

Spilsby Sessions House
Phasing Study

Architectural Report

Tim Ronalds Architects
October 2020





Introduction

The Spilsby Sessions House is a project to conserve and transform Spilsby's Grade II Listed former courthouse and police station building into a thriving cultural centre for the benefit of the public and community. Tim Ronalds Architects were appointed in October 2019 to contribute to a phasing study for the project. The phasing study has been undertaken by the Spilsby Sessions House management and trustees, Culver-Dodds Cultural Consultancy (business and activities planning), fundraising adviser Cynthia Wainwright and Tim Ronalds Architects.

The phasing study follows on from the work of the May 2018 viability study, the architectural aspects of which looked at the feasibility of accommodating the activities envisaged by the Spilsby Sessions House, provided preliminary layouts for the uses of the building spaces, and assessed the repair and alteration work needed to the building based on the proposed uses, on an appraisal of historic significance of the building elements, and on the condition of the building fabric.

The Spilsby Sessions House project aims to achieve key outcomes as follows:

- Widening participation in arts and culture, and supporting the community
- Access to arts and culture to a rural community
- A dedicated auditorium space, bringing live performance to the Spilsby catchment area and beyond
- Planned participation programmes and activities for a wide section of the community
- Wellbeing provision for the locality by providing space for communities to socialise, create and be physically active
- Supporting professional development and employment opportunities for the region's artists and creatives
- Opening up access to the heritage of the building
- Preservation of a local, Grade II-listed landmark, which is currently falling into disrepair
- Bringing a disused, historic space back to life and providing it with a use that benefits the local community and wider region.

Initial Phasing Suggestions

Tim Ronalds Architects produced an initial set of suggestions, based around the following priorities:

- Stopping deterioration and securing the building fabric
- Opening access to heritage
- Operational viability and purpose for the community
- Investment and repair to support a viable community use
- Constructional feasibility of possible phases and impact of simultaneous construction on operation of the centre.

The suggestions were discussed at a meeting with SSH management and trustees, Culver-Dodds Cultural Consultancy and Tim Ronalds Architects and set of phases settled upon. Costs for these phases were then produced for further discussion and research by SSH with supporters and advisers.

To inform SSH's early thinking on phases, a range of example cost estimates were produced looking at two, three and four phases. These were based on the original May 2018 viability study cost report and took account of inflation over a prolonged period for phased construction, and increased contractor's preliminaries and overheads associated with smaller projects.

Construction Access

The existing buildings are well suited to a phased construction approach. Access to the building and construction access is available directly from public streets on three sides, and two open areas exist that can accommodate construction stores and welfare provision as different parts of the building are worked on. For the initial phasing suggestions, defined areas for construction work were identified that would allow operation and access for users to continue safely in other parts of the building. Limitations imposed by building-wide elements, such as the necessary renewal of electrical and mechanical services, were taken into account to avoid repeating or undoing work carried out in previous phases.

Smaller Phases

Following reviews and consultation with stakeholders, advisers and other like organisations, assessment of likely funding scenarios, and further consideration of operational needs, a further phasing model was derived using the following criteria:

- Maintaining current activities
- Outcomes benefitting the community
- People's engagement with Heritage
- Local needs
- Growing the organisation's capacity
- Cost thresholds for the various phases

The new phased plan included eight phases to the construction work:

1. Emergency repairs
2. Works to the cell block to create digital studios
3. The "Barn" community space
4. Roof refurbishment, opening up the main space to public use
5. Bar and Café; workspace rentals
6. Community room (east side)
7. Fitting out the main space
8. Façade repair and forecourt

A five-phase project combining some of the phases above was also considered.

Changes in the scope of the building project were also made, to reduce cost (but retain the all the intentions for the building and project). These involved:

- Omission of new stair that enabled backstage cross-over. Whilst beneficial in terms of flexibility, this stair was not essential to the auditorium function of the main space.
- Reduction in shower and WC facilities for the dressing room accommodation. Alternative arrangements are possible with suitable event programming.
- Omission of the café extension and associated platform lift. Café and bar facilities are retained in spaces within the existing building.
- Adjustment of WC provision and reduction in specification for roof for WC block.
- Reduced scope of work to the "Barn": shell and power supply only.
- Review of cost provision for loose furniture.

Cost estimating was produced for this approach to phasing the project, showing a considerable impact from a longer inflation period and increased contractor's preliminaries and overheads associated with smaller projects. A project of small phases would also involve handling a long time-line of construction work and on-going fundraising, simultaneously with the running of the centre. The smaller phases would mean a longer period with areas of the building fabric still at risk, and begin to add complexity to installation of building-wide elements such as the electrical, alarms and plumbing installations. Safety and separation of construction from the operational activities of the building become more difficult with smaller phases.

Preferred Phasing Approach

To avoid the inflation and other additional costs of a micro-phased project, and a prolonged period of fundraising that could last ten years, it was decided that the project should be combined into fewer phases. Although this would require larger fundraising targets, it was felt that it would also enable better communication of the project's vision and impact to potential funders. The construction and operational aspects of the proposed phases are as follows:

Pre-works:

Concept and Scheme Design work sufficient for a Listed Building application to reflect the complete project. Temporary repairs to stop problems currently being caused by water ingress. Detailed business planning. Building purchase.

Phase 1 "Watertight and Meanwhile Use":

This phase refurbishes the roof, high-level walls, windows and any other work requiring access from a scaffold. All areas of the building become safe to occupy and can be put to temporary uses. Critical deterioration of the building exterior is stopped. Current activities can continue inside the building during construction.

