



CREATEABILITY

## EXPERIENCE

Createability is a dynamic, vibrant, eclectic mix of people, skills, expertise and experience.

We have, in house, the necessary skills and experience to support and assist in driving the development of any Leisure project. Most importantly, the skills and experience is not limited to those of delivery of Building Contracts, but includes Operational Management of Leisure & Fitness facilities plus direct sales of Fitness equipment, and related products, into the market, allowing total empathy with the operator and equipment supply company alongside who we would be working.

## UNDERSTANDING

It takes more than three-dimensional thinking to deliver a quality leisure environment that works – that something extra.

We see things differently, not simply design and build. Our approach is based on people not just plans, but concepts that work through all the possibilities before moving to the drawing board.

## VISION

The first thing your customer sees is the environment in which you operate. It sets a perception of quality and influences their decision about using your facility.

Capturing that in your development requires understanding, experience, an eye for the possible and the means to deliver it.

Our construction goes beyond function, its mood, style and ambience. The finished product comes from taking care of every detail and looking at things from every angle.

**WHO ARE CREATEABILITY?**



CREATEABILITY

Project	Description	Value
The Ark	Refit fitness provision within this “iconic” building for new tenants	£100k
Credit Suisse	Largest corporate facility in UK – refit of fitness and treatment areas	£150k
King Alfred LC	Development of fitness offering within derelict cafe and kitchen area to include change & spin	£350k
KISS	Fit out of 1000m <sup>2</sup> budget facility inclusive of changing areas	£420k
Columbo	Redevelopment of fitness and changing space	£320k
Wentworth	Redevelopment of indoor crown green bowling rink to 10 pin	£500k
Swan Centre	Redevelopment of fitness, studio, changing, kids play and party space	£750k
Hartsdown	Major redevelopment of a sports hall with mezzanine to create fitness, studios, kids play, changing and cafe facilities	£1.1m
Llantrisant	Major redevelopment of a very tired facility to meet current needs and to introduce modern fitness, studios, conferencing, café, reception and changing facilities	£3.0m

## PROJECT EXAMPLES





CONTRACTORS HEALTH & SAFETY ASSESSMENT SCHEME

**Accredited Contractor**  
[www.chas.gov.uk](http://www.chas.gov.uk)



**PROFESSIONAL ACCREDITATIONS**

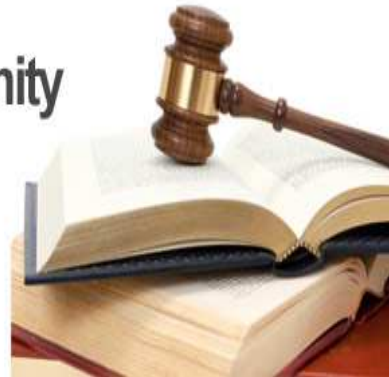




*Public Liability Insurance*

£5m

Professional Indemnity  
Insurance



£10m

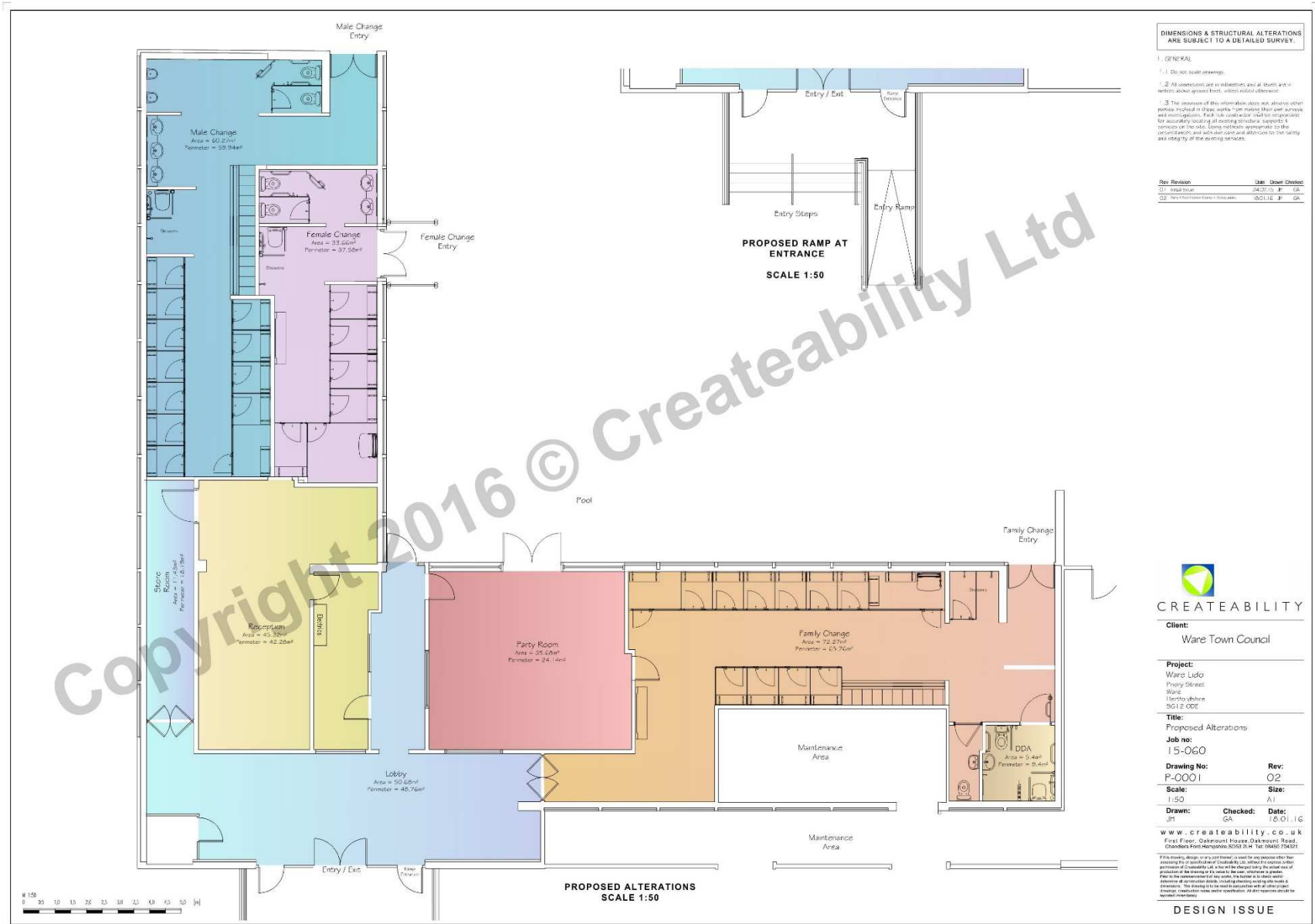


£5m

INDEMNITIES



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**DIMENSIONS & STRUCTURAL ALTERATIONS ARE SUBJECT TO A DETAILED SURVEY.**

- 1. GENERAL**
- 1.1 Do not scale drawings.
  - 1.2 All dimensions are in millimetres and all levels are in metres above ground level, unless stated otherwise.
  - 1.3 The preparation of this information does not absolve other parties involved in these works from making their own surveys and investigations. Each individual is held responsible for accurately locating all existing structural supports & services on site and using methods appropriate to the circumstances and with due care and attention to the safety and integrity of the existing services.

