



GREENWOOD PROJECTS

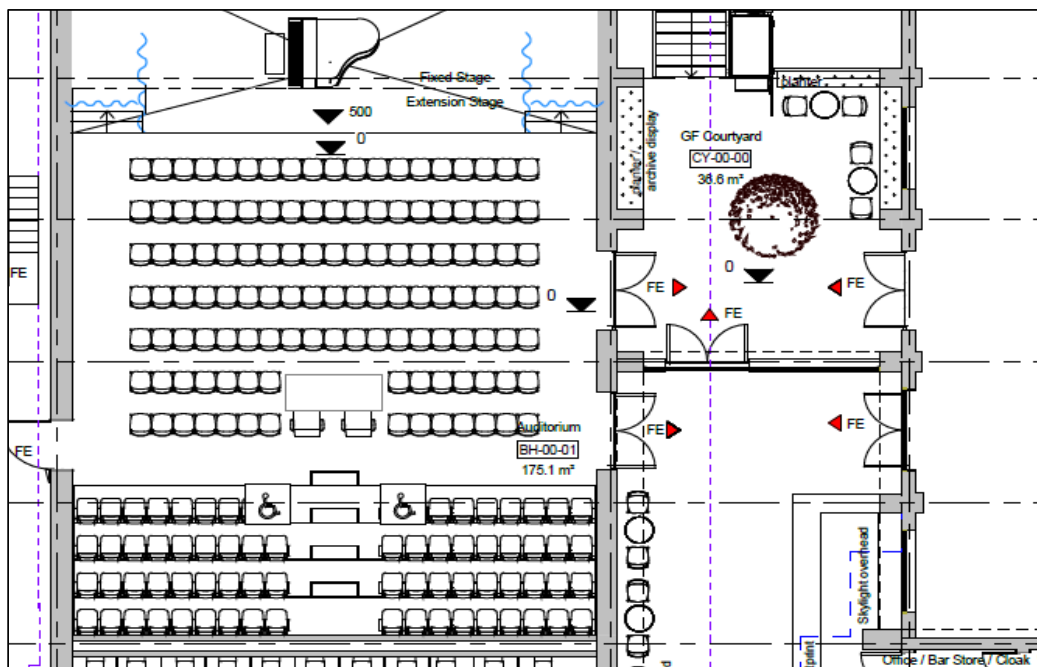
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BEEHIVE THEATRE

BURGESS HILL COMMUNITY CENTRE

Cost Plan Nr. 2A

July 2025



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REPORT

Details

Project No.: L799
Document Title: Cost Plan
Document No.: 2
Current Revision: A
Document Status: RIBA Stage 2
Date: 28/07/2025
Client Name: Burgess Hill Town Council
Director: Martin Thompson
Project Surveyor: Tom Birch
Office: Lichfield

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Document History and Status

| Rev. | Date | Description | Author | Reviewed | Approved |
|-------------|-------------|--|---------------|-----------------|-----------------|
| - | 23/07/2025 | RIBA Stage 2 Cost Plan | J. Rochford | T. Birch | A. Bates |
| A | 28/07/2025 | Updated following Client feedback email dated 25/07/2025 | T. Birch | J. Rochford | A. Bates |

REPORT

Project Description

This is a high-level Feasibility Study for the partial demolition, construction and extension of existing buildings for the new 'Beehive' Community Theatre project at Cyprus Road, Burgess Hill. The works comprise of a new theatre and performance space, connecting structures and minor interior fit-out of the existing Cyprus Hall.

Basis of Cost Plan

The estimate is based on the following information:

Unknown Works' drawings and information;

- 0062-A1.100_Lower Ground Floor Plan-
- 0062-A1.101_Ground Floor Plan-
- 0062-A1.102_First Floor Plan-
- 0062-A1.120_Lower Ground Floor Type Plan-
- 0062-A1.121_Ground Floor Type Plan-
- 0062-A2.100_South Elevation-
- 0062-A2.101_West Elevation-
- 0062-A2.102_North Elevation-
- 0062-A3.100_Section AA-
- 0062-A3.101_Section BB-
- 0062-A3.102_Section CC-
- A9-RDS-Beehive - 250715
- A9-RDS-Lobby Building - 250715
- 250716_Acoustic Performance Markup
- 250721_Opportunity Budget Pathway Comments

Levels' information;

- LAL.16764.05.25 - RIBA Stage 2 - FlexStep Compact Quotation

Burgess Hill Town Council's information;

- RE_L799 - The Beehive_ Burgess Hill - Cost Plan Nr_ 2 - Email dated 25/07/2025
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In the absence of any detailed design or specification information received from the Architect, Services Consultant or Structural Engineer, reasonable assumptions may have been made.

Costs & Inflation

- Costs are based on the date as per the summary of this document.
- Inflation has been included from in the form of BCIS All-in TPI Inflation from 2Q25 to 4Q26. This is based on a construction period between 2Q26 to 4Q27.
- Preliminaries have been included at 15.6% in accordance with the most recent BCIS information for projects between £3m and £8m from the mean average of 3Q23 to 1Q25.
- Due to the high-level nature of this study, we would advise a margin of +/- 10% on any costs shown within this document.

Exclusions

The following exclusions apply to this estimate:

- PCSA fees.
- Site abnormalities (e.g. contamination, methane gas, service diversions not stated.).
- Local Authority fees and licenses.
- Planning and Building Regulations fees.
- Listed Building Consent fees (if any).
- Highways costs.



