



August 2025

# Options Appraisal – Value Engineering

Wonford Community Wellbeing Hub



# Contents

Introduction.....	2	Estimate Summary.....	19
Approved Scheme Objectives.....	3	Outstanding Design Considerations.....	20
Approved Scheme - Ground Floor Plan.....	4	Appendices	
Approved Scheme - Phased Option.....	5	Appendix A: Cost estimate Option 5	
Ground Floor Plan   Phase 1.....	6	Appendix B: Sport England High Level Technical Review	
Ground Floor Plan   Phase 2.....	7		
VE Scheme Option 1.....	8		
Ground Floor Plan   VE Scheme Option 1.....	9		
VE Scheme Option 2.....	10		
Ground Floor Plan   VE Scheme Option 2.....	11		
VE Scheme Option 3.....	12		
Ground Floor Plan   VE Scheme Option 3.....	13		
VE Scheme Option 4.....	14		
Ground Floor Plan   VE Scheme Option 4.....	15		
VE Scheme Option 5.....	16		
Floor Plans and Section   VE Scheme Option 5.....	17		
Building Options Area Schedule Comparison.....	18		

# Introduction

This report outlines the review of the current design scheme, undertaken to ensure alignment with the project objectives, revised budget parameters, and delivery priorities.

The process included a detailed assessment of the existing proposals to identify opportunities for phased delivery, alongside a value engineering exercise to optimise both cost efficiency and deliverability.

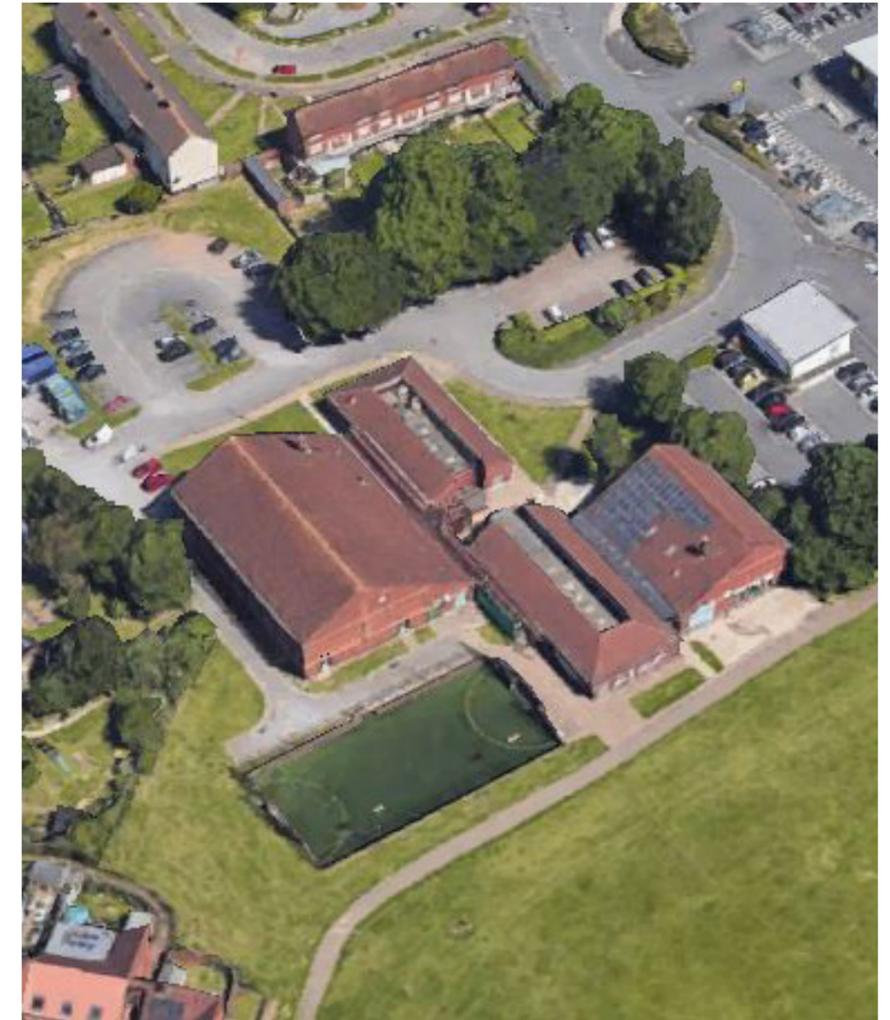
In collaboration with the Quantity Surveyor, a phased option of the approved Stage 4 scheme and four value-engineered (VE) design options were developed to align with the revised target budget of £4 million.

Options 1 and 2 retain the original design principles and brief, while reducing the building footprint to achieve the budget target.

Options 3 and 4 explore the partial or full retention of the central block, proposing a refurbishment-led approach aimed at delivering the core elements of the original brief.

Following a workshop with ECC and Sport England, these options were evaluated ( See Appendix B: Sport England High Level Technical Review)

During the workshop, an alternative approach was discussed to better align with the budget and the brief, forming the basis of the final design iteration (Option 5) presented in this report.



# Approved Scheme | Objectives

The approved scheme was developed to deliver a modern, flexible, and sustainable facility that meets the needs of the community, supports increased participation in sport and physical activity, and aligns with Exeter City Council's strategic objectives.

## Project Objectives

The project objectives derived from the engagement with the stakeholders and the community are:

- Enhance the centre's relevance
- Design for All
- Sustainable development
- Increase opportunities for participation in leisure and community activities.

## Design Objectives

- To create a multi-functional facility, to serve as a catalyst for positive change, actively promoting a healthier lifestyle among residents
- To create an environment that encourages community and sports events but also actively contributes to the overall well-being of the residents.
- The centre should offer a diverse range of sports and activities that resonate with the community.
- To create a facility at the heart of the community, which is valued and used by the community for decades to come.
- To offer a more inclusive environment for athletes with disability

- To meet the demand of the groups involved in the social life of Wonford delivering a Hub focus on the community needs.



# Approved Scheme | Ground Floor Plan

## Facility Mix

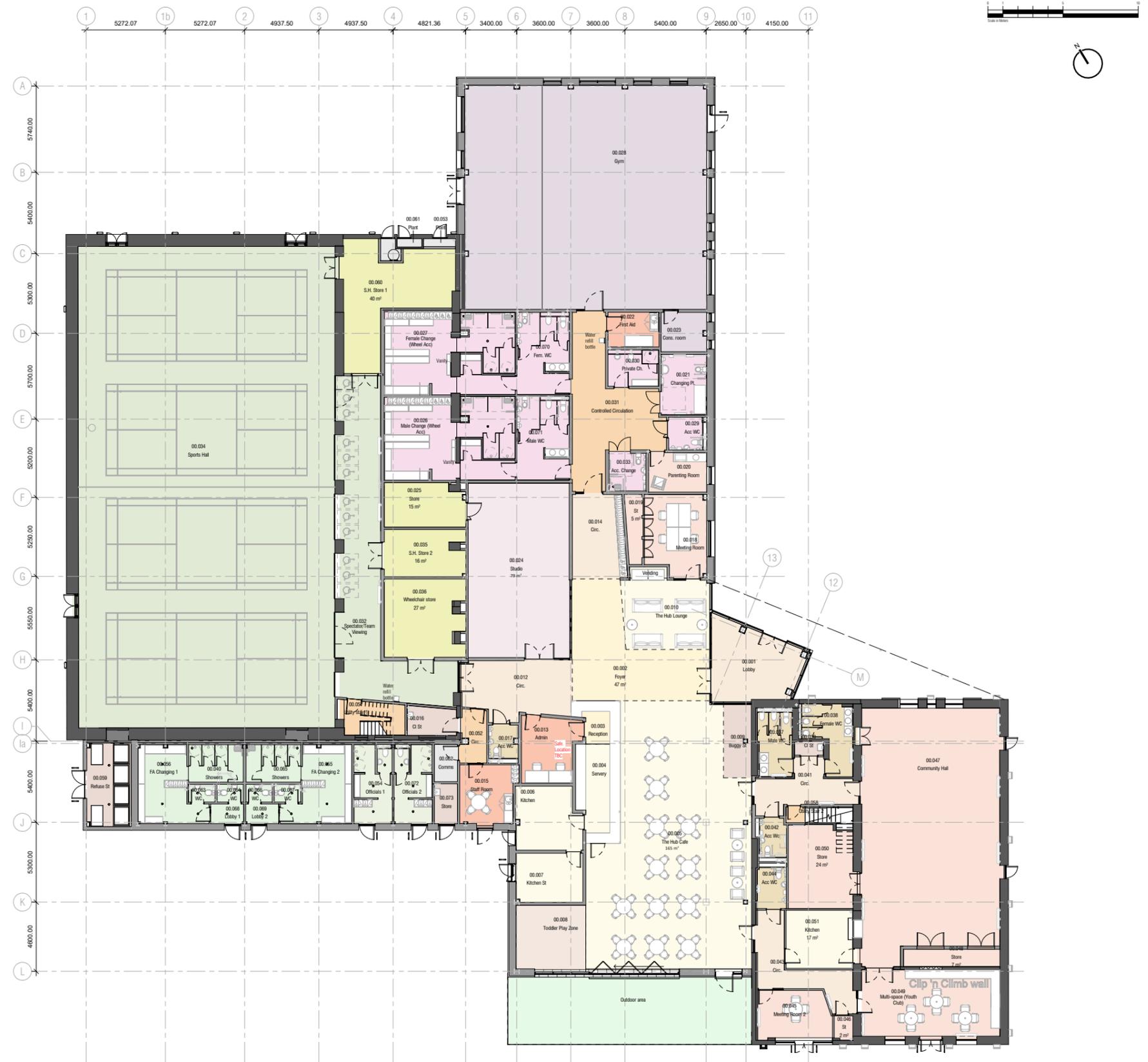
- Retained 4 Courts Sports Hall (32m x17.1m)
- Sports Hall storage
- Sport Wheelchair Storage
- Multi-purpose Studio
- 240m<sup>2</sup> Fitness suite
- Female, Male, All gender changing rooms
- Parenting room
- New entrance
- Cafe/Hub with toddler play area
- 2 meeting rooms
- Office
- Retained Community Hall
- Retained kitchen and storage
- Retained toilets
- Multi-purpose room (youth club) with climbing wall
- Community garden
- Cycle racks
- Electric car charging point