Phase 2 "Main Space and Core Operation":

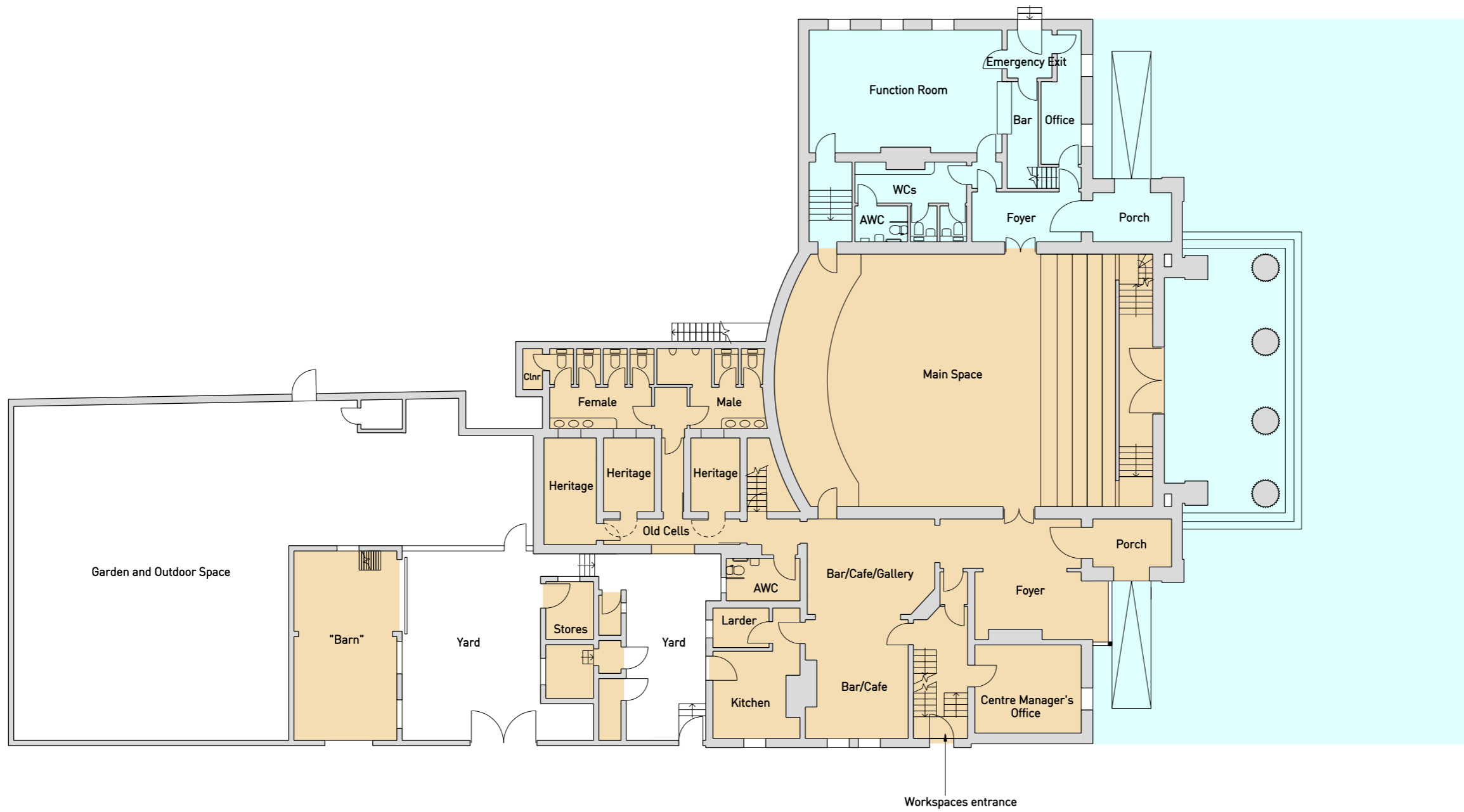
Works to refurbish and fit out the foyer, bar, café, main space, west-side workspaces and provide WCs. The revealing of the building's heritage, the community benefits and majority of operations envisaged for the building become possible at this point. During construction, the organisations activities can continue, based in the east side of the building, now made safe.

Phase 3 "Façade, Forecourt and East Side":

The remaining work to repair the façade stonework and prevent further deterioration and complete the refurbishment of the remaining parts of the building. The potential of the project is fully realised.

An updated cost plan for the phased project, produced by cost consultants Bristow Consulting, is attached and forms the basis for the activity and business planning and fundraising strategy carried out as part of the phasing study.

Updated plans, showing the revisions to the layout devised as part of the phasing discussions, are attached.



PHASING KEY

- Phase 1 (whole building)
Watertight and Meanwhile Use
- Phase 2
Main Space and Core Operation
- Phase 3
Façade, Forecourt and East Side

Rev	Date	Status/Notes
A	20.10.20	Phasing Study.
•	01.06.18	Viability Study.

