

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 |
|--------------------------------------|---|-----------|-------|--------|-----|

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 |