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- Employer's insurances.
- Destructive plant life (Japanese Knotweed etc.) identification and removal.
- Any works outside of the site boundary.
- Removing existing and supplying/installing new loose furniture, fittings and equipment.
- VAT.
- Internal and external signage.
- Works to the existing building unless noted in the cost build-up sections of this document.
- White goods.
- Photovoltaic Cells or similar installations where not Client direct.
- CCTV.
- Specific project accreditations (e.g. BREEAM).
- Soft landscaping.
- Internal feature finishes.
- Works to existing Cyprus Hall.
- Interpretation including artefact placeholders.
- External timber glazed canopy construction.

Assumptions

The following assumptions have been made in production of this estimate:

- The works will be carried out in one continuous phase and not in phases by a Main Contractor.
- Japanese Knotweed previously identified has been successfully removed by BHTC and does not require any further treatment works.
- The existing Cyprus Hall mechanical and electrical systems are being retained for re-use and only require minor modification.
- No further acoustic treatment is required to the building other than the acoustic plaster boards specified in wall/ceiling build-ups.
- WHBs will be wall-hung and not require a vanity unit to support.
- Quantities for acoustic plasterboard are approximate subject to input from an acoustic consultant.
- Existing Cyprus Hall kitchen extension will be brick/block cavity wall construction with a single ply roof only (i.e. simple design).
- Works to existing Cyprus Hall have been entirely excluded unless specifically identified by the Client.
- Existing finishes in Cyprus Hall are in good condition and do not need repairing/re-decorating (walls/floors/ceilings).
- The bar will be a 'wet' bar and not provide any hot food, snacks, etc. requiring design consideration.



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GIFA

954 m²

| <i>Item</i> | <i>Total £</i> | <i>Total / m² £</i> |
|---|--------------------|------------------------------------|
| 0 Facilitating Works | 138,500.00 | 145.18 |
| 0.1 Toxic / Hazardous / Contaminated Material Treatment | 55,000.00 | 57.65 |
| 0.2 Major Demolition Works | 48,500.00 | 50.84 |
| 0.3 Temporary Support to Adjacent Structures | - | - |
| 0.4 Specialist Groundworks | 35,000.00 | 36.69 |
| 0.5 Temporary Diversion Works | - | - |
| 0.6 Extraordinary Site Investigation Works | - | - |
| 1 Substructure | 312,600.00 | 327.67 |
| 2 Superstructure | 1,383,460.00 | 1,450.17 |
| 2.1 Frame | 167,150.00 | 175.21 |
| 2.2 Upper Floors | 35,750.00 | 37.47 |
| 2.3 Roof | 338,600.00 | 354.93 |
| 2.4 Stairs and Ramps | 55,000.00 | 57.65 |
| 2.5 External Walls | 511,720.00 | 536.39 |
| 2.6 Windows and External Doors | 86,850.00 | 91.04 |
| 2.7 Internal Walls and Partitions | 146,790.00 | 153.87 |
| 2.8 Internal Doors | 41,600.00 | 43.61 |
| 3 Internal Finishes | 254,915.00 | 267.21 |
| 3.1 Wall Finishes | 22,900.00 | 24.00 |
| 3.2 Floor Finishes | 71,910.00 | 75.38 |
| 3.3 Ceiling Finishes | 160,105.00 | 167.82 |
| 4 Fittings, Furnishings and Equipment | 7,500.00 | 7.86 |
| 5 Services | 778,601.25 | 816.14 |
| 5.1 Sanitary Installations | - | - |
| 5.2 Services Equipment | - | - |
| 5.3 Disposal Installations | 30,750.00 | 32.23 |
| 5.4 Water Installations | 21,525.00 | 22.56 |
| 5.5 Heat Source | - | - |
| 5.6 Space Heating and Air Conditioning | 261,375.00 | 273.98 |
| 5.7 Ventilation | - | - |
| 5.8 Electrical Installations | 215,250.00 | 225.63 |
| 5.9 Fuel Installations | - | - |
| 5.10 Lift and Conveyor Installations | 105,000.00 | 110.06 |
| 5.11 Fire and Lightning Protection | 46,125.00 | 48.35 |
| 5.12 Communication, Security and Control Systems | 61,500.00 | 64.47 |
| 5.13 Specialist Installations | - | - |
| 5.14 Builder's Work in Connection with Services | 37,076.25 | 38.86 |
| 6 Prefabricated Buildings and Building Units | - | - |
| 7 Work to Existing Buildings | 55,450.00 | 58.12 |
| 7.1 Minor Demolition and Alteration Works | 4,600.00 | 4.82 |
| 7.2 Repairs to Existing Services | 50,850.00 | 53.30 |
| 7.3 Damp-Proof Courses / Fungus and Beetle Eradication | - | - |
| 7.4 Façade Retention | - | - |
| 7.5 Cleaning Existing Surfaces | - | - |
| 7.6 Renovation Works | - | - |



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GIFA

954 m²

| Item | Total £ | Total / m ² £ |
|---|---------------------|-----------------------------|
| 8 External Works | 222,495.00 | 233.22 |
| 8.1 Site Preparation Works | 5,000.00 | 5.24 |
| 8.2 Roads, Paths, Pavings and Surfacing | 45,795.00 | 48.00 |
| 8.3 Soft Landscapes, Planting and Irrigation Systems | - | - |
| 8.4 Fencing, Railings and Walls | 8,800.00 | 9.22 |
| 8.5 External Fixtures | 17,500.00 | 18.34 |
| 8.6 External Drainage | 95,400.00 | 100.00 |
| 8.7 External Services | 50,000.00 | 52.41 |
| 8.8 Minor Building Works and Ancillary Buildings | - | - |
| Sub-total £ | 3,153,521.25 | 3,305.58 |
| 9 Main Contractor's Preliminaries | 491,949.32 | 515.67 |
| Sub-total £ | 3,645,470.57 | 3,821.25 |
| 10 Main Contractor's Overheads and Profit | 182,273.53 | 191.06 |
| Total Construction Costs £ | 3,827,744.10 | 4,012.31 |
| 11 Professional Fees | 612,439.06 | Excluded |
| 11.1 Design Team Fees / Consultant's Fees | 574,161.62 | Excluded |
| 11.2 Main Contractor's Pre-Construction Fees | Excluded | Excluded |
| 11.3 Main Contractor's Design Fees | Excluded | Excluded |
| 11.4 Sundry Fees, Surveys, Reports, etc. | 38,277.44 | Excluded |
| 12 Other Development/Project Costs and Fees | Excluded | Excluded |
| Sub-total £ | 4,440,183.16 | 4,654.28 |
| 13 Contingency | 444,018.32 | 465.43 |
| Total Project Costs (excl. Inflation) £ | 4,884,201.48 | 5,119.71 |
| 14 Inflation | 194,879.64 | 204.28 |
| Total Project Costs (inc. Inflation) £ | 5,079,081.12 | 5,323.98 |
| 15 VAT | Excluded | Excluded |
| Total Project Costs (inc. Inflation & VAT) £ | Excluded | Excluded |