Rev	Revision	User	Issue	Checked	Date
01	Initial Issue	JM	GA	GA	18.01.16
02	Rev: Proposed Alterations to Schedule	JM	GA	GA	18.01.16



**Client:**  
Ware Town Council

**Project:**  
Ware Lido  
Prory Street,  
Ware,  
Hertfordshire  
SG12 0DE

**Title:**  
Proposed Alterations

**Job no:**  
15-060

**Drawing No:**  
P-0001

**Scale:**  
1:50

**Drawn:**  
JM

**Checked:**  
GA

**Date:**  
18.01.16

**Rev:**  
02

**Size:**  
A1

**www.createability.co.uk**  
First Floor, Oakmount House Oakmount Road,  
Gloucester Road, Herefordshire, SG12 9JL, Tel: 01432 748321

This drawing, design or any part thereof is valid for any purpose other than that intended for its intended use. It shall be the responsibility of the client to ensure that the drawing is used for the intended purpose. Createability Ltd. shall not be liable for any loss or damage arising from the use of this drawing. The drawing is the property of Createability Ltd. and shall remain the property of Createability Ltd. if it is used for any other purpose. All dimensions are in millimetres unless otherwise stated. All dimensions are in millimetres unless otherwise stated. All dimensions are in millimetres unless otherwise stated.

**DESIGN ISSUE**

**PROJECT FLOOR PLAN**

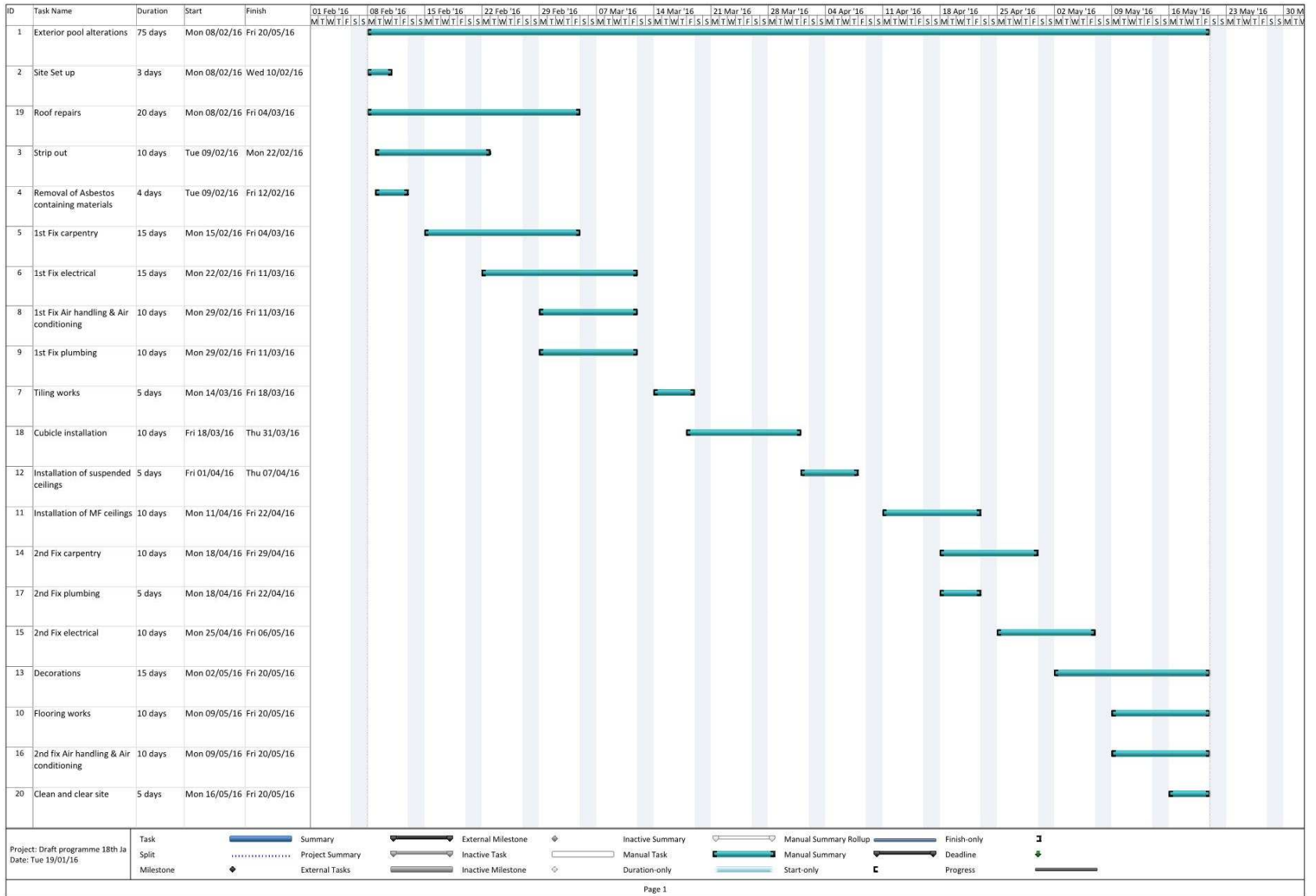


Estimate No: 016-011-A-004 GYM  
 Estimator: MWW  
 Drgs Used: 016-011-P-001-02  
 Date: 21st March 2016  
 This quotation is open for acceptance for 30 days