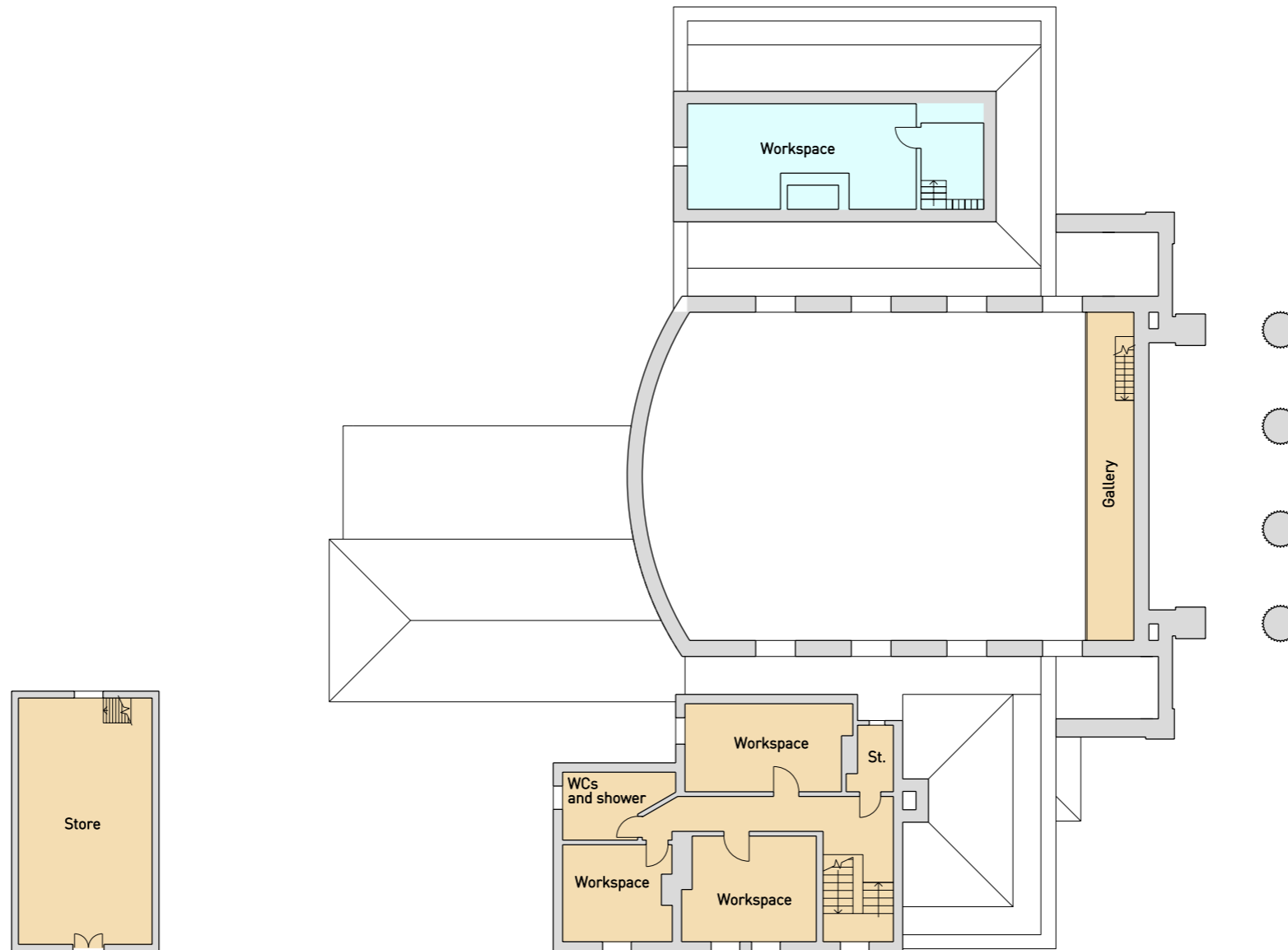
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Spilsby Sessions House




**Ground Floor Plan
as Proposed**

Scale (at A1)	Drawn	Checked
1:100	OK	AG

TSH 050 A



PHASING KEY

	Phase 1 (whole building) Watertight and Meanwhile Use
	Phase 2 Main Space and Core Operation
	Phase 3 Façade, Forecourt and East Side

A	20.10.20	Phasing Study.
•	01.06.18	Viability Study.
Rev	Date	Status/Notes

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Spilsby Sessions House

First Floor Plan
 as Proposed

Scale (at A1)	Drawn	Checked
1:100	OK	AG

TSH 051 A

Bristow

Spilsby Theatre

Phased Order of Cost Estimate
2nd September 2020

Rev 2a

Building smart
solutions to scale.



Cost and Project
Management

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1.0 ORDER OF COSTS

INTRODUCTION

Based on the information received (as Identified in Section 2) the Order of Cost Estimate below identifies a Total Anticipated Outturn Development Cost (subject to exclusions as listed within Section 2) for the phased development as well as the cost for the works to be carried out as a single project.

			Pre Works	Phase 1 Watertight and Meanwhile Use	Phase 2 Main Space and Core Operation	Phase 3 Facade, Forecourt and East Side	Total	Single Phase Works
1	BUILDING WORKS		15,000	340,000	813,000	277,000	1,445,000	1,448,000
2	THEATRE TECHNICAL		-	-	143,000	-	143,000	143,000
3	EXTERNAL WORKS		-	68,000	-	105,000	173,000	173,000
4	MEASURED WORKS TOTAL		15,000	408,000	956,000	382,000	1,761,000	1,764,000
5	Main Contractors Preliminaries Estimate	@ 17.50%	3,000	71,000	167,000	67,000	308,000	309,000
6	Main Contractors Overheads & Profit Estimate	@ 5.00%	1,000	24,000	56,000	22,000	103,000	104,000
7	WORKS COST ESTIMATE (BASE ESTIMATE)		19,000	503,000	1,179,000	471,000	2,172,000	2,177,000
8	Design Development	@ 10.0%	1,900	50,300	117,900	47,100	217,200	217,700
9	Inflation to Q3 2020	@ 1.5%	-	8,000	19,000	8,000	35,000	35,000
10	Q3 2020 to Phase 1 start on site Q3 2021	@ 4.8%	-	27,000			27,000	115,000
11	Q3 2020 to Phase 2 start on site Q3 2022	@ 8.7%	-		115,000		115,000	-
12	Q3 2020 to Phase 3 start on site Q1 2023	@ 10.8%	-			57,000	57,000	-
13	Construction Inflation up to Mid-Point	@ 1.00%	-	6,000	14,000	6,000	26,000	25,000
14	ANTICIPATED BUILDING CONTRACT VALUE (EXCLUDING VAT)		20,900	594,300	1,444,900	589,100	2,649,200	2,569,700
15	Construction Risk Estimate	@ 5.00%	1,000	30,000	72,000	29,000	132,000	128,000
16	ANTICIPATED OUTTURN CONSTRUCTION COST (EXCLUDING VAT)		22,000	624,000	1,517,000	618,000	2,781,200	2,697,700
Other Development Costs:								
17	Design Team Fees to Stage 3 - PROVISIONAL*		194,600	-	-	-	194,600	540,000
18	Design Team Fees to Completion- PROVISIONAL	@ 20.00%	2,600	81,250	196,950	80,600	361,400	0
19	Statutory Fees	@ 0.40%	-	2,000	6,000	2,000	10,000	11,000
20	Loose Fixtures, Furniture & Fittings		-	-	40,000	5,000	45,000	45,000
21	BASE COST ESTIMATE		219,000	707,000	1,760,000	706,000	3,392,000	3,294,000
22	VAT		Excl	Excl	Excl	Excl	Excl	Excl
23	ANTICIPATED OUTTURN DEVELOPMENT COST (EXCLUDING VAT)		219,000	707,000	1,760,000	706,000	3,392,000	3,294,000

