

re. Proposed Recreation Centre

Floor area within containing walls

18.50m x 30.60m.....

566.10m²

Approximate Tender Costing.

1. Substructure

Strip foundations.

Perimeter walls	98m @ £27.50	2695.00	
Internal walls	36m @ £24.00	864.00	
E/O for column bases	24No @ £85.00	2040.00	
Ground floor	566m ² @ £9.50	5377.00	

2. SuperstructureSteel frame
including erection

26000kg @ £0.52 13520.00

3. RoofMetal decking and cladding 745m² @ £18.00 13410.00
*including erection*4. External Walls

Hollow walls Faced O/S

Fairfaced I/S 491m² @ £24.20 11882.00

E/O for windows

12/ 1.75m x 2.50m 53m² @ £22.00 1166.00? 50%
on labour5. Internal Walls632m² @ £8.40 5309.00

E/O for floors

13 No. @ £51.50 670.00

Plastering and wall tiling
to changing areas and
kitchen 475.00? 50%
on labour6. Floor Finishes540m² @ £6.00 3240.00

Forward.....£60648.00

B/Forward.....£60648.00

7. Fittings and Furnishings

Reception counter			
W.C. cubicles			1750.00

*some
sums*

8. Sanitary and appliances and plumbing

W.C. suites	2 No. @	£85.00	170.00
Urinals	1 No. @	£75.00	75.00
Wash basins	4 No. @	£75.00	300.00
Installation			575.00

50%

9. Electrical

Heating (i.e. water)			100.00
Lighting	40 No. @	£17.00	680.00
Power	25 No. @	£22.00	550.00
Cooker outlets			45.00

no labour charges here.

10. Siteworks.

Excavations remove	2254m ² @	£2.15	4846.00
Pavings	149m ² @	£5.00	745.00
Fencing	38m ² @	£12.00	456.00
Drainage...Pipeline	112m ² @	£9.80	1098.00
Manholes	3 No. @	£160.00	480.00

50%

£72518.00

Prelims.

Costed at 15% of the above total figure £10878.00

£83396.00



Cost Analysis.

566m ² Total floor area.	Costing.....£/m ²
Substructure and Floor	19.39
Frame	23.89
Roof	23.69
External walls, doors and windows	23.05
Internal walls, doors and finishes	11.40
Floor finish	5.72
Fittings	3.09
Plumbing	1.98
Electrical	2.43
Siteworks	13.47
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	£128.11
Preliminaries	19.22
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	£147.33
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TOTAL AREA 566m ² @ £147.33/m ²	£83,388.00
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TO ALL COMMUNITY MEMBERSCAPITAL DEVELOPMENT

The Council has recently been reviewing existing, and exploring possible future capital developments:

1. 8 UPPER CRESCENT

The Community currently rent No. 8 at £250 per annum from Queen's on a 25-year lease, of which twenty years still remains. Queen's has recently offered the property to the Community and District Valuer has set a price of £45,000. At the same time Queen's has reassessed the rental price and based on an assessment from the District Valuer, has given notice that from October the rent will increase to £5,000 per annum.

Prior to our receipt of the offer from Queen's, Council was contemplating undertaking centre renovations to No. 8. These would provide:

- office accommodation for our Financial Administrator.
- a resource room and office for our Youth Worker.
- a small library cum discussion room containing books and pamphlets on peace education and community work.
- additional storage space.

The cost of these renovations is estimated at £20,000. No decision has been yet taken about the extent of renovations, but it is clear that some will have to be undertaken in the near future. The possibility of grant aid from the Department of Education for purchase and renovation is currently being explored. No renovation will be carried out until a decision about purchase is made.

2. CORRYMEELA CENTREa. Village

There is need to improve the Village by updating the kitchen and repainting and also extending the dining area. The total cost of this is ca £10,000. The possibility of grant aid is again being explored.

b. Cedar Haven

Cedar Haven was built in 1970 as a home for the Leader of the Community and his family. It now needs urgently to be replaced. Plans have been drawn up for a semi-detached building providing two separate units, each of 450 sq.ft. Each unit will have a kitchen, bathroom, two bedrooms and a lounge cum dining room. The accommodation could be used flexibly for a variety of purposes by:

- the Leader and his family.
- visiting guests.
- overflow from the Main House.
- families referred to Corrymeela by welfare agencies.

The cost would be £16,000. Again, the possibility of grant aid is being explored.

c. Multipurpose Store

A secure covered store is urgently required to replace the current delapidated caravan and to add to the limited storage space currently available on site. If built by direct labour at the corner of the Youth Village, its cost is estimated at £5,000.

d. Site Works

Over the next few years we hope to complete various site works and landscaping. This will include parking space and a new entrance. In the immediate future it is hoped to complete landscaping round the Cottages. The total cost of all this is ca £10,000.

e. Main House

It has been agreed to spend £4,500 on work to the old Conference Room (putting in a room divider, cupboards, lighting, etc.) so that it can have a new more flexible use. This work is being currently carried out. It has also been agreed to replace the carpet in the lounge at an estimated cost of £1,500.

f. Recreation Centre

It was agreed some years ago that a recreation centre was required at Corrymeela. Agreement in principle was obtained from the Department of Education on 75% grant aid, but the project was caught in the Government freeze on capital projects. Detailed plans were drawn up and the estimated cost two years ago was £200,000.

While primarily intended for wet weather activity, the building had provision for storage space and accommodation for arts and crafts. The Council is now having second thoughts about this project for the following reasons:

- a. the difficulty of raising our share of the costs - upwards of £50,000 (particularly in the light of our other commitments).
- b. that, while a recreational centre is desirable in principle, the use would not justify the cost, particularly in the light of other priorities. A simpler structure, four walls and a roof, would also not appear to be a practical proposition either, again because of the expense involved.
- c. that elements in the proposed recreation centre plan could be met in other ways, e.g.
 - the local Council's plans for the use of Star of the Sea School as a limited leisure centre.
 - the plans for the storage facility mentioned above.
 - the possibility of obtaining a new arts and crafts centre by extending Tara with two sectional units to the present building (and doing away with the present portacabin). The cost of this would be ca £10,000.

3. TRANSPORT

A new bus is urgently required to replace one of the existing Transits. The estimated cost is £10,000 and a grant of 50% is being sought from the Department of Education. Council has agreed to go ahead with the purchase as a matter of urgency in the near future.

The Council realises that this is a formidable programme. The extent to which we will be able to carry out will largely depend on grant aid. We would particularly welcome comments on the need for the recreation centre