

Changingplaces



Changingplaces Containerised Construction

What is Containerised Construction?

A form of modular construction, the units are either new or reconditioned container structures remodelled around the same principles and dimensions of a standard 20ft shipping container.

How is this constructed?

The containerised module starts life as the same structural frame as a shipping container. This frame has a structural column in each corner and an integral roof and floor to give rigidity and weather tightness. All services, insulation and internal finishes are incorporated off-site and the modules are fitted out in the factory to suit the designs in a number of standardised units. These 13.9sq.m (150sq.ft) units are ordered to suit the requirements of the changing facility and shipped to the site for erection.

As a modular construction type, the containerised system only require services and concrete footings to be in place on site prior to delivery. The modules are then craned into place and joined together in a matter of hours.

The containerised system's efficiency is in their standardised approach and the repetition in the fabrication of the modules.

The finished building does not look like a container with a variety of sheet material specification available for the external walls to suit site and Planning constraints. A "green" roof is the standard finish for an environmentally friendly site solution

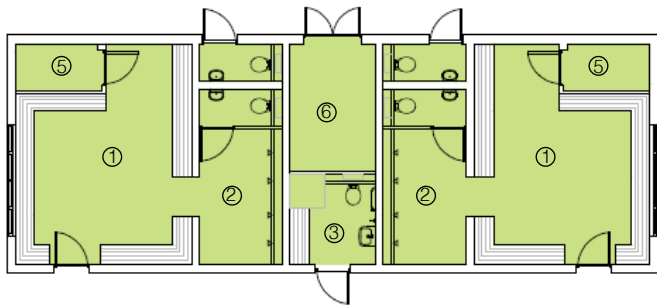
Advantages

- Cost effective standardised solution with large floor area.
- Pre-Finished in factory to ensure consistency of high quality finish.
- Speed; 3-month lead-in and build programme.
- On site construction phase kept to minimum.
- Permanent building solution with warranties to suit.
- Fabricators can offer full bespoke design and planning service.

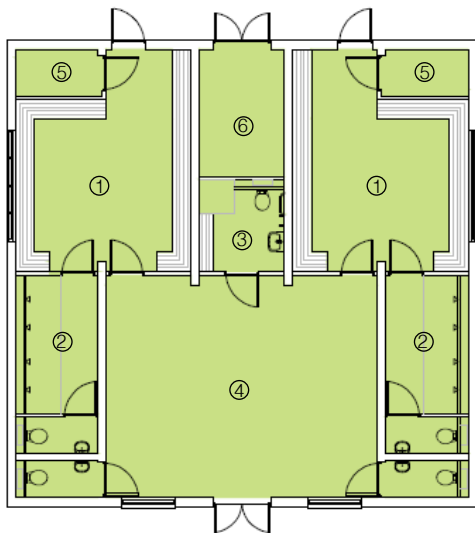
Disadvantages

- Good management required to meet high tolerances on siteworks.
- Perception of temporary nature building and short term life.
- Limitations to sizes available due to manufacturing and transportation.
- Limited number of contractors nationwide

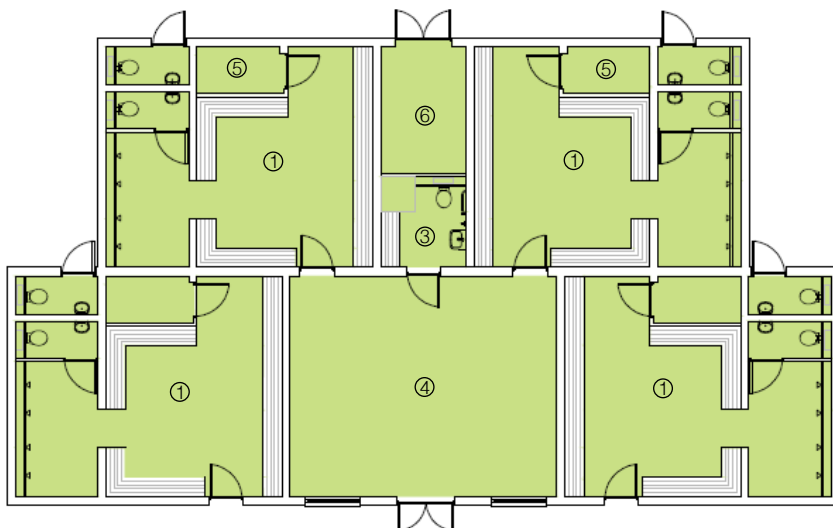
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2 Team Changing Pavilion



2 Team Changing Pavilion with Clubroom



4 Team Changing Pavilion with Clubroom

Schedule of Accommodation

Home Changing Room		36m ²
①	Changing Area	23m ²
②	Showers/ WC	13m ²
Away Changing Room		36m ²
①	Changing Area	23m ²
②	Showers/ WC	13m ²
③	Accessible WC/Referee Changing	5m ²
④	Club Room	41m ²
⑤	Plant Room	7.4m ²
⑥	External storage area	5m ²

Costs for Containerised Construction excl VAT

2 Team Changing		
Building footprint		107m ²
Nominal Cost		£91K
2 Team Changing and clubroom		
Building footprint		150m ²
Nominal Cost		£130K
4Team Changing and clubroom		
Building footprint		238m ²
Nominal Cost		£208K

The club will need to consider the following additional services associated with a building project.
(additional services are given as a percentage of total project cost)

- Site works 10%
- Professional Fees 10 -15%
- Service Connections 3-5%
- Prelims and Contingency 15%
- Statutory Fees 1-2%

These costs do not include one off charges for delivery of units to site, craneage costs and installation of buildings at site.

All costs based on Autumn 2012 prices.
Costs prepared by Rebox Ltd

