



**Coventry City Council**

**Indoor Bowls Feasibility Report**

**November 2018**

**COVENTRY CITY COUNCIL**

**INDOOR BOWLS FEASIBILITY REPORT**

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**1.00 Introduction**

- .01 Appleyard & Trew LLP have been commissioned by Coventry City Council to prepare a high level Feasibility Report associated with the options for the reprovision of indoor bowling in Coventry.
- .02 Currently indoor bowling is provided at the Coventry Sports and Leisure Centre located at Fairfax Street, Coventry. The intention is that this site will be vacated and the site decommissioned towards the end of 2019 and the sports facilities currently provided will be reprovided at other new facilities being constructed across Coventry.
- .03 In conjunction with colleagues from Coventry City Council we have carried out further feasibility work into 18 alternative sites for the new indoor bowls facility suggested by the 'petitioners' on an agreed set criteria (refer to the table in Section 3.03)
- .04 Initial investigation works discounted fourteen of the sites because of factors such as appropriateness of site, capital cost, affordability and sustainability.
- .05 High level feasibility work, without detailed consultation with management committees has been undertaken for the remaining sites namely:-
- Copsewood Sports and Social Club
  - Dunlop Crown Green Bowling Club
  - Sphinx Bowls Club
  - Coundon Social Club

**2.00 Base Option Considered**

.01 A stand-alone indoor bowling facility (hereinafter referred to as the Base Option) has been considered comprising accommodation as follows:

Indoor Bowling Hall	1,500 m <sup>2</sup>
Associated Clubhouse Facilities	465 m <sup>2</sup>
	_____
<b>Total Gross Indoor Floor Area (GIFA)</b>	<b>1,965 m<sup>2</sup></b>
	_____

.02 The above areas are calculated based upon a typical Sport England compliant Indoor Bowling Hall and a limited allowance has been provided for stand-alone Clubhouse facilities comprising, bar, social space, changing etc.

.03 Cost allowances are also included on the base option for:-

- External works/drainage
- Extending incoming services
- Professional Fees
- Client FF&E
- Contingency etc.

.04 The above allowances then generate an overall development cost for the Base Option of a stand-alone facility of £2.695m.

.05 The build costs for this 'stand-alone' facility can then be used to compare against the developing on the sites referred to in Section 1.05.

.06 The costs outlined above for the Base Option would provide the minimum space requirements for a stand-alone option. We would not be confident that this model would provide a sustainable on-going business plan.

### 3.00 Other Options Considered

.01 As identified in Section 1.03 - 1.05 Appleyard & Trew along with colleagues from Coventry City Council have reviewed a potential longlist of sites to accommodate the new Indoor Bowls.

.02 Initial feasibility work (detailed in Table 1) discounted fourteen of the sites on the basis of appropriateness of site and capital costs falling within the Council's affordability envelope for the project.

.03 *Table 1:*

Location	Appropriateness of Site	Affordability / Capital Cost
Alvis Bowls Club	Y	N
Corley Bowls Club	Y	N
Highway Bowls Club	Y	N
Jaguar Bowls Club	N	N/A
Lime Tree Bowls Club	N	N/A
War Memorial Park	Y	N
Old Coventrians Bowls Club	Y	N
Potters Green	N	N/A
Spencer Park (Albany)	Y	N
Stoke Bowls Club	N	N/A
Standard Bowls Club Triumph	N	N/A
Three Spire's Bowling Club	N	N/A
Walsgrave Bowls Club	Y	N
Wolvey Bowling Club	N	N/A

.04 Factors considered as part of the feasibility study on each of the sites, in addition to affordability include: land ownership, loss of existing outdoor sports provision (all sports) and planned future developments.

.05 A short list of 4nr existing facilities have been identified (from the longlist) and further cost studies undertaken. These are:-

- Copsewood Sports and Social Club
- Dunlop Crown Green Bowling Club
- Sphinx Bowls Club
- Coundon Social Club

.06 The potential comparative costs of developing the above sites are considered further in Section 6.00 and Section 7.00 of this report.

