

Appendix D: Cost Plan Report



Cost Estimate

Alterations and Refurbishment Works

at

The Harlington
236 Fleet Road, Fleet, GU51 4BY

for

Fleet Town Council

Alterations and Refurbishment Works
The Harlington, Fleet

Cost Estimate

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Version	Author	Approver	Date	Remarks
01	Paul Hammond	Rob Buckley	4th June 2025	
02	Paul Hammond	Paul Hammond	5th June 2025	Following DTM 05-06-25
03	Paul Hammond	Paul Hammond	4th June 2025	Option 2 added
04	Paul Hammond	Paul Hammond	17th June 2025	Options 1 and 2 updated and Option 3 added 2 added
05	Paul Hammond	Paul Hammond	17th June 2025	Option 2 updated following receipt of SD's Ground Floor Plan
06	Paul Hammond	Paul Hammond	17th June 2025	Updated re Theatre Systems fit-out
07	Paul Hammond	Paul Hammond	19th June 2025	Minor corrections
08	Paul Hammond	Paul Hammond	20th June 2025	Option 2 pathway works added

<u>Alterations and Refurbishment Works</u>	<u>Cost Estimate</u>
<u>The Harlington, Fleet</u>	

Cost Estimate

Commentary

We have been engaged by Fleet Town Council to produce a construction cost estimate for refurbishment and alteration works to "The Harlington", at 236 Fleet Road, Fleet, GU51 4BY.

We have costed the works on the basis of the project being procured on a competitive basis with all works being undertaken concurrently under a single contract with works commencing on site during the 2nd Quarter of 2026. It assumes that the existing building will be completely vacated for the duration of the works.

Two alternative options have been priced, Option 1 (Baseline) option, and Option 2, being a more extensive scope of works than Option 1.

We have shown the estimated cost of the two options side by side for ease of comparison.

Furthermore an Option 3 has been costed for two alternative locations for a potential new-build element within the scheme that would provide a robust multipurpose studio space (suitable for meetings, dance etc), with a 4.5 m internal height to the underside of any suspension points. It would be accompanied by an element of foyer/circulation space and some WCs. We have allowed for a gross internal floor area for this extension of 270 m².

We particularly draw your attention to the Cost Estimate Notes and Exclusions on page 4.

Alterations and Refurbishment Works
The Harlington, Fleet

EXECUTIVE SUMMARY								
	Option 1 - Baseline				Option 2			
		Gross Area	£/m2	TOTAL £		Gross Area	£/m2	TOTAL £
Building Works								
Building Works		2,075	3,474	7,209,383		2,602	3,950	10,276,851
Tender Price Inflation to 2Q26	3%			216,281	3%			308,306
				7,425,665				10,585,157
Design Contingencies	10%			742,566	10%			1,058,516
TOTAL FOR CONSTRUCTION WORKS			3,936	8,168,231			4,475	11,643,673
Professional Fees								
Design team fees generally	17.5%	8,168,231	1,429,440		17.5%	11,643,673	2,037,643	
Local Authority Planning & Building Control		included above				included above		
Fees and surveys		included above				included above		
Total Fees				1,429,440				2,037,643
Client Fixtures & Fittings								
Theatre Systems loose equipment fit-out as per								
Charcoal Blue preliminary budget guidance			250,000				250,000	
Inflation allowance	3%		7,500		3%		7,500	
				257,500				257,500
Total excluding VAT				9,855,172				13,938,815
Value Added Tax								
VAT on Construction Works	excluded				excluded			
VAT on Professional Fees	excluded				excluded			
VAT on Client Fixtures and Fittings	excluded				excluded			
Total Value Added Tax				excluded				excluded
TOTAL DEVELOPMENT COSTS (subject to exclusion on page 3)			-	9,855,172			-	13,938,815
			say	£ 9,856,000			say	£ 13,939,000

Alterations and Refurbishment Works
The Harlington, Fleet

EXECUTIVE SUMMARY		Option 3A - New Build Extension			Option 3B - New Build Extension			
		Gross Area	£/m2	TOTAL £		Gross Area	£/m2	TOTAL £
Building Works								
New Build Extensions		270	6,000	1,620,000		270	6,000	1,620,000
Specialist AV installation budget cost allowance				250,000				250,000
Additional work to existing building associated with the new build extension - budget				100,000				100,000
External hard and soft landscaping works, below ground drainage and external services, at say 15% of new build cost				243,000				243,000
Extra over last for diversion of gas main to plant room, if a gas supply is to be retained to the building				25,000				
Extra over ground level ASHP location already costed, to roof mount the installation - strengthening works, anti-vibration mounts etc - budget				50,000				
				2,288,000				2,213,000
Tender Price Inflation to 2Q26	3%			68,640	3%			66,390
				2,356,640				2,279,390
Design Contingencies	10%			235,664	10%			227,939
TOTAL FOR CONSTRUCTION WORKS				9,601	2,592,304		9,286	2,507,329
Professional Fees								
Design team fees generally	17.5%	2,592,304	453,653		17.5%	2,507,329	438,783	
Local Authority Planning & Building Control Fees and surveys		included above				included above		
Total Fees				453,653		438,783		
Total excluding VAT				3,045,957		2,946,112		
Value Added Tax								
VAT on Construction Works	excluded				excluded			
VAT on Professional Fees	excluded				excluded			
VAT on Client Fixtures and Fittings	excluded				excluded			
Total Value Added Tax				excluded		excluded		
TOTAL DEVELOPMENT COSTS (subject to exclusion on page 3)				-	3,045,957		-	2,946,112
				say	£ 3,046,000		say	£ 2,947,000

