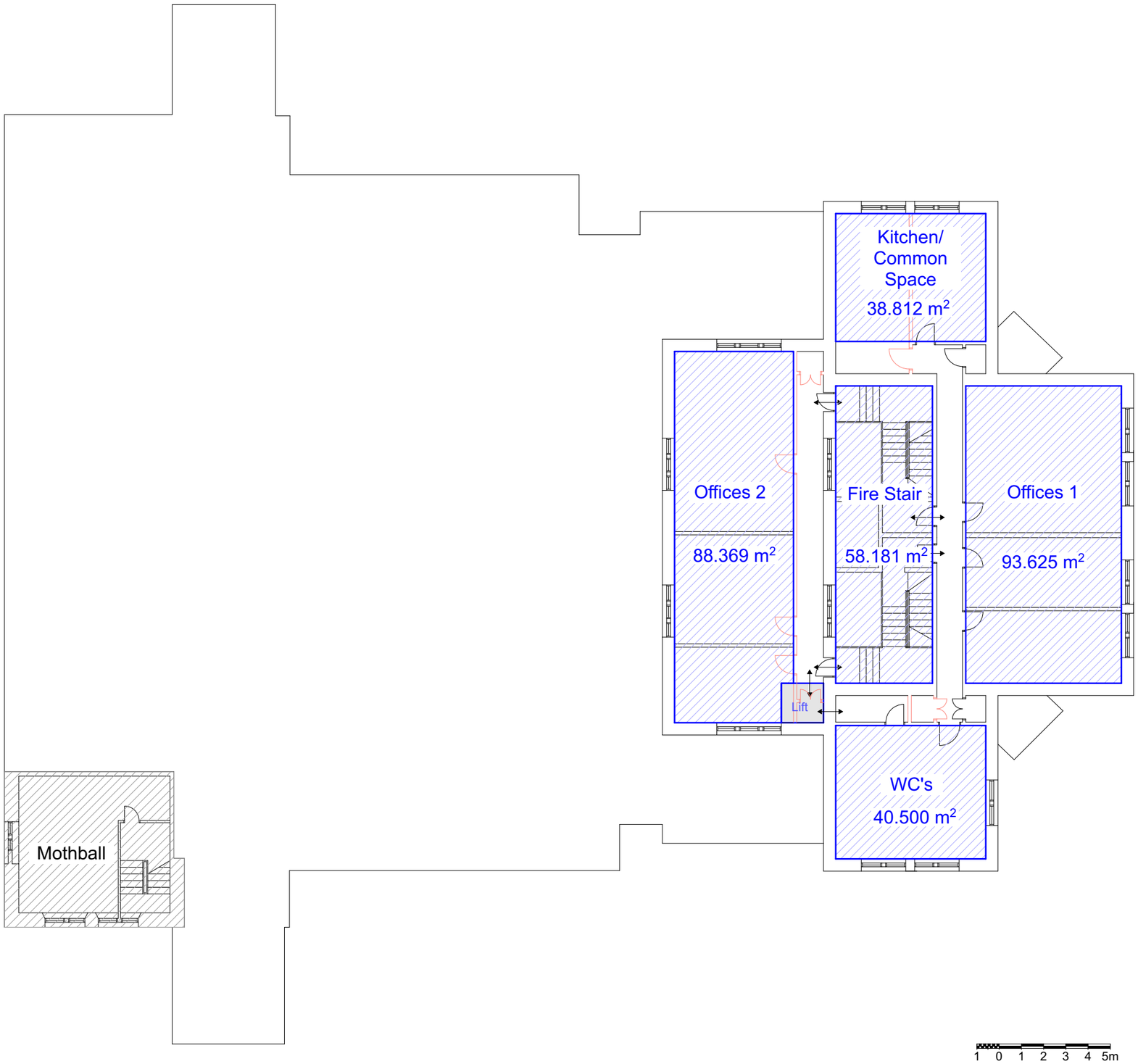
Drawn by
NMA

Date of issue

Rev.	Ammendment	Date

Drg No.
[PP]11

Rev



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Lockerbie Old School Community Hub