## GIA Ground Floor

2348m<sup>2</sup>

## GIA New Building

1139m<sup>2</sup>



# Approved Scheme - Phased Option

This option proposes dividing the construction of the approved Stage 4 scheme into two distinct phases. The approach aims to facilitate earlier delivery of priority elements while allowing flexibility in programme and budget management, without compromising the overall design intent or quality of the completed facility.

## Phase 1 – Initial Construction and Refurbishment Works

The first phase of works focuses on establishing the core components of the new facility while maintaining continuity of community use. This phase includes:

- **Retention of the Existing Community Hall:** The current community hall will remain operational throughout Phase 1 to ensure minimal disruption to local groups and users.
- **Demolition of the Central Block:** The outdated central block will be fully demolished to make way for new construction.
- **Construction of a New Central Element:** A new-build structure will be introduced in place of the demolished block, comprising:
  - A welcoming café space that acts as a social hub and point of entry for visitors.
  - A flexible studio suitable for a variety of group activities and classes.
  - A fully equipped gym to cater to a range of fitness

and wellbeing activities.

- Dry changing facilities to support both gym and studio users.

- **Construction of the FA changing facilities.**
- **Refurbishment of the Existing Sports Hall:** The current sports hall's floor will be replaced and the mechanical ventilation will be fully refurbished as part of the main mechanical works.

## Phase 2 – Community Hall Refurbishment and Café Extension

The second phase builds upon the improvements delivered in Phase 1, focusing on enhancing community facilities and expanding amenities. This phase includes:

- **Refurbishment of the Existing Sports Hall:** The sports hall will undergo a comprehensive refurbishment to modern standards, improving finishes (acoustic wall panels) and lighting, ensuring it meets contemporary expectations for multi-sport use.
- **Refurbishment of the Existing Community Hall:** The retained community hall will undergo a full refurbishment to upgrade finishes, improve thermal performance, and enhance overall functionality. The improvements will ensure the space continues to serve a wide range of community activities in a modern,

welcoming environment.

- **Introduction of a Climbing Wall:** As part of the community hall upgrades, a new indoor climbing wall will be installed, contributing to the centre's offer of inclusive physical activity.
- **Extension of the Café:** The existing café space delivered in Phase 1 will be extended to accommodate increased demand and improve the overall visitor experience. This will provide additional seating, improve connectivity between internal and external areas, and reinforce the café's role as a vibrant social hub within the facility.

## Design Considerations

- **MEP Strategy** – A revised approach will be required, as retaining the community hall during Phase 1 will impact the overall mechanical and electrical design.
- **External Works** – The scope and sequencing of external works within each phase require further development.
- **Planning Implications** – Any phasing strategy will need to be assessed in terms of planning permissions and conditions.

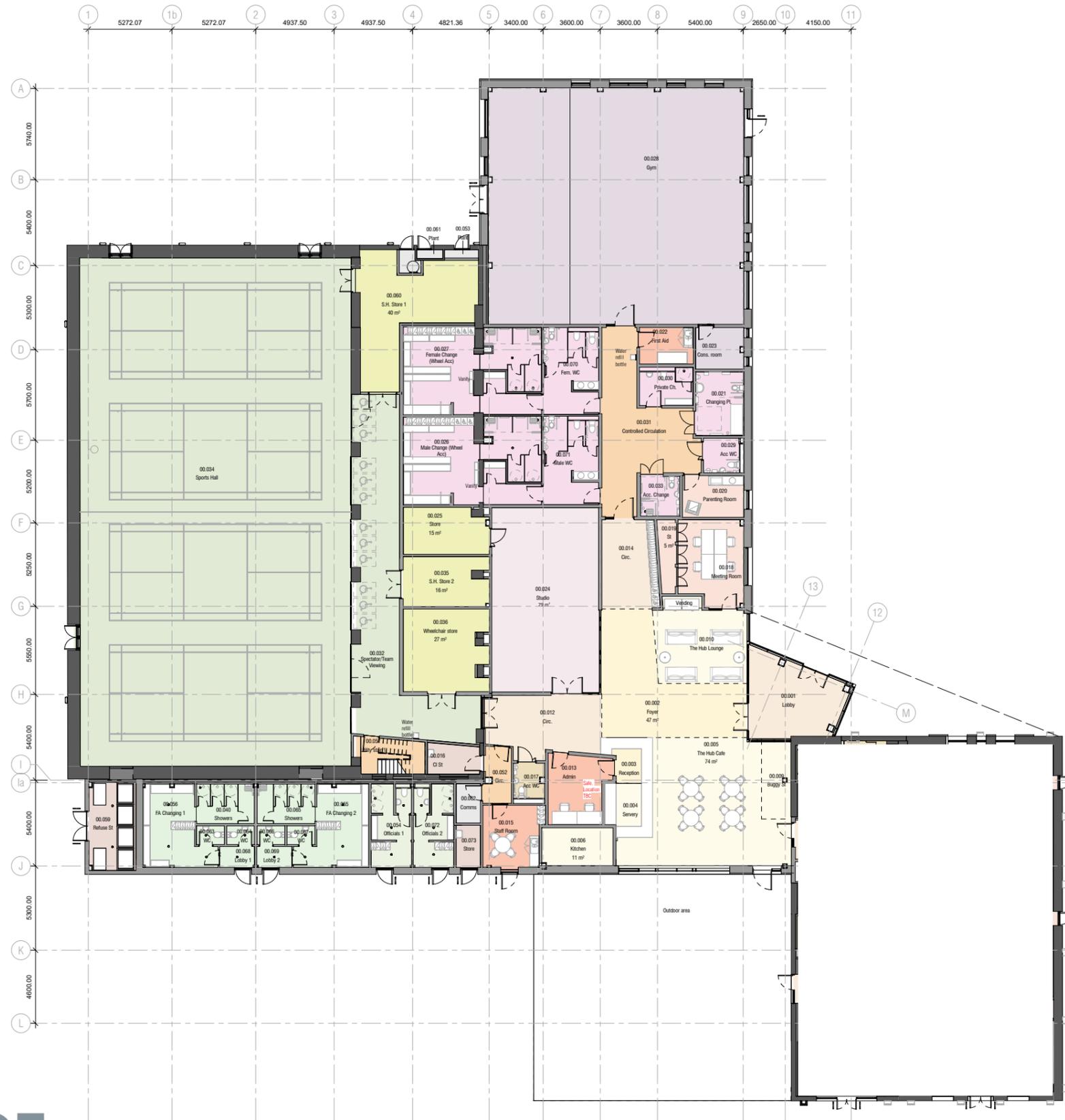
# Ground Floor Plan | Phase 1

GIA Ground Floor  
2348m<sup>2</sup>

GIA New building  
989m<sup>2</sup>

## Facility Mix

- Sports Hall
- Stores
- Wheelchair Store
- Gym (240m<sup>2</sup>)
- Consultation room
- Studio (79m<sup>2</sup>)
- Cafe (74m<sup>2</sup>)
- Dry change
- Private change
- First aid
- Accessible Change
- Changing Places
- Parenting room
- Meeting room
- FA Changing rooms
- Community Hall retained