Base Date of Cost Plan: 19/06/2025

| Client Direct Items | Total £ | Total / m ² £ |
|--|------------|-----------------------------|
| CD Client Direct Items | 427,250.00 | Excluded |
| CD-1 Provisional allowance for supplying and installing miscellaneous FFE | 7,500.00 | |
| CD-2 Provisional allowance for supplying and installing curtains | 5,000.00 | |
| CD-3 Provisional allowance for supplying and installing fixed joinery, desks, seating and the like | 25,000.00 | |
| CD-4 Provisional allowance for supplying and installing office desk | 5,000.00 | |
| CD-5 Provisional allowance for supplying and installing storage shelving | 1,000.00 | |
| CD-6 Provisional allowance for supplying and installing kitchen fit-out; Howdens or similar; excluding white goods | 15,000.00 | |
| CD-7 Provisional allowance for supplying and installing fixed planters | 2,000.00 | |
| CD-8 Provisional allowance for supplying and installing Photovoltaic Panels; including battery storage | 50,000.00 | |
| <u>Sanitaryware - New Theatre:</u> | | |
| CD-9 Allowance for WC cubicles; 13nr | 45,500.00 | |
| CD-10 Allowance for Doc M pack; 1nr | 2,500.00 | |
| CD-11 Allowance for mirrors, toilet roll holders, etc. | 4,200.00 | |
| CD-12 Allowance for WHBs; 10nr | 7,500.00 | |



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GIFA

954 m²

| <i>Item</i> | <i>Total £</i> | <i>Total / m² £</i> |
|---|---------------------|------------------------------------|
| CD-13 Allowance for installation of shower unit; 1nr <u>Sanitaryware - Cyprus Hall (Extension);</u> | 1,500.00 | |
| CD-14 Allowance for WC cubicles; 2nr | 7,000.00 | |
| CD-15 Allowance for WHBs; 3nr | 2,250.00 | |
| CD-16 Allowance for Doc M pack; 1nr | 2,500.00 | |
| CD-17 Allowance for urinals; 4nr | 2,600.00 | |
| CD-18 Allowance for mirrors, toilet roll holders, etc. | 1,200.00 | |
| CD-19 Allowance for provision of changing places unit; 1nr | 35,000.00 | |
| CD-20 Provisional allowance for bar, ticketing and backfitting; using reclaimed materials from site demolition | 50,000.00 | |
| CD-21 Provisional allowance for theatre seating; retractable gallery seating only | 75,000.00 | |
| CD-22 Provisional allowance for theatre seating; loose seating only | 15,000.00 | |
| CD-23 Provisional allowance for theatre AV and specialist lighting, sound and theatre installations; cabling and ductwork only | 50,000.00 | |
| CD-24 Provisional allowance for seating counter | 15,000.00 | |
| Sub-total £ | 427,250.00 | 447.85 |
| CD-I Inflation; BCIS All-in TPI Inflation (2Q25 to 4Q26) 3.99% | 17,047.28 | 17.87 |
| Total Client Direct Item Costs (inc. Inflation) £ | 444,297.28 | 465.72 |
| CD-V VAT | Excluded | Excluded |
| Total Client Direct Item Costs (inc. Inflation & VAT) £ | Excluded | Excluded |
| Total Project Costs (inc. Inflation) £ | 5,523,378.40 | 5,789.70 |



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BUILD-UP

| Item | Quantity | Unit | Rate £ | Total £ | Total / m ² £ |
|---|----------|------|-----------|------------|-----------------------------|
| 0.1 Toxic / Hazardous / Contaminated Material Treatment | | | | | |
| 0.1.1 Provisional allowance for excavation and removal of contaminated arisings from site | 1 | PS | 50,000.00 | 50,000.00 | |
| 0.1.2 Provisional allowance for asbestos removal from existing buildings | 1 | PS | 5,000.00 | 5,000.00 | |
| | | | | 55,000.00 | 57.65 |
| 0.2 Major Demolition Works | | | | | |
| 0.2.1 Allowance for partial demolition of existing Cyprus Hall building to facilitate new build construction; including roof, walls, doors, windows, services, FFE, and the like; breaking out ground floor slab and reducing levels to receive new construction; temporary propping; disposal off-site | 1 | it | 48,500.00 | 48,500.00 | |
| | | | | 48,500.00 | 50.84 |
| 0.3 Temporary Support to Adjacent Structures | | | | | |
| NO WORKS ANTICIPATED | | | | - | - |
| 0.4 Specialist Groundworks | | | | | |
| <u>New Theatre</u> | | | | | |
| 0.4.1 Provisional allowance for retaining substructures due to site sloping | 1 | PS | 35,000.00 | 35,000.00 | |
| | | | | 35,000.00 | 36.69 |
| 0.5 Temporary Diversion Works | | | | | |
| NO WORKS ANTICIPATED | | | | - | - |
| 0.6 Extraordinary Site Investigation Works | | | | | |
| NO WORKS ANTICIPATED | | | | - | - |