Project
Lockerbie Old School

Title
First Floor Plan (Option 2)

Project Status
Feasibility

Job No
03819

Scale at A3
1:200

Drawn by
NMA

Date of issue

Rev.	Ammendment	Date

Drg No.
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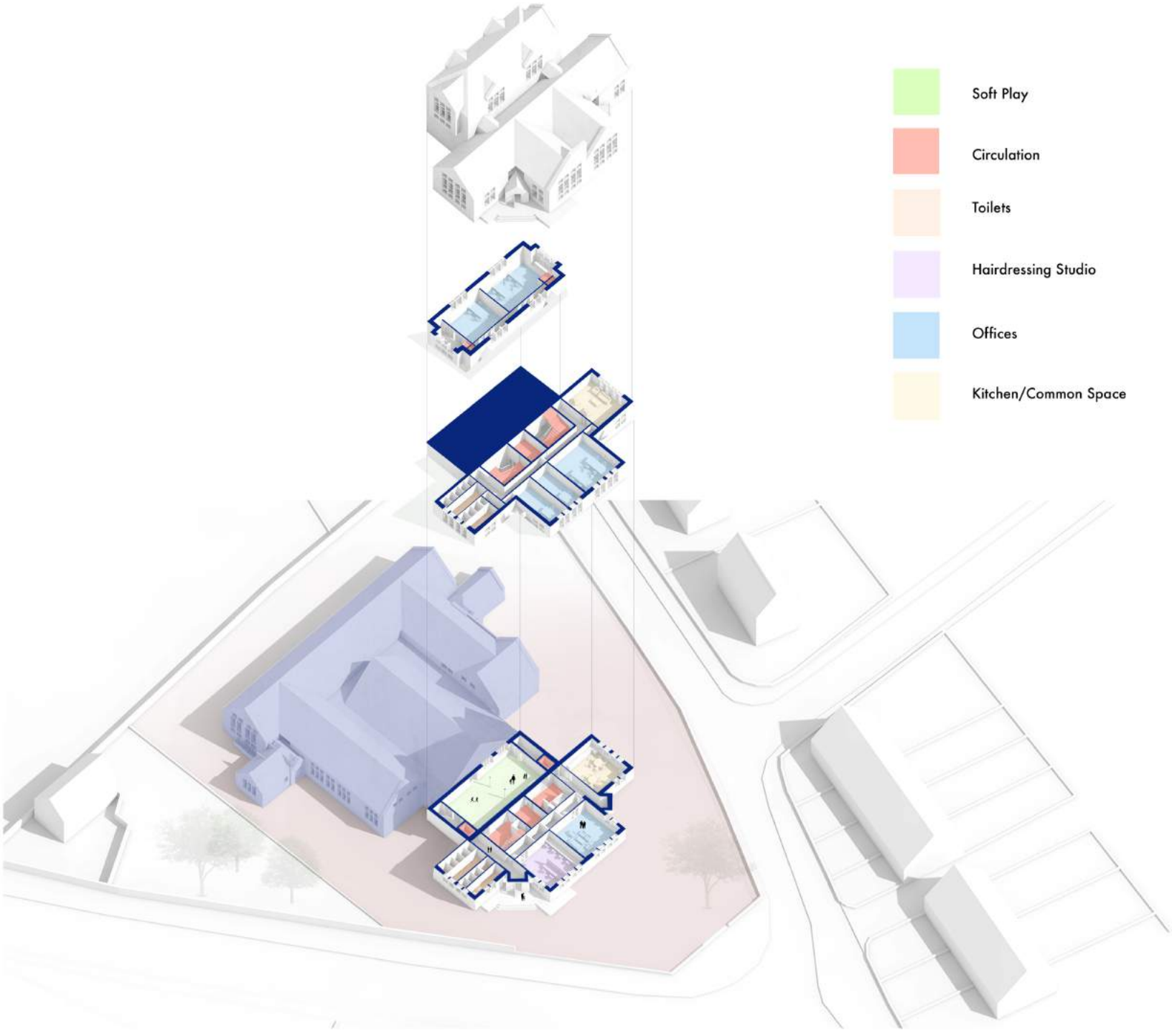
Rev

