

CONTROL ISSUE SHEET

Revision	Status	Prepared By (name/position/date)	Authorised By (name/position/date)
-	Draft	Gary Faulkner/Partner 23 November 2021	Gary Faulkner/Partner 23 November 2021
A	Issued	Gary Faulkner/Partner 04 January 2022	Gary Faulkner/Partner 04 January 2022
B	Incorporating Comments	Gary Faulkner/Partner 07 January 2022	Gary Faulkner/Partner 07 January 2022
C	Updated following meeting 13/01/22	Gary Faulkner/Partner 14 January 2022	Gary Faulkner/Partner 14 January 2022

ST IVES GUILDHALL RENEWAL REV C

Plann Limited

14 January 2022

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DEVELOPMENT COST SUMMARY

CLIENT / DEVELOPMENT COST		Total (£)	£/m² GIA	£/sq ft GIA	%
1	Construction Cost	2,725,000	3,339	310.25	80.1
2	Professional Fees	20.0%	545,000		
3	Other Development / Project Costs				
	Loose furniture, fittings and equipment	say	50,000		
	Bleacher seating	say	77,000		
	Poster Frames	say	3,000		
	Catering Equipment		TBC		
	IT costs		TBC		
	Surveys and studies		TBC		
	Insurances		TBC		
	Legal costs		TBC		
	Third Party costs		TBC		
	Planning costs		TBC		
	Decanting		TBC		
	St Ives Town Council staff costs		TBC		
	Archaeology		TBC		
	Public Art		TBC		
	Finance and appeal costs		TBC		
	Temporary Works/Phasing		TBC		
	Closure costs		TBC		
	Sub Total		3,400,000		
4	Employer Change Risk Allowance	0.0%	EXCLUDED		
5	Employer Other Risk Allowance (see note below)	0.0%	EXCLUDED		
	Sub Total		3,400,000		
6	VAT	20.0%	EXCLUDED		
	Total Estimated Development Cost		3,400,000		
ESTIMATED DEVELOPMENT COST		£	3,400,000		

CONSTRUCTION COST SUMMARY

CONSTRUCTION COST			Total (£)	£/m² GIA	£/sq ft GIA	%
1	Asbestos Removal		40,000	49	4.55	1.5
2	External Foyer		149,375	183	17.01	5.5
2	Forecourt		102,250	125	11.64	3.8
3	Lighting		34,000	42	3.87	1.2
4	Technical		10,000	12	1.14	0.4
5	FoH Extension and Adaptation		482,870	592	54.98	17.7
6	Understage		320,020	392	36.43	11.7
7	Hall		195,575	240	22.27	7.2
8	General Refurbishment/Redecoration		232,800	285	26.50	8.5
10	Technical Equipment		130,000	159	14.80	4.8
				-		0.0
Sub Total			1,696,890	2,080	193.19	62.3
11	Main Contractor’s preliminaries	20.0%	339,378	416	38.64	12.5
12	Main Contractor’s Overheads and Profit	7.5%	152,720	187	17.39	5.6
Building Works Total			2,188,988	2,683	249.22	80.3
13	Design Development Risk Allowance	10.0%	218,899	268	0.30	8.0
14	Construction Risk	5.0%	120,394	148	0.16	4.4
Sub Total			2,528,281	3,098	249.68	92.8
15	Tender Inflation Estimate	5.00%	126,414	155	0.17	4.6
16	Construction Inflation Estimate	2.50%	70,304	86	0.09	2.6
Sub Total			2,725,000	3,339	249.94	100.0
17	Premium for Phasing	0.00%	EXCLUDED	-	-	0.0
Total Estimated Construction Cost			2,725,000	3,339	249.94	100.0

OPTION 1 ESTIMATED CONSTRUCTION COST	£	2,725,000	3,339	310.25	100
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A number of items are understood to be provided direct by the client and therefore omitted from the costs including bleachers, loose seating, mobile bars/counters, poster panels and redecorations. A number of items have been omitted from the scope as discussed with Plan and MAD-Design Ltd including refurbishing the external doors, rooflights, banner posts, and architectural lighting to facade.