Alterations and Refurbishment Works
The Harlington, Fleet

Cost Estimate

Exclusions from Cost Estimate

- 1 Value Added Tax (as we understand Fleet Town Council can reclaim VAT)
- 2 Tender price inflation beyond 2Q26
- 3 Loose furniture and equipment including lockers (other than Auditorium linkable seating)
- 4 Providing any sprinkler fire protection system
- 5 Fire extinguishers, blankets etc (assumed would be hired)
- 6 Any alterations to or repairs of the below ground foul and surface water drainage systems (other than minor works allowances for Option 2)
- 7 Any repairs to or new external hard or soft landscaping works, ramps, steps and the like (other than for specific Option 2 works allowances)
- 8 Any repairs to the existing building fabric except where specifically noted as included
- 9 Refurbishment works to the Phoenix WC's
- 10 Replacement or refurbishment of the existing passenger lift
- 11 Dealing with any contaminated ground conditions
- 12 Dealing with any antiquities, archaeological finds or unexploded ordnance
- 13 Dealing with the need to divert any below ground services crossing the site
- 14 Dealing with any underground obstructions
- 15 Achieving any BREEAM certification
- 16 Any temporary accommodation or hire of alternative facilities.
- 17 Upgrading of library heating system to become independent to Harlington system

Assumptions

- 1 Structural assumptions matching those listed on SD's drawings
- 2 That the removal of the column in the Library space shown on SD's drawing S-1101 S2 applies to Option 2 and not to Option 1
- 3 That the existing Dance Studio bars will be retained

Cost Estimate is based on the following drawings and information:-

Drawings listed at the end of this Report

Alterations and Refurbishment Works
The Harlington, Fleet

MAIN SUMMARY

		Option 1 - Baseline		Option 2	
		GIFA Areas		GIFA Areas	
		Basement	191	Basement	191
		Ground Floor	1,480	Ground Floor	1,524
		1st Floor	404	1st Floor	887
		Total	2,075	Total	2,602
		<i>Cost/m2</i>		<i>Cost/m2</i>	
0	Demolition and Preparation	£	75,000	£	75,000
1	Substructure	£	30,000	£	201,750
2	Superstructure				
2A	Frame	153,400	74	467,000	179
2B	Upper Floors	76,450	37	172,950	66
2C	Roof	473,310	228	878,380	338
2D	Stairs	5,000	2	171,500	66
2E	External walls	26,500	13	281,000	108
2F	Windows and external doors	355,350	171	408,200	157
2G	Internal walls and partitions	176,150	85	268,600	103
2H	Internal doors	244,375	118	306,200	118
	Group element total	£	1,510,535	£	2,953,830
3	Internal finishes				
3A	Wall finishes	208,195	100	209,420	80
3B	Floor finishes	248,707	120	294,018	113
3C	Ceiling finishes	233,025	112	272,550	105
	Group element total	£	689,927	£	775,988
4	Fittings and furnishings	£	610,350	£	678,675
5	Services	£	2,781,988	£	3,273,787
6	External works				
6A	Site work	-	-	191,000	73
6B	Drainage	37,500	18	100,000	38
6C	External services	175,000	84	175,000	67
	Group element total	£	212,500	£	466,000
			5,910,300		8,425,030
			2,848		3,238
7	Preliminaries - say	14%	827,442	14%	1,179,504
			6,737,741		9,604,534
			3,247		3,691
8	Contractor's Overheads / Profit	7%	471,642	7%	672,317
		£	7,209,383	£	10,276,851
			3,474		3,950
9	Tender Price Inflation to 2Q26	3%	216,281	3%	308,306
		£	7,425,665	£	10,585,157
			3,579		4,068
10	Contingency	10%	742,566	10%	1,058,516
		£	8,168,231	£	11,643,673
			£3,936 /m2		£4,475 /m2

Alterations and Refurbishment Works
The Harlington, Fleet

Item Description

0 Demolition and Preparation

Non element specific item only allowed in this section. Refer to subsequent element costing for element specific demolition works

0.1	Asbestos removal - budget cost allowance	1	item	75,000	75,000
Total carried to Main Summary				£	75,000

Cost Estimate

Option 1 - Baseline
Option 2

Quant. Unit Rate (£) Cost (£)

Quant. Unit Rate (£) Cost (£)

1 item 75,000 75,000

1	item	75,000	75,000
		£	75,000

Alterations and Refurbishment Works
The Harlington, Fleet

Item	Description	Option 1 - Baseline				Option 2			
		Quant.	Unit	Rate (£)	Cost (£)	Quant.	Unit	Rate (£)	Cost (£)
1	Substructure								
1.1	Demolition Works								
	n/a								
1.2	New Works								
1.2.1	1000 x 2000 mm concrete pad foundations excavated and cast within the existing auditorium to support new steel columns supporting new gallery; making good all work disturbed	2	nr	10,000	20,000	2	nr	10,000	20,000
1.2.2	Budget cost allowance for foundations and ground slab to the building extension for the new 1st Floor escape staircase (approx 15 m2 on plan)					1	item	20,000	20,000
1.2.3	Budget cost allowance for foundations and ground slab to the building extension for the new frontage (approx 22 m2 on plan)					1	item	27,500	27,500
1.2.4	Raised/infilled floor (to level floor) in Office area (0505 Opt 2 item 17)					70	m2	250	17,500
1.2.5	Underpinning works to existing foundations bordering the auditorium allowing an additional 1000 mm foundation depth					61	m	1,750	106,750
1.2.6	Budget cost allowance to strengthen floor slab to support additional load from stored retractable seating unit	1	item	10,000	10,000	1	item	10,000	10,000
Total carried to Main Summary				£	30,000	£	201,750		