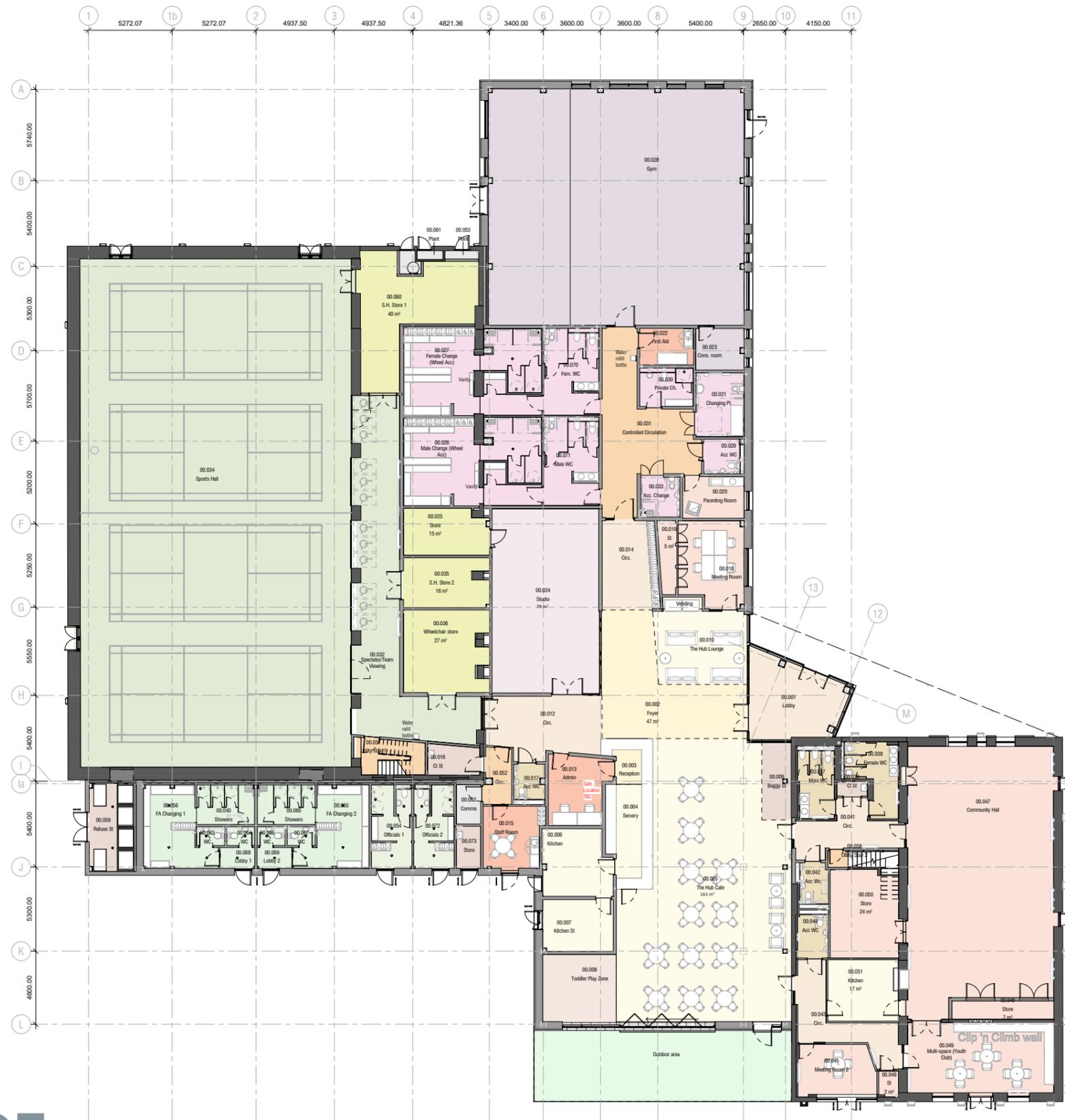
# Ground Floor Plan | Phase 2

GIA Ground Floor  
2348m<sup>2</sup>

GIA New building  
1139m<sup>2</sup>

### Facility Mix

- Sports Hall
- Stores
- Wheelchair Store
- Gym (240m<sup>2</sup>)
- Consultation room
- Studio (79m<sup>2</sup>)
- Cafe (165m<sup>2</sup>)
- Toddler Play area
- Dry change
- Private change
- First Aid
- Accessible Change
- Changing Places
- Parenting room
- Meeting room
- Community Hall refurbished
- Climbing wall
- FA Changing rooms



# VE Scheme - Option 1

This value-engineered scheme delivers a more cost-effective version of the design by rationalising internal layouts and reducing the gross internal area (GIA) of the new extension, while still providing key facilities.

## Community Hall

- Demolition of existing internal partitions to form a new corridor, improving circulation and connectivity within the new building.

## Sports Hall

- Removal of internal partitions to create new storage areas and a staff room, improving functionality and operational efficiency.
- Demolition of selected brickwork walls and removal of existing glazing to open up and directly connect the viewing gallery to the Sports Hall, enhancing visibility and user experience.
- The existing staircase to the mezzanine level will be retained.
- The viewing gallery floor will be finished to match the Sports Hall, while other areas will receive a new vinyl floor.
- The ceiling will be exposed reducing fit-out costs.
- The mechanical system will be upgraded

## New Central Extension

- Complete demolition of the existing central block.
- Construction of a new extension to accommodate: Gym, studio, dry change, cafe and FA changing rooms.
- Refuse store will be a standalone building
- The extension is designed with a reduced gross internal area (GIA) to improve cost-efficiency while still delivering core functions.
- The scheme maintain the sustainability principles, such as enhanced envelop and thermal line separation between existing and new building.

## Design Considerations

- **Sports Hall** – New lighting and acoustic wall panels are excluded.
- **MEP Strategy** – A revised approach will be required, as retaining the community hall will impact the overall mechanical and electrical design.
- **External Works** – The scope of external works requires further development.
- **Planning Implications** – Amended planning application required.