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BUILD-UP

| Item | Quantity | Unit | Rate £ | Total £ | Total / m ² £ |
|--|----------|----------------|-----------|------------|-----------------------------|
| 1 Substructure | | | | | |
| <u>New Theatre</u> | | | | | |
| 1.1 Allowance for substructures (based on GIFA) | 449 | m ² | 500.00 | 224,500.00 | |
| <u>Cyprus Hall (Extension)</u> | | | | | |
| 1.2 Allowance for substructures (based on GIFA) | 166 | m ² | 350.00 | 58,100.00 | |
| <u>Courtyard</u> | | | | | |
| 1.3 Provisional allowance for Courtyard groundworks | 1 | PS | 30,000.00 | 30,000.00 | |
| | | | | 312,600.00 | 327.67 |
| 2.1 Frame | | | | | |
| <u>New Theatre</u> | | | | | |
| 2.1.1 Allowance for steel frame; including fittings (based on GIFA) | 449 | m ² | 350.00 | 157,150.00 | |
| <u>Cyprus Hall (Existing)</u> | | | | | |
| 2.1.2 Provisional allowance for frame installations to support openings following demolition of front façade | 1 | PS | 10,000.00 | 10,000.00 | |
| | | | | 167,150.00 | 175.21 |
| 2.2 Upper Floors | | | | | |
| <u>New Theatre</u> | | | | | |
| 2.2.1 Allowance for upper floors | 143 | m ² | 250.00 | 35,750.00 | |
| | | | | 35,750.00 | 37.47 |
| 2.3 Roof | | | | | |
| <u>New Theatre</u> | | | | | |
| 2.3.1 Allowance for single ply membrane roof; complete; to form the roof; including timber structure, insulation and weatherproof membrane | 330 | m ² | 350.00 | 115,500.00 | |
| 2.3.2 Extra over for exposed glulam ceiling joists | | | | Omitted | |
| 2.3.3 Extra over allowance for parapet upstands and the like | 101 | m | 200.00 | 20,200.00 | |
| 2.3.4 Allowance for aluminium rainwater goods; gutters and RWDPs | 161 | m | 150.00 | 24,150.00 | |
| 2.3.5 Allowance for external plant space gate and acoustic screen | 1 | it | 3,000.00 | 3,000.00 | |
| 2.3.6 Allowance for aluminium rooflight; approximately 2560 x 3030mm; fixed; including trimming supports | 1 | nr | 15,500.00 | 15,500.00 | |
| 2.3.7 Allowance for Mansafe system or similar | 1 | it | 25,000.00 | 25,000.00 | |
| <u>Cyprus Hall (Extension)</u> | | | | | |
| 2.3.8 Allowance for single ply membrane roof; complete; to form the roof; including timber structure, insulation and weatherproof membrane | 180 | m ² | 350.00 | 63,000.00 | |
| 2.3.9 Extra over for exposed glulam ceiling joists | | | | Omitted | |
| 2.3.10 Extra over allowance for parapet upstands and the like | 54 | m | 200.00 | 10,800.00 | |



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| Item | Quantity | Unit | Rate £ | Total £ | Total / m ² £ |
|---|----------|----------------|-----------|------------|-----------------------------|
| 2.3.11 Allowance for aluminium rainwater goods; gutters and RWDPs | 96 | m | 150.00 | 14,400.00 | |
| 2.3.12 Allowance for aluminium rooflight; approximately 3000 x 450mm; fixed; including trimming supports | 1 | nr | 3,000.00 | 3,000.00 | |
| 2.3.13 Allowance for aluminium rooflight; approximately 6500 x 900mm; fixed; including trimming supports | 1 | nr | 12,000.00 | 12,000.00 | |
| 2.3.14 Allowance for aluminium rooflight; approximately 9500 x 800mm; fixed; including trimming supports | 1 | nr | 15,500.00 | 15,500.00 | |
| 2.3.15 Provisional allowance for abutment works; to existing Cyprus Hall | 1 | PS | 5,000.00 | 5,000.00 | |
| <u>Cyprus Hall (Existing)</u> | | | | | |
| 2.3.16 Allowance for single ply membrane roof; complete; to form the roof; including timber structure, insulation and weatherproof membrane | 17 | m ² | 350.00 | 5,950.00 | |
| 2.3.17 Allowance for aluminium rainwater goods; gutters and RWDPs | 14 | m | 150.00 | 2,100.00 | |
| 2.3.18 Provisional allowance for aluminium rooflight; approximately 450 x 4000mm; fixed; including trimming supports | 1 | PS | 3,500.00 | 3,500.00 | |
| | | | | 338,600.00 | 354.93 |
| 2.4 Stairs and Ramps | | | | | |
| <u>New Theatre</u> | | | | | |
| 2.4.1 Allowance for staircase; PCC or similar; including finishes and balustrading; 3nr floors | 1 | it | 25,000.00 | 25,000.00 | |
| 2.4.2 Allowance for supply and installation of FlexStep Compact steps; adjacent to stage; 1nr (as per Level quotation ref. LAL.16764.05.25) | 1 | it | 20,000.00 | 20,000.00 | |
| 2.4.3 Provisional allowance for seat raking, step boxing and hatches | 1 | PS | 10,000.00 | 10,000.00 | |
| | | | | 55,000.00 | 57.65 |