Description of Works	Sub-Total
<b>To convert two existing squash courts into a new gym space as detailed below:</b>	
Strip Out / Removals	£5,679.00
Alteration	£9,890.00
Glazing	£1,733.00
Internal Partitions	£2,924.00
Doors and Ironmongery	£1,208.00
Perimeter Trims and Skirting's	£347.00
Ceilings	£3,544.00
Decorations & Wall Coverings	£11,093.00
Floor Coverings	£10,732.00
Sealant Works	£805.00
<b>M&amp;E SERVICES</b>	
Electrical	£10,382.00
Audio Visual Equipment	NIL
Fire Alarm / Detection	NIL
Intruder Alarm / Detection	NIL
CCTV	NIL
<b>MECHANICAL SERVICES</b>	
Plumbing	NIL
Heating	NIL
Air Conditioning	NIL
Ventilation	£31,500.00
<b>PHASING of the WORKS</b>	
	NIL
<b>OUT of HOURS Working</b>	
	NIL
<b>CONTINGENCIES</b>	
Design & Build General Design Contingency @ 7.5%	£6,723.00

Estimate No: 016-011-A-004 GYM  
 Estimator: MWW  
 Drgs Used: 016-011-P-001-02  
 Date: 21st March 2016  
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Description of Works	Sub-Total
<b>PRELIMINARIES</b>	
	£9,636.00
<b>DESIGN / SURVEYS / FEES</b>	
Design Fees	£5,300.00
Planning Fees - <b>No allowance</b>	NIL
Building Control	£1,216.00
Part L	
- Consequential Costs	£4,135.00
- Specific Costs - <b>No Allowances</b>	NIL
Fire Regulations - <b>No allowances</b>	NIL
Architectural Work	NIL
Structural Engineering -	£1,989.00
M&E Consultant	NIL
CDM Principal Designer -	£1,989.00
Management Survey - <b>No allowances - by Client</b>	NIL
R&D Survey	£885.00
Special Insurances - <b>No Allowance</b>	NIL
Bond - <b>No Allowances</b>	NIL
<b>GYM TOTAL PRICE</b>	<b>£121,570.00</b>
<b>Excluding VAT</b>	



# EXAMPLE PROGRAMME

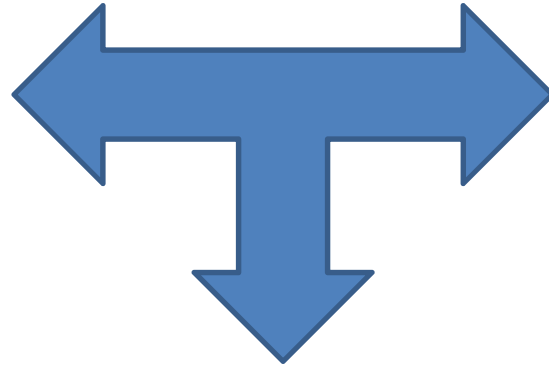




Name	Date modified	Type	Size
 013-072- Door Schedule - Droitwich Spa rev-A	03/02/2016 10:59	Microsoft Excel W...	1
 15-072 - C-1000 - 01 GF ALTERATIONS PLAN-A1	12/05/2016 12:13	Adobe Acrobat D...	20
 15-072 - C-1000 - 02 GF ALTERATIONS PLAN-A1	08/03/2016 11:24	Adobe Acrobat D...	20
 15-072 - C-1000 - 03 GF ALTERATIONS PLAN-A1	12/05/2016 14:16	Adobe Acrobat D...	20
 15-072 - C1001 - 02 Signage, Enabling-A1 Compound set up	05/04/2016 08:28	Adobe Acrobat D...	18
 15-072 - C-1003 - 01 FF ALTERATIONS PLAN-A1	04/03/2016 15:02	Adobe Acrobat D...	22
 15-072 - C1011 - 01GF FF Site Fire Escape Assembly Plan-A1	11/02/2016 11:10	Adobe Acrobat D...	38
 15-072 - C-1025 - 02 NEW DOOR DETAILS_recover-A3	08/03/2016 13:04	Adobe Acrobat D...	13
 15-072 - C-1034 - 02 DETAIL 5 GLAZED PANEL FF Level-A3	29/02/2016 09:15	Adobe Acrobat D...	9
 15-072 - C-1601 - 04 GF FLOOR FINISHES Core sample location	10/02/2016 11:54	Adobe Acrobat D...	25
 15-072 - C-1601 - 04 GF FLOOR FINISHES-A1	11/02/2016 09:29	Adobe Acrobat D...	21
 15-072 - C-1602 - 05 FF FLOOR FINISHES-A1	11/02/2016 09:53	Adobe Acrobat D...	19
 15-072 - C-1603 - 01 GF SKIRTING FINISHES-A1	25/02/2016 09:14	Adobe Acrobat D...	20
 15-072 - C-1604 - 03 FF SKIRTING FINISHES-A1	25/02/2016 09:13	Adobe Acrobat D...	16
 15-072 - C-1610 - 08 GF WALL FINISHES-A1	22/02/2016 12:09	Adobe Acrobat D...	24
 15-072 - C-1611 - 08 FF Upper gym Whiterock only wall Finishes.	25/04/2016 08:18	Adobe Acrobat D...	33
 15-072 - C-1611 - 08 FF WALL FINISHES-A1	22/02/2016 12:21	Adobe Acrobat D...	25
 15-072 - C-1612 - 01 GF WHITEROC WALLS-A1	22/02/2016 09:56	Adobe Acrobat D...	18
 15-072 - C-1613 - 01 FF WHITEROC WALLS-A1	22/02/2016 09:42	Adobe Acrobat D...	17
 15-072 - C-1614 - 01 GF WALL PAINT-A1	22/02/2016 12:28	Adobe Acrobat D...	19
 15-072 - C-1615 - 01 FF WALL PAINT-A1	22/02/2016 12:35	Adobe Acrobat D...	18
 15-072 - C-1620 - 01 GF CEILING & LIGHTING-A1	11/02/2016 09:11	Adobe Acrobat D...	1,14
 15-072 - C-1621 - 01 FF CEILING & LIGHTING-A1	11/02/2016 09:17	Adobe Acrobat D...	1,35
 15-072 - C-1622 - 04GF STEEL STAIRS STRUCTURAL OPENING PLAN-A1	20/05/2016 11:00	Adobe Acrobat D...	17
 15-072 - C-1623 - 02 STAIR OPENINF BULKHEAD DETAIL	03/08/2016 14:39	Adobe Acrobat D...	24
 15-072 - C-160100 - 04 Studio 2 Mirrors.	04/03/2016 13:35	Adobe Acrobat D...	22
 15-072 - C-160200 - 05 FF TV socket Locations	23/03/2016 08:20	Adobe Acrobat D...	20