Aerial View showing in red extent of demolition



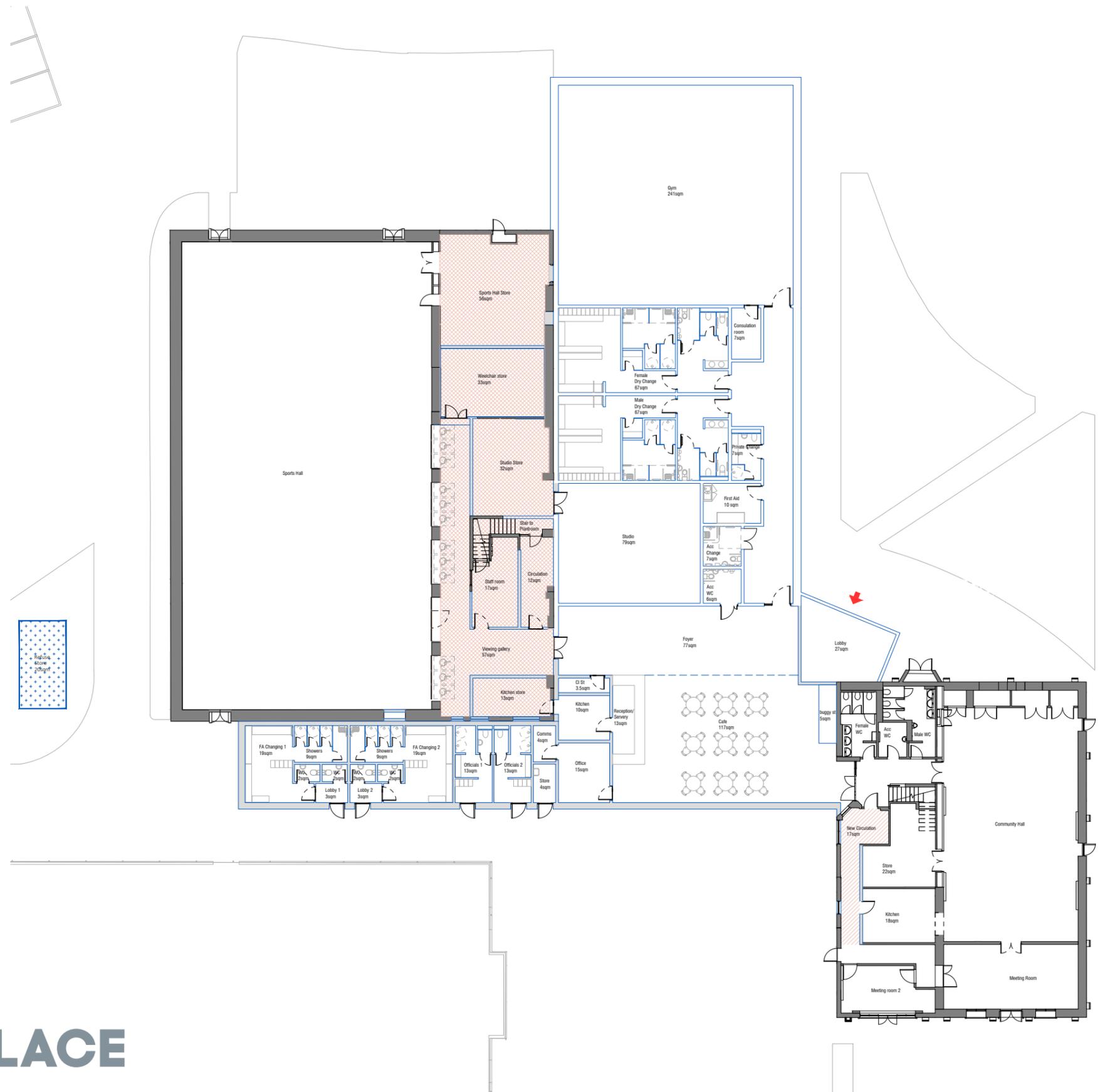
# Ground Floor Plan | VE Scheme Option1

GIA Ground Floor  
2147m<sup>2</sup>

GIA New building  
957m<sup>2</sup>

### Facility Mix

- Sports Hall
- Stores
- Wheelchair Store
- Gym (240m<sup>2</sup>)
- Consultation room
- Studio (79m<sup>2</sup>)
- Cafe (117m<sup>2</sup>)
- Dry change
- Private change
- First Aid
- Accessible Change
- Meeting room
- Community Hall retained
- FA Changing rooms
- Parenting room
- Toddler Play area
- Climbing wall
- Changing Places



## VE Scheme - Option 2

This value-engineered option offers a further reduction in construction scope and floor area compared to Option 1. While maintaining essential facilities, it omits the studio from the new-build element to achieve additional cost savings and spatial efficiency.

### Community Hall

- Demolition of existing internal partitions to form a new corridor, improving circulation and connectivity within the new building.

### Sports Hall

- Removal of internal partitions to create new storage areas and a staff room, improving functionality and operational efficiency.
- Demolition of selected brickwork walls and removal of existing glazing to open up and directly connect the viewing gallery to the Sports Hall, enhancing visibility and user experience.
- The existing staircase to the mezzanine level will be retained.
- The viewing gallery floor will be finished to match the Sports Hall, while other areas will receive a new vinyl floor.
- The ceiling will be exposed reducing fit-out costs.
- The mechanical system will be upgraded

### New Central Extension

- Complete demolition of the existing central block.
- Construction of a new extension to accommodate: Gym, dry change, cafe and FA changing rooms.
- The studio is not included in this version of the scheme, reflecting a more focused brief to align with tighter budget constraints.
- Refuse store will be a standalone building
- The extension is designed with a reduced gross internal area (GIA) to improve cost-efficiency while still delivering core functions.
- The scheme maintain the sustainability principles, such as enhanced envelop and thermal line separation between existing and new building.

### Design Considerations

- **Sports Hall** – New lighting and acoustic wall panels are excluded.
- **MEP Strategy** – A revised approach will be required, as retaining the community hall will impact the overall mechanical and electrical design.
- **External Works** – The scope of external works requires further development.
- **Planning Implications** – Amended planning application required.

Aerial View showing in red extent of demolition



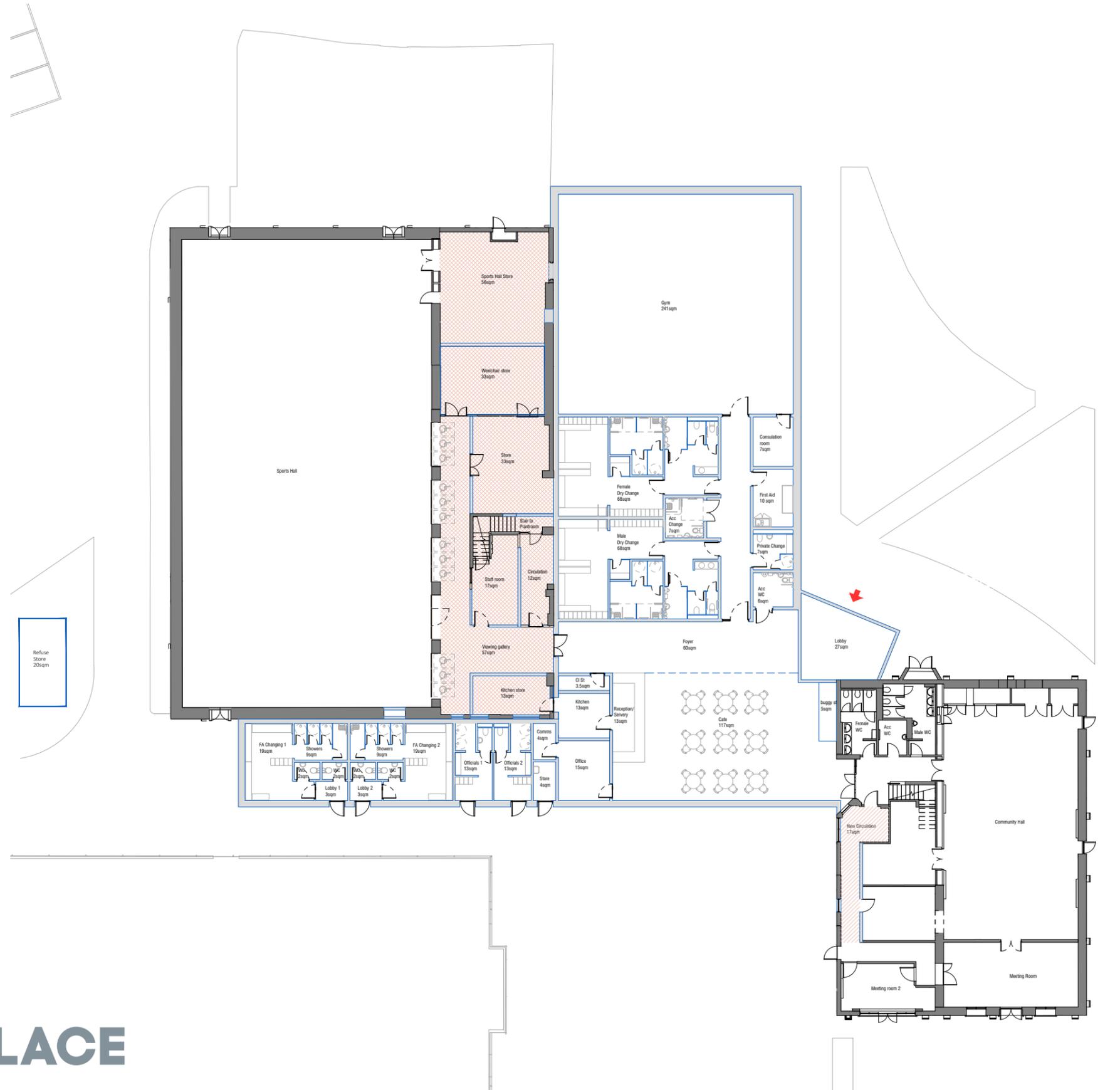
# Ground Floor Plan | VE Scheme Option 2