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| Item | Quantity | Unit | Rate £ | Total £ | Total / m ² £ |
|--|----------|----------------|-----------|------------|-----------------------------|
| 2.5 External Walls | | | | | |
| <u>New Theatre</u> | | | | | |
| 2.5.1 Clay hung tile external walls; complete; including SFS, insulation, cavities, ties, cladding supports, hung tiles, membranes, accessories and the like; 1nr layer plasterboard and skim finish | 418 | m ² | 500.00 | 209,000.00 | |
| 2.5.2 Extra over for high level sound absorbing acoustic plasterboard to the auditorium | 418 | m ² | 50.00 | 20,900.00 | |
| 2.5.3 Load-bearing brick and block masonry external walls; complete; including brickwork, blockwork, cavities, insulation, ties and the like; 1nr layer plasterboard and skim finish | 343 | m ² | 335.00 | 114,905.00 | |
| 2.5.4 Extra over for acoustic plasterboard linings | 300 | m ² | 50.00 | 15,000.00 | |
| 2.5.5 Extra over provisional allowance for tanking/waterproofing to retaining wall structures | 1 | PS | 20,000.00 | 20,000.00 | |
| 2.5.6 Provisional allowance for new external 'Beehive' signage | 1 | PS | 10,000.00 | 10,000.00 | |
| 2.5.7 Provisional allowance for bespoke detailing to entrance façade | 1 | PS | 20,000.00 | 20,000.00 | |
| <u>Cyprus Hall (Extension)</u> | | | | | |
| 2.5.8 Load-bearing brick and block masonry external walls; complete; fair-faced and flush pointed; including brickwork, blockwork, cavities, insulation, ties and the like | 176 | m ² | 335.00 | 58,960.00 | |
| 2.5.9 Extra over for acoustic plasterboard linings | 138 | m ² | 50.00 | 6,900.00 | |
| <u>Cyprus Hall (Existing)</u> | | | | | |
| 2.5.10 Load-bearing brick and block masonry external walls; complete; fair-faced and flush pointed; including brickwork, blockwork, cavities, insulation, ties and the like | 33 | m ² | 335.00 | 11,055.00 | |
| 2.5.11 Provisional allowance for making good to existing external walls; including patch repointing and repair | 1 | PS | 25,000.00 | 25,000.00 | |
| | | | | 511,720.00 | 536.39 |



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| Item | Quantity | Unit | Rate £ | Total £ | Total / m ² £ |
|--|----------|----------------|-----------|------------|-----------------------------|
| 2.6 Windows and External Doors | | | | | |
| <u>New Theatre & Cyprus Hall (Extension)</u> | | | | | |
| 2.6.1 Allowance for external doors, single; including frames, ironmongery and decoration | 4 | nr | 2,500.00 | 10,000.00 | |
| 2.6.2 Extra over for acoustic linings and seals | 1 | nr | 750.00 | 750.00 | |
| 2.6.3 Allowance for external doors, double; including frames, ironmongery and decoration | 7 | nr | 3,750.00 | 26,250.00 | |
| 2.6.4 Extra over for acoustic linings and seals | 1 | nr | 1,500.00 | 1,500.00 | |
| 2.6.5 Allowance for external doors, double; automated; including frames, ironmongery and decoration | 1 | nr | 15,000.00 | 15,000.00 | |
| 2.6.6 Allowance for aluminium window; approximately 1580 x 2500mm; fixed; including trimming supports | 1 | nr | 3,500.00 | 3,500.00 | |
| 2.6.7 Allowance for aluminium window; approximately 1580 x 1460mm; fixed; including trimming supports | 4 | nr | 2,000.00 | 8,000.00 | |
| 2.6.8 Allowance for aluminium window; approximately 1800 x 2350mm; fixed; including trimming supports | 4 | nr | 3,750.00 | 15,000.00 | |
| 2.6.9 Allowance for aluminium window; approximately 1860 x 1480mm; fixed; including trimming supports | 1 | nr | 2,350.00 | 2,350.00 | |
| 2.6.10 Provisional allowance for access control, automated openings and BWIC | 1 | PS | 4,500.00 | 4,500.00 | |
| | | | | 86,850.00 | 91.04 |
| 2.7 Internal Walls and Partitions | | | | | |
| <u>New Theatre & Cyprus Hall (Extension)</u> | | | | | |
| 2.7.1 Allowance for internal walls and partitions; block on edge construction, 2nr layers plasterboard and skim finish to both sides | 216 | m ² | 250.00 | 54,000.00 | |
| 2.7.2 Allowance for internal walls and partitions; metal stud drywall; wall substrate, insulation, 2nr layers plasterboard and skim finish to both sides | 273 | m ² | 230.00 | 62,790.00 | |
| 2.7.3 Extra over for acoustic plasterboard linings | 145 | m ² | 50.00 | 7,250.00 | |
| 2.7.4 Allowance for forming opening for service hatch | 1 | PS | 750.00 | 750.00 | |
| 2.7.5 Provisional allowance for internal glazing to corridor; approximately 5000mm in length | 1 | PS | 10,000.00 | 10,000.00 | |
| <u>Cyprus Hall (Existing)</u> | | | | | |
| 2.7.6 Allowance for internal wall where existing Cyprus Hall demolition occurs | 20 | m ² | 350.00 | 7,000.00 | |
| 2.7.7 Provisional allowance for firestopping and compartmentalisation of existing building | 1 | PS | 5,000.00 | 5,000.00 | |
| | | | | 146,790.00 | 153.87 |