* Fees to Stage 3 for all phases drawn down in preworks phase

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2.0 ASSUMPTIONS & EXCLUSIONS

3.1 Basis

- This Feasibility Cost Estimate is based on marked up existing building plans provided by Tim Ronalds Architects and proposed Basement, Ground & First floor plans as drawing Nos SPI/050, 051 & 052 together with Tim Ronalds Architects Scope of Works dated 25/04/18. and a Structural Overview report prepared by P A R Cooper of Cambridge Architectural Research Ltd dated 03/11/17. No detailed design information on services, structure or acoustics is available.
- Cost Base Date: 3Q20
- Allowances for Inflation have been included based on BCIS Indices.
- Please note a site visit has not been carried out.

3.2 Assumptions

- Cost Estimate based on current prices and specification outlined within this Feasibility Cost Estimate.
- The works will be procured on a Traditional Single Stage Competitive Tender basis.
- Site is clear of contamination.
- Building will not be in operation throughout the duration of the building works.
- Work to be carried out during normal working week hours. Weekend working has not been accounted for.
- No BREEAM requirements

3.3 Exclusions

- Project financing costs and allowance for legal fees.
- Grants & other sources of funding
- Insurances
- Party wall matters, Rights of Light issues.
- Allowance for Decanting
- Archaeological investigations and specialist supervision.
- Effect of high value liquidated damages on tender prices.
- Effect of a 'No Deal' Brexit agreement on trade tariffs.
- VAT

3.0 ELEMENTAL SUMMARY

	Preworks	Phase 1	Phase 2	Phase 3	Total	Single Phase	NOTES
	£	£	£	£	£	£	
0 Facilitating Works	-	-	45,000	-	45,000	45,000	
1 Substructure	-	-	-	-	-	-	
2 Superstructure					-		
2A Frame & Upper Floors	-	23,000	-	5,000	28,000	27,000	
2B Roof	15,000	268,000	-	-	283,000	283,000	
2C Rooflights & Light Tubes	-	-	-	-	-	-	
2D Stairs, Balustrades & Canopies	-	-	-	-	-	-	
2E External Walls	-	40,000	8,000	30,000	78,000	78,000	
2F External Windows & Doors	-	9,000	44,000	-	53,000	55,000	
2G Internal Partitions	-	-	-	-	-	-	
2H Internal Doors	-	-	24,000	9,000	33,000	33,000	
3 Internal Finishes							
3A Wall Finishes	-	-	40,000	11,000	51,000	51,000	
3B Floor Finishes	-	-	27,000	11,000	38,000	38,000	
3C Ceiling Finishes	-	-	72,000	9,000	81,000	82,000	
4 Fixtures & Furnishings	-	-	60,000	-	60,000	60,000	
5 MEP Installation					-		
5A Sanitaryware	-	-	88,000	38,000	126,000	125,000	
5B Mechanical Services	-	-	197,000	84,000	281,000	282,000	
5C Electrical Services	-	-	189,000	72,000	261,000	262,000	
5D Lift Installations	-	-	-	-	-	-	
5E BWIC	-	-	19,000	8,000	27,000	27,000	
6 Specialist Installations	-	-	143,000	-	143,000	143,000	
7 External Works	-	68,000	-	105,000	173,000	173,000	
13 BUILDING WORKS ESTIMATE	15,000	408,000	956,000	382,000	1,761,000	1,764,000	

4.1 - PRE WORKS

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²	%
				£	£			
0.0	FACILITATING WORKS				-		-	0.00%
	<i>No works required</i>							
1.0	SUBSTRUCTURE				-		-	0.00%
	<i>No works required</i>							
2	SUPERSTRUCTURE				15,000		18.63	100.00%
2A	FRAME AND UPPER FLOORS				-		-	0.00%
	<i>No works required</i>							
2B	ROOF				15,000		18.63	100.00%
2B.1	Temporary roof repairs	1	nr	15,000	15,000		18.63	100.00%
2C	ROOFLIGHTS				-		-	0.00%
	<i>No works required</i>							
2D	STAIRS & BALUSTRADES				-		-	0.00%
2D.1	<i>No works required</i>							0.00%
2E	EXTERNAL WALLS				-		-	0.00%
	<i>No works required</i>							
2F	EXTERNAL WINDOWS & DOORS				-		-	0.00%
	<i>No works required</i>							
2G	INTERNAL WALLS & PARTITIONS				-		-	0.00%
	<i>No works required</i>							
2H	INTERNAL DOORS & GLAZED SCREENS				-		-	0.00%
	<i>No works required</i>							
3	INTERNAL FINISHES				-		-	0.00%
3A	WALL FINISHES				-		-	0.00%
	<i>No works required</i>							
3B	FLOOR FINISHES				-		-	0.00%
	<i>No works required</i>							
3C	CEILING FINISHES				-		-	0.00%
	<i>No works required</i>							