Alterations and Refurbishment Works
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Item	Description	Option 1 - Baseline				Option 2			
		Quant.	Unit	Rate (£)	Cost (£)	Quant.	Unit	Rate (£)	Cost (£)
2A	Frame								
2A.1	Demolition and New Works								
2A.1.1	Balconies:-								
a	new 100 x 100 SHS steel columns to support balconies (Option 2 is say)	4	nr	2,000	8,000	4	nr	2,000	8,000
b	new (timber?) edge beam to balcony front	18	m	300	5,400	40	m	300	12,000
c	hangers to support side slips to maintain column free stalls level; budget					1	item	50,000	50,000
2A.1.2	Technical gallery above Stage								
a	strengthening of existing primary beam with additional steel elements or entirely new beam - budget	1	item	20,000	20,000	1	item	20,000	20,000
b	new padstone/steel spreader beam to support primary beams at both ends of existing brick piers - budget	1	item	5,000	5,000	1	item	5,000	5,000
2A.1.2a	Auditorium roof:-								
a	retention of existing laminated timber roof beams with strengthening works in the form of cables/structs/ intermediate steel beam supports - no detail provided- budget cost provision	1	item	75,000	75,000	see below			
b	retention of existing timber posts supporting timber roof beams - reinstatement of connections	8	nr	750	6,000	8	nr	750	6,000
c	new steel cross beams to support fixing of proposed overhead lighting rig system - 56 m - say	4	T	5,000	20,000	4	T	5,000	20,000
d	new lintel elements to support existing roof truss elements	2	nr	2,000	4,000	2	nr	2,000	4,000
2A.1.2b	Auditorium roof:-								
a	new roof trusses - budget					1	item	125,000	125,000
b	new overstage beams (0505_Opt 2 item 10)					1	item	20,000	20,000
c	existing timber posts previously supporting laminated timber beams are to be removed and replaced with steel posts, allowing 200x200x5 SHS					18	nr	1,500	27,000
2A.1.3	1st Floor escape stair extension - budget cost allowance					1	item	30,000	30,000
2A.1.4	Multipurpose Studio extension and new frontage, to include proposed column removal - budget cost allowance					1	item	100,000	100,000
2A.1.5	Technical gallery and associated staircase landing and 'get-in' dormer works; budget					1	item	30,000	30,000
2A.2	Repair Works								
2A.2.1	Cooper & Withycombe Condition Survey repairs not covered in other items above:-								
a	anti-carbonisation paint finish (Pages C1 - C8)	1	item	10,000	10,000	1	item	10,000	10,000
Total carried to Main Summary				£	153,400	£	467,000		

Alterations and Refurbishment Works
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Item	Description	Option 1 - Baseline				Option 2			
		Quant.	Unit	Rate (£)	Cost (£)	Quant.	Unit	Rate (£)	Cost (£)
2B	Upper Floors								
2B.1	Demolition Works								
2B.1.1	Remove Control Room Floor (9 m2)	1	item	2,000	2,000	1	item	2,000	2,000
2B.2	New Works								
2B.2.1	Infill opening in Stage where staircase to Basement level removed	1	item	5,000	5,000	1	item	5,000	5,000
2B.2.2	Technical gallery above stage:-								
a	new timber joists supported on existing steel grillage - budget (see Section 2A for steel beam and associated works)	1	item	15,000	15,000	1	item	15,000	15,000
2B.2.2	New stepped balcony (mezzanine) (A-0202 Item 1) - 66 m2 on plan								
a	timber joists and timber decking (tbc) (see Section 2A for steel column supports and timber edge beam)	66	m2	200	13,200				
2B.2.3	New stepped balcony (mezzanine) (A-0202_OPT 2 Item 14) - 137 m2 on plan					137	m2	300	41,100
2B.2.4	Extra over last for:-								
a	balustrade to front edge	17	m	750	12,750	36	m	750	27,000
b	open control booth	1	item	2,500	2,500	1	item	2,500	2,500
2B.2.5	Budget cost allowance for possible need for fire stopping and fire compartmentation works	1	item	25,000	25,000	1	item	27,500	27,500
2B.2.6	Extended 1st Floor to Multipurpose Studio					27	m2	300	8,100
2B.2.7	Infill upper floor where Stair 04 removed					1	item	10,000	10,000
2B.2.8	Infill where dumb waiter removed	1	item	1,000	1,000	1	item	1,000	1,000
2B.2.9	Technical gallery and associated staircase landing:-								
a	budget for upper floor structure					1	item	30,000	30,000
b	balustrade to front edge					5	m	750	3,750
Total carried to Main Summary					£	76,450	£ 172,950		