GIA Ground Floor  
2024m<sup>2</sup>

GIA New building  
834m<sup>2</sup>

### Facility Mix

- Sports Hall
- Stores
- Wheelchair Store
- Gym (240m<sup>2</sup>)
- Consultation room
- Cafe (117m<sup>2</sup>)
- Dry change
- Private change
- First Aid
- Accessible Change
- Community Hall
- FA Changing rooms
- Parenting room
- Toddler Play area
- Climbing wall
- Changing Places
- Studio
- Meeting room



## VE Scheme - Option 3

This value-engineered option retains the scope of internal refurbishments as set out in Option 1, while adjusting the overall site layout through selective demolition and reconfiguration.

It considers the building in its current form, without accounting for any existing maintenance issues. Further investigations are required to determine the building's condition.

### Community Hall and Sports Hall

Works to the Community Hall and Sports Hall are as per VE Option 1, including:

- Formation of a central corridor in the Community Hall with new vinyl flooring and a laid-on grid ceiling.
- Refurbishment of the Sports Hall with the creation of storage areas and a staff room, improved visual connection with the viewing gallery.
- The Sports hall floor will have a new floor and the mechanical system will be upgraded.

### Demolition

- Demolition of the existing Youth Club and unused FA changing rooms, freeing up space for reorganisation and better site utilisation.

### New Central Extension

A new extension will be constructed to connect the Community Hall and Sports Hall, improving circulation and cohesion between the two halls.

The extension will accommodate:

- A café providing a social hub for visitors.
- A flexible studio space suitable for group classes and community use.
- FA-compliant changing rooms to support sports hall and external pitch users.
- This option strategically reuses existing assets while delivering key new facilities and improving overall site connectivity.

### Design Considerations

- **Sports Hall** – New lighting and acoustic wall panels are excluded.
- **MEP Strategy** – A revised approach will be required, as retaining the gym, changing rooms and community hall will impact the overall mechanical and electrical design.
- **Remedial works** – Any remedial work has not been included.
- **External Works** – The scope of external works requires further development.
- **Planning Implications** – Amended planning application required.

Aerial View showing in red extent of demolition



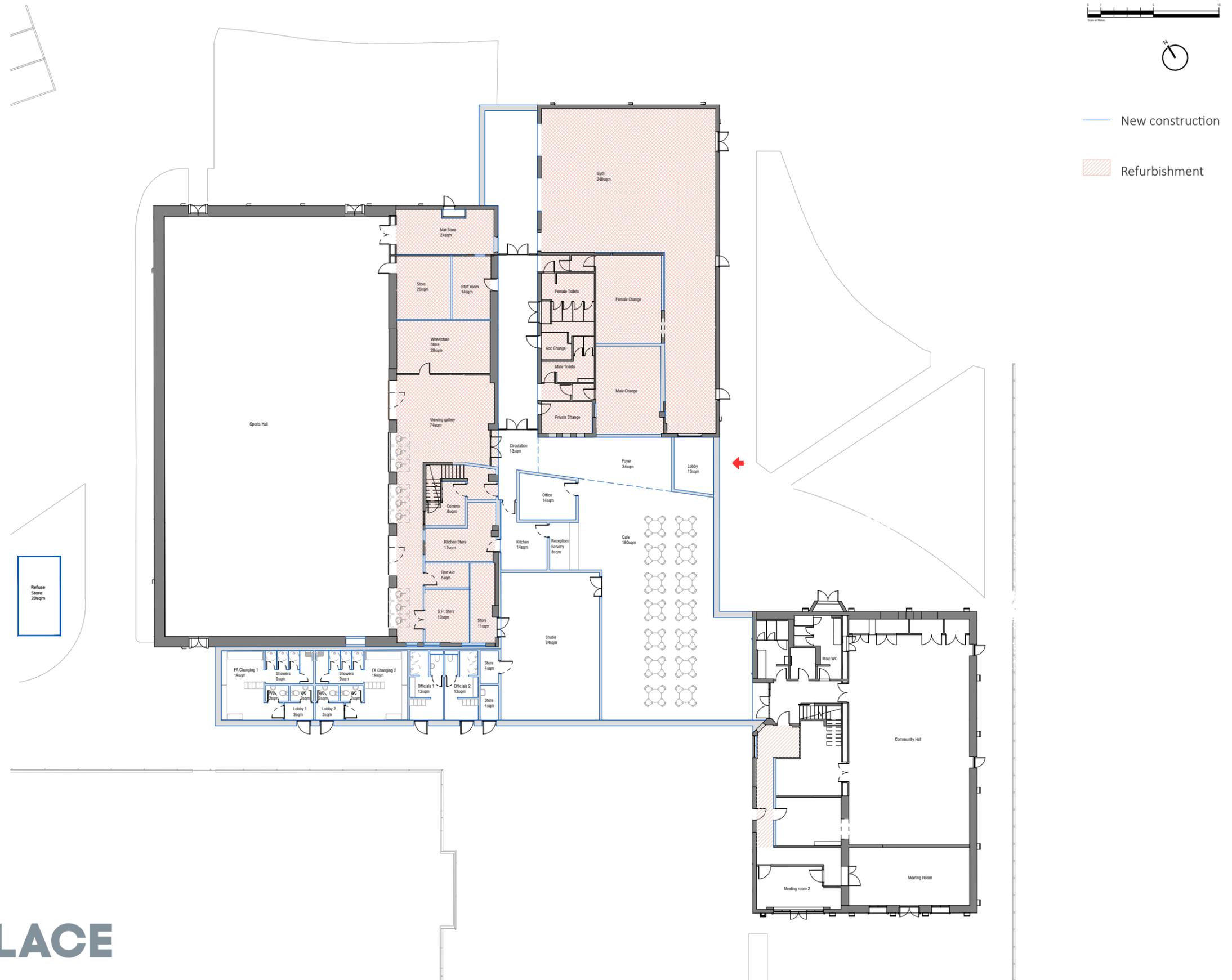
# Ground Floor Plan | VE Scheme Option 3

GIA Ground Floor  
2224m<sup>2</sup>

GIA New building  
568m<sup>2</sup>

### Facility Mix

- Sports Hall
- Stores
- Wheelchair Store
- Gym (240m<sup>2</sup>)
- Cafe (180m<sup>2</sup>)
- Studio (84m<sup>2</sup>)
- Dry change
- Private change
- First Aid
- Accessible Change
- Changing Places
- Community Hall
- FA Changing rooms
- Parenting room
- Toddler Play area
- Climbing wall
- Changing Places
- Consultation room
- Meeting room



## VE Scheme - Option 4

This value-engineered scheme retains the existing building envelope and focuses on reconfiguration and refurbishment to optimise space, reduce construction costs, and improve user experience.

The proposal enhances functionality while minimising new-build intervention.

As with Option 3, this approach considers the building in its current state, without factoring in any existing maintenance issues. Further investigations are required to assess the building's condition.

### Existing Building Envelope

- The overall building footprint and structure are retained, reducing the need for extensive demolition or reconstruction.

### Gym and Dry Changing

- The existing gym will be extended to achieve a total floor area of approximately 240 sqm, enabling improved fitness provision without requiring a full new-build facility.
- The existing dry changing rooms will be fully refurbished, bringing them up to current standards of comfort, hygiene, and accessibility.

### Youth Club and FA Changing Redevelopment

The existing youth club and outdated FA changing rooms will be redeveloped to create:

- A new café space, providing a social and welcoming

area for users and visitors.