4.1 - PRE WORKS

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²	%
				£	£			
4	FITTINGS & FURNISHINGS				-		-	0.00%
4A	Fittings & Furnishings				-		-	0.00%
	No works required				-			
5	MEP INSTALLATION				-		-	0.00%
5A	SANITARY APPLIANCES				-		-	0.00%
	No works required				-			
5B	Mechanical Installation				-		-	0.00%
	No works required				-			
5C	Electrical Installation				-		-	0.00%
	No works required				-			
5D	Lift Installations				-		-	0.00%
	No works required				-			
5E	BWIC				-		-	0.00%
	No works required				-			
6.0	SPECIALIST INSTALLATIONS				-		-	0.00%
	No works required				-			
7.0	EXTERNAL WORKS				-		-	0.00%
	No works required				-			
	BUILDING WORKS ESTIMATE				15,000		19	100%

4.2 - PHASE 1 (WATERTIGHT AND MEANWHILE USE)

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²
				£	£		
0.0	FACILITATING WORKS				-		-
	<i>No works required</i>				-		-
1.0	SUBSTRUCTURE				-		-
	<i>No works required</i>				-		-
2	SUPERSTRUCTURE				340,000		422.42
2A	FRAME AND UPPER FLOORS				23,000		27.95
2A.1	Repairs to 3 no main hall timber trusses as noted by Structural Engineer	3	nr	7,500	22,500		27.95
2B	ROOF				268,000		333.17
2B.1	All roofs stripped of slates, lead and battens. New battens. New Code 6 lead gutters and Code 5 flashings. New natural slates. Area measured on plan	805	m ²	250	201,250		250.00
2B.2	Replacement or splicing-on new rafters and gutter linings (assume 30% of plan area).	242	m ²	100	24,150		30.00
2B.3	Extra for accoustic upgrade to auditorium	102	m ²	150	15,300		19.01
2B.4	Allowance for new flashings & rainwater installation	1	Psum	15,000	15,000		18.63
2B.5	New patent glazing roof to form WCs in old exercise yard.	19	m ²	500	9,500		11.80
2B.6	4no. access ladders to roof.	4	nr	750	3,000		3.73
2C	ROOFLIGHTS				-		-
	<i>No works required</i>				-		-
2D	STAIRS & BALUSTRADES				-		-
	<i>No works required</i>				-		-
2E	EXTERNAL WALLS				40,000		49.69
2E.1	Repairs to cracked brickwork as noted in structural engineering report.	1	Psum	20,000	20,000		24.84
2E.2	Repointing and new flaunching all chimneys. Re-bedding and repointing all copings as noted in structural engineering report.	1	Psum	10,000	10,000		12.42
2E.3	Redecorate timber work	1	Psum	10,000	10,000		12.42
2F	EXTERNAL WINDOWS & DOORS				9,000		11.61
2F.1	Repairs/piecing in to existing timber sash windows.	5	nr	750	3,750		4.66
2F.2	Reglazing all windows with Slimglaze double-glazed units; new Ventrolla-type draught-stripping.	7	m2	800	5,600		6.96

4.2 - PHASE 1 (WATERTIGHT AND MEANWHILE USE)

Bristow

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²
				£	£		
2G	INTERNAL WALLS & PARTITIONS				-		-
	<i>No works required</i>				-		-
2H	INTERNAL DOORS & GLAZED SCREENS				-		-
	<i>No works required</i>				-		-
3	INTERNAL FINISHES				-		-
3A	WALL FINISHES				-		-
	<i>No works required</i>				-		-
3B	FLOOR FINISHES				-		-
	<i>No works required</i>				-		-
3C	CEILING FINISHES				-		-
	<i>No works required</i>				-		-
4	FITTINGS & FURNISHINGS				-		-
4A	Fittings & Furnishings				-		-
	<i>No works required</i>				-		-
5	MEP INSTALLATION				-		-
5A	SANITARY APPLIANCES				-		-
	<i>No works required</i>				-		-
5B	Mechanical Installation				-		-
	<i>No works required</i>				-		-
5C	Electrical Installation				-		-
	<i>No works required</i>				-		-
5D	Lift Installations				-		-
	<i>No works required</i>				-		-
5E	BWIC				-		-
	<i>No works required</i>				-		-

4.2 - PHASE 1 (WATERTIGHT AND MEANWHILE USE)

Bristow

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²
				£	£		
6.0	SPECIALIST INSTALLATIONS				-		-
	<i>No works required</i>				-		-
7.0	EXTERNAL WORKS				68,000		-
7.1	Two new paved ground-bearing ramps at entrance, one at each side, with open galvanised steel handrail to one side of each ramp.	2	nr	15,000	30,000		-
7.2	New ground-bearing concrete slab and brick paving to café terrace.	46	m ²	400	18,400		-
7.3	Repairs to existing external brick yard walls. New brick-on-edge copings throughout.	1	Psum	20,000	20,000		-
	BUILDING WORKS ESTIMATE				408,000		422

4.3 - PHASE 2 (MAIN SPACE AND CORE OPERATION)

