



**COMMUNITY HALL AND THEATRE BUILDING
BURGESS HILL, WEST SUSSEX**

FOR

BURGESS HILL TOWN COUNCIL

**FORMAL COST PLAN - RIBA STAGE 2
ESTIMATE NR 3**

18 February 2019

**GREENWOOD PROJECTS LTD
Project Managers & Quantity Surveyors
2 Trent Valley Road
Lichfield
Staffordshire
WS13 6EG**

Section 1

Basis of Costings

1.0 Introduction

1.0.1

Greenwood Projects Ltd were instructed by Burgess Hill Town Council to prepare budget costings for a reduced scope Community Hall and Theatre Building. We were instructed that the overall budget could not exceed £5.5M, and that furthermore the 10% contingencies had to remain intact.

This Cost Report should be read in conjunction with 'Stage 2 Report 18/2/2019' as prepared by Aedas.

VAT in relation to buildings is a complex area and has been excluded at this time.

1.1 Information provided by others

1.1.1 Aedas Architects
Stage 2 Report 18/2/2019

1.1.2 Sinclair Johnston

Outline advice on foundation solution having received site investigation.
Site investigation.

1.1.3 Greenways
Not applicable on reduced scheme at this time.

1.1.4 Theatreplan
181115 BHT - Theatreplan Technical Cost Plan - Stage 2 rev 0 4

1.2 Information not available

1.2.1 Structural & building services information.

1.3 Assumed contractual arrangements

- 1.3.1 Form of Contract : Traditional
- 1.3.2 Competitive tender : fixed price basis.
- 1.3.3 Start on site date : to be agreed.
- 1.3.4 Construction period : to be agreed.

1.4 Inflation

- 1.4.1 At the time of this estimate, programme is unknown. Therefore, as agreed, our estimate is **current at the date of this report**. Once the programme is established tender/ construction inflation can be built in to the Cost Plan.

1.5 Notes and assumptions

- 1.5.1 The construction works shall be carried out in a single phase.
- 1.5.2 £60,000 has been included for loose furniture, fittings and equipment.
- 1.5.3 Provisional allowances have been included for services- we have assumed that services at suitable capacity are within the vicinity- no allowance has been included for a new substation.
- 1.5.4 The building services have included an allowance for PV installations.
- 1.5.5 The site investigation identified the presence of hydrocarbons and asbestos in one part of the building; as sum of £7,500 has been included at this time for manageing hotspots. Further investigation is required to refine the scope of this item.
- 1.5.6 See each section for more detailed notes and assumptions.
- 1.5.7 The Theatreplan basebuild cost has been included.

1.6 Exclusions

- 1.6.1 Abnormal ground conditions.
- 1.6.2 Dealing with contaminated ground; beyond the hotspots noted.
- 1.6.3 Protective barriers and the like to cladding.
- 1.6.4 CIL/ S106 requirements and the like.
- 1.6.5 Financing costs.
- 1.6.6 Legal fees.
- 1.6.7 VAT.

**COMMUNITY HALL AND THEATRE BUILDING
BURGESS HILL, WEST SUSSEX**



GIFA	1,151.28 m2		TOTAL £	Total £/m2
0.0	Facilitating works		100,000	86.86
1.0	Substructure		468,012	406.51
2.1	Frame		180,751	157.00
2.2	Upper floors		171,207	148.71
2.3	Roof		120,884	105.00
2.4	Stairs and ramps		112,000	97.28
2.5	External Walls		343,415	298.29
2.6	Windows and external doors		20,000	17.37
2.7	Internal walls and partitions		216,199	187.79
2.8	Internal Doors		68,927	59.87
3.1	Wall Finishes		44,508	38.66
3.2	Floor Finishes		149,885	130.19
3.3	Ceiling Finishes		97,732	84.89
4.1	Fittings furnishings and equipment		145,100	126.03
5.0	Services		1,001,763	870.13
5.1	Santary installations		29,761	25.85
5.1	Specialist installations		13,286	11.54
8.1-5	Site Works		50,000	43.43
8.6	Drainage		40,000	34.74
8.7	External Services		93,500	81.21
FACILITATING AND BUILDING WORKS			3,466,931	3,011.37
9.0	Main Contractor's Preliminaries	15.00%	520,040	451.71
10.0	Main Contractor's Overherads and profit			Incl.
TOTAL BUILDING WORKS ESTIMATE			3,986,971	3,463.08
11.1	Project/ design team fees		689,795	530.61
11.2	Theatreplan fit out		362,708	233.85
11.3	Client direct fit out		60,000	69.23
BASE COST ESTIMATE			5,099,474	4,429.39
13.0	Risk (On Total Building Works Estimate)	10.00%	398,697	346.31
COST LIMIT (Excl. Inflation)			5,498,171	4,775.70
14.0	Inflation	0.00%		Excl.
COST LIMIT (Incl. Inflation)			5,498,171	4,775.70
15.0	VAT ASSESSMENT			
	<i>Specialist advice required</i>			