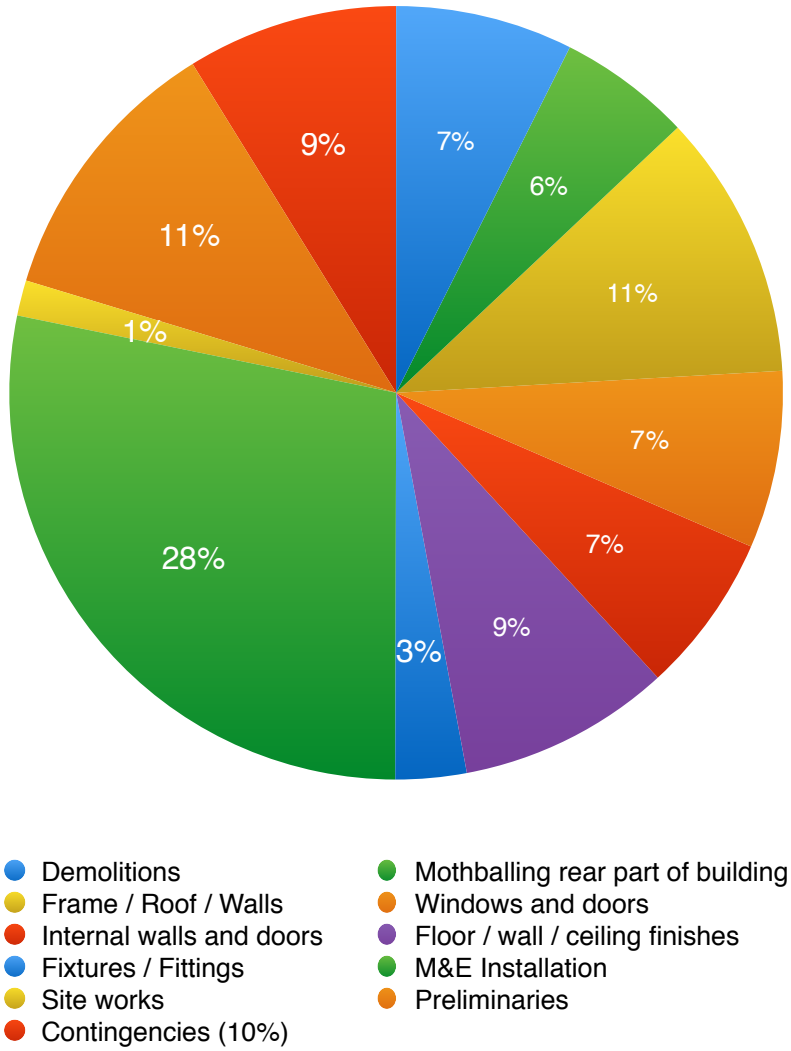

Soft Play
Circulation
Toilets
Hairdressing Studio
Offices
Kitchen/Common Space

6. Cost analysis

Based on the emerging design, we asked Reid Associates to undertake a preliminary cost analysis for the proposals.

Element	Cost
Demolitions	£100,000
Mothballing rear part of building	£75,000
Frame / Roof / Walls	£150,000
Windows and doors	£100,000
Internal walls and doors	£90,000
Floor / wall / ceiling finishes	£120,000
Fixtures / Fittings	£40,000
M&E Installation	£380,000
Site works	£20,000
Preliminaries	£155,000
Contingencies (10%)	£119,000
Total Works Cost	£1,349,000
Professional Fees (assumed to be 12%)	£161,880
Total	£1,510,880

It can be seen from this budget, taking early VAT advice will be important. Based on this budget, the percentage breakdown is illustrated below.