Alterations and Refurbishment Works
The Harlington, Fleet

Item	Description	Option 1 - Baseline				Option 2			
		Quant.	Unit	Rate (£)	Cost (£)	Quant.	Unit	Rate (£)	Cost (£)
2C	Roof								
2C.1	<u>Demolition Works</u>								
2C.1.1a	Remove existing flat roof covering and deck (A-0215 item 1)	462	m2	60	27,720				
2C.1.1b	Remove existing flat roof covering, deck and structure (A-0215 item 1)					462	m2	90	41,580
2C.1.2	Extra over last for removing vents	1	item	5,000	5,000	1	item	6,000	6,000
2C.1.3	Remove existing timber joists whilst retaining existing laminated timber beams	462	m2	20	9,240				
2C.1.4	Temporary roof	1	item	50,000	50,000	1	item	50,000	50,000
2C.1.5	Form trimmed opening for new rooflights	3	nr	3,000	9,000	4	nr	3,000	12,000
2C.1.5	Existing roof structure removed and roof modifications required to create new dormer over get-in (A-0212 Opt 2 item 13); budget					1	item	50,000	50,000
2C.1.6	Demolish roof over offices (A-0212_Opt 2 item 15)					1	item	20,000	20,000
2C.1.7	Removal of roof as part of front entrance remodelling (A-0212 Opt 2 item 17)					1	item	20,000	20,000
2C.1.8	Removal of pitched roof to existing lift shaft (but retaining existing lifting beam) plus local mods to adjacent roof to facilitate new stairwell connection (A-0212 Opt 5 item 8)					1	item	10,000	10,000
2C.1.9	Eastern portion of hipped roof removed to enable creation of new taller studio space and remodelled building frontage (A-0212 Opt 2 item 9)					1	item	15,000	15,000
2C.2	<u>New Works</u>								
2C.2.1a	New flat roof covering, insulation and roof deck (A-0205 Item 1)	462	m2	350	161,700				
2C.2.1b	New flat roof covering, insulation, roof deck and joists (A-0205 Opt 2 Item 1)					462	m2	450	207,900
2C.2.2	Extra over last for new drainage channels and gulleys into existing downpipes (A-0205 Item 5)	48	m	250	12,000	48	m	250	12,000
2C.2.3	Strengthening works to existing roof structure (A-0205 Item 2) as SD Engineers drawing S-1103								
a	replacement of existing timber roof joists with new 250 mm deep C24 timber joists @ 300 centres	1,540	m	20	30,800				
b	joist support/connection to structure, e.g. joists hangers	600	nr	10	6,000				
c	retention of existing laminated timber roof beams with strengthening works in the form of cables/structs/ intermediate steel beam supports - no detail provided- budget cost provision								
d	retention of existing timber posts supporting timber roof beams - reinstatement of connections								
e	new steel cross beams to support fixing of proposed overhead lighting rig system - 56 m - say								
f	new lintel elements to support existing roof truss elements								
2C.2.4	Safety guard rails for maintenance access to roof (A-0205 Item 4, 0505 Item 12, 0505 Opt 2 item 2)	59	m	300	17,700	95	m	300	28,500
2C.2.5	New rooflights (A-0205 Items 4 and 5)	3	nr	2,500	7,500	4	nr	2,500	10,000
2C.2.6	Board over existing rooflight (A-0201 Item 27)	1	nr	1,000	1,000	1	nr	1,000	1,000
2C.2.7	New insulation layer on replacement ceiling (ceiling allowed elsewhere) within roof void (A-0505 Item 3)								
		603	m2	50	30,150	603	m2	50	30,150
2C.2.8	New dormer roof over get-in (A-0205_Opt 2 item 4):-								
a	area on plan (36 m2); budget					1	item	75,000	75,000
2C.2.9	New roof over office (A-0205_Opt 2 item 5):-								
a	area on plan					86	m2	500	43,000
b	rooflights (circa 2000 x 1500 mm)					3	nr	3,500	10,500
2C.2.10	New roof over multi-purpose studio/remodelled entrance area (A-0205 Opt 2 item 7):-								

Alterations and Refurbishment Works
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Item	Description	Option 1 - Baseline		Cost Estimate	
		Quant.	Unit	Rate (£)	Cost (£)
	a area on plan				
	b rooflights (circa 2000 x 1500 mm)				
2C.2.11	New roof over stairwell/lift shaft (A-0205_Opt 2 item 8):-				
	a area on plan				
2C.2.12	Roof modifications associated with new staircase to technical gallery (0201-Opt 2 item 46); budget				
2C.2.13	Replace smoke vents over stage	2	nr	5,000	10,000
2C.3	Repair Works				
2C.3.1	Cooper & Withycombe Condition Survey repairs not covered in other items above:-				
	a Chimney stack repair (pA82)	1	item	4,000	4,000
	b NW Elevation - remove ivy and replace damages gutter (pA84)	1	item	1,500	1,500
	c NE Elevation - Replace flashing and increase overlap to prevent water migration when windy (pA85)	1	item	3,500	3,500
	d SE Elevation - Refix gutter and increase hopper size (pA87)	1	item	1,500	1,500
	e Various gutter and rainwater pipe realignment/replacement works (pA88 -A91)	1	item	10,000	10,000
	f Infilling voids in woodwool slabs at positions of historic rooflights, repairs, possible replacement with ply; crawlboards - budget	1	item	50,000	50,000
	g fire stopping/fire compartmentation works - budget	1	item	25,000	25,000
Total carried to Main Summary				£ 473,310	£ 878,380

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Item	Description	Option 1 - Baseline		Cost Estimate	
		Quant.	Unit	Rate (£)	Cost (£)
2D	Stairs				
2D.1	Demolition Works				
2D.1.1	On-stage stair (0201 item 29) (0202_OPT 2 item 28)	1	item	3,000	3,000
2D.1.2	Control Rm stair	1	item	2,000	2,000
2D.1.3	Stair 01 (0211_OPT 2 item 4, 0212_OPT 2 item 2)				
2D.1.3	Stair 04 (0210_OPT 2 item 3, 0211_OPT 2 item 4)				
2D.1.4	Stair 04 (0211_OPT 2 item 4)				
2D.1.5	Stairs from stalls to stage				
2D.2	New Works				
2D.2.1	Basement staircase 10 modified and associated lintel raising (0200_Opt 2 items 10 and 11)				
2D.2.2	New escape stair (0202_OPT 2 item 1)				
2D.2.3	New staircases within auditorium to link stalls with balcony, including removable barriers or gates (0201 OPT 2 items 30 and 31)				
2D.2.4	New staircase to technical gallery (0505-Opt 2 item 21); budget				
2D.2.5	New stairflight off Scene Dock (0201-Opt 2 item 53); budget				
Total carried to Main Summary				£ 5,000	£ 171,500