BEEHIVE THEATRE

BURGESS HILL COMMUNITY CENTRE

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GREENWOOD PROJECTS

BUILD-UP

| Item | Quantity | Unit | Rate £ | Total £ | Total / m ² £ |
|---|----------|----------------|-----------|------------|-----------------------------|
| 2.8 Internal Doors | | | | | |
| <u>New Theatre & Cyprus Hall (Extension)</u> | | | | | |
| 2.8.1 Allowance for internal doors, single; including frames, ironmongery and decoration | 18 | nr | 850.00 | 15,300.00 | |
| 2.8.2 Extra over for acoustic linings and seals | 3 | nr | 600.00 | 1,800.00 | |
| 2.8.3 Allowance for internal doors, double; including frames, ironmongery and decoration | 2 | nr | 1,500.00 | 3,000.00 | |
| 2.8.4 Extra over for acoustic linings and seals | 1 | nr | 1,000.00 | 1,000.00 | |
| 2.8.5 Provisional allowance for access control, automated openings and BWIC | 1 | PS | 5,500.00 | 5,500.00 | |
| 2.8.6 Provisional allowance for risers, hatches, access panels and the like | 1 | PS | 7,500.00 | 7,500.00 | |
| 2.8.7 Provisional allowance for servery hatch and fire shutter | 1 | PS | 5,000.00 | 5,000.00 | |
| <u>Cyprus Hall (Existing)</u> | | | | | |
| 2.8.8 Allowance for internal doors, double; including frames, ironmongery and decoration | 1 | nr | 1,500.00 | 1,500.00 | |
| 2.8.9 Extra over for acoustic linings and seals | 1 | nr | 1,000.00 | 1,000.00 | |
| | | | | 41,600.00 | 43.61 |
| 3.1 Wall Finishes | | | | | |
| <u>New Theatre & Cyprus Hall (Extension)</u> | | | | | |
| 3.1.1 Paint finish; 1nr base coat, 2nr top coats | 1,572 | m ² | 10.00 | 15,720.00 | |
| 3.1.2 Half-height mirrored wall finish with tiled backsplash above sinks | 6 | m ² | 100.00 | 600.00 | |
| 3.1.3 Whiterok or similar; to Changing Places | 42 | m ² | 125.00 | 5,250.00 | |
| <u>Cyprus Hall (Existing)</u> | | | | | |
| 3.1.4 Paint finish; 1nr base coat, 2nr top coats | 73 | m ² | 10.00 | 730.00 | |
| 3.1.5 Tiled backsplash strip above kitchen counter; approximately 500mm continuous height | 12 | m | 50.00 | 600.00 | |
| | | | | 22,900.00 | 24.00 |



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|---|----------|----------------|-----------|---------------|-----------------------------|
| 3.2 Floor Finishes | | | | | |
| <u>New Theatre</u> | | | | | |
| 3.2.1 Engineered timber floor finish to beehive auditorium; including acoustic underlay | 167 | m ² | 205.00 | 34,235.00 | |
| 3.2.2 Linoleum or similar flooring | 139 | m ² | 65.00 | 9,035.00 | |
| 3.2.3 Allowance for timber skirtings and decoration | 239 | m | 25.00 | 5,975.00 | |
| <u>Cyprus Hall (Extension)</u> | | | | | |
| 3.2.4 Brick paver finish; including sealant | 116 | m ² | 150.00 | 17,400.00 | |
| 3.2.5 Linoleum or similar flooring | 43 | m ² | 65.00 | 2,795.00 | |
| 3.2.6 Allowance for timber skirtings and decoration | 65 | m | 25.00 | 1,625.00 | |
| <u>Cyprus Hall (Existing)</u> | | | | | |
| 3.2.7 Linoleum or similar flooring | 8 | m ² | 65.00 | 520.00 | |
| 3.2.8 Allowance for timber skirtings and decoration | 13 | m | 25.00 | 325.00 | |
| | | | | 71,910.00 | 75.38 |
| 3.3 Ceiling Finishes | | | | | |
| <u>New Theatre & Cyprus Hall (Extension)</u> | | | | | |
| 3.3.1 Suspended plasterboard ceilings; 1nr layer plasterboard; including structure and skim finish | 653 | m ² | 65.00 | 42,445.00 | |
| 3.3.2 Extra over for 100mm sound absorbing mineral wool ceiling board panel | 653 | m ² | 135.00 | 88,155.00 | |
| 3.3.3 Paint finish; 1nr base coat, 2nr top coats | 653 | m ² | 10.00 | 6,530.00 | |
| 3.3.4 Extra over allowance for working at height | 653 | m ² | 10.00 | 6,530.00 | |
| 3.3.5 Provisional allowance for frame boxing and linings | 1 | PS | 15,000.00 | 15,000.00 | |
| <u>Cyprus Hall (Existing)</u> | | | | | |
| 3.3.6 Suspended plasterboard ceilings; 1nr layer plasterboard; including structure and skim finish | 17 | m ² | 65.00 | 1,105.00 | |
| 3.3.7 Paint finish; 1nr base coat, 2nr top coats | 17 | m ² | 10.00 | 170.00 | |
| 3.3.8 Extra over allowance for working at height | 17 | m ² | 10.00 | 170.00 | |
| | | | | 160,105.00 | 167.82 |
| 4 Fittings, Furnishings and Equipment | | | | | |
| <u>New Theatre</u> | | | | | |
| 4.1 Provisional allowance for theatre seating; retractable gallery seating only | | | | Client-direct | |
| 4.2 Provisional allowance for built-up stage construction | 1 | PS | 7,500.00 | 7,500.00 | |
| <u>Cyprus Hall (Extension)</u> | | | | | |
| 4.3 Provisional allowance for bar, ticketing and backfitting; using reclaimed materials from site demolition; Client supply, Contractor install | | | | Client-direct | |
| 4.4 Provisional allowance for seating counter | | | | Client-direct | |
| | | | | 7,500.00 | 7.86 |