## LEVEL OF DETAIL





TEAMWORK – OPEN LINES OF COMMUNICATION

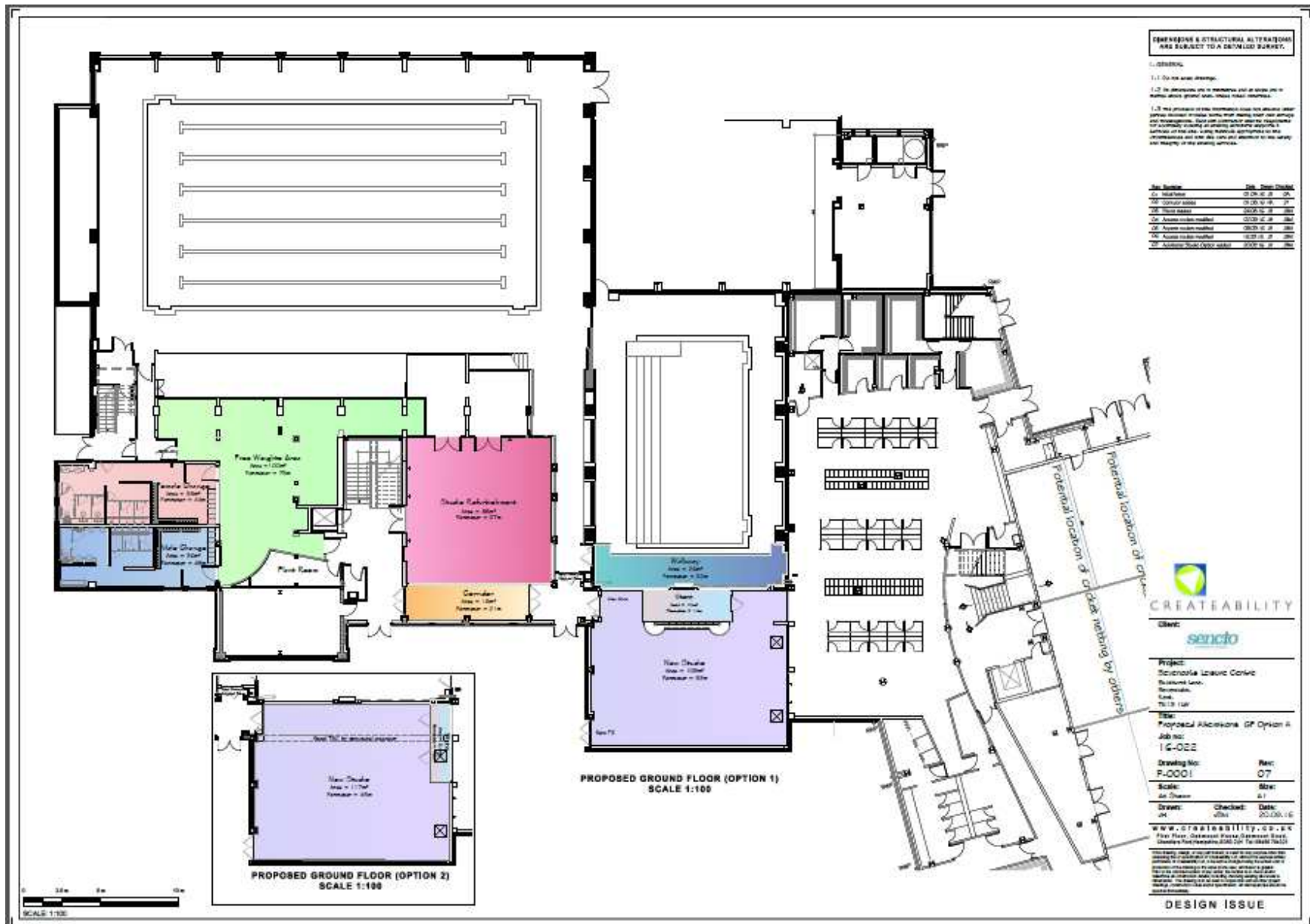


**SEVENOAKS LEISURE CENTRE**



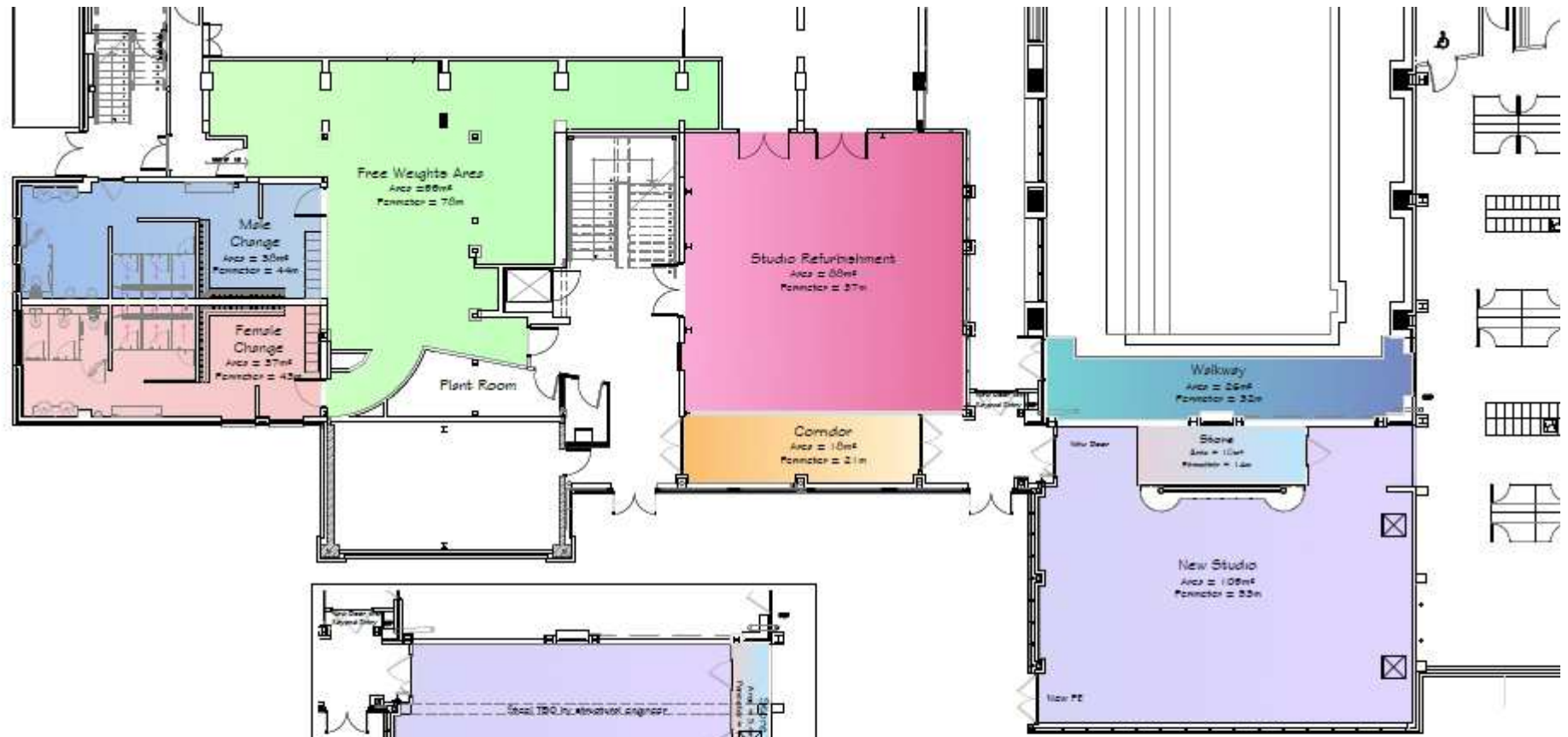
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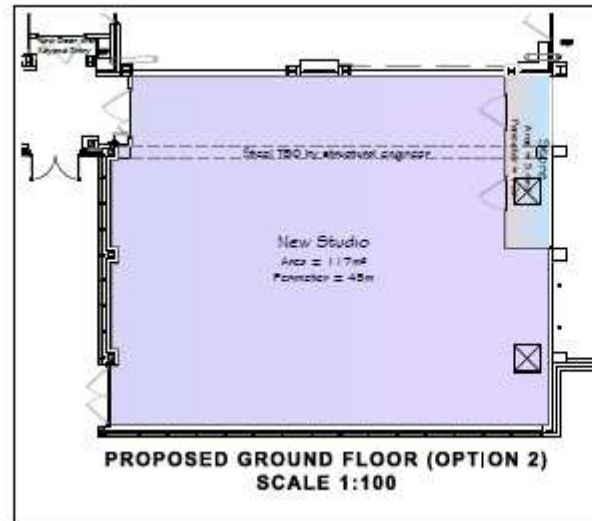