7. Timescale and Procurement

This indicative timescale outlines the potential design time required however this must be dovetailed with fundraising and assets transfer stages.

- Design team procurement – by Summer 2019
- Planning submission – early Autumn 2019
- Building warrant submission – early Early 2010
- Tender issue – early March 2020
- Start onsite – May 2020
- Completion – By Christmas 2020

7.1. Procurement

Given the propsal for a phased development and Lockerbie Old School Community Hub Group ongoing commitment to high quality development, we suggest this contract would be let under competitive tender using a traditional contract, administered by and architect, using a SBCC Scottish Building Contract with Quantities.

There have been no indications from our consultations that an alternative approach is required for time or risk reasons.

The next stage should see you appoint a team consisting of:

- Architect
- Quantity Surveyor
- Structural Engineer
- M&E Engineer

It would be beneficial if the team had conservation experience and an understanding of sandstone building. Refer to ‘Your Buildings, Your Future’ guidance for more detailed information.

Appendix 1: Outline Spec

Outline Specification

Alterations and Conversion to Community Centre

Lockerbie

Prepared for
Lockerbie Old School Committee

V:02 May 2019

John Gilbert
ARCHITECTS

201 The White Studios
Templeton on the Green
Glasgow G40 1DA
Tel 0141 5518383
www.johngilbert.co.uk

Refer to design options for layouts. Community centre will be a separate unit from the remaining existing building.

1 The Site / Existing Buildings

1.1 The Site

Description:

Comprises the existing old school building, Lockerbie as detailed on the site layout drawing.

1.2 Existing Buildings on the Site

The original school building is red sandstone and comprises of the front two storey building proposed to be converted into the Business Centre. This specification will only apply to this portion of the building.

1.3 The Works

a) Alterations and refurbishment to the existing portion of the old school building intended for use as the Community Centre. Repair any missing or damaged roof tiles, masonry repairs, new internal fit out to form small kitchens for use by offices. New toilets to be installed on the ground floor as shown on the proposed plan drawings.

b) Repair existing leak in upper floor dormer window.

c) Complete new electrical, heating and plumbing systems.

d) Complete floor, wall and ceiling finishes, including painting and decorating.

2 Ground, Substructure

2.1 Ground Works

No additional ground works.

2.2 Ground Floor slabs

Allowance for large front door mat wells

Floor finish to be replaced throughout with robust vinyl (altro or similar)

2.3 Upper Floor Business suites

Floor finish to be replaced throughout

3 Structure, Primary Elements

3.1 External Walls

Stone walls to be cleaned and repointed where required. Assume approximately 50% of building will need to be repointed.

3.2 Internal Walls, Partitions

Non-structural stud partitions

Non-structural stud partitions to be:

- 13mm Plasterboard taped and filled
- min 25mm mineral wool acoustic slab or equivalent
- 38 x 70mm timber stud frame at 400mm crs fully dwanged
- 13mm Plasterboard taped and filled

Toilets

- Ceramic tiling to all walls supporting wc or urinal fittings
- 13mm Moisture resistant plasterboard internally taped and filled
- 12mm moisture resistant plywood patress layer
- 38 x 70mm timber stud frame fully dwanged fully filled with mineral wool at least 10kgm^3, such as Rockwool RW3
- 13mm Plasterboard taped and filled

Structural Stud Walls (as required)

New structural stud partitions to be 47 X 97mm (as engineers sizing) timber studs at 600mm centres. All internal structural walls to be at least lined with 2 layers of 12mm plasterboard on both faces and, depending on sound insulation requirements acoustic slab insulation

3.3 Roof

Existing roof tiles to be repaired where missing or damaged.

Roof to be insulated to achieve U-value of 0.2 Wm²K

4 Secondary Elements

4.1 Windows

It should be assumed that approximately 100% of windows will need to be replaced or repaired.

Windows to be replaced with double glazed timber windows. Manufacturer to be approved.