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BASIS, ASSUMPTIONS & EXCLUSIONS

PROJECT OVERVIEW

- 1 This report provides an order of cost for the refurbishment of St Ives Guildhall (excluding the Council offices) as the Design Feasibility report prepared by MAD-Design Ltd and survey drawings received on 18 November 2021
- 2 The works comprises the redevelopment of approximately 816m2 of existing arts centre over 2 principal floors together with foyer extensions and forecourt works illustrated in the Design Feasibility Report
- 3 The works comprise a series of interventions, not a full refurbishment of the entire arts centre
- 4 Works to the existing facades (other than secondary glazing) and roofs are not currently included
- 3 Please refer to the estimate details for scope and inclusions. Only works specifically described are included and no assumptions should be made as to the inclusion of any work not specifically mentioned.

PROGRAMME

- 1 The Construction programme shows start on site in **xxxxx** and completion in **xxxxx**.
- 2 This programme has been used for the purposes of calculating allowances for Tender and Construction inflation
- 3 A premium has not been included for phasing and working in occupied buildings

INFORMATION USED TO PREPARE THIS ESTIMATE

- 1 This Cost Estimate has been based upon design information prepared by MAD-Design Ltd and has been prepared without the benefit of Structural Engineering, Services or Theatre specialist input.
- 2 We have made a number of assumptions/exclusions which will require to be confirmed. Costs are taken at long range and will require verification as the design and scope develop.

STATUS OF DESIGN

- 1 RIBA Stage 0

KEY ASSUMPTIONS

- 1 Please refer to the detailed build up for all other key assumptions and allowances.
- 2 Estimated costs are construction costs prepared using current prices (3rd Qtr 2021) with separate allowances included for Tender and Construction Inflation.
- 3 Allowances have been included for main contractor preliminaries costs (20%) and main contractor's overheads and profit (7.5%) across all construction works.
- 4 Employer Change and Employer Other risk allowances have **NOT** been included. The Client should review this to ensure there is adequate provision in the overall budget for the Client's risks.
- 5 No allowance has been made for working outside of normal working hours.
- 6 A notional allowance has been included for asbestos removal
- 7 Gross internal areas of the proposed building are approximate and have been measured from 1:100 plans
- 8 Areas are intended for the production of the Cost Plan only and should not be relied upon for any other purpose.

PROCUREMENT

- 1 The procurement route is yet to be determined and may impact the estimated costs

INFLATION

- 1 The estimated costs provided have been inflated in line with the indices below and with the assumed construction
- 2 Tender Inflation: from base date (3Q 2021) to date of tender return (**xx** months):
- 3 Construction Inflation: from tender return to mid-point of construction (**xx** months)
- 4 These calculations are based on the following Annual Tender Price Indices, which show the following year on year tender price changes

2021	2.50%
2022	2.25%
2023	2.00%

BASIS, ASSUMPTIONS & EXCLUSIONS

This Cost Estimate has been prepared using design information provided by email in November and December 2021 and should be read in conjunction with all sections of this report.

The following should be read in conjunction with the Sections 1-3 and are a list of inclusions / exclusions that have been used to inform the basis of our costs. The items highlighted as **'included'** below have been allowed for within our Cost Estimate. No allowances have been costed for those items identified as **'excluded'** below. The items noted under the heading **'client'** are deemed to have been accounted for by the client elsewhere in their development appraisal.

	List of Inclusions / Exclusions	Incl.	Excl.	Client		List of Inclusions / Exclusions	Incl.	Excl.	Client
1	Value Added Tax			X	16	Diversion of existing below ground services		X	
2	Land acquisition costs and fees		X		17	Fees, works or costs associated with abnormal ground conditions		X	
3	Client finance, legal or marketing costs			X	18	IT hardware / active hubs			X
4	Design fees (e.g. design, PCSA, PM, surveys etc)	X			19	Costs resulting from zero carbon requirements or offset charges		X	
5	Professional Fees (PM, QS, Surveys etc)	X			20	Currency and exchange rate fluctuations		X	
6	Planning and building regulation fees	X			21	Statutory changes		X	
7	Fees or costs associated with rights of light agreement, party wall awards or over-sailing agreements etc..		X		22	Costs resulting from tariffs or other charges following the withdrawal of the UK from the European Union		X	
8	Project insurances			X	23	Public art		X	
9	Section 106 / 278 Contributions		X		24	Mock-ups, prototype and the like		X	
10	Community Infrastructure Levy Contributions or similar		X		25	Works outside of normal working hours		X	
11	Benefits arising from any potential Capital Allowances or other government incentives / grants		X		26	Abnormal costs due to COVID related material or labour shortages		X	
12	Tenant's costs or contributions		X		27	Finance and appeal and closure costs			X
13	Loose fittings, furnishings and equipment			X	28	Redecoration of hall (excluded as PC email 23/11/21)			X
14	Asbestos removal	X			29	Client fit out items (see development cost summary)	X		
15	Archaeological investigations		X		30	Cooling		X	