**4.00 Information Used**

.01 The following information has been used in the preparation of this report:-

- Coventry City Council High Level Feasibility Report (Section 3.03)
- Sport England published guidance in respect of typical size of indoor bowling rinks and associated areas.
- Briefing (various dates) with Coventry City Council and site visits to the shortlisted facilities carried out during June - August 2018.

**5.00 Exclusions/Assumptions/Clarifications**

- .01 The following exclusions/assumptions/clarifications should be read in conjunction with the development cost options included in Section 6.00 of this report.
- a) No plan drawings are available for the cost options so areas are calculated on the basis of a standard bowling hall, ancillary accommodation (e.g. changing/toilets etc.) and specific site abnormalities.
  - b) Building costs calculated on the basis of either published cost data e.g. Sport England guidance or Appleyard & Trew benchmarked data for dry sports facilities.
  - c) Inflation is excluded - this should be viewed as a major risk considered the potential implications of a 'no deal Brexit'.
  - d) Professional Fees taken as 10%.
  - e) Allowance for Client FF&E based on figures provided by Coventry City Council.
  - f) Risk included across all options at 5%.
  - g) VAT excluded from all options.
  - h) Construction costs assumed the works are competitively tendered to and medium sized Contractors via a Design and Build type route. Should a negotiated/two route be adopted there would be a premium uplift of 15-20% in addition to the figures stated.

**6.00 Basis of Costings**

.01 The budget costings have been prepared by Appleyard & Trew LLP based upon experience of the leisure industry and benchmarking data obtained from other projects.

.02 A cost summary for each of the options considered is included in Section 6.00 supplemented with a breakdown for each option within Appendix A.

.03 The cost category headings identified in Section 6.00 (and Appendix A) for each of the options should be read in conjunction with the following cost commentary:-

**Demolition/Site Clearance**

Costs have been included against each option for general site clearance; should any abnormal demolition costs be relevant to a particular option this is identified separately.

**Construction Costs (New Indoor Bowling Facility including Clubhouse)**

The 4nr options considered all include for an Indoor Bowling Hall of 1,500m<sup>2</sup> and Sport England compliant Changing Rooms/Toilets and ancillary accommodation.

Variants in the key area requirements are identified as follows:-

**Copsewood Sports and Social Club**

No specific construction abnormalities

**6.00 Basis of Costings (contd)**

.03 (contd)

**Dunlop Crown Green Bowling Club**

An abnormal allowance is included for forming an additional link canopy to form a covered walkway (or similar) between the new facility and existing Clubhouse.

**Sphinx Bowls Club**

There is currently a levels difference between the main car park and site identified as to where the new indoor bowls could be located. An abnormal allowance is included in recognition of this variant.

**Coundon Social Club**

The proposed location identified for the new indoor bowls at Coundon as on the existing upper bowling. Due to a difference in levels it is envisaged there could be some abnormal ground conditions therefore an abnormal allowance is included in recognition of this potential.

**External Works/Drainage etc.**

An allowance is included within each of the 4nr options for providing nominal external works and drainage to the new facility. This has been enhanced on Copsewood and Coundon where the proposed facility is remote from the existing facilities to provide some form of additional connectivity e.g. pathway/lighting etc.



**6.00 Basis of Costings (contd)**

.03 (contd)

**Incoming Services**

It is assumed that existing gas, water and electricity are already serving the sites under consideration.

An allowance has been included within each option for extending the incoming services to the new bowls hall. Where the potential of the new bowls hall is remote from the existing site facilities the allowance is enhanced slightly to represent the cost of the greater distance involved.

**Inflation**

For the purposes of this exercise inflation has been excluded from the costings.

**Professional Fees**

Professional Fees are included based upon a percentage of 10% which is considered a reasonable allowance for this type of work and added to the next construction cost for each option.

**Client FF&E (Loose Furniture/Equipment)**

An allowance is included against each option for the provision of loose furniture and equipment to the new indoor bowls facility.

**Client Contingency/Risk**

Contingency/Risk allowance is included as a straight line calculation of 5% against the next cost of each project.

**VAT**

VAT is excluded on the basis it is either not paid or is reclaimable.

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Indoor Bowls Feasibility Report**

**7.00 Cost Summary**

.01 Comparative Outturn Cost Summary for each option.