4.2 Entrance doors

Replacement entrance doors required.

4.3 Sanitary Cubicles & fittings

Armitage Vanesta V1 range with half-height IPS. Vanity units with integral WHBs. Low water use fittings including spray head taps to WHBs with sensor controls

4.4 Internal Doorsets etc

Internal fire doors to be ply solid core doors, with Maple veneer, incorporating self-closing bottom hinge to give half hour fire resistance. Widths 926mm, 826mm as shown on drawings. FD30S standard fire doors to have intumescent seal and smoke seal fitted.

All other pass doors to be ply Maple veneer doors.

MDF architraves and facings throughout except in toilets where redpine should be used for facings and any skirtings.

Integrated doorsets by Leaderflush Shapland or equivalent

5 Finishes to Structure

5.1 Internal Wall Finishes

Internal wall finishes to plasterboard: all joints to be filled and taped and sheets given 2 coats Gyproc Drywall Sealer.

Toilet walls to be tiled up to dado height of 1100mm with ceramic tiles.

Kitchen wall between worktop and underside of wall unit to be tiled, full length of worktop and behind cooker space (3 rows).

Wall surfaces finished with 2 coats water-based emulsion paint: matt finish generally

Architraves and facings finished with 1 coat water-based primer; 2 coats water-based low VOC gloss paint.

All kitchens and toilet wall not tiled to be painted with 2 coats Keim Ecosil mineral paint on 1 coat Keim Grund undercoat

5.2 Floor Finishes

Business centre: Allow heavy duty wool-mix contract carpet tiles to offices and training areas

All other areas: Marmoleum dual

Stair treads to have non-slip marmoleum with contrasting step nosings

5.3 Ceiling Finishes

Any damages to ceiling finish to be repaired and painted with 2 coats water-based emulsion paint: matt finish generally

6 Services

6.1 Drainage, Waste Disposal

All drainage works outwith building curtilage must be to the satisfaction of Scottish Water.

Allowance to be included for making a video survey of existing drainage connections.

Underground drainage to be fireclay Hepsleeve, bedded in pea gravel base with concrete benching, uPVC to first intercepting manhole.

Internal drainage system to be 110mm uPVC, pipes reducing to fittings as required. All branches to connect to stacks individually. 75mm deep seal

traps to all appliances. SVP pipework to be insulated with Rockwool 50mm thick to deaden sound.

6.2 Water Services

All hot and cold water services to be in accordance with the relevant water By-Laws.

All cold pipework to be lagged below ground floor, in external wall ducts, in close duct and in loft spaces. Rising main pipe and main branches to sinks to be lagged throughout. Lagging to be Armaflex, thickness no less than pipe diameter.

6.3 Gas Supply

Gas supply to central building boiler

6.4 Space Heating & ventilation systems

Biomass boiler to be fitted for energy demand from entire building, including the business centre.

(58) Fire Control

Escape lighting (on a protected circuit) to be installed to circulation spaces. Fire alarm to all areas, office spec, fire control board and sundry items.

(59) Piped Services Accessories

Services penetrations larger than 38mm dia taken through intermediate floors and internal compartment walls to be sealed with fire collars.

() Lift

Single new passenger lift such as ThyssenKrupp Synergy 100 1100 x 1400 model (accessible). Form foundations and new lift shaft, with block walls. All associated electrical connections, BT connection and fire stopping. Form doors on each level.

7 Electrical, Cable Services

7.1 Electricity Supply

All electrical to be removed completely and completely refitted

All electrical work to be in accordance with current edition of I.E.E. Regulations and recommendations of Scottish Power.

All lighting and power consumption to be monitored by the BEMS system

All electrical switches to be fitted at 1100mm above floor level, excluding those associated with kitchen fitments. All sockets to be fitted at 600mm above floor level. Light switches large rocker type as electrical schedule.

Circuit breakers and earth leakage circuit breaker with split loadings for power and light to be used: MK Sentry.

Distribution board: Bemco.