- Updated FA-compliant changing rooms to support team sports and meet governing body standards.

### Community Hall

- The Community Hall will be retained in its current form, with no alterations proposed in this option, preserving its existing layout and functionality.

### Sports hall

The Sports Hall will undergo refurbishment, including:

- Creation of new storage rooms, a staff area and a meeting room.
- Improved visual connection to the viewing gallery through the removal of internal partitions and glazing.
- New floor finishes support multi-purpose use.
- The mechanical system will be upgraded.

### Design Considerations

- **Sports Hall** – New lighting and acoustic wall panels are excluded.
- **MEP Strategy** – New strategy required.
- **Remedial works** – Any remedial work has not been included.
- **External Works** – The landscape will be mostly kept as existing.
- **Planning Implications** – New planning application required.

Aerial View showing in red extent of demolition



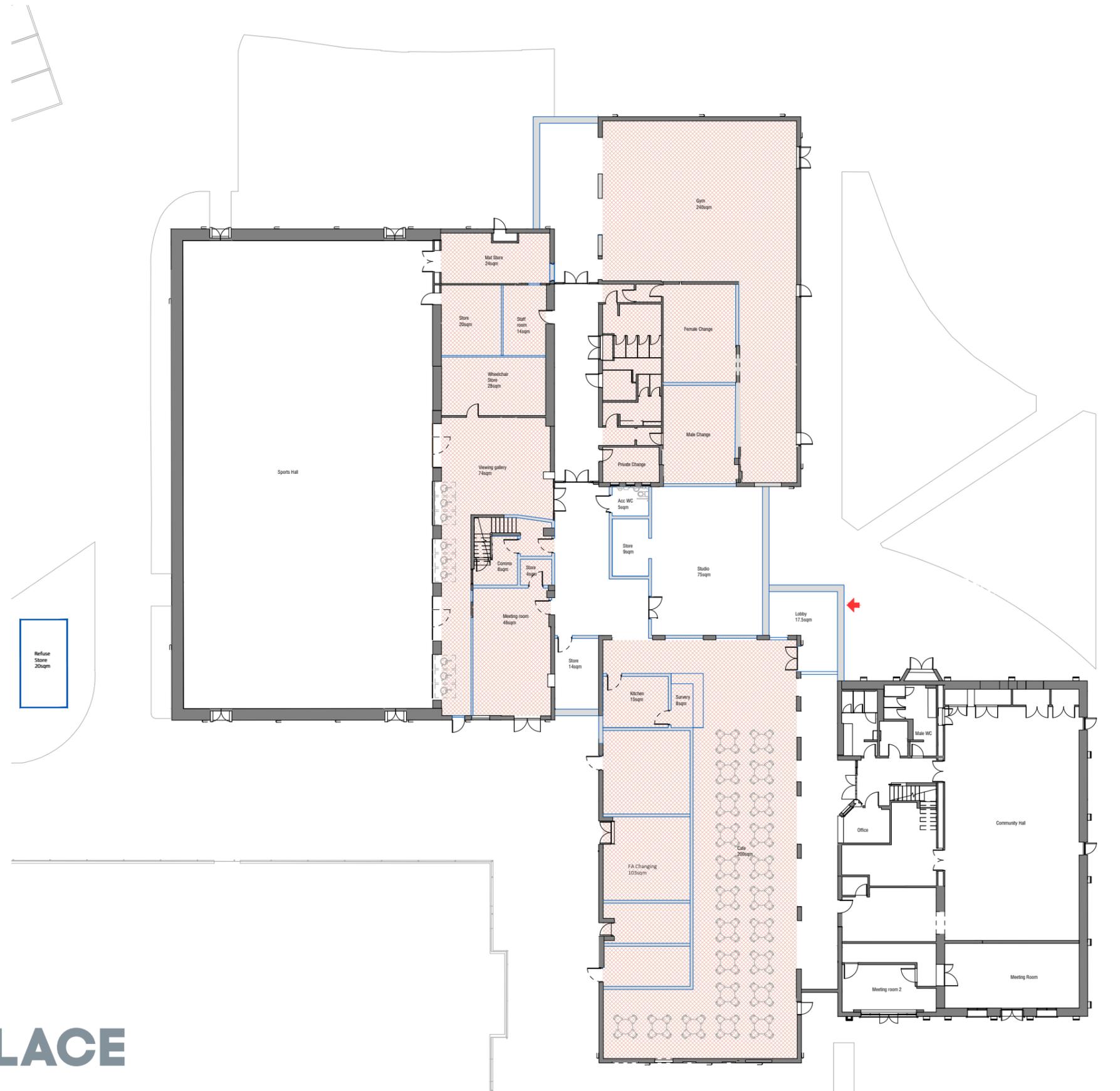
# Ground Floor Plan | VE Scheme Option 4

GIA Ground Floor  
2229m<sup>2</sup>

GIA New building  
318m<sup>2</sup>

### Facility Mix

- Sports Hall
- Stores
- Wheelchair Store
- Gym (240m<sup>2</sup>)
- Cafe (180m<sup>2</sup>)
- Studio (75m<sup>2</sup>)
- Dry change
- Private change
- First Aid
- Accessible Change
- Changing Places
- Meeting room
- Community Hall
- FA Changing rooms
- Parenting room
- Toddler Play area
- Climbing wall
- Changing Places
- Consultation room



## VE Scheme - Option 5

This revised scheme offers provides a more cost-effective approach by optimising internal layouts and reducing the gross internal area (GIA) of the proposed extension, while still providing all key facilities.

### Community Hall

- Internal partitions will be removed to form a small Community Hall (90 m<sup>2</sup>) with an acoustic divider, community rooms, and a 200 m<sup>2</sup> gym. The existing office at mezzanine level will be replaced with a larger plant room, alongside access to a new mezzanine over the gym, providing additional workout space.

### Sports Hall

- Removal of internal partitions to create new storage areas and a staff room, improving functionality and operational efficiency.
- Demolition of selected brickwork walls and removal of existing glazing to open up and directly connect the viewing gallery to the Sports Hall, enhancing visibility and user experience.
- The existing staircase to the mezzanine level will be retained.
- The viewing gallery floor will be finished to match the Sports Hall, while other areas will receive a new vinyl floor.
- The ceiling will be exposed reducing fit-out costs.

- The mechanical system will be upgraded
- Acoustic wall panels will be included to improve sound quality

### New Central Extension

- Complete demolition of the existing central block.
- Construction of a new extension to accommodate: Studio, dry change, cafe and FA changing rooms.
- Refuse store will be a standalone building
- The extension is designed with a reduced gross internal area (GIA) to improve cost-efficiency while still delivering core functions.
- The scheme maintain the sustainability principles, such as enhanced envelop and thermal line separation between existing and new building.

### Future Extension

The layout of the proposed extension has been designed to allow for potential future development of the site.

A fire escape door to the north of the changing block could serve as a connection point to the new area, providing approximately 240 m<sup>2</sup> of additional floor space.

### Design Considerations

- MEP Strategy** – A revised approach will be required, as the community hall will be converted into gym.

- External Works** – The scope of external works requires further development.
- Planning Implications** – Amended planning application required.