Alterations and Refurbishment Works
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Item	Description	Option 1 - Baseline				Cost Estimate			
		Quant.	Unit	Rate (£)	Cost (£)	Quant.	Unit	Rate (£)	Cost (£)
2E	External Walls								
2E.1	Demolition Works								
	refer to Section 2F for removal of existing windows and doors								
2E.1.1	Where window 2.1 m wide removed, increase opening for new pair of doors (new doors allowed elsewhere)					4	nr	2,500	10,000
2E.1.2	Level and size of window opening modified to create new opening for get-in door (A-0211-Opt 2 item 14)					1	item	3,000	3,000
2E.1.3	Demolish façade to extent required by proposed new frontage (circa 15 m girth) (0211_Opt 2 item 10)					1	item	20,000	20,000
2E.1.4	Demolish façade to Meeting Rm (circa 9 m long) (A-0212 Opt 2 item 9)					1	item	7,500	7,500
2E.1.5	New 1st Floor escape staircase:-								
a	Outer leaf of cavity wall removed (0211_Opt 2 Item 11 and 0212 Opt 2 item 10) - say 35 m2					1	item	5,000	5,000
b	remove column and section of external wall					1	item	5,000	5,000
c	150x75x19PFC fixed horizontally to retained masonry to provide lateral stability following demolition of outer leaf of wall					1	item	2,500	2,500
2E.1.6	Form opening for proposed new pair of doors to Electrical Cupboard to improve space efficiency	1	item	2,000	2,000	1	item	2,000	2,000
2E.2	New Works								
2E.2.1	Infill opening in external walls:-								
a	where single door removed (0201 item 37)	1	item	2,000	2,000				
b	where 1st Floor window removed (A-0202_OPT 2 item 10)					2	nr	2,000	4,000
c	where GF escape doors removed (A-0201_OPT 2 item 40)					1	nr	2,000	2,000
2E.2.2	Partially infill opening where pair of external doors removed, leaving revised opening for new window (new window allowed elsewhere)					3	nr	2,000	6,000
2E.2.3	New external walls:-								
a	to enclose new 1st Floor escape staircase (0505_Opt 2 item 15)					74	m2	500	37,000
b	to new building frontage (Meeting Rm/Entrance Lobby)					309	m2	500	154,500
2E.3	Repair Works								
2E.3.1	Cooper & Withycombe Condition Survey repairs not covered in other items above:-								
a	crack repairs, brick replacements, repointing (pA92-A94, A104, A106, A111, A113)	1	item	12,500	12,500	1	item	12,500	12,500
b	UPVC fascia board replacement (pA98- A99, A109)	1	item	10,000	10,000	1	item	10,000	10,000
Total carried to Main Summary					£ 26,500	£ 281,000			

Alterations and Refurbishment Works
The Harlington, Fleet

Item	Description	Option 1 - Baseline				Cost Estimate			
		Quant.	Unit	Rate (£)	Cost (£)	Quant.	Unit	Rate (£)	Cost (£)
2F	Windows and External Doors								
2F.1	Demolition Works								
2F.1.1	Remove existing windows and doors, make good openings and prepare for replacement	257	m2	150	38,550	257	m2	150	38,550
2F.2	New Works								
2F.2.1	New windows (allowing say Velfac V200 or similar double glazed aluminium/timber composite)	248	m2	850	210,800	230	m2	850	195,500
2F.2.2	Extra over last for doors:-								
a	singles	3	nr	2,000	6,000	3	nr	2,000	6,000
b	pairs	10	prs	3,500	35,000	10	prs	3,500	35,000
c	pairs with power opening (0201 item 1)	1	prs	6,000	6,000				
2F.2.3	Plant Room & Electrical Cupd louvred pairs of doors (assumed)	3	prs	3,000	9,000	3	prs	3,000	9,000
2F.2.4	New 1st Floor fire escape staircase endosure								
a	window					9	m2	850	7,650
b	pair of doors					1	pr	5,000	5,000
2F.2.5	Remodelled frontage								
a	glazed screen 6.5 m girth with 2 pair of doors with power opening (0201 Opt 2 item 2)					1	item	25,000	25,000
b	glazing to Multipurpose Studio with vertical louvres; 12 m girth (0202 Opt 2 item 9)					1	item	35,000	35,000
c	window to Duty Manager's Office					1	nr	1,500	1,500
2F.2.6	Solar shading budget cost allowance	1	item	50,000	50,000	1	item	50,000	50,000
Total carried to Main Summary					£ 355,350	£ 408,200			

