**NATIONAL FOOTBALL STRATEGY – STANDARD CAPITAL COSTS FOR FOOTBALL FACILITIES TEMPLATE**

| **Facility** | **Capital Cost (£)** | | | **Basis for Data - Notes/ Assumptions/ Caveats/ Exclusions etc.** |
| --- | --- | --- | --- | --- |
| **Clean Site** | **Average** | **Complex Site** |
| Full-size (100m x 64m + 3m run-off) 3G AGP including floodlights, fencing and spectator hardstanding | 550,000 | 575,000 | 650,000+ | Data taken from average Framework tender returns. Costs include 5% contingency as standard but exclude professional fees (circa 5%) and VAT.  Complex site issues may include necessity for removal of excavated material off site, poor sub-base, additional external works such as footpaths, acoustic fencing or car parking which may be subject to Planning conditions. |
| 7v7 (55m x 37m + 3m run-off) 3G AGP including floodlights, fencing and spectator hardstanding | 245,000 | 260,000 | 300,000+ | Data taken from average Framework tender returns. Costs include 5% contingency as standard but exclude professional fees (circa 5%) and VAT.  Complex site issues may include necessity for removal of excavated material off site, poor sub-base, additional external works such as footpaths, acoustic fencing or car parking which may be subject to Planning conditions. |
| Refurbishment and Upgrade of 101m x 63m sand filled AGP to 3G FTP | 300,000 | 310,000 | 350,000+ | Data taken from average Framework tender returns. Costs include 5% contingency as standard and includes macadam base layer (circa £60,000), new perimeter fencing (circa £50,000), new sports & maintenance equipment (circa £30,000) but excludes replacement floodlights, professional fees (circa 5%) and VAT.  Complex site issues may include necessity for removal of excavated material off site, poor sub-base, additional external works such as footpaths, acoustic fencing or car parking which may be subject to Planning conditions. |
| Full-size natural turf pitch | 70,000 | 80,000 | 100,000+ | Estimated costs based on recent examples and include pitch levelling, drainage at 5m centres, cultivation, sand dressing & seeding and 12 months grass establishment and maintenance.  Costs include 5% contingency but exclude professional fees (circa 10%) and VAT.  Complex sites may require significant levelling or additional drainage at reduced centres. |
| Multi-use games area (40m x 30m) with floodlights |  |  |  | No relevant data – FF does not fund MUGA’s. |
| Modular clubhouse facility – 2 changing rooms | 330,000 | 355,000 | 380,000+ | Limited data available - Estimated costs based on 240m² unit with two changing rooms, officials changing room, kitchen, clubroom and spectator toilets funded through FF at between £1,300m² and £1,500m². Costs for this type of construction can vary significantly dependant on quality and specification of units.  Costs include 5% contingency but exclude professional fees and VAT.  Complex site issues may include additional external works such as utility connections, footpaths, car parking or specific external facing materials which may be subject to Planning conditions. |
| Modular clubhouse facility – 4 changing rooms | 490,000 | 510,000 | 570,000+ | Limited data available - Estimated costs based on 360m² unit with four changing rooms, two officials changing rooms, kitchen, clubroom and spectator toilets funded through FF and Parklife at between £1,300m² and £1,500m². Costs for this type of construction can vary significantly dependant on quality and specification of units.  Costs include 5% contingency but exclude professional fees and VAT.  Complex site issues may additional external works such as utility connections, footpaths, car parking or specific external facing materials which may be subject to Planning conditions. |
| Modular clubhouse facility – 6 changing rooms | 755,000 | 785,000 | 885,000+ | Limited data available - Estimated costs based on 480m² unit with six changing rooms, two officials changing rooms, kitchen, clubroom and spectator toilets funded through Parklife at between £1,500m² and £1,750m². Costs for this type of construction can vary significantly dependant on quality and specification of units.  Costs include 5% contingency but exclude professional fees and VAT.  Complex site issues may include additional external works such as utility connections, footpaths, car parking or specific external facing materials which may be subject to Planning conditions. |
| Modular clubhouse facility – 8 changing rooms | 950,000 | 980,000 | 1,100,000+ | No data available - Estimated costs based on 600m² unit with eight changing rooms, two officials changing rooms, kitchen, clubroom and spectator toilets funded through Parklife at between £1,500m² and £1,750m². Costs for this type of construction can vary significantly dependant on quality and specification of units.  Costs include 5% contingency but exclude professional fees and VAT.  Complex site issues may include additional external works such as utility connections, footpaths, car parking or specific external facing materials which may be subject to Planning conditions. |
| Traditional build clubhouse facility – 2 changing rooms | 300,000 | 330,000 | 400,000+ | Estimated costs based on recent examples at 240m² with two changing rooms, officials changing room, kitchen, clubroom and spectator toilets funded through FF at between £1,200m² and £1,600m². Costs for this type of construction can vary significantly dependant on quality and specification of build and regional locality.  Costs include 5% contingency but exclude professional fees and VAT.  Complex site issues may include additional external works such as utility connections, footpaths, car parking or specific external facing materials which may be subject to Planning conditions. |
| Traditional build clubhouse facility – 4 changing rooms | 455,000 | 510,000 | 600,000+ | Estimated costs based on recent examples at 360m² with four changing rooms, officials changing room, kitchen, clubroom and spectator toilets funded through FF at between £1,200m² and £1,600m². Costs for this type of construction can vary significantly dependant on quality and specification of build and regional locality.  Costs include 5% contingency but exclude professional fees and VAT.  Complex site issues may include additional external works such as utility connections, footpaths, car parking or specific external facing materials which may be subject to Planning conditions. |
| Traditional build clubhouse facility – 6 changing rooms | 630,000 | 680,000 | 800,000+ | Estimated costs based on recent examples at 480m² with six changing rooms, officials changing room, kitchen, clubroom and spectator toilets funded through FF at between £1,250m² and £1,600m². Costs for this type of construction can vary significantly dependant on quality and specification of build and regional locality.  Costs include 5% contingency but exclude professional fees and VAT.  Complex site issues may include additional external works such as utility connections, footpaths, car parking or specific external facing materials which may be subject to Planning conditions. |
| Traditional build clubhouse facility – 8 changing rooms | 790,000 | 850,000 | 1,000,000+ | Estimated costs based on recent examples at 600m² with eight changing rooms, officials changing room, kitchen, clubroom and spectator toilets funded through FF at between £1,250m² and £1,600m². Costs for this type of construction can vary significantly dependant on quality and specification of build and regional locality.  Costs include 5% contingency but exclude professional fees and VAT.  Complex site issues may include additional external works such as utility connections, footpaths, car parking or specific external facing materials which may be subject to Planning conditions. |