Aerial View showing in red extent of demolition



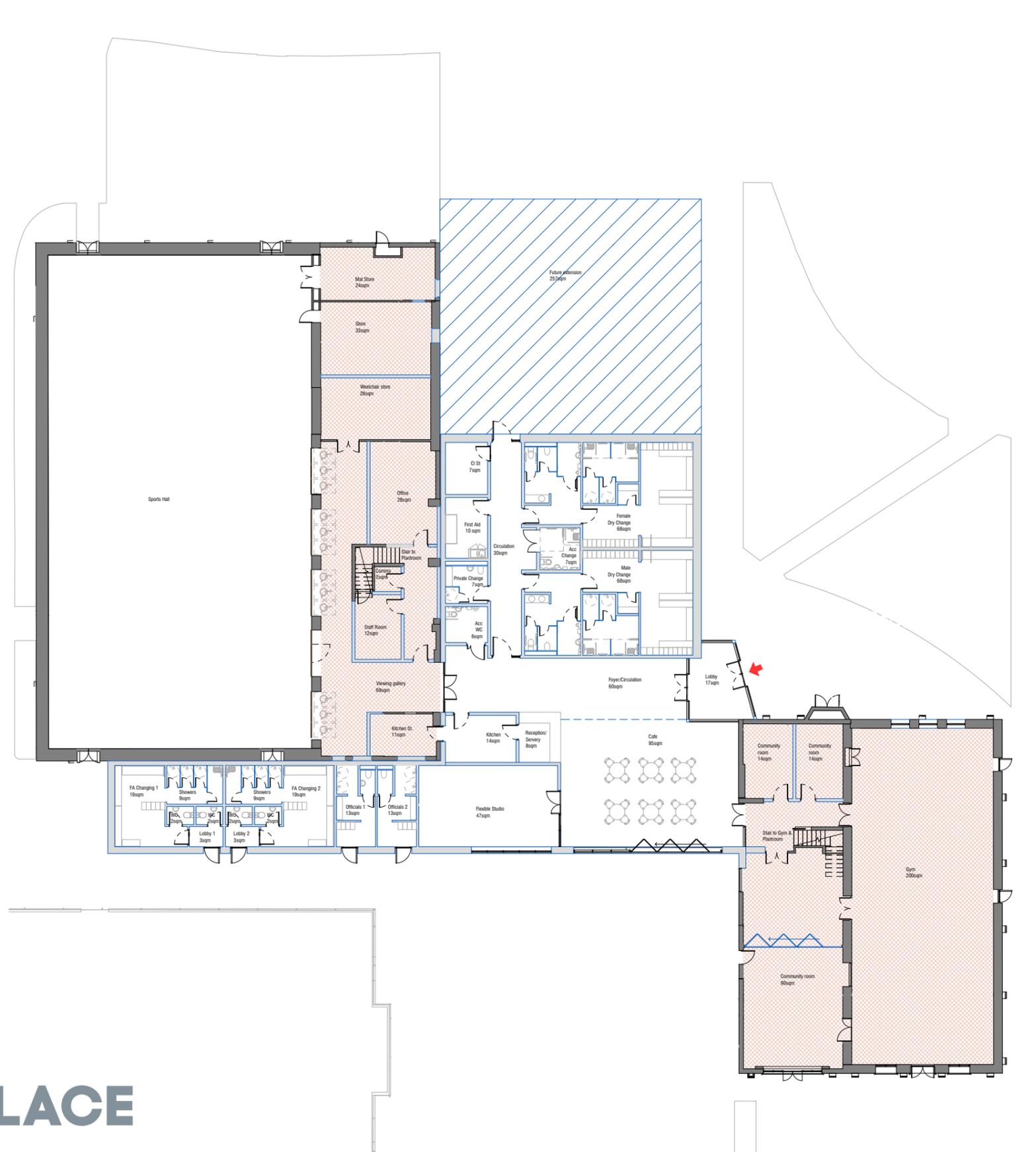
# Floor Plans and Section | VE Scheme Option 5

GIA Ground Floor  
1796m<sup>2</sup>

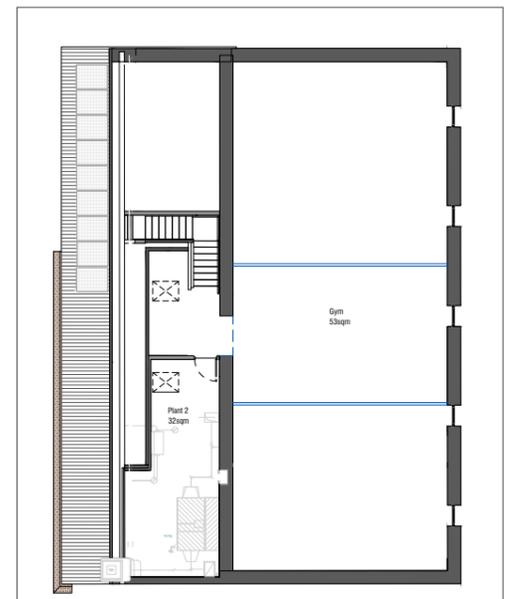
GIA New building  
570m<sup>2</sup>

### Facility Mix

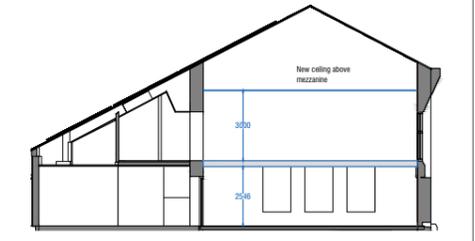
- Sports Hall
- Stores
- Wheelchair Store
- Gym (253m<sup>2</sup>)
- Studio (47m<sup>2</sup>)
- Cafe (95m<sup>2</sup>)
- Dry change
- Private change
- First Aid
- Accessible Change
- Meeting room
- Community Hall (90m<sup>2</sup>)
- Community Rooms
- FA Changing rooms
- Consultation room
- Meeting rooms
- Parenting room
- Toddler Play area
- Climbing wall
- Changing Places



- New construction
- ▨ Refurbishment



Mezzanine Floor Plan



Cross Section

# Building Options Area Schedule Comparison

Level	Name	Stage 4a	Stage 4a Phase 1	Stage 4a Phase 2**	VE Scheme Option 1	VE Scheme Option 2	VE Scheme Option 3	VE Scheme Option 4	VE Scheme Option 5
Level 0	Lobby	27 m²	27 m²		27 m²	27 m²	13 m²	17 m²	17 m²
Level 0	Foyer	47 m²	47 m²		77 m²	60 m²	34 m²		60 m²
Level 0	Reception/Servery	13 m²	13 m²		13 m²	13 m²	13 m²	8 m²	8 m²
Level 0	The Hub Lounge	26 m²	26 m²						
Level 0	The Hub Cafe	165 m²	74 m²	91 m²	117 m²	117 m²	180 m²	200 m²	95 m²
Level 0	Kitchen	18 m²	11m²	7 m²	10 m²	10 m²	14 m²	15 m²	14 m²
Level 0	Kitchen St	14 m²		14 m²	13 m²	13 m²	17 m²	14 m²	11 m²
Level 0	Toddler Play Zone	20 m²		20 m²					
Level 0	Vending	2 m²	2 m²						
Level 0	Circ to Sports Hall	27 m²	27 m²				49 m²		
Level 0	Admin	16 m²	16 m²		15 m²	15 m²	14 m²	14 m²	28 m²
Level 0	Comms	4 m²	4 m²		4 m²	4 m²	8 m²	8 m²	2 m²
Level 0	Circ to Dry change	20 m²	20 m²						
Level 0	Circ to Admin	6 m²	6 m²						
Level 0	Staff Room	14 m²	14 m²		17 m²	17 m²	14 m²	14 m²	12 m²
Level 0	Cl St	6 m²	6 m²		3.5 m²	3.5 m²			7 m²
Level 0	Acc WC	4 m²	4 m²		6 m²	6 m²		5 m²	6 m²
Level 0	Meeting Room	21 m²	21 m²						
Level 0	Parenting Room	10 m²	10 m²						
Level 0	Studio	79 m²	79 m²		79 m²		84 m²	75 m²	47 m²
Level 0	Studio Store	15 m²	15 m²		32 m²		11 m²	9 m²	
Level 0	Controlled Circulation	42 m²	42 m²		57 m²	30 m²	40 m²	40 m²	30 m²
Level 0	Changing Pl.	12 m²	12 m²						
Level 0	Acc. Change	6 m²	6 m²		7 m²				
Level 0	First Aid	8 m²	8 m²		10 m²	10 m²	6 m²		10 m²
Level 0	Private Ch.	8 m²	8 m²		7 m²	7 m²	9 m²	9 m²	7 m²
Level 0	Acc WC	5 m²	5 m²						
Level 0	Male Change (Wheel Acc)	47 m²	47 m²		47 m²	47 m²	47 m²	47 m²	68 m²
Level 0	Female Change (Wheel Acc)	46 m²	46 m²		46 m²	46 m²	47 m²	47 m²	68 m²
Level 0	Gym	240 m²	240 m²		240 m²	240 m²	240 m²	240 m²	200 m²
Level 0	Cons. room	8 m²	8 m²		7 m²	7 m²			
Level 0	Spectator/Team Viewing	71 m²	71 m²		57 m²	57 m²	74 m²	74 m²	69 m²
Level 0	Sports Hall	546 m²	546 m²		546 m²*	546 m²*	546 m²*	546 m²*	546 m²***
Level 0	S.H. Store 1 & 2	56 m²	56 m²		56 m²	89 m²	57 m²	46 m²	57 m²
Level 0	Wheelchair store	27 m²	27 m²		33 m²	33 m²	28 m²	28 m²	28 m²
Level 0	Community Room								14 m²
Level 0	Community Room								14 m²
Level 0	Community Hall Male WC	10 m²	As existing	10 m²	As existing	As existing	As existing	As existing	
Level 0	Community Hall Female WC	12 m²	As existing	12 m²	As existing	As existing	As existing	As existing	