Cost Category	BASE OPTION	OPTIONS CONSIDERED			
	£	COPSEWOOD £	DUNLOP £	SPHINX £	OUNDON £
Demolition/Site Clearance General Site Clearance and Enabling Works					
Construction Costs (New Indoor Bowling facility incl Clubhouse)					
External Works/Drainage etc					
New/Extend Incoming Services					
Inflation					
Professional Fees - say 10%					
Client FF&E (loose furniture/equipment)					
Client Contingency/Risk - circa 5%					
VAT - assumed not paid or reclaimed					
<b>TOTALS</b>	<b>£2,695,324</b>	<b>£2,407,629</b>	<b>£2,349,879</b>	<b>£2,436,504</b>	<b>£2,494,254</b>

.02 A breakdown of the associated cost calculations for each of the Options is included in Appendix A.

.03 The above cost summary is issued to Coventry City Council for review and comment; we have not been requested as part of this exercise to consider any conclusion or recommendation.



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FEASIBILITY COSTINGS FOR RELOCATION OF INDOOR BOWLS

**SITE OPTION: BASE OPTION**

Date: Nov 2018

**BASE OPTION**

Cost Category	Quant	Unit	Rate	Option 2 £
Demolition/Site Clearance				
General Site Clearance and Enabling Works	1	Item		
Construction Costs (New Indoor Bowling facility incl Clubhouse)	1	Item		
External Works/Drainage etc	1	Itm		
New Incoming Services	1	Itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency/Risk - circa 5%				
VAT - assume not paid or reclaimed				
<b>TOTAL</b>				<b>£ 2,695,324</b>

**BASE OPTION**

**CONSTRUCTION - OPTION 2**

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,500	m2		
New Clubhouse	465	m2		
<b>Total GIFA</b>	<b>1,965</b>	<b>m2</b>		
<b>Abnormal Costs</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
<b>Total to Option Summary</b>				<b><u>1,932,260</u></b>

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FEASIBILITY COSTINGS FOR RELOCATION OF INDOOR BOWLS

**SITE OPTION: COPSEWOOD SPORTS AND SOCIAL**

Date: Nov 2018

**COPESWOOD**

Cost Category	Quant	Unit	Rate	Copeswood £
Demolition/Site Clearance General Site Clearance and Enabling Works	1	Item		
Construction Costs (New Indoor Bowling facility incl Clubhouse)	1	Item		
External Works/Drainage etc	1	Item		
Extend Incoming Services	1	Item		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency/Risk - circa 5%				
VAT - assumed not paid or reclaimed				
<b>TOTAL</b>				<b>£ 2,407,629</b>

**COPESWOOD SPORTS AND SOCIAL CLUB**

**CONSTRUCTION**

Cost/m2 Build up	Quant	Unit	Rate	Total
<b>Proposed Accommodation</b>				
Indoor Bowling Hall	1,500	m2		
Changing Rooms and Toilets	106	m2		
Lobby link/Plant	46	m2		
Acc Change	6	m2		
1st Aid	7	m2		
Store/Cleaner	6	m2		
Office	22	m2		
Dedicated Reception Area	12	m2		
Kitchen Area/Social Space	75	m2		
<b>Total GIFA</b>	<b>1,780</b>	<b>m2</b>		
<b>Generic Abnormal Costs Above Cost/m2 Rates</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy	1	Item		
<b>Site Specific Abnormal Costs</b>				
None				

**Total to Option Summary 1,736,800**

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FEASIBILITY COSTINGS FOR RELOCATION OF INDOOR BOWLS

**SITE OPTION: DUNLOP CROWN GREEN BOWLING CLUB**

Date: Nov 2018

**DUNLOP**

Cost Category	Quant	Unit	Rate	Dunlop £
Demolition/Site Clearance General Site Clearance and Enabling Works	1	Item		
Construction Costs (New Indoor Bowling facility incl Clubhouse)	1	Item		
External Works/Drainage etc	1	itm		
Extend Incoming Services	1	itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency/Risk - circa 5%				
VAT - assumed not paid or reclaimed				
<b>TOTAL</b>				<b>£ 2,349,879</b>