# GROUND FLOOR PROPOSAL

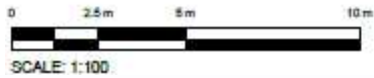




**PROPOSED GROUND FLOOR (OPTION 1)**  
SCALE 1:100

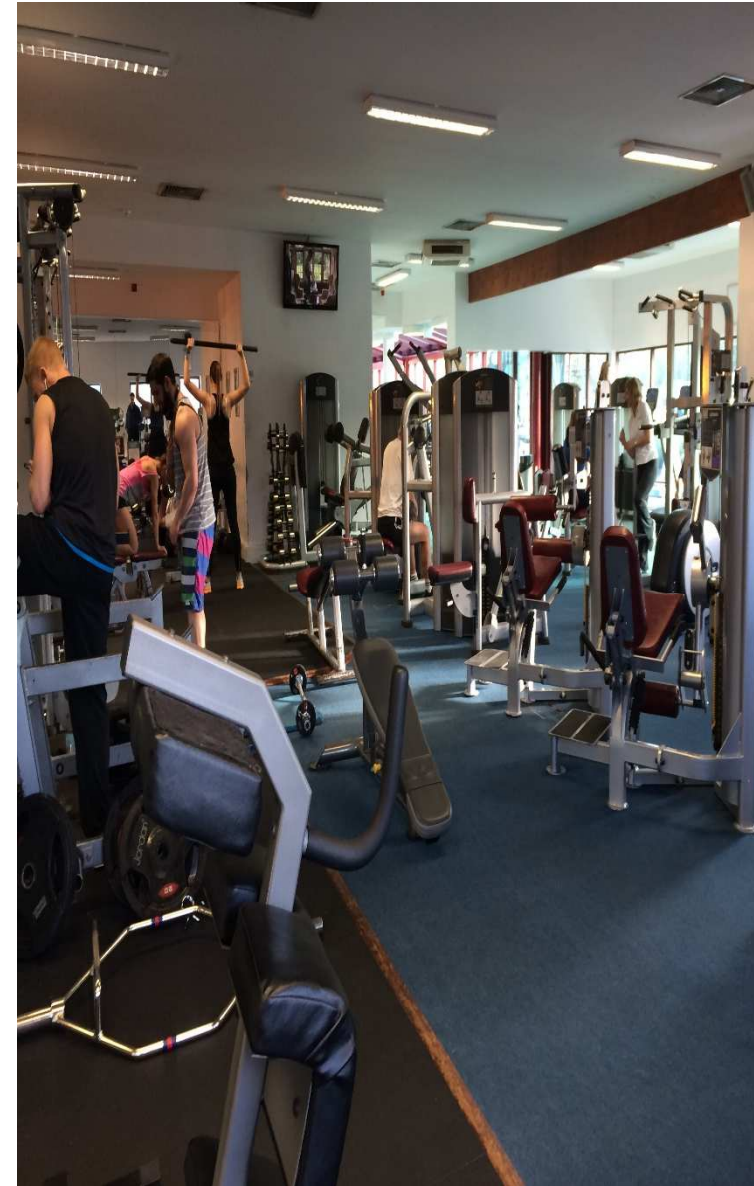
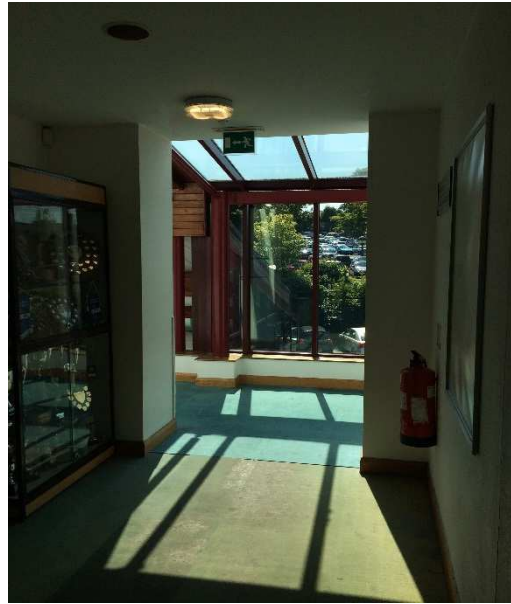