SCHEDULE OF DESIGN INFORMATION

The compilation of this document is on the basis of the following design information:-

Drawing No.	Issued	Rev	Description
MAD-Design Ltd			
183-EX-01	18/11/21	-	Proposed Forecourt
183-EX-02	18/11/21	-	Proposed Front Elevation
183-EX-03	18/11/21	-	Proposed Forecourt programming
183-EX-03	18/11/21	-	Proposed Forecourt sketch perspectives
183-HL-02	18/11/21	-	Hall Layout option 1
183-HL-03	18/11/21	-	Hall Layout option 2
183-HL-04	18/11/21	-	Proposed balcony level plan
183-HL-08	17/12/21	-	Proposed Front of House Plan
183-HL-09	17/12/21	-	Proposed Stage Basement Plan
	18/11/21	-	Spec Notes
Option 2			
183-FOH-01	18/11/21	-	Proposed Front of House Plan
183-HL-01	18/11/21	-	Proposed Stage Basement Plan
Team Surveys			
040138/02	18/07/21		Existing Basement
040138/03	18/07/21		Existing Ground Floor Plan
040138/04	18/07/21		Existing First Floor
040138/05	18/07/21		Existing Second Floor

AREA SCHEDULE

Area	LG	Ground	First	Second	Total	
	m ²	m ²	m ²	m ²	m ²	
Working Area						
Colonnade		25			25	
New Extension		33			33	
FoH foyer adaptations		110			110	
New understage WC and storage	85				85	
Hall		265	75		340	
Other areas	95	128			223	
GIA	180	561	75	-	816	
Council offices		207	265	55	527	
GIA	180	768	340	55	1,343	

ESTIMATE DETAILS

		Unit	Rate	£	£
1 ASBESTOS REMOVAL					
Asbestos Removal		say		40,000	
					40,000
2 EXTERNAL FOYER					
Enclose existing colonnade					
1 Sliding glass entrance doors (say 2.6m wide)	1	item	10,000	10,000	
2 Bifolding patent glazing (say 6m wide)	1	item	30,000	30,000	
3 Framing and surround to doors	1	item	10,000	10,000	
4 Extend services into this area	25	m2	750	18,750	
5 Refurbish external doors				Omitted	
Floor					
6 Existing concrete floor removed	25	m2	150	3,750	
7 New stone floor to match forecourt	25	m2	500	12,500	
8 Slot drain (assumed)	10	m	275	2,750	
Walls					
9 Make good and paint wall	72	m2	25	1,800	
10 External walls				No work	
11 Form new 700mm diameter new opening				Omitted	
12 Copper lining, fixed glazing, lighting				Omitted	
Ceiling/ Roof					
13 Remove roof covering and structure	28	m2	125	3,500	
14 Perimeter steel frame	24	m	150	3,600	
15 New timber roof structure	28	m2	250	7,000	
16 Zinc standing seam roof covering	28	m2	450	12,600	
17 1.0m diameter Roof lights	2	nr	3,000	6,000	
18 Zinc clad upstands to last	11	m	300	3,300	
19 Zinc clad Fascia and eaves detail	19	m	300	5,700	
20 Painted plasterboard ceiling	25	m2	125	3,125	
21 Rainwater drainage	1	item	2,500	2,500	
Fittings					
22 New Poster frames	5	nr	2,500	12,500	
23 Illuminated signage	1	item		SEE LIGHTING	
24 Mobile bar counter - assume client supply				Omitted	
25 Café tables and chairs				EXCLUDED	
					149,375
Carried Forward					189,375

ESTIMATE DETAILS

Brought Forward					189,375
3	FORECOURT				
1	Remove existing slabs	75	m2	100	7,500
2	Excavate/fill to new levels	1	item	3,000	3,000
3	Retaining walls	26	m	350	9,100
4	Form new steps	13	m	500	6,500
5	Form new ramp	14	m	500	7,000
6	Handrails to last	26	m	900	23,400
7	Relay stone flooring (assume 25% new)	75	m2	350	26,250
8	Extra over for steps	15	m2	300	4,500
9	Posts for banners/lighting/bunting				Omitted
10	Foundations to last				Omitted
11	Drainage	1	item	15,000	15,000
12	Move sculpture/new plinth				OMITTED
13	Refurbish existing Guildhall façade/windows				EXCLUDED
					<hr/>
					102,250
4	LIGHTING				
1	Recessed ceiling lights in new foyer	10	nr	300	3,000
2	Recessed external floor lights	40	nr	400	16,000
3	2.0 x 0.5m Illuminated building signs	2	nr	7,500	15,000
4	Architectural lighting to Guildhall façade				Omitted
					<hr/>
					34,000
5	TECHNICAL				
1	Provision for basic lighting and sound infrastructure to enable external performances (target figure)				
				say	10,000
					<hr/>
					10,000
Carried Forward					<hr/>
					335,625