Level	Name	Stage 4a	Stage 4a Phase 1	Stage 4a Phase 2**	VE Scheme Option 1	VE Scheme Option 2	VE Scheme Option 3	VE Scheme Option 4	VE Scheme Option 5
Level 0	Community Hall Acc WC	5 m²	As existing	5 m²	As existing	As existing	As existing	As existing	
Level 0	Community Hall Acc WC	5 m²	As existing	5 m²	As existing	As existing	As existing	As existing	
Level 0	Community Hall Cl St	2 m²	As existing	2 m²	As existing	As existing	As existing	As existing	
Level 0	Community Hall	149 m²	As existing	149 m²	As existing	As existing	As existing	As existing	90 m²
Level 0	Community Hall Store	7 m²	As existing	7 m²	As existing	As existing	As existing	As existing	
Level 0	Community Hall Store	24 m²	As existing	24 m²	22 m²	22 m²	22 m²	As existing	
Level 0	Multi-space (Youth Club)	40 m²	As existing	40 m²	As existing	As existing	As existing	As existing	
Level 0	Store	2 m²	As existing	2 m²	As existing	As existing	As existing	As existing	
Level 0	Meeting Room 2	15 m²	As existing	15 m²	As existing	As existing	As existing	As existing	
Level 0	Kitchen	17 m²	As existing	17 m²	18 m²	18 m²	18 m²	As existing	
Level 0	Community Hall Circulation	34 m²	As existing	34 m²	17 m²	17 m²	17 m²	As existing	
Level 0	Officials 1	13 m²	13 m²		13 m²	13 m²	13 m²	16 m²	16 m²
Level 0	Officials 2	13 m²	13 m²		13 m²	13 m²	13 m²	16 m²	16 m²
Level 0	FA Changing 1	32 m²	32 m²		32 m²	32 m²	32 m²	34 m²	34 m²
Level 0	FA Changing 2	32 m²	32 m²		32 m²	32 m²	32 m²	34 m²	34 m²
Level 0	Utility stair 1	9 m²	9 m²		As existing				
Level 0	Utility Stair 2	5 m²	5 m²		As existing				
Level 0	Refuse St	16 m²	16 m²						
Mezz. SH	Plant 1	137 m²	137 m²		137 m²				
Mezz. CH	Plant 2	37 m²	As existing	37 m²	As existing	As existing	As existing	As existing	32 m²
Mezz. CH	Store	8 m²	As existing	8 m²	As existing	As existing	As existing	As existing	
Mezz. CH	Gym								53 m²
	<b>GIA Level 0</b>	<b>2348 m²</b>	<b>2192 m²</b>	<b>2348 m²</b>	<b>2147m²</b>	<b>2024 m²</b>	<b>2224 m²</b>	<b>2229 m²</b>	<b>1796 m²</b>
	<b>GIA New Build</b>	<b>1139 m²</b>	<b>989 m²</b>	<b>150 m²</b>	<b>957 m²</b>	<b>834 m²</b>	<b>330 m²</b>	<b>318 m²</b>	<b>570 m²</b>
	<b>GIA Refurbished</b>				<b>260 m²</b>	<b>260 m²</b>	<b>588 m²</b>	<b>967 m²</b>	<b>357 m²</b>
	<b>Estimate Cost £</b>	<b>7,353,000</b>	<b>5,965,000</b>	<b>1,509,900</b>	<b>5,350,000</b>	<b>4,928,000</b>	<b>4,630,000</b>	<b>4,011,000</b>	<b>4,525,000</b>

- \* The Sports Hall Refurbishment will include new flooring and Mechanical system
- \*\* Floor areas to be added to Phase 1 areas
- \*\*\*The Sports Hall Refurbishment will include new flooring, acoustic panels and Mechanical system

# Estimate Summary

Wonford Community & Wellbeing Centre - Indicative Cost Plans for £4m target budget

Version 3

Stage 4a		Stage 4a - Target £4m		Option 1		Option 2 - reduced by 112m2 (Studio removed & reduction in foyer)		Option 2a - reduced by 112m2 (Studio removed & reduction in foyer & reduction in spec*)		Option 3 (keep existing block for Gym etc + new block)		Option 4 (retained two existing blocks, additional reduction in external works)		Option 5	
Area	2,348	Area	1,277	Area	1,796	Area	1,676	Area	1,676	Area	1,726	Area	1,860	Area	1,796
£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2
7,353,000	3,132	4,000,000	3,132	5,352,000	2,980	5,065,000	3,022	4,943,000	2,949	4,641,000	2,689	4,011,000	2,157	4,525,000	2,519

Area reduction from Stage 4a	-1,071	-552	-672	-672	-622	-489	-552
Cost reduction from Stage 4a	-3,353,000	-2,001,000	-2,288,000	-2,410,000	-2,712,000	-3,342,000	-2,828,000
Area over target of £4m		519	399	399	449	582	519
Total cost over target of £4m		1,352,000	1,065,000	943,000	641,000	11,000	525,000

**Comments / Risk**

- \*Option 2a includes a reduction in specification, the following changes have been made - CLT removed, Curtain Walling reduced by 15%, external walls changed to brickwork instead of cladding
- Inflation has been included to the mid point of construction 3Q26 in the options above. At this stage no allowances have been made for a redesign period, to be discussed with ECC
- The costs exclude redesign fees, to be discussed with ECC
- The estimates are high level budgets based on sketch plans and have been put together to assist with budget options. Further detailed design including M&E and Structural input will be required to confirm the budget.
- By not demolishing the existing building there is an added risk of remedial structural costs that are not included in the estimate. We have also not included for any maintenance backlog issues. Further survey work required to determine the condition of the existing building.
- An allowance has been made for reduced external works in all the options and will require a redesign.

Stage 4a		Stage 4a Phase 1 + additional of £50k for temporary works		Stage 4a Phase 2 + inflation @ 5%		Total Cost of Phased Works	
Area	2,348	Area	1,989	Area	359	Area	2,348
£	£/m2	£	£/m2	£	£/m2	£	£/m2
7,353,000	3,132	5,965,000	2,999	1,509,900	4,206	7,474,900	3,184

**Comments / Risk**

- The same start on site has been assumed for Phase 1 as the original Stage 4a estimate. Inflation has been included to the mid point of construction 3Q26. No allowance has been made for any redesign period to phase the works
- An allowance for additional inflation at 5% has been added to the Phase 2 works. This assumes the Phase 2 works will start approx 18 to 24 months after the start of Phase 1. ECC to confirm timescales
- The phased budget is an indicative cost, further design including M&E and Structural input will be required to confirm the budget.

## Outstanding Design Considerations

The VE options have been developed based on the proposed mix of facilities and the design principles used to inform the Stage 4 proposal.

Each option will have different planning implications, and discussions with the Local Planning Authority (LPA) will be necessary.

The layouts presented are schematic and will require further development and refinement to meet the accessibility and sustainability principles set during the previous design stages.

Coordination with structural, MEP engineers, and other consultants will be essential to achieve a fully coordinated design and accurate cost estimates.

External works have not been considered at this stage and will require a redesign. The cost estimate for each option includes a provisional allowance, based on the differing footprints, representing a percentage of the total works anticipated for the Stage 4 scheme.

A detailed programme will be required to inform a more accurate inflation allowance within the cost estimate.

The Design Fee will need further discussion with Exeter City Council.

**0800 909 8008**

50 STUDIOS 10 EUROPEAN REGIONS ONE TEAM

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