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²	%
				£	£			
0.0	FACILITATING WORKS				45,000		-	3.70%
0.1	Remove dias to auditorium & replace floor below	1	Psum	10,000	10,000			
0.2	Removal of stone floor to old public seating gallery within auditorium & replacement with new concrete floor on existing sleeper walls.	32	m2	350	11,200		-	1.17%
0.3	Alterations and new openings to internal walls as indicated on drawings	805	m2	30	24,150		-	2.53%
1.0	SUBSTRUCTURE				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
2	SUPERSTRUCTURE				76,000		133.95	7.90%
2A	FRAME AND UPPER FLOORS				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
2B	ROOF				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
2C	ROOFLIGHTS				-		-	0.00%
	No works required				-		-	0.00%
2D	STAIRS & BALUSTRADES				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
2E	EXTERNAL WALLS				8,000		13.83	0.82%
2E.1	Pointing repairs/ repointing: allow for raking out and repointing in lime mortar.	120	m ²	65	7,800		13.83	0.82%
2F	EXTERNAL WINDOWS & DOORS				44,000		78.46	4.63%
2F.1	Repairs/piecing in to existing timber sash windows.	21	nr	750	15,750		27.93	1.65%
2F.2	Reglazing all windows with Slimglaze double-glazed units; new Ventrolla-type draught-stripping.	26	m2	800	20,800		36.88	2.18%
2F.3	Secondary glazing to main hall, function room and bar	14	m2	550	7,700		13.65	0.81%
2G	INTERNAL WALLS & PARTITIONS				-		-	0.00%
	<i>No works required</i>				-		-	0.00%

4.3 - PHASE 2 (MAIN SPACE AND CORE OPERATION)

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²	%
				£	£			
2H	INTERNAL DOORS & GLAZED SCREENS				24,000		41.67	2.46%
2H.1	New panelled doors complete with frame, ironmongery & decorations	10	nr	1,600	16,000		28.37	1.67%
2H.2	Repairs and fire-proofing to existing doors including redecoration.	10	nr	750	7,500		13.30	0.78%
3	INTERNAL FINISHES				139,000		245.46	14.48%
3A	WALL FINISHES				40,000		70.14	4.14%
3A.1	Repairs to wall plaster. Provisional Area	200	m ²	35	7,000		12.41	0.73%
3A.2	Redecoration throughout	564	m2	40	22,560		40.00	2.36%
3A.3	Allowance for upgraded finishes to kitchen	1	nr	10,000	10,000		17.73	1.05%
3B	FLOOR FINISHES				27,000		47.41	2.80%
3B.1	General repairs to existing timber floors	1	nr	7,000	7,000		12.41	0.73%
3B.2	Sanding down, sealing & varnishing existing timber floors	564	m2	35	19,740		35.00	2.06%
3C	CEILING FINISHES				72,000		127.91	7.55%
3C.1	Repairs to existing fibrous plaster ceiling in main hall.	1	nr	50,000	50,000		88.65	5.23%
3C.2	Allow for replacing all other ceilings with plasterboard and skim.	492	m2	45	22,140		39.26	2.32%
4	FITTINGS & FURNISHINGS				60,000		106.00	6.26%
4A	Fittings & Furnishings				60,000		106.00	6.26%
4A.1	Kitchen fit-out (good quality domestic). Figure advised by TRA	1	nr	25,000	25,000		44.33	2.62%
4A.2	Reception counter. Figure advised by TRA	1	nr	10,000	10,000		17.73	1.05%
4A.3	Bar counter. Figure advised by TRA	1	nr	15,000	15,000		26.60	1.57%
4A.4	Café tables and chairs. Assume 4 tables & 16 chairs	1	nr	4,800	4,800		8.51	0.50%
4A.5	Small bar counter and kitchenette for Function Room bar	1	nr	5,000	5,000		8.87	0.52%
5	MEP INSTALLATION				493,000		874.22	51.58%
5A	SANITARY APPLIANCES				88,000		155.14	9.15%
5A.1	WC Installation Complete	7	nr	12,500	87,500		155.14	9.15%
5B	Mechanical Installation				197,000		350.00	20.65%
5B.1	New mechanical services, new gas utility intake, new ventilation system to auditorium, new radiator heating.	564	m2	350	197,400		350.00	20.65%
5C	Electrical Installation				189,000		335.46	19.79%
5C.1	New electrical services	564	m2	300	169,200		300.00	17.70%
5C.2	Allowance for new electrical intake	1	nr	20,000	20,000		35.46	2.09%

4.3 - PHASE 2 (MAIN SPACE AND CORE OPERATION)

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²	%
				£	£			
5D	Lift Installations				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
5E	BWIC				19,000		33.62	1.98%
5E.1	Generally to services installation		4%	474,000	18,960		33.62	1.98%
6.0	SPECIALIST INSTALLATIONS				143,000		252.66	14.91%
6.1	3 no new suspension trusses & winches in loft space.	3	nr	5,000	15,000		26.60	1.57%
6.1	New AV and lighting system. Figure advised by TRA	1	Psum	75,000	75,000		132.98	7.85%
6.1	New retractable seating	125	nr	300	37,500		66.49	3.92%
6.1	Acoustic lining to auditorium walls	1	Psum	15,000	15,000		26.60	1.57%
7.0	EXTERNAL WORKS				-		-	0.00%
7.1	<i>No works required</i>				-		-	0.00%
BUILDING WORKS ESTIMATE					956,000		1,612	100%

4.4 - PHASE 3 (FACADE, FORECOURT AND EAST SIDE)