**PROPOSED GROUND FLOOR (OPTION 2)**  
SCALE 1:100



## ENLARGED GF AREA





## CURRENT AREAS

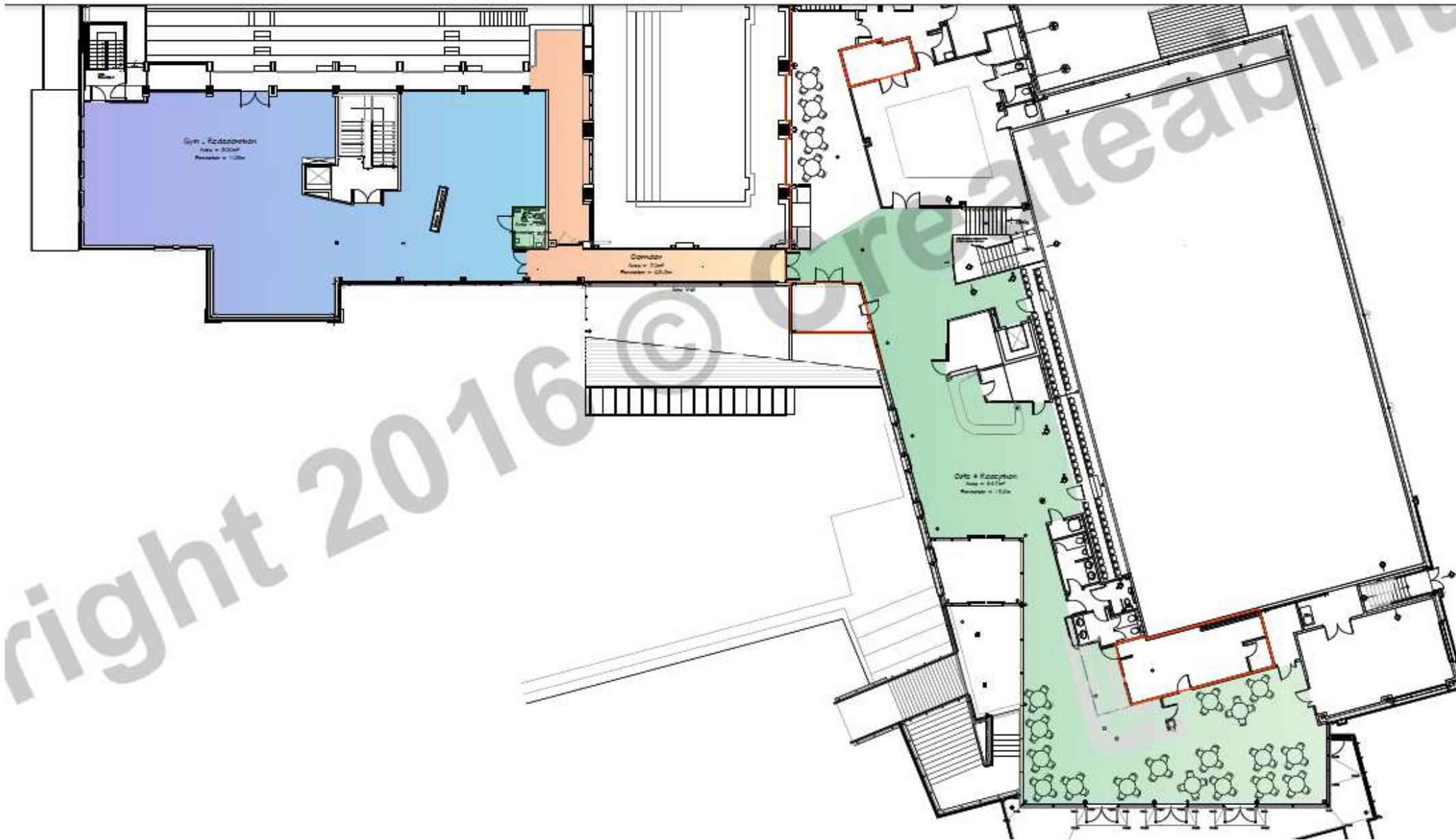


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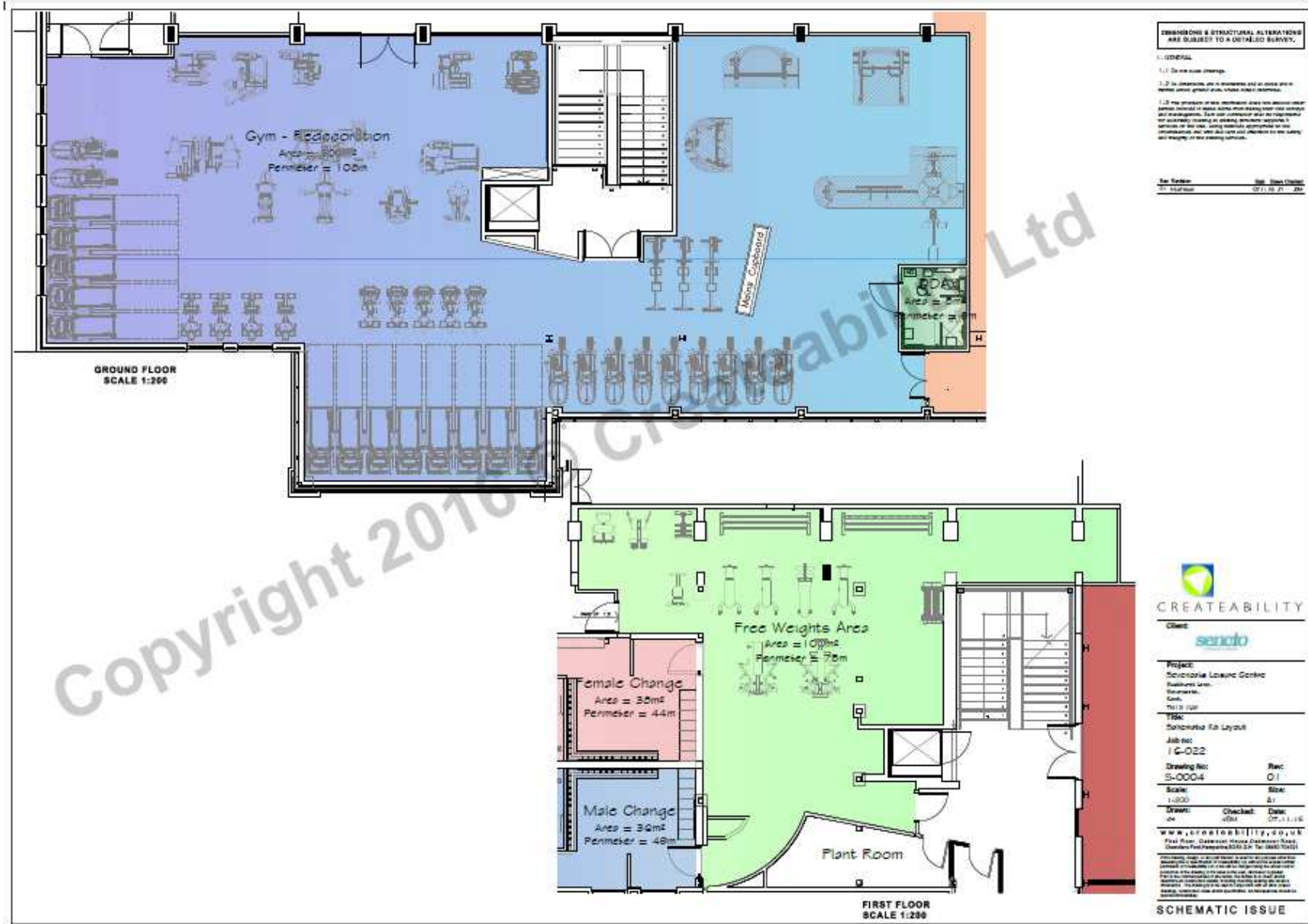
# FIRST FLOOR PROPOSAL