Divide the installation into separately controlled circuits for power, lighting, cookers, smoke alarm and burglar alarm (further subdividing where necessary to comply with BS 7671).

7.2 Power

To the upper floor business suites all services and sockets in floor boxes in the raised access floor

Rooms to have the following minimum number of double sockets

Offices & Training Facilties

8No. twin 13 amp switched socket outlets.

Kitchen

4 No. twin 13 amp switched socket outlets above worktop level (in addition to specific equipment provision)

Circulation Space

2 No. twin 13 amp switched socket outlets per floor

Allowance for spur near entrance for alarm

BT

BT standard outlets to be located in all rooms.

7.3 Lighting

Lights within office spaces, internal and external, supplied as low wattage fluorescents.

7.4 Communications

Centre to be provided with Wi-Fi throughout. Ethernet connections to be available in offices in floor boxes at upper floor

7.5 Security, Control Systems

Electrical spur to be provided adjacent to main door for future use of burglar alarm system.

Smoke alarms and CO alarms to be installed

8 Fittings

8.1 Fitted Kitchens

Full stainless steel commercial kitchen including sink, dishwasher, large hob and associated connections.

8.2 Sanitaryware

Included in washroom fit-out package to good community building spec.

Soft Play

Allow provisional sum for soft play installation, fixings and sundry elements.

9 External Elements

9.1 External Works

No additional external works to be carried out, original car parking spaces to be retained.

Appendix 2: Cost Plan

INDICATIVE BUDGET COSTS

TITLE: PROPOSED DEVELOPMENT

LOCKERBIE OLD SCHOOL COMMUNITY HUB

QUANTITY SURVEYOR: REID ASSOCIATES

ADDRESS: 13 SANDYFORD PLACE
GLASGOW
G3 7NB

TEL: 0141 248 6545

JUNE 2019

REIDS

PROPOSED DEVELOPMENT

LOCKERBIE OLD SCHOOL COMMUNITY HUB

INDICATIVE BUDGET COSTS

1.0 Introduction

1.1 Reids has been appointed by John Gilbert Architects to provide an Indicative Budget Cost for the re-development of the former Lockerbie school.

1.2 The works are limited to re-developing the ground and first floor of the front of the building. The remaining part of the building is to be 'Moth balled'.

2.0 Information Based on the Following

2.1 John Gilbert's Feasibility report dated 2 June 2019.

Note

A condition survey/ structural report dated May 2019 prepared by McGowan/ Miller has also been supplied however the specification used for this budget cost has followed John Gilbert's report.

2.2 The Gross Floor Area has been assessed as 748m².

3.0 Budget Cost Details and Exclusions

3.1 The Costs have a base date of June 2019 (Refer Appendix A for details).

3.2 It is assumed that the works will be competitively tendered using the SBCC with Quantities Contract 2016.

3.3 Costs are exclusive of:

- 3.3.1 VAT
- 3.3.2 Professional Fees
- 3.3.3 Statutory Fees and Disbursements
- 3.3.4 Sundry Development Costs
- 3.3.5 Acquisition Costs
- 3.3.6 Loose Furniture and Fittings

13 Sandyford Place
Glasgow
G3 7NB

Reported

Reid Associates

10th June 2019

Chartered Quantity Surveyors

APPENDIX A

INDICATIVE BUDGET COSTS

	ELEMENT	WORKS COST
1.	Alterations/ Demolition/ Strip Out	100,000
2.	Frame	30,000
3.	Roof	60,000
4.	External Walls	60,000
5.	Windows and Doors	100,000
6.	Internal Walls	50,000
7.	Internal Doors	40,000
8.	Floor, Wall and Ceilings Finishes	120,000
9.	Fittings/ Fixtures	40,000
10.	Mechanical and Electrical Installations	410,000
11.	Site Works	20,000
		1,030,000
12.	Preliminaries	155,000
		1,185,000
13.	Contingencies 10%	119,000
	TOTAL WORKS COST	**£ 1,304,000**