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²	%
				£	£			
0.0	FACILITATING WORKS				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
1.0	SUBSTRUCTURE				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
2	SUPERSTRUCTURE				44,000		182.99	11.54%
2A	FRAME AND UPPER FLOORS				5,000		18.67	1.18%
2A.1	Alterations to 3no. existing timber trusses to form passageway in attic dressing room.	3	nr	1,500	4,500		18.67	1.18%
2B	ROOF				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
2C	ROOFLIGHTS				-		-	0.00%
	No works required				-		-	0.00%
2D	STAIRS & BALUSTRADES				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
2E	EXTERNAL WALLS				30,000		125.31	7.91%
2E.1	Pointing repairs/ repointing: allow for raking out and repointing in lime mortar.	80	m ²	65	5,200		21.58	1.36%
2E.2	Repairs to spalling stone with rusting iron cramps as noted in structural engineering report.	1	Psum	25,000	25,000		103.73	6.54%
2F	EXTERNAL WINDOWS & DOORS				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
2G	INTERNAL WALLS & PARTITIONS				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
2H	INTERNAL DOORS & GLAZED SCREENS				9,000		39.00	2.46%
2H.1	New panelled doors complete with frame, ironmongery & decorations	4	nr	1,600	6,400		26.56	1.68%
2H.2	Repairs and fire-proofing to existing doors including redecoration.	4	nr	750	3,000		12.45	0.79%
					-		-	0.00%

4.4 - PHASE 3 (FACADE, FORECOURT AND EAST SIDE)

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²	%
				£	£			
3	INTERNAL FINISHES				31,000		134.11	8.46%
3A	WALL FINISHES				11,000		47.26	2.98%
3A.1	Repairs to wall plaster. Provisional Area	50	m ²	35	1,750		7.26	0.46%
3A.2	Redecoration throughout	241	m2	40	9,640		40.00	2.52%
3B	FLOOR FINISHES				11,000		47.45	2.99%
3B.1	General repairs to existing timber floors	1	nr	3,000	3,000		12.45	0.79%
3B.2	Sanding down, sealing & varnishing existing timber floors	241	m2	35	8,435		35.00	2.21%
3C	CEILING FINISHES				9,000		39.40	2.49%
3C.1	Allow for replacing all other ceilings with plasterboard and skim.	211	m2	45	9,495		39.40	2.49%
4	FITTINGS & FURNISHINGS				-		-	0.00%
4A	Fittings & Furnishings				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
5	MEP INSTALLATION				202,000		837.80	52.86%
5A	SANITARY APPLIANCES				38,000		155.60	9.82%
5A.1	<i>WC Installation Complete</i>	3	nr	12,500	37,500		155.60	9.82%
5B	Mechanical Installation				84,000		350.00	22.08%
5B.1	New mechanical services, new gas utility intake, new ventilation system to auditorium, new radiator heating.	241	m2	350	84,350		350.00	22.08%
5C	Electrical Installation				72,000		300.00	18.93%
5C.1	New electrical services	241	m2	300	72,300		300.00	18.93%
5D	Lift Installations				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
5E	BWIC				8,000		32.20	2.03%
5E.1	Generally to services installation		4%	194,000	7,760		32.20	2.03%
6.0	SPECIALIST INSTALLATIONS				-		-	0.00%
6.1	<i>No works required</i>				-		-	0.00%

4.4 - PHASE 3 (FACADE, FORECOURT AND EAST SIDE)

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²	%
				£	£			
7.0	EXTERNAL WORKS				105,000		435.68	27.49%
7.1	Allowance for 2 no road gullies & new soakaway to front of building & reinstatement of paving.	1	Psum	15,000	15,000		62.24	3.93%
7.2	Addition for front area resurfacing and landscaping, provision for performance	600	m ²	150	90,000		373.44	23.56%
	BUILDING WORKS ESTIMATE				382,000		1,155	100%

4.5 - SINGLE PHASE OF WORKS

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²	%
				£	£			
0.0	FACILITATING WORKS				45,000		-	2.00%
0.1	Remove dias to auditorium & replace floor below	1	Psum	10,000	10,000			
0.2	Removal of stone floor to old public seating gallery within auditorium & replacement with new concrete floor on existing sleeper walls.	32	m2	350	11,200		-	0.63%
0.3	Alterations and new openings to internal walls as indicated on drawings	805	m2	30	24,150		-	1.37%
1.0	SUBSTRUCTURE				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
2	SUPERSTRUCTURE				476,000		591.74	27.00%
2A	FRAME AND UPPER FLOORS				27,000		33.54	1.53%
2A.1	Repairs to 3 no main hall timber trusses as noted by Structural Engineer	3	nr	7,500	22,500		27.95	1.28%
2A.2	Alterations to 3no. existing timber trusses to form passageway in attic dressing room.	3	nr	1,500	4,500		5.59	0.26%
2B	ROOF				283,000		351.80	16.05%
2B.1	All roofs stripped of slates, lead and battens. New battens. New Code 6 lead gutters and Code 5 flashings. New natural slates. Area measured on plan	805	m ²	250	201,250		250.00	11.41%
2B.2	Replacement or splicing-on new rafters and gutter linings (assume 30% of plan area).	242	m ²	100	24,150		30.00	1.37%
2B.3	Extra for accoustic upgrade to auditorium	102	m ²	150	15,300		19.01	0.87%
2B.4	Allowance for new flashings & rainwater installation	1	Psum	15,000	15,000		18.63	0.85%
2B.5	New patent glazing roof to form WCs in old exercise yard.	19	m ²	500	9,500		11.80	0.54%
2B.6	4no. access ladders to roof.	4	nr	750	3,000		3.73	0.17%
2B.7	Temporary roof repairs	1	nr	15,000	15,000		18.63	0.85%
2C	ROOFLIGHTS				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
2D	STAIRS & BALUSTRADES				-		-	0.00%
	<i>No works required</i>				-		-	0.00%

