

## SUMMERHOUSE24.CO.UK – WOODEN CABIN FOR PAVILION

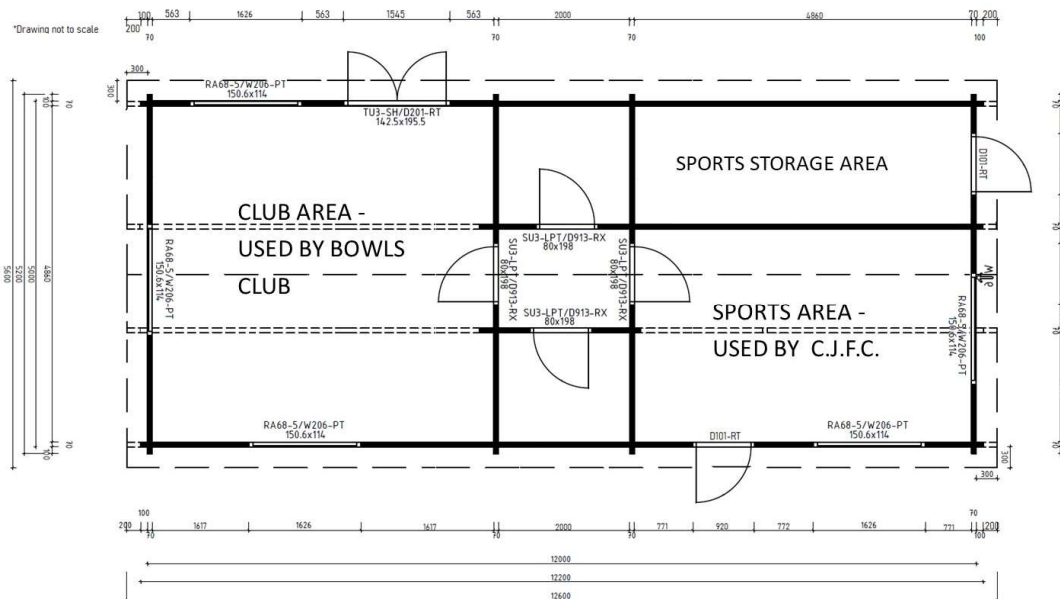


Building as standard



Finished Building after application of stain sealant

Size of wooden cabin is 12m x 5m = 60 sq.m. The building is divided into 2 distinct sections, one for use by the Bowls Club and one for use by the sports clubs (primarily CJFC in the winter). There are two toilets in the centre (one disabled) that can be accessed from either side. There is a sports equipment store with outside access. Each end can be isolated by locking doors from the other, or they can be combined as one complete building for use by other organisations or sports groups. Apart from the obvious huge cosmetic advantage this design gives vastly improved functionality for use of the whole building rather than having two separate, inflexible units.



THE TOTAL BUILDING SIZE IS 5m x 12m = 60 sq.m.

CLUB SIDE IS 5m x 5m = 25 sq.m. SPORTS SIDE = 5m x 3m = 15 sq.m.

SPORTS STORE = 5m x 2m = 10 sq.m.

BOTH TOILETS = 2m x 2m = 4 sq.m.

CORRIDOR = 1m wide

This is the preliminary idea of it's design – it can easily be tweaked to another custom plan as it is a "custom" version of a standard building. The building is built on-site (cost included) over several days. It requires foundations – either concrete or ground screws. They recommend ground screws and so far the best quote for this is £4,485 plus vat. The walls are 70mm thick planks with strengthening metal rods and metal storm braces. Included in the price is free delivery, a better roof material, insulation to the roof and floor, double glazed windows (toughened glass), all double glazed doors, superior wood protection/preserving to desired colour (d-i-y application or at extra cost). Insulation to the 70mm thick walls is not considered necessary for its method of use. Delivery time is around 6 to 10 weeks and construction will take 4-5 days. There is a 5 year guarantee.

The price (cheapest of 2 quotes) for the ground screws may vary slightly either way due to requiring more or less screws when the precise load is known. Concrete foundations have been quoted at £5,950 plus v.a.t.

Extra costs will be (all estimates) :

Provision of 2 small kitchenette areas sink, surface, taps,

Cupboard, wall cupboard (Ikea) @ £237 each - £474

Disabled toilet - £450

Other toilet (B&Q) - £100

Labour for installation of these - £500

Electrical connection/installations - £600

Heating system – estimate £500

Connection to mains water/drain systems – unknown but same as other buildings

Outside paths, landscaping - unknown but same as other buildings

Internal furnishings - unknown but same as other buildings

Building Regs etc - unknown (guess £500) but same as other buildings

COSTS (all ex. V.a.t.) – building quote :

Building quote (spec as indicated above installed) =	30,612
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Ground screw base =	4,485
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TOTAL FOR INSTALLED BUILDING SHELL =	35,097
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Extra costs for toilets, kitchen furniture and labour (estimates) =	2,624
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Extra to this are the additions for mains connections, heating, external landscaping, charges from external services which I estimate at £3,500.

So, an estimated total cost of the building would be  $35,097 + 2,624 + £3,500 =$  **£41,221** plus vat. Extra to this is, of course, the £10,400 (+ vat) demolition fee.

Internal furniture would be extra.

## **CONCLUSION**

With the usual 10% contingency (say £4,000) that gives an estimated maximum total price of **£45,221** plus vat which should fall within our current £47,000 budget and which, in my opinion, gives us a vastly superior building, both in appearance and functionality, than the Container plan. This building is not compartmentalised into two separate units like the other plan and is therefore flexible in its use. It is also insulated top and bottom.

The actual total price depends on how you account for the Demolition Cost – is it included in the Total build cost? Either way, the maximum cost of the whole project should come in at no more than £56,000 (including contingency) which can be easily funded by borrowing the £10,000 “pavilion reserve” payment from the 2025-2026 budget and preventing any borrowing requirement.