**DUNLOP CROWN GREEN BOWLING CLUB**

**CONSTRUCTION**

Cost/m2 Build up	Quant	Unit	Rate	Total
<b>Proposed Accommodation</b>				
Indoor Bowling Hall	1,500	m2		
Changing Rooms and Toilets	106	m2		
Lobby link/Plant	46	m2		
Acc Change	6	m2		
1st Aid	7	m2		
Store/Cleaner	6	m2		
Office	22	m2		
Dedicated Reception Area	12	m2		
Kitchen Area/Social Space	75	m2		
<b>Total GIFA</b>	<b>1,780</b>	<b>m2</b>		
<b>Generic Abnormal Costs Above Cost/m2 Rates</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy (1nr)	1	Item		
<b>Site Specific Abnormal Costs</b>				
Link Canopy into existing Social Club	1	Item		
<b>Total to Option Summary</b>				<b>1,786,800</b>

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FEASIBILITY COSTINGS FOR RELOCATION OF INDOOR BOWLS

**SITE OPTION: SPHINX BOWLS CLUB**

Date: Nov 2018

**SPINHX**

Cost Category	Quant	Unit	Rate	Sphinx £
Demolition/Site Clearance General Site Clearance and Enabling Works	1	Item		
Construction Costs (New Indoor Bowling facility incl Clubhouse)	1	Item		
External Works/Drainage etc	1	Itm		
Extend Incoming Services	1	Itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency/Risk - circa 5%				
VAT - assumed not paid or reclaimed				
<b>TOTAL</b>				<b>£ 2,436,504</b>

**SPHINX BOWLS CLUB**

**CONSTRUCTION**

Cost/m2 Build up	Quant	Unit	Rate	Total
<b>Proposed Accommodation</b>				
Indoor Bowling Hall	1,500	m2		
Changing Rooms and Toilets	106	m2		
Lobby link/Plant	46	m2		
Acc Change	6	m2		
1st Aid	7	m2		
Store/Cleaner	6	m2		
Office	22	m2		
Dedicated Reception Area	12	m2		
Kitchen Area/Social Space	75	m2		
<b>Total GIFA</b>	<b>1,780</b>	<b>m2</b>		
<b>Generic Abnormal Costs Above Cost/m2 Rates</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy (1nr)	1	Item		
<b>Site Specific Abnormal Costs</b>				
Forming DDA ramp structure from upper level to lower level	1	Item		
<b>Total to Option Summary</b>				<b>1,811,800</b>



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FEASIBILITY COSTINGS FOR RELOCATION OF INDOOR BOWLS

**SITE OPTION: THE COUNDON SOCIAL CLUB**

Date: Nov 2018

**COUNDON**

Cost Category	Quant	Unit	Rate	Option 6 £
Demolition/Site Clearance				
General Site Clearance and Enabling Works	1	Item		
Construction Costs (New Indoor Bowling facility incl Clubhouse)	1	Item		
External Works/Drainage etc	1	ltn		
Extend Incoming Services	1	ltn		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency/Risk - circa 5%				
VAT - assumed not paid or reclaimed				
<b>TOTAL</b>				<b>£ 2,494,254</b>

**THE COUNDON SOCIAL CLUB**

**CONSTRUCTION**

Cost/m2 Build up	Quant	Unit	Rate	Total
<b>Proposed Accommodation</b>				
Indoor Bowling Hall	1,500	m2		
Changing Rooms and Toilets	106	m2		
Lobby link/Plant	46	m2		
Acc Change	6	m2		
1st Aid	7	m2		
Store/Cleaner	6	m2		
Office	22	m2		
Dedicated Reception Area	12	m2		
Kitchen Area/Social Space	75	m2		
<b>Total GIFA</b>	<b>1,780</b>	<b>m2</b>		
<b>Generic Abnormal Costs Above Cost/m2 Rates</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy (1nr)	1	Item		
<b>Site Specific Abnormal Costs</b>				
Allowance for abnormal grd conditions	1	Item		
<b>Total to Option Summary</b>				<b>1,811,800</b>