**ENLARGED FF AREA**



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# IDEAS OF KIT LAYOUT

## Sevenoaks Leisure Centre - Revised Summary Costs

Area	Option 1 016-022-A-05	Option 2 016-022-B-05
Toddler Pool to new studio	£96,418.00	
Toddler Pool to new studio		£120,521.00
• Provisional cost subject to S/E report and site survey		
<b>Male Change</b>	£52,307.00	£52,307.00
<b>Female Change</b>	£47,989.00	£47,989.00
<b>Free Weights Area</b>	£79,512.00	£79,512.00
<b>First Floor Fitness Area</b>	£77,680.00	£77,680.00
<b>Ground Floor Studio</b>	£16,672.00	£16,672.00
<b>New Corridor within Existing Studio</b>	£16,818.00	£16,818.00
<b>Store in New Studio</b>	£7,002.00	£7,002.00
<b>First Floor Disabled Change</b>	£719.00	£719.00
<b>First Floor Fitness Corridor</b>		
• Including new door		
<b>New walkway in Pool Area</b>	£6,579.00	£6,579.00
<b>Sub-Total</b>	<b>£417,361.00</b>	<b>£443,864.00</b>
<b>Contingencies</b>	£20,868.00	£22,193.00
<b>Preliminaries</b>	£43,823.00	£46,606.00
<b>Design Fees</b>	£24,103.00	£25,634.00
<b>CDM Principal Designer</b>	£2,063.00	£2,063.00
<b>Sub-Total</b>	<b>£90,857.00</b>	<b>£96,496.00</b>
<b>Grand Total Excluding VAT</b>	<b>£508,218.00</b>	<b>£540,360.00</b>

## Extras and overs that can be added in to the project

	OPTION 1	OPTION 2
	Additional Works 016-022-C-05	Additional Works 016-022-C-05

### WORKS

First floor fitness reception area - new flooring to cafe & reception area	£22,784.00	£22,784.00
Modify plant pipe work	£17,219.00	£15,219.00
<b>sub total</b>	<b>£40,003.00</b>	<b>£38,003.00</b>

Contingencies 5%	£2,000.15	£1,900.15
Preliminaries	£4,200.32	£3,990.32
Design fees	£2,310.21	£2,194.71
<b>sub total</b>	<b>£8,510.68</b>	<b>£8,085.18</b>

<b>GRAND TOTAL Excluding VAT</b>	<b>£48,513.68</b>	<b>£46,088.18</b>
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## SUMMARY COSTS

## Questions from Council

- For the toddler pool area – are we stripping back to source? Specifically on Electrics, tiling and pipework  
**Answer – Redundant electrics will be stripped back to source and made safe. Tiling will be removed to the perimeter areas only not the pool tank. All pipework will be disconnected, plugged at pool flushed through and disconnected at plant room. We have been in talks with H2O services regarding this element of the works.**
- Drawings – CAD files – is there more detail to show?  
**Answer – A full set of Contract drawings will be produced once instructed for the client to sign off prior to construction**
- Building control fees? – who absorbs these?  
**Answer – Not presently part of cost plan. We normally deal with these and then charge the costs to client**



- Heating in the café area – ideas as this is under the floor and not working  
**Answer – As I understand it there is a window duct where the pipework runs in and up to the low level radiators. There is no allowance to attend to this in the cost plan presently however this can be picked up. I propose that the pipework is picked up at source and ran above ground picking up the existing radiators or possibly introducing of a heating coil arrangement**
- We do not know Createability – what projects to this scale have you carried out?  
**Answer – Createability have carried out works for Sevenoaks District Council and Sensio previously at Edenbridge including a double squash court conversion and Sevenoaks with the previous remodelling of the areas currently under further consideration.**



- Who will be PM'ing the project – can other council members that have experience in this matter be elected and sit in on progress meetings?

**Answer – Createability's in house team will be PM'ing and QS'ing the project on behalf of Sencio. Council members or a clerk of works are welcome to attend any of the project meetings**

- The costs given are open and there is not enough detail

**Answer – A detailed bill of quantities is available and will be circulated/appended to contract documents**



## Refurbishment Concept

EXAMPLE MOOD BOARD



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## COMPLETED PROJECTS



Createability Limited shared:

Following

Thrilled to have completed work on Bradley Stoke Leisure Centre's £3.6million transformation. The centre was officially opened by Paralympian gold medalist Andy Lewis! We hope everyone enjoys it as much as we enjoyed working on it!