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BUILD-UP

| Item | Quantity | Unit | Rate £ | Total £ | Total / m ² £ |
|---|----------|----------------|-----------|---------------|-----------------------------|
| 5.1 Sanitary Installations | | | | | |
| <u>New Theatre</u> | | | | | |
| 5.1.1 Allowance for WC cubicles | | | | Client-direct | |
| 5.1.2 Allowance for Doc M pack | | | | Client-direct | |
| 5.1.3 Allowance for mirrors, toilet roll holders, etc. | | | | Client-direct | |
| 5.1.4 Allowance for WHBs | | | | Client-direct | |
| 5.1.5 Allowance for installation of shower unit | | | | Client-direct | |
| <u>Cyprus Hall (Extension)</u> | | | | | |
| 5.1.6 Allowance for WC cubicles | | | | Client-direct | |
| 5.1.7 Allowance for WHBs | | | | Client-direct | |
| 5.1.8 Allowance for Doc M Pack | | | | Client-direct | |
| 5.1.9 Allowance for urinals | | | | Client-direct | |
| 5.1.10 Allowance for mirrors, toilet roll holders, etc. | | | | Client-direct | |
| 5.1.11 Allowance for provision of changing places unit | | | | Client-direct | |
| | | | | - | - |
| 5.2 Services Equipment | | | | | |
| NO WORKS ANTICIPATED | | | | | |
| | | | | - | - |
| 5.3 Disposal Installations | | | | | |
| <u>New Theatre & Cyprus Hall (Extension)</u> | | | | | |
| 5.3.1 Allowance for Disposal Installations (based on GIFA); above ground drainage, soil and waste pipework | 615 | m ² | 50.00 | 30,750.00 | |
| | | | | 30,750.00 | 32.23 |
| 5.4 Water Installations | | | | | |
| <u>New Theatre & Cyprus Hall (Extension)</u> | | | | | |
| 5.4.1 Allowance for Water Installations (based on GIFA); hot and cold water services | 615 | m ² | 35.00 | 21,525.00 | |
| | | | | 21,525.00 | 22.56 |
| 5.5 Heat Source | | | | | |
| See 5.6 | | | | | |
| | | | | - | - |
| 5.6 Space Heating and Air Conditioning | | | | | |
| <u>New Theatre & Cyprus Hall (Extension)</u> | | | | | |
| 5.6.1 Allowance for Heating and Air Conditioning Installations (based on GIFA); HVAC system, ductwork and ASHPs | 615 | m ² | 425.00 | 261,375.00 | |
| | | | | 261,375.00 | 273.98 |



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GREENWOOD PROJECTS

BUILD-UP

| Item | | Quantity | Unit | Rate £ | Total £ | Total / m ² £ |
|--------|---|----------|----------------|-----------|---------------|-----------------------------|
| 5.7 | Ventilation See 5.6 | | | | | |
| | | | | | - | - |
| 5.8 | Electrical Installations <u>New Theatre & Cyprus Hall (Extension)</u> | | | | | |
| 5.8.1 | Allowance for Electrical Installations (based on GIFA); internal and external lighting, small power, containment and distribution | 615 | m ² | 350.00 | 215,250.00 | |
| | | | | | 215,250.00 | 225.63 |
| 5.9 | Fuel Installations NO WORKS ANTICIPATED | | | | | |
| | | | | | - | - |
| 5.10 | Lift and Conveyor Installations <u>New Theatre & Cyprus Hall (Extension)</u> | | | | | |
| 5.10.1 | Allowance for platform lift; including pit | 1 | nr | 30,000.00 | 30,000.00 | |
| 5.10.2 | Allowance for goods lift; including pit | 1 | nr | 65,000.00 | 65,000.00 | |
| 5.10.3 | Testing of lift installations | 1 | it | 5,000.00 | 5,000.00 | |
| 5.10.4 | Commissioning of lift installations | 1 | it | 5,000.00 | 5,000.00 | |
| | | | | | 105,000.00 | 110.06 |
| 5.11 | Fire and Lightning Protection <u>New Theatre & Cyprus Hall (Extension)</u> | | | | | |
| 5.11.1 | Allowance for Fire and Lightning Protection (based on GIFA); sprinklers and fire alarms | 615 | m ² | 75.00 | 46,125.00 | |
| | | | | | 46,125.00 | 48.35 |
| 5.12 | Communication, Security and Control Systems <u>New Theatre & Cyprus Hall (Extension)</u> | | | | | |
| 5.12.1 | Allowance for Communication, Security and Control Systems (based on GIFA); data cabling and intruder alarm | 615 | m ² | 100.00 | 61,500.00 | |
| | | | | | 61,500.00 | 64.47 |
| 5.13 | Specialist Installations <u>New Theatre & Cyprus Hall (Extension)</u> | | | | | |
| 5.13.1 | Provisional allowance for theatre AV and specialist lighting, sound and theatre installations; cabling and ductwork only | | | | Client-direct | |
| | | | | | - | - |