ESTIMATE DETAILS

Brought Forward					335,625
6	FRONT OF HOUSE EXTENSION AND ADAPTATIONS				
Demolitions and Structural Alterations					
1	Replace fabric removed during asbestos removal		say		5,000
2	Strip out existing foyer incl panelling	110	m2	75	8,250
3	Remove existing doors and infill opening	9	m2	500	4,500
4	Break out floor and steps form new slab at lower level	16	m2	150	2,400
5	Remove external wall	1	item	15,000	15,000
6	Demolish internal walls	1	item	6,000	6,000
7	Form new openings internally	2	item	1,500	3,000
8	New opening in curved wall	1	item	7,500	7,500
9	Infill existing opening	1	item	2,000	2,000
Substructures					
10	Foundations for new extension	15	m	500	7,500
11	Underpinning existing foundations				Omitted
12	New ground slab	33	m2	250	8,250
13	New underslab drainage	1	item	12,500	12,500
External walls					
14	Loadbearing Cavity wall to new extension	46	m2	450	20,700
15	Additional structure to support new roof	1	item	5,000	5,000
Roof					
16	New timber roof structure	33	m2	250	8,250
17	Single ply roof covering	33	m2	175	5,775
18	Eaves detail	49	m	125	6,125
19	Works to existing at junction	1	item	5,000	5,000
20	New 1m diameter rooflight in existing roof	1	nr	5,000	5,000
21	Rainwater drainage	1	item	3,000	3,000
Internal walls and doors					
23	Internal walls and partitions	62	m2	125	7,750
24	Ditto curved	38	m2	175	6,650
25	Internal doors; single	4	nr	1,750	7,000
26	Ditto curved	2	n2	2,400	4,800
27	Internal doors; double	4	nr	2,800	11,200
28	Shutter to bar/café	1	item	4,000	4,000
29	WC cubicles	4	nr	1,750	7,000
30	Duct linings	18	m2	750	13,500
Carried Forward					202,650
					335,625

ESTIMATE DETAILS

Brought Forward				202,650	335,625
6	FRONT OF HOUSE EXTENSION AND ADAPTATIONS (CONTD.)				
Internal finishes					
31	New floor finish	79	m2	90	7,110
32	Extra over for new terrazzo	15	m2	100	1,500
33	Existing terrazzo cleaned and repaired	64	m2	50	3,200
34	Make good existing walls	265	m2	20	5,300
35	Plaster to new walls	240	m2	30	7,200
36	Restore panelling (assume 15% new)	210	m2	245	51,450
37	Tiled wall finishes	111	m2	110	12,210
38	New ceiling finishes	70	m2	100	7,000
Internal fittings					
39	Mobile counter - assume client direct				Omitted
40	Cleaners cupboard	1	item	3,000	3,000
41	Disabled WC	1	nr	5,000	5,000
42	WC	4	nr	2,000	8,000
43	Basin	5	nr	1,000	5,000
44	Urinal	3	nr	1,000	3,000
45	Sundry WC fittings (mirrors. vanity shelves, etc)	1	item	3,000	3,000
46	Kitchen/bar fittings (target rate)		say		10,000
47	Counter/back bar (target rate)		say		10,000
48	Drinks shelves	18	m	250	4,500
Mechanical and Electrical Services					
49	Drainage	15	nr	850	12,750
50	Hot and Cold water	15	nr	1,800	27,000
51	Heating	143	m2	200	28,600
52	Ventilation	143	m2	50	7,150
53	Electrical distribution	143	m2	30	4,290
54	Small power	143	m2	25	3,575
55	Lighting	143	m2	150	21,450
56	Fire alarm	143	m2	30	4,290
57	Security	143	m2	15	2,145
58	Induction loops	1	item		5,000
59	Disabled alarm	1	item		2,500
External works					
60	Make good around new extension	1	item		5,000
61	Drainage	1	item		10,000
					482,870
Carried forward					818,495