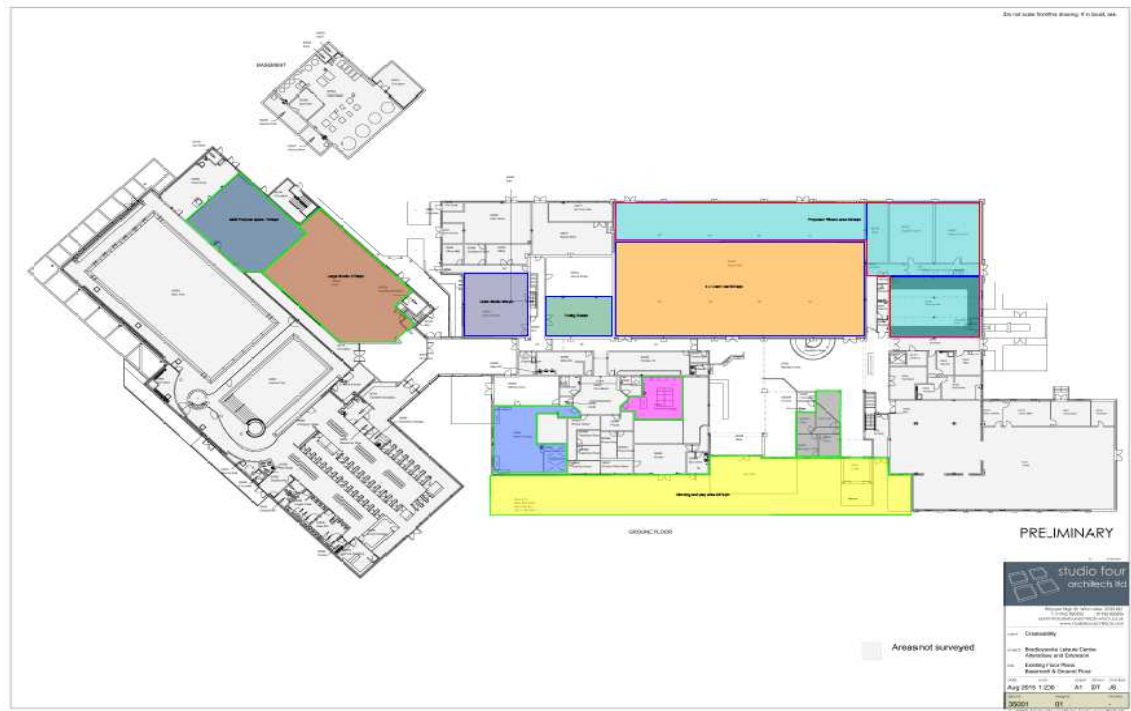
**Bradley Stoke Leisure Centre**  
**South Gloucestershire**





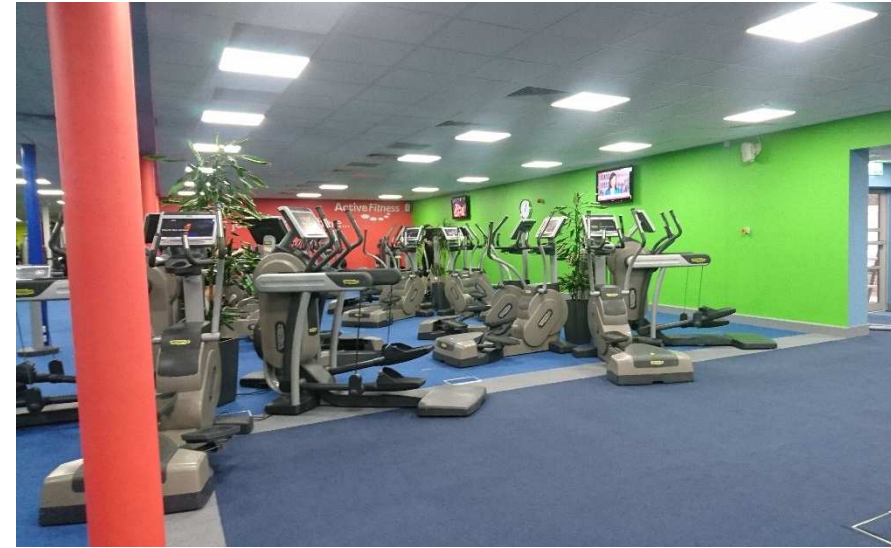
**Bradley Stoke – tired and under used facilities – project to produce a clean, upgraded complex with new areas and refurb upgrades**





**Bradley Stoke - £3.6m project – won by tender due to value, creative proposals to underused areas and support for the client**





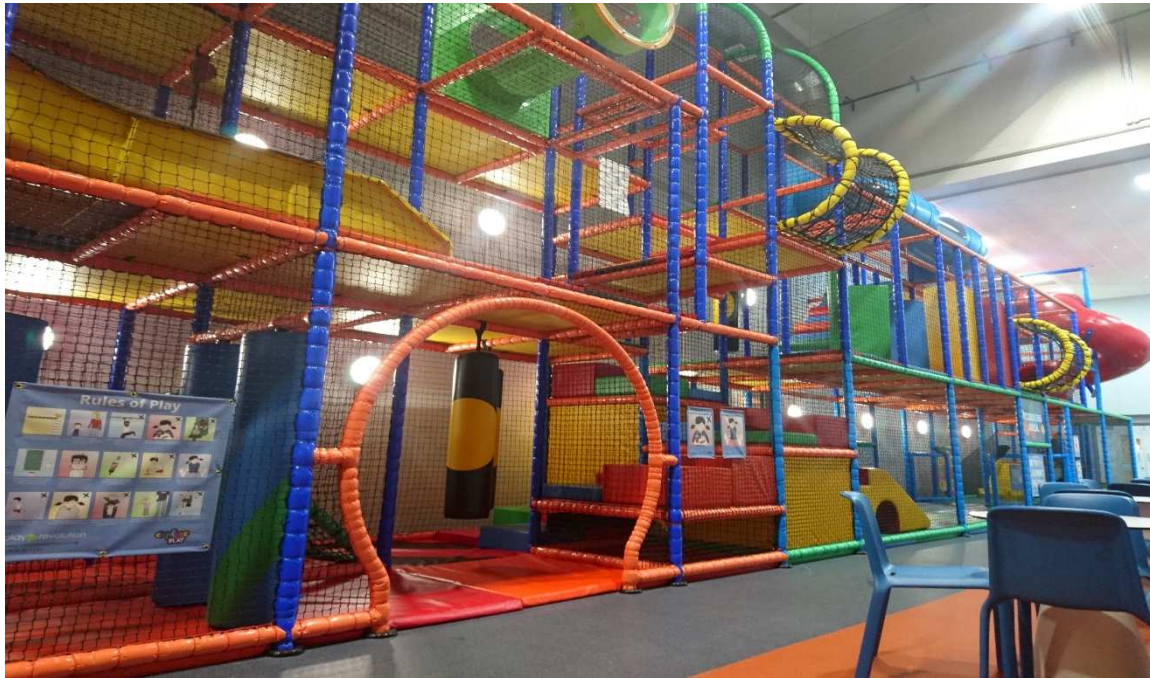
**BRADLEY STOKE PHOTOS**





**BRADLEY STOKE PHOTOS**





BRADLEY STOKE PHOTOS



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