Alterations and Refurbishment Works
The Harlington, Fleet

Item	Description	Option 1 - Baseline				Option 2			
		Quant.	Unit	Rate (£)	Cost (£)	Quant.	Unit	Rate (£)	Cost (£)
2G	Internal Walls and Partitions								
2G.1	<u>Demolition Works</u>								
2G.1.1	Demolish internal partitions and walls (assumed non-loadbearing and allowing an average rate for different construction types and thicknesses) - approx area	571	m2	50	28,550	832	m2	50	41,600
2G.1.2	Wall opening into Auditorium widened, to include new steel beam lintel (A-0201 item 11)	1	item	3,000	3,000				
2G.1.3	Wall opening into Green Room formed, to include new steel lintel (A-0201 item 23)	1	item	3,000	3,000	1	item	3,000	3,000
2G.1.4	Wall opening into Auditorium Bar widened, to include new steel lintel	1	item	5,000	5,000	1	item	5,000	5,000
2G.1.5a	Height of existing proscenium opening increased (A-0505 Item 11) - budget	1	item	15,000	15,000				
2G.1.5b	Height and width of existing proscenium opening increased, to include associated steelwork (A-0505 Opt 2 Item 11) - budget					1	item	30,000	30,000
2G.1.6	New door or blank openings:-								
a	to Control Rm	1	nr	1,000	1,000	1	nr	1,000	1,000
b	to extended Stage Front	1	nr	1,000	1,000				
c	to FDC store (A-0212_OPT 2 item 1)					1	nr	1,000	1,000
d	to Sound and Light Locks (A-0212_OPT 2 item 1)	1	nr	1,000	1,000	3	nr	1,000	3,000
e	onto technical gallery (A-0212_OPT 2 item 18)					1	nr	1,000	1,000
f	Music Rm P-G-03					1	nr	1,000	1,000
g	to Get-in					3	nr	1,000	3,000
h	to Kitchen					1	nr	1,000	1,000
i	new double door upstage right, with concrete lintel								
		1	nr	1,500	1,500	1	nr	1,500	1,500
j	new double door to FTC Store								
2G.2	<u>New Works</u>								
2G.2.1	New internal partitions and walls (allowing an average rate for different construction types and thicknesses and finishes both sides ready for decoration) - approx area	454	m2	150	68,100	810	m2	150	121,500
2G.2.2	Infill openings to close off link to Library (A-0201 item 3 and A0202 item 8) (A-0201_OPT 2 item 10, and A-0202_OPT 2 item 8)	2	nr	1,500	3,000	2	nr	1,500	3,000
2G.2.3	Other door opening infills	4	nr	1,500	6,000	8	nr	1,500	12,000
2G.2.4	Budget cost allowance for possible need for fire compartmentation works	1	item	20,000	20,000	1	item	20,000	20,000
2E.3	<u>Repair Works</u>								
2G.3.1	Cooper & Withycombe Condition Survey repairs not covered in other items above:-								
a	crack repairs, bed joint reinforcement (pages C1 to C8)	1	item	20,000	20,000	1	item	20,000	20,000
Total carried to Main Summary					£ 176,150	£ 268,600			

Alterations and Refurbishment Works
The Harlington, Fleet

Item	Description	Option 1 - Baseline				Option 2			
		Quant.	Unit	Rate (£)	Cost (£)	Quant.	Unit	Rate (£)	Cost (£)
2H	Internal Doors								
2H.1	<u>Demolition Works</u>								
2H.1.1	Remove internal doors, frames and architraves:-								
a	singles	59	nr	50	2,950	62	nr	50	3,100
b	pairs	19	nr	75	1,425	18	nr	75	1,350
2H.2	<u>New Works</u>								
2H.2.1	New doors including frames, architraves and ironmongery								
a	singles	58	nr	1,500	87,000	59	nr	1,500	88,500
b	pairs	28	nr	2,750	77,000	21	nr	2,750	57,750
c	hold-open door closers (0201_Op2 item 14)					2	prs	1,000	2,000
d	glazed side screens	1	nr	1,000	1,000	1	nr	1,000	1,000
2H.2.2	New glazed screens with doors:-								
a	2.5 m long with single door (A-0201 item 5) (A-0201_OPT 2 item 5)	1	nr	7,500	7,500	1	nr	7,500	7,500
b(i)	5.9 m girth with pair of doors (new Entrance Lobby)	1	nr	15,000	15,000				
b(ii)	5.5 m long with 2 pair of doors (new Entrance Lobby)					1	nr	20,000	20,000
c	4.2 m long with pair of doors (Dance Studio)	1	nr	12,500	12,500	1	nr	12,500	12,500
d	5.8 m long with pair of doors (Meeting Rm)					1	nr	17,500	17,500
2H.2.3	Folding walls/screens								
a	6.8 m long fully or partially glazed (A-0201 item 9), (A-0201_OPT 2 item 12)	1	nr	20,000	20,000	1	nr	20,000	20,000
b	4.5 m long glazed with pair of doors (between Mutlipurpose studio and Foyer)					1	nr	15,000	15,000
2H.2.4	Glazed screen 6.2m long with automatic bi-parting sliding doors (to Entrance Lobby)					1	nr	30,000	30,000
2H.2.5	Budget cost allowance for fire shutters/curtains	1	item	20,000	20,000	1	item	30,000	30,000
Total carried to Main Summary					£ 244,375	£ 306,200			

Alterations and Refurbishment Works
The Harlington, Fleet

		<u>Option 1 - Baseline</u>				<u>Cost Estimate</u>			
<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>
3A	Wall Finishes								
3A.1	<u>Demolition Works</u>								
3A.1.1	High level wall lining to Auditorium - approx area	425	m2	20	8,500	425	m2	20	8,500
3A.1.2	Ceramic wall tiling and other linings - budget	1	item	5,000	5,000	1	item	5,000	5,000
3A.2	<u>New Works</u>								
3A.2.1	Emulsion painting:-								
a	new partitions - approx area	895	m2	10	8,950	1,622	m2	10	16,220
b	existing walls and partitions; approx area	3,903	m2	15	58,545	3,500	m2	15	52,500
3A.2.2	New linings to existing walls for improved acoustic performance. Ensure walls continue to soffit level. (A-0201-Item 26)	22	m2	150	3,300	22	m2	150	3,300
3A.2.3	New insulation layer to existing auditorium walls to enhance acoustics and thermal efficiency. (A-0505 Item 4) - approx area	350	m2	100	35,000	350	m2	100	35,000
3A.2.4	Ceramic wall tiling or other lining to wc and shower areas - allowed full girth x 2 m high	325	m2	100	32,500	325	m2	100	32,500
3A.2.4	Ceramic wall tiling or other lining to kitchen - allowed full girth x 2 m high	64	m2	100	6,400	64	m2	100	6,400
3A.2.5	Budget cost allowance for potential acoustic wall finishes?	1	item	50,000	50,000	1	item	50,000	50,000
Total carried to Main Summary				£ 208,195		£ 209,420			