ESTIMATE DETAILS

Brought Forward					818,495
7	NEW UNDERSTAGE WC (All assumes existing basement storey height maintained)				
1	Replace fabric removed during asbestos removal				5,000
2	Strip out existing basement	85	m2	75	6,375
3	Remove existing door and infill opening	3	nr	900	2,700
4	Break out and form new steps to hall	1	item	5,000	5,000
5	Form new door openings in internal wall	2	nr	1,500	3,000
6	Remove existing steps and infill openings	2	item	2,500	5,000
7	Form new openings for ventilation	2	item	2,000	4,000
8	Infill existing double door opening	1	item	1,500	1,500
9	Dwarf wall balustrade removed & floor infilled	1	item	7,500	7,500
Substructures					
10	New underslab drainage	1	item	15,000	15,000
11	New steps to hall	1	item	8,000	8,000
Internal walls and doors					
12	Internal walls and partitions	60	m2	125	7,500
13	Timber dwarf wall balustrade to match panelling	1	item	2,500	2,500
14	Internal doors; single	4	nr	1,750	7,000
15	WC cubicles	11	nr	1,750	19,250
16	Duct linings	35	m2	750	26,250
Internal finishes					
17	New floor finish	85	m2	90	7,650
18	Ditto to stairs, incl nosings etc	1	item	2,500	2,500
19	Make good and decorate existing walls	126	m2	20	2,520
20	Plaster to new walls	120	m2	25	3,000
21	New ceiling finishes throughout	85	m2	100	8,500
Internal fittings					
22	WC	11	nr	2,000	22,000
23	Basin	11	nr	1,000	11,000
24	Sundry WC fittings (mirrors. vanity shelves, etc)	1	item	7,000	7,000
Mechanical and Electrical Services					
25	Drainage	22	nr	850	18,700
26	Hot and Cold water	22	nr	1,800	39,600
27	Heating	85	m2	200	17,000
28	Ventilation	85	m2	50	4,250
29	Alterations to electrical intake	1	item	25,000	25,000
30	Electrical distribution	85	m2	30	2,550
31	Small power	85	m2	25	2,125
32	Lighting	85	m2	100	8,500
33	Fire alarm	85	m2	30	2,550
Carried Forward					310,020
					818,495

ESTIMATE DETAILS

	Brought Forward			310,020	818,495
7	NEW UNDERSTAGE WC (All assumes existing basement storey height maintained)				
	External works				
34	Drainage	1	item	10,000	
					320,020
8	HALL				
	Ventilation and air conditioning (no cooling)				
1	Form new floor trench	30	m	250	7,500
2	Grilles to last	38	nr	175	6,650
3	Ductwork	50	m	200	10,000
4	Fan assisted supply air plant	1	item	25,000	25,000
5	External grilles/louvres	1	item	10,000	10,000
6	Extract	1	item	25,000	25,000
	Stalls level				-
7	Existing floor boards removed and relayed on new sprung sub floor to take bleacher loadings	265	m2	200	53,000
8	Bleacher Seating - see summary				Omitted
9	Loose seating				Omitted
10	Additional seats				Omitted
	Balcony level				-
11	Existing balcony re-raked with timber framed structure and plywood decking	75	m2	275	20,625
12	Fixed seating	126	nr	300	37,800
					195,575
9	GENERAL REFURBISHMENT				
	Soundproofing and acoustic improvement				
1	Secondary glazing	9	nr	2,500	22,500
2	Sound absorbing finishes to walls/ceiling	1	item	20,000	20,000
3	Replace exit door with acoustic	2	pr	5,000	10,000
4	Roof repairs/safety rig		say		50,000
5	Accessibility lift				EXCLUDED
6	Redecorate hall				EXCLUDED
7	Redecorate dressing rooms (ground only)	40	m 2	300	12,000
8	Add shower	1	item	10,000	10,000
9	Redecorate all above ground spaces	320	m2		EXCLUDED
10	Upgrade and replace existing services where necessary (assuming electrical services are generally tested and meet current regulations)	361	m2	300	108,300
					232,800
	Carried Forward				1,566,890

ESTIMATE DETAILS

	Brought Forward				1,566,890
10	TECHNICAL EQUIPMENT				
1	PA/sound system and lighting	1	item	100,000	100,000
2	Stage Curtains	1	item	30,000	30,000
3	Refurbish backstage/under-stage				INCLUDED
					130,000
	Carried to Construction Cost Summary				1,696,890