**COMMUNITY HALL AND THEATRE BUILDING
BURGESS HILL, WEST SUSSEX**



Facilitating works

	Description	Quantity	Unit	Rate	Total
0.1	Toxic hazardous contaminated material treatment				
a	ACM removal, allowance only	1	item	20,000.00	20,000.00
0.2	Major demolition works				
b	Demolition of RBL Building	1	item	80,000.00	80,000.00
0.3	Temporary support to adjacent structures				
-	No requirement identified at this stage				Excluded
0.4	Specialist groundworks				
-	No requirement identified at this stage				Excluded
0.5	Temporary diversion works				
-	No requirement identified at this stage				Excluded
0.6	Extraordinary site investigation works				
-	No requirement identified at this stage				Excluded
SUB-TOTAL					100,000.00

**COMMUNITY HALL AND THEATRE BUILDING
BURGESS HILL, WEST SUSSEX**



Stairs and ramps

	Description	Quantity	Unit	Rate	Total	£/m2
	<u>Stairs</u>					
a	Concrete stairs, 5 floors, dog-leg, back of house, reinforced concrete, mild steel balustrades and	1	item	32,000.00	32,000.00	
b	Concrete stairs, 4 floors, dog-leg, off Cafe/ Bar area, high quality finishes, stainless steel	1	item	80,000.00	80,000.00	
c	Concrete stairs, 3 floors, straight flight, off Break out, high quality finishes, stainless steel handrails	1	item	0.00	-	
d	Roof access hatch and ladder	1	item	0.00	-	
SUB-TOTAL					112,000.00	

**COMMUNITY HALL AND THEATRE BUILDING
BURGESS HILL, WEST SUSSEX**



Fittings and Fixtures

	Description	Quantity	Unit	Rate	Total	£/m2
4.1.1	<u>General fittings, furnishings and equipment</u>					
a	Directional fire signage	1	item	2,000.00	2,000.00	
b	Client fittings, furnishings and equipment				See Main Summary	
c	Lockers	12	nr	0.00	FFE	
d	Blinds, allowance only	200	m2	0.00	FFE	
e	Sundry; shelving and storage	1	item	5,000.00	5,000.00	
f	Control booth	1	item	5,000.00	5,000.00	
g	Coffee bar worktop in meeting room/ rehearsal room	1	item	2,000.00	2,000.00	
	Dance Studio					
h	Dance mirrors, 2m high, glued to wall. One wall only	19	m2	250.00	4,750.00	
j	Extra over for ballet bar and pattress	10	m	100.00	1,000.00	
k	Drapes and rails	19	m2	150.00	2,850.00	
	Auditorium					
l	Rear retractable seating unit to stalls; fascia panels for closed arrangement; upholstered seats with armrests	1	item	20,000.00	20,000.00	

**COMMUNITY HALL AND THEATRE BUILDING
BURGESS HILL, WEST SUSSEX**



Fittings and Fixtures

	Description	Quantity	Unit	Rate	Total	£/m2
a	Floor fixed upholstered seating with armrests to the rear galleries; high backed seats with footrest to the back row	1	item	3,000.00	3,000.00	
b	Loose theatre style stacking chairs to side galleries and front rows of stalls	1	item	3,000.00	3,000.00	
c	Acoustic drapes to side walls	1	item	10,000.00	10,000.00	
d	Blackout shutter	1	nr	5,000.00	5,000.00	
	Kitchen					
e	Commercial Kitchen equipment, units and the like	1	item	25,000.00	25,000.00	
f	Dumb waiter between kitchen and café	1	item		See Services	
	Dressing Rooms					
g	LED wall mirrors which can be concealed by hinged notice boards when required	1	item	5,000.00	5,000.00	
	Tea Points / Kitchenettes					
h	Base units with integrated under-counter fridge	2	nr	2,000.00	4,000.00	
i	Laminated over-counter shelf for microwave	2	nr		inc	
j	Stainless steel kitchen sink with drainage board and mixer tap	2	nr		inc	
	Tea Point alongside accessible Dressing Room					
k	Fridge, microwave, tea urn and oven to create a larger finishing kitchen when required	1	nr	0.00	-	