Alterations and Refurbishment Works
The Harlington, Fleet

		<u>Option 1 - Baseline</u>				<u>Cost Estimate</u>			
<u>Item</u>	<u>Description</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>
3B	Floor Finishes								
3B.1	<u>Demolition Works</u>								
3B.1.1	Strip up existing floor finishes throughout building	2,075	m2	12	24,900	2,075	m2	12	24,900
3B.1.2	Strip out existing skirtings	401	m	2	802	569	m	2	1,138
3B.2	<u>New Works</u>								
3B.2.1	Prepare existing floor for new finishes	2,075	m2	20	41,500	2,075	m2	20	41,500
3B.2.2	New floor finishes throughout the building	2,075	m2	70	145,250	2,602	m2	70	182,140
3B.2.3	Extra over last for:-								
a	multi-purpose auditorium and stage flooring	414	m2	50	20,700	414	m2	50	20,700
3B.2.4	New skirting	316	m	30	9,480	625	m	30	18,750
3B.2.5	Redecorate existing skirting - approx quantity	1,215	m	5	6,075	978	m	5	4,890
Total carried to Main Summary				£ 248,707		£ 294,018			

Alterations and Refurbishment Works
The Harlington, Fleet

Item	Description	Option 1 - Baseline				Option 2			
		Quant.	Unit	Rate (£)	Cost (£)	Quant.	Unit	Rate (£)	Cost (£)
3C	Ceiling Finishes								
3C.1	Demolition Works								
3C.1.1	Strip out existing ceiling finishes throughout building	2,075	m2	15	31,125	2,075	m2	15	31,125
3C.1.2	Extra over last for auditorium ceiling	325	m2	15	4,875	325	m2	15	4,875
3C.2	New Works								
3C.2.1	Install new ceiling finishes throughout building	2,075	m2	75	155,625	2,602	m2	75	195,150
3C.2.2	Extra over last for ceiling to Auditorium	414	m2	100	41,400	414	m2	100	41,400
Total carried to Main Summary				£	233,025	£ 272,550			

Alterations and Refurbishment Works
The Harlington, Fleet

Item	Description	Option 1 - Baseline				Option 2			
		Quant.	Unit	Rate (£)	Cost (£)	Quant.	Unit	Rate (£)	Cost (£)
4	Fittings and Furnishings								
4.1	Demolition Works								
4.1.1	Strip out sanitaryware	22	nr	50	1,100	23	nr	50	1,150
a	wc suites	21	nr	50	1,050	19	nr	50	950
b	wash hand basins	12	nr	50	600	12	nr	50	600
c	urinals	13	nr	100	1,300	13	nr	100	1,300
d	wc cubicles	4	nr	100	400	4	nr	100	400
e	vanity units	1	item	1,000	1,000	1	item	1,000	1,000
f	sundry other fittings - say	1	item	1,000	1,000	1	item	1,000	1,000
4.1.2	Strip out Kitchen B-02 (A-0210_OPT 2 item 1)								
4.1.3	Strip out Kitchenette (A-0201 Item 33) (A-0201_OPT 2 item 35)	1	item	500	500	1	item	500	500
4.1.4	Strip out Kitchenette in Staff Rm G-04	1	item	750	750	1	item	750	750
4.1.5	Stripping out works associated with kitchen rearrangement (A-0201 Item 36) (A-0211_OPT 2 item 13)	1	item	1,500	1,500	1	item	1,500	1,500
4.1.6	Strip out Changing Rm G50 and G52 fittings	1	item	1,500	1,500	1	item	1,500	1,500
4.1.7	Strip out Café/Exhibition (G-02) fittings	1	item	1,500	1,500	1	item	1,500	1,500
4.1.8	Strip out Reception desk and screen (G-03)	1	item	1,500	1,500	1	item	1,500	1,500
4.1.9	Strip out Dance Studio bar counter (A-0202 item 4) (A-0212_OPT 2 item 3)	1	item	1,500	1,500	1	item	1,500	1,500
4.1.10	Strip out Function Rm G-11 counter and associated fixtures (A-0211_OPT 2 item 6)					1	item	1,000	1,000
4.1.11	Strip out Kitchenette in F-06	1	item	500	500	1	item	500	500
4.1.12	Existing overstage grillage removed (A-0212_Opt 2 item 8)					1	item	3,000	3,000
4.1.13	Dumb waiter	1	item	1,000	1,000	1	item	1,000	1,000
4.2	New Works								
4.2.1	Sanitaryware	19	nr	550	10,450	22	nr	550	12,100
a	wc suites	17	nr	500	8,500	18	nr	500	9,000
b	wash hand basins	5	nr	1,500	7,500	4	nr	1,500	6,000
c	accessible wc Doc M packs	12	nr	1,500	18,000	8	nr	1,500	12,000
d	urinals (with ducts)	2	nr	700	1,400	1	nr	700	700
e	cleaners sinks	13	nr	2,500	32,500	17	nr	2,500	42,500
f	wc cubicles with cistern ducts	2	nr	3,000	6,000	2	nr	3,000	6,000
g	showers	2	nr	3,500	7,000	2	nr	3,500	7,000
h	accessible showers	2	nr	500	1,000	-	nr	500	-
i	privacy screen								
j	vanity units:-								
(i)	1.7 m (2 basins)	1	nr	1,500	1,500	2	nr	1,500	3,000
(ii)	1.9 m (3 basins)	3	nr	1,500	4,500	2	nr	1,500	3,000
k	warm air hand dryers (say)	20	nr	600	12,000	17	nr	600	10,200
l	mirrors (say)	20	nr	150	3,000	22	nr	150	3,300
m	soap dispensers (say)	20	nr	75	1,500	17	nr	75	1,275
n	toilet paper dispensers	24	nr	75	1,800	26	nr	75	1,950
o	Changing Places WC (A-0201_OPT 2 item 8)					1	nr	12,500	12,500
4.2.2a	Combined cafe-bar / box office. The box office also acts as a reception desk for visitors to the Council offices (A-0201 item 2)	1	item	30,000	30,000				
4.2.2b	Box Office counter/screen and Multipurpose counter (A-0201_OPT 2 items 4 and 9)					1	item	30,000	30,000
4.2.3	Bar counter retained but refurbished with new frontage (including integrated lighting) and countertop. Back bar display / rear counter also refurbished/remodelled (A-0201 items 10 and 38)	1	item	20,000	20,000				
4.2.4	New café/bar counter with integrated lighting. Back bar display/rear counter also replaced. (A-0201_OPT 2 - item 13)					1	item	40,000	40,000
4.2.5	Auditorium bar fittings with acoustic roller shutter (A-0201 item 18) (A-0201_OPT 2 Item 17)	1	item	32,500	32,500	1	item	32,500	32,500
4.2.7	Dressing Room fittings:-								
a	New 5-person (A-0201 item 27)	1	item	7,500	7,500				
b	Reconfigured 5-person (A-0201 item 34) (A-0201_Opt 2 item 36)	1	item	7,500	7,500	1	item	7,500	7,500