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| Item | Quantity | Unit | Rate £ | Total £ | Total / m ² £ |
|--|----------|----------------|-----------|------------|-----------------------------|
| 5.14 Builder's Work in Connection with Services <u>New Theatre & Cyprus Hall (Extension)</u> | | | | | |
| 5.14.1 Allowance Builder's Work in Connection with Services | 5 | % | | 37,076.25 | |
| | | | | 37,076.25 | 38.86 |
| 6 Prefabricated Buildings and Building Units NO WORKS ANTICIPATED | | | | - | - |
| 7.1 Minor Demolition and Alteration Works <u>Cyprus Hall (Existing)</u> | | | | | |
| 7.1.1 Remove existing doors, single; disposal off-site; make good adjacent surrounds; adapting existing opening to receive new door installations; assumed client direct | 1 | nr | 350.00 | 350.00 | |
| 7.1.2 Remove existing doors, double; disposal off-site; make good adjacent surrounds; adapting existing opening to receive new door installations; assumed client direct | 1 | nr | 750.00 | 750.00 | |
| 7.1.3 Forming openings in external walls to suit new double doors; disposal off-site; make good adjacent surrounds; assumed client direct | 3 | nr | 1,000.00 | 3,000.00 | |
| 7.1.4 Remove existing fence; disposal off-site; grubbing up bases as necessary and making good; assumed client direct | 1 | it | 500.00 | 500.00 | |
| | | | | 4,600.00 | 4.82 |
| 7.2 Repairs to Existing Services <u>Cyprus Hall (Existing)</u> | | | | | |
| 7.2.1 Allowance for minor mechanical and electrical adjustments only; assumed use of existing system; adapting for integration with new systems | 339 | m ² | 150.00 | 50,850.00 | |
| | | | | 50,850.00 | 53.30 |
| 7.3 Damp-Proof Courses / Fungus and Beetle Eradication NO WORKS ANTICIPATED | | | | - | - |
| 7.4 Façade Retention NO WORKS ANTICIPATED | | | | - | - |
| 7.5 Cleaning Existing Surfaces NO WORKS ANTICIPATED | | | | - | - |



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| Item | Quantity | Unit | Rate £ | Total £ | Total / m ² £ |
|--|----------|----------------|-----------|------------|-----------------------------|
| 7.6 Renovation Works NO WORKS ANTICIPATED | | | | | |
| | | | | - | - |
| 8.1 Site Preparation Works | | | | | |
| 8.1.1 Provisional allowance for site preparation | 1 | PS | 5,000.00 | 5,000.00 | |
| | | | | 5,000.00 | 5.24 |
| 8.2 Roads, Paths, Pavings and Surfacing | | | | | |
| 8.2.1 Brick paver external floor tiles; including excavation, disposal, membrane, base and sub-base; laid flat or to falls | 73 | m ² | 165.00 | 12,045.00 | |
| 8.2.2 Extra over provisional allowance for forming external staircase; including steps, handrails and balustrades | 1 | PS | 10,000.00 | 10,000.00 | |
| 8.2.3 Allowance for front entrance hard landscaping works | 55 | m ² | 250.00 | 13,750.00 | |
| 8.2.4 Provisional allowance for making good adjacent highways surrounds | 1 | PS | 10,000.00 | 10,000.00 | |
| | | | | 45,795.00 | 48.00 |
| 8.3 Soft Landscapes, Planting and Irrigation Systems NO WORKS ANTICIPATED | | | | | |
| | | | | - | - |
| 8.4 Fencing, Railings and Walls | | | | | |
| 8.4.1 Allowance for perforated brickwork wall; single skin; including foundations, starters, copings and the like | 18 | m ² | 350.00 | 6,300.00 | |
| 8.4.2 Extra over for timber security gates; approximately 2400 x 2500mm; including decoration, ironmongery and frames | 1 | nr | 2,500.00 | 2,500.00 | |
| | | | | 8,800.00 | 9.22 |
| 8.5 External Fixtures | | | | | |
| 8.5.1 Provisional allowance for site fixtures; bollards, cycle hoops and the like | 1 | PS | 7,500.00 | 7,500.00 | |
| 8.5.2 Provisional allowance for timber fixed seating | 1 | PS | 10,000.00 | 10,000.00 | |
| | | | | 17,500.00 | 18.34 |
| 8.6 External Drainage | | | | | |
| 8.6.1 Allowance for below ground drainage installations (based on GIFA) | 954 | m ² | 100.00 | 95,400.00 | |
| | | | | 95,400.00 | 100.00 |



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| Item | | Quantity | Unit | Rate £ | Total £ | Total / m ² £ |
|-------------|---|----------|------|-----------|------------|-----------------------------|
| 8.7 | External Services | | | | | |
| 8.7.1 | Provisional allowance for incoming utilities and services | 1 | PS | 50,000.00 | 50,000.00 | |
| | | | | | 50,000.00 | 52.41 |
| 8.8 | Minor Building Works and Ancillary Buildings | | | | | |
| | NO WORKS ANTICIPATED | | | | - | - |
| 9 | Preliminaries | | | | | |
| 9.1 | Allowance for Preliminaries | 15.6 | % | | 491,949.32 | |
| | | | | | 491,949.32 | 515.67 |
| 10 | Main Contractor's Overheads and Profit | | | | | |
| 10.1 | Allowance for Main Contractor's Overheads and Profit | 5.0 | % | | 182,273.53 | |
| | | | | | 182,273.53 | 191.06 |
| 11.1 | Design Team Fees / Consultant's Fees | | | | | |
| 11.1.1 | Allowance for Design Team Fees / Consultant's Fees | 15.0 | % | | 574,161.62 | |
| | | | | | 574,161.62 | 601.85 |
| 11.2 | Main Contractor's Pre-Construction Fees | | | | | |
| | Excluded | | | | - | - |
| 11.3 | Main Contractor's Design Fees | | | | | |
| | Excluded | | | | - | - |
| 11.4 | Sundry Fees, Surveys, Reports, etc. | | | | | |
| 11.1.1 | Allowance for Sundry Fees, Surveys, Reports, etc. | 1.0 | % | | 38,277.44 | |
| | | | | | 38,277.44 | 40.12 |
| 12 | Other Development/Project Costs and Fees | | | | | |
| | Excluded | | | | - | - |
| 13 | Contingency | | | | | |
| 13.1 | Allowance for Contingency | 10.0 | % | | 444,018.32 | |
| | | | | | 444,018.32 | 465.43 |



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|------|--|----------|------|-----------|------------|-----------------------------|
| 14 | Inflation | | | | | |
| 14.1 | BCIS All-in TPI Inflation (2Q25 to 4Q26) | 3.99 | % | | 194,879.64 | |
| | | | | | 194,879.64 | 204.28 |