**COMMUNITY HALL AND THEATRE BUILDING
BURGESS HILL, WEST SUSSEX**



Fittings and Fixtures

	Description	Quantity	Unit	Rate	Total	£/m2
	Breakout					
a	Coffee and water machine	1		0.00	-	
	Café and Bar					
b	Purpose made front bar counter; ceramic tiling and timber to bar front; stainless steel tiling trims; skirting to match; LED strip to underside of countertop overhang; with concrete countertop and stainless steel frame; DDA compliant lower part of counter to be gate/flap access;	1		30,000.00	30,000.00	
c	Security shutter	1		0.00	-	
d	Purpose made back bar counter; with bespoke shelving lit with downlights or LED strips; complete with concrete countertop and stainless steel frame	1			inc	
	Box Office					
e	Purpose made box office counter; like café and bar counter	1		10,000.00	10,000.00	
f	Security shutter	1		2,000.00	2,000.00	
	Merchandise Kiosk					
g	Purpose made curved counter; possibly mobile; timber front with glazed viewing panel and shelving for display of merchandise; complete with internal lighting	1		5,000.00	5,000.00	
h	Shelving behind kiosk with lighting	1		500.00	500.00	
SUB-TOTAL					145,100.00	

**COMMUNITY HALL AND THEATRE BUILDING
BURGESS HILL, WEST SUSSEX**



External Services

	Description	Quantity	Unit	Rate	Total	£/m2
	<u>Incoming services</u>					
a	Connection to water main	1	item	10,000.00	10,000.00	
b	Connection to water main for hydrant	1	item	20,000.00	20,000.00	
c	Connection to electric main	1	item	40,000.00	40,000.00	
d	Fibre link	1	item	5,000.00	5,000.00	
e	Connection to gas main	1	item	10,000.00	10,000.00	
f	Builder's work	10.0%		85,000.00	8,500.00	
SUB-TOTAL					93,500.00	

**COMMUNITY HALL AND THEATRE BUILDING
BURGESS HILL, WEST SUSSEX**



Fees

	Description	Quantity	Unit	Rate	Total	£/m2
a	Principal Designer	1	item	9,800.00	9,800.00	
b	Architect	1	item	419,351.00	419,351.00	
c	Project Manager and Quantity Surveyor	1	item	99,330.24	99,330.24	
d	Structural Designer	1	item	49,000.00	49,000.00	
e	M & E	1	item	44,000.00	44,000.00	
f	Asbestos Removal	1	item	3,564.00	3,564.00	
g	Measured Survey and Topographical Survey	1	item	6,190.00	6,190.00	
h	Buried Services	1	item	inc	inc	
i	Drainage Survey	1	item	1,200.00	1,200.00	
j	Soil Investigation	1	item	7,110.00	7,110.00	
k	Ecology	1	item	2,750.00	2,750.00	
l	Party Wall Surveyor	1	item	5,000.00	5,000.00	
m	Planning Fee	1	item	8,500.00	8,500.00	
n	Building Control Fee	1	item	6,500.00	6,500.00	
o	BREEAM Consultant	1	item	7,500.00	-	

**COMMUNITY HALL AND THEATRE BUILDING
BURGESS HILL, WEST SUSSEX**



Fees

	Description	Quantity	Unit	Rate	Total	£/m2
a	Stage Lighting/ Sound Consultant	1	item	10,000.00	inc.	
b	Catering Consultant	1	item	3,000.00	see e	
c	Vermin Survey	1	item	2,500.00	2,500.00	
d	Drainage Engineer	1	item	3,500.00	3,500.00	
e	Kitchen Designer	1	item	1,500.00	1,500.00	
f	Car park rental- client direct	1	item	20,000.00	20,000.00	
				SUB-TOTAL	689,795.24	

**COMMUNITY HALL AND THEATRE BUILDING
BURGESS HILL, WEST SUSSEX**



Theatre technical installations

	Description	Quantity	Unit	Rate	Total	£/m2
	<u>Theatre installations</u>					
a	Theatreplan Package	1	item	-	331,130.00	
b	Main contractor's profit and overheads	2.50%	item	-	8,278.00	
	Other items					
c	Adjustable Acoustic Treatments if required by project acoustician	1	item		See finishes	
d	Control Room with large sliding window (if window is required)	1	item		Incl.	
e	Dimmer and Sound Rack Rooms	1	item		Incl.	
f	Secondary Steelwork	1	item	5,000.00	5,000.00	
g	Stage Floor Surface	1	item		See finishes	
h	Blackout blinds over windows and door vision panels	1	item		See fittings	
j	General IT	1	item		See Services	
k	AV Teaching aids	1	item		10,000.00	
l	Builder's work in connection with Theatre installations		3%	331,130.00	8,300.00	
SUB-TOTAL					362,708.00	