

**Construction and Set-Up Costing
20/08/2023**

		Speedway Only No Main Building		Speedway and Stocks No Main Building		Speedway and Greyhounds		Stadium Customer Building		Karting Facility	
Demolition											
1	Stadium & Building	250,000		250,000		250,000				15,000	
2	Canopy and Other Buildings	75,000	325,000	75,000	325,000	75,000	325,000		0	0	15,000
Ground Works											
3	Prelims	100,000		100,000		100,000		80,000		10,000	
4	Car Park clear and tidy/repair	125,000		125,000		125,000				0	
5	Karting Car Park - Tarmack									75,000	
6	Competitors Parking	30,000		30,000		30,000				0	
7	Kerbs	42,000		42,000		42,000				0	
8	Footpaths and Terraces Refurb	272,000		272,000		272,000				0	
9	Drainage (Foul and Storm)	280,000		280,000		280,000		10,000		0	
10	Vehicle access roads	210,000		210,000		210,000				0	
11	Terracing Modifications	75,000		75,000		75,000				0	
12	Terrace repairs (retained terraces)	150,000		150,000		150,000				0	
13	New Terracing	150,000	1,434,000	150,000	1,434,000	150,000	1,434,000		90,000		85,000
Fencing and Gates											
14	Accoustic Barrier	525,000		525,000		525,000				80,000	
15	Security	170,000	695,000	170,000	695,000	170,000	695,000		0	0	80,000
Utilities											
16	Substation & Connection	210,000		210,000		210,000				0	
17	Mains Feed layout	50,000		50,000		50,000				30,000	
18	Gas Supply to building							120,000		25,000	
19	Water Connections	27,000		27,000		27,000		8,000		15,000	
20	Media/ Fibre	25,000	312,000	25,000	312,000	25,000	312,000	10,000	138,000	5,000	75,000
Tracks											
21	Speedway	200,000		200,000		200,000				0	
22	Stock Car Track	0		155,000		0				0	
23	Greyhound	0		0		140,000				0	
24	Track Fencing	50,000		140,000		100,000				15,000	
25	Go Kart Track	0	250,000	0	495,000	0	440,000			90,000	105,000
Stadium Building 30,000sq ft 2 floors		0	0	0	0	0	0	4,800,000	4,800,000	0	0
Other Buildings and Structures											
26	Maintenace Stores	60,000		60,000		60,000					
27	Speedway Pits	20,000		20,000		20,000					
28	Changing Rooms, Showers, Toilets	145,000		145,000		145,000					
29	Greyhound Kennels and Admin					120,000					
30	Terrace Canopies	380,000		380,000		190,000					
31	Karting Admin and Workshops									185,000	
32	Karting Customer Accomodation									200,000	
33	Cutomer Toilets	40,000	645,000	40000	645,000	40000	575,000		0		385,000
Stadium Equipment and Fittings											
34	Customer Building Fit-Out	0		0		0		500,000		0	
35	P.A. System	120,000		120,000		120,000		20,000			
36	Stadium Lighting	90,000		90,000		90,000					
37	Car Park Lighting	120,000		120,000		120,000					
38	Emergency Generator	140,000		140,000		140,000					
39	Floodlighting	260,000	730,000	320,000	790,000	360,000	830,000		520,000		0
Speedway Equipment and Fittings											
40	Track Maintenance Equipment	100,000		100,000		100,000					
41	Air Safety Fence	80,000	180,000	80,000	180,000	80,000	180,000		0		0
Stock Car Equipment and Fittings		0	0	50,000	50,000		0	0	0		0
Greyhound Racing Equipment and Fittings											
42	Track Management Equipment					30,000				6,000	
43	Track Equipment					180,000				0	
44	Tote System		0		0	190,000	400000		0	0	6,000
TOTALS		4,571,000	4,571,000	4,926,000	4,926,000	5,191,000	5,191,000	5,548,000	5,548,000	751,000	751,000

BRANDON STADIUM - Estimated Redevelopment and Start Up Capital Costs

Construction and Set-Up Costing Source of Data

20/08/2023

Demolition

1	Stadium & Building	Estimate based on experience at Swindon Stadium
2	Canopy and Other Buildings	Estimate based on experience at Swindon Stadium

Ground Works

3	Prelims	Estimate based on Swindon Stadium redevelopment
4	Car Park clear and tidy/repair	Estimate based on cleaning, repairs and resurfacing to measured areas.
5	Karting Car Park - Tarmac	Estimate based on measure
6	Competitors Parking	Estimate based on cleaning, repairs and resurfacing to measured areas.
7	Kerbs	Estimate based on measure
8	Footpaths and Terraces Refurb	Estimate based on measure and out costings
9	Drainage (Foul and Storm)	Estimate based on measure and Swindon Stadium costings
10	Vehicle access roads	Estimate based on measure
11	Terracing Modifications	Estimate based on measure
12	Terrace repairs (retained terraces)	Estimate based on observation and outline measure
13	New Terracing	Estimate based on measure

Fencing and Gates

14	Acoustic Barrier	Estimate based on measure and Swindon Stadium specification
15	Security	Estimate based on measure and Swindon Stadium specification

Utilities

16	Substation & Connection	Estimate based on Swindon Stadium costs
17	Mains Feed layout	Estimate based on Swindon Stadium costs
18	Gas Supply to building	Estimate based on measure
19	Water Connections	Estimate based on measure
20	Media/ Fibre	Estimate based on Swindon Stadium costs

Tracks

21	Speedway	Estimate based on input from Speedway promoter
22	Stock Car Track	Estimate based on input from Stock Car promoter
23	Greyhound	Estimate based on experience
24	Track Fencing	Estimate based on measure and input from Speedway and Stock Car promoters and experience (greyhound racing)
25	Go Kart Track	Estimate based on advice from Karting operator (Hurn, Dorset)

Stadium Building 30,000sq ft 2 floors

Estimate based on costs for Swindon Stadium building

Other Buildings and Structures

26	Maintenance Stores	Estimate based on Swindon Stadium provision
27	Speedway Pits	Estimate based on Swindon Stadium provision
28	Changing Rooms, Showers, Toilets	Estimate based on Swindon Stadium provision
29	Greyhound Kennels and Admin	Estimate based on Swindon Stadium provision
30	Terrace Canopies	Estimate based on measure
31	Karting Admin and Workshops	Estimate based on advice from Karting operator (Hurn, Dorset)
32	Karting Customer Accommodation	Estimate based on advice from Karting operator (Hurn, Dorset)
33	Customer Toilets	Estimate based on Swindon Stadium provision

Stadium Equipment and Fittings

34	Customer Building Fit-Out	Estimate based on costs for Swindon Stadium building
35	P.A. System	Estimate based on Swindon Stadium provision
36	Stadium Lighting	Estimate based on Swindon Stadium provision
37	Car Park Lighting	Estimate based on Swindon Stadium provision
38	Emergency Generator	Estimate based on Swindon Stadium provision
39	Floodlighting	Estimate based on Swindon Stadium provision

Speedway Equipment and Fittings

40 Track Maintenance Equipment Estimate based on measure and input from Speedway and Stock Car promoters and experience (greyhound racing)

41 Air Safety Fence Estimate based on input from Speedway promoter

Stock Car Equipment and Fittings

Estimate based on input from Stock Car Promoter

Greyhound Racing Equipment and Fittings

42 Track Management Equipment Estimate based on experience

43 Track Equipment Estimate based on experience

44 Tote System Estimate based on experience