4.5 - SINGLE PHASE OF WORKS

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²	%
				£	£			
2E	EXTERNAL WALLS				78,000		96.89	4.42%
2E.1	Repairs to cracked brickwork as noted in structural engineering report.	1	Psum	20,000	20,000		24.84	1.13%
2E.2	Pointing repairs/ repointing: allow for raking out and repointing in lime mortar.	200	m ²	65	13,000		16.15	0.74%
2E.3	Repointing and new flaunching all chimneys. Re-bedding and repointing all copings as noted in structural engineering report.	1	Psum	10,000	10,000		12.42	0.57%
2E.4	Repairs to spalling stone with rusting iron cramps as noted in structural engineering report.	1	Psum	25,000	25,000		31.06	1.42%
2E.5	<i>Redecorate timber work</i>	1	Psum	10,000	10,000		12.42	0.57%
2F	EXTERNAL WINDOWS & DOORS				55,000		68.63	3.13%
2F.1	Repairs/piecing in to existing timber sash windows.	26	nr	750	19,500		24.22	1.11%
2F.2	Reglazing all windows with Slimglaze double-glazed units; new Ventrolla-type draught-stripping.	33	m ²	800	26,400		32.80	1.50%
2F.3	Secondary glazing to main hall, function room and bar	17	m ²	550	9,350		11.61	0.53%
2G	INTERNAL WALLS & PARTITIONS				-		-	0.00%
	<i>No works required</i>				-		-	0.00%
2H	INTERNAL DOORS & GLAZED SCREENS				33,000		40.87	1.87%
2H.1	New panelled doors complete with frame, ironmongery & decorations	14	nr	1,600	22,400		27.83	1.27%
2H.2	Repairs and fire-proofing to existing doors including redecoration.	14	nr	750	10,500		13.04	0.60%
3	INTERNAL FINISHES				171,000		212.12	9.68%
3A	WALL FINISHES				51,000		63.29	2.89%
3A.1	Repairs to wall plaster. Provisional Area	250	m ²	35	8,750		10.87	0.50%
3A.2	Redecoration throughout	805	m ²	40	32,200		40.00	1.83%
3A.3	Allowance for upgraded finishes to kitchen	1	nr	10,000	10,000		12.42	0.57%
3B	FLOOR FINISHES				38,000		47.42	2.16%
3B.1	General repairs to existing timber floors	1	nr	10,000	10,000		12.42	0.57%
3B.2	Sanding down, sealing & varnishing existing timber floors	805	m ²	35	28,175		35.00	1.60%
3C	CEILING FINISHES				82,000		101.41	4.63%
3C.1	Repairs to existing fibrous plaster ceiling in main hall.	1	nr	50,000	50,000		62.11	2.83%
3C.2	Allow for replacing all other ceilings with plasterboard and skim.	703	m ²	45	31,635		39.30	1.79%

4.5 - SINGLE PHASE OF WORKS

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²	%
				£	£			
4	FITTINGS & FURNISHINGS				60,000		74.00	3.39%
4A	Fittings & Furnishings				60,000		74.00	3.39%
4A.1	Kitchen fit-out (good quality domestic). Figure advised by TRA	1	nr	25,000	25,000		31.06	1.42%
4A.2	Reception counter. Figure advised by TRA	1	nr	10,000	10,000		12.42	0.57%
4A.3	Bar counter. Figure advised by TRA	1	nr	15,000	15,000		18.63	0.85%
4A.4	Café tables and chairs. Assume 4 tables & 16 chairs	1	nr	4,800	4,800		5.96	0.27%
4A.5	Small bar counter and kitchenette for Function Room bar	1	nr	5,000	5,000		6.21	0.28%
5	MEP INSTALLATION				696,000		863.37	39.40%
5A	SANITARY APPLIANCES				125,000		155.28	7.09%
5A.1	WC Installation Complete	10	nr	12,500	125,000		155.28	7.09%
5B	Mechanical Installation				282,000		350.00	15.97%
5B.1	New mechanical services, new gas utility intake, new ventilation system to auditorium, new radiator heating.	805	m2	350	281,750		350.00	15.97%
5C	Electrical Installation				262,000		324.84	14.82%
5C.1	New electrical services	805	m2	300	241,500		300.00	13.69%
5C.2	Allowance for new electrical intake	1	nr	20,000	20,000		24.84	1.13%
5D	Lift Installations				-		-	0.00%
	<i>No works required</i>							
5E	BWIC				27,000		33.24	1.52%
5E.1	Generally to services installation		4%	669,000	26,760		33.24	1.52%
6.0	SPECIALIST INSTALLATIONS				143,000		177.02	8.08%
6.1.	3 no new suspension trusses & winches in loft space.	3	nr	5,000	15,000		18.63	0.85%
6.2	New AV and lighting system. Figure advised by TRA	1	Psum	75,000	75,000		93.17	4.25%
6.3	New retractable seating	125	nr	300	37,500		46.58	2.13%
6.4	Acoustic lining to auditorium walls	1	Psum	15,000	15,000		18.63	0.85%

4.5 - SINGLE PHASE OF WORKS

REF	ITEM DESCRIPTION	QTY	UNIT	RATE	TOTAL	NOTES	£/m ²	%
				£	£			
7.0	EXTERNAL WORKS				173,000		215.40	9.83%
7.1	Two new paved ground-bearing ramps at entrance, one at each side, with open galvanised steel handrail to one side of each ramp.	2	nr	15,000	30,000		37.27	1.70%
7.2	New ground-bearing concrete slab and brick paving to café terrace.	46	m ²	400	18,400		22.86	1.04%
7.3	Repairs to existing external brick yard walls. New brick-on-edge copings throughout.	1	Psum	20,000	20,000		24.84	1.13%
7.4	Allowance for 2 no road gullies & new soakaway to front of building & reinstatement of paving.	1	Psum	15,000	15,000		18.63	0.85%
7.5	Addition for front area resurfacing and landscaping, provision for performance	600	m ²	150	90,000		111.80	5.10%
	BUILDING WORKS ESTIMATE				1,764,000		1,918	100%