**Alterations and Refurbishment Works
The Harlington, Fleet**

Cost Estimate

		Option 1 - Baseline				Option 2			
Item	Description	Quant.	Unit	Rate (£)	Cost (£)	Quant.	Unit	Rate (£)	Cost (£)
c	4-5-person (ex Changing G-52)	1	item	7,500	7,500	1	item	7,500	7,500
d	Basement dressing room fittings	1	item	7,500	7,500	1	item	7,500	7,500
e	New 5-person (A-0201_Opt 2 item 21)					1	item	7,500	7,500
4.2.8	Kitchenettes/Tea Points:-								
a	Green Rm (A-0201 item 23), (A-0201_OPT 2 item 20)	1	item	5,000	5,000	1	item	5,000	5,000
b	in Meeting Room	1	item	5,000	5,000	1	item	5,000	5,000
c	in Staff Room	1	item	5,000	5,000	1	item	5,000	5,000
d	in Office					1	item	5,000	5,000
4.2.9	New lifting platform within existing pit - to assist with raising flight cases and equipment to stage levels (A-0201 item 30)	included in Charcoal Blue budget costs - see Executive Summary "Client Fixtures and Fittings"				included in Charcoal Blue budget costs - see Executive Summary "Client Fixtures and Fittings"			
4.2.10	Theatre systems fittings:-								
a	Powered retractable tiered seating unit providing 180 seats (A-0201 item 32) (Option 2 item 33) (126 seats Option 2)	1	item	180,000	180,000	1	item	130,000	130,000
b	Loose (linkable) seating (78 nr) on flat floor to front 4 rows (A-0201 item 31) (Option 2 item 32)	1	item	40,000	40,000	1	item	30,000	30,000
c	Fixed/removable seats in balcony	1	item	25,000	25,000	1	item	60,000	60,000
d	Spares/ seat numbers/donar plates etc	1	item	5,000	5,000	1	item	5,000	5,000
4.2.12	New platform lift to provide wheelchair access to stage level and to the new accessible dressing room (A-0201 item 25) (A-0201_OPT 2 item 23)	1	item	25,000	25,000	1	item	25,000	25,000
4.2.13	New wheelchair platforms stair lift (A-0201-P1 item 35) (A-0202_OPT 2 item 37)	1	item	7,500	7,500	1	item	7,500	7,500
4.2.14	Kitchen layout to be rearranged. Review of existing kitchen to be carried out to establish which fixtures need to be retained and how these are to be reconfigured (A-0201-P1 item 36) (A-0201_OPT 2 item 18) - Budget cost allowance	1	item	50,000	50,000	1	item	50,000	50,000
4.2.15a	Signage - Building, wayfinding and statutory signage - budget cost allowance	1	item	10,000	10,000	1	item	10,000	10,000
4.2.15b	Option 2 - extra over last for illuminated digital display screens, poster panels, building signage; budget					1	item	50,000	50,000
4.2.16	Fixed banquette seating:-								
a	in GF for visitors waiting to go into FDC office	1	item	2,000	2,000				
b	in 1st Floor Foyer - budget					1	item	7,500	7,500
4.2.17	Stage front extended both sides to side walls - budget	1	item	5,000	5,000				
Total carried to Main Summary					£	610,350	£ 678,675		

**Alterations and Refurbishment Works
The Harlington, Fleet**

Cost Estimate

Item	Description	Option 1 - Baseline				Option 2			
		Quant.	Unit	Rate (£)	Cost (£)	Quant.	Unit	Rate (£)	Cost (£)
5	Services (allowances generally based on £/m2 GIA)								
5.1	Demolition Works								
	Strip out existing services to the extent required	2,075	m2	25	51,875	2,075	m2	25	51,875
5.2	New Works (refer to Section 4 for platform and similar lifts)								
5.2.1	M&E Services generally	2,075	m2	925	1,919,375	2,602	m2	925	2,406,850
5.2.2	Theatre Systems installation:-								
a	stage lighting infrastructure	1	item	160,000	160,000	1	item	160,000	160,000
b	AV infrastructure	1	item	250,000	250,000	1	item	250,000	250,000
c	stage engineering infrastructure	1	item	310,000	310,000	1	item	300,000	300,000
				£	2,691,250			£	3,168,725
5.3	Builder's work in connection at say	3%		2,691,250	80,738	3%		3,168,725	95,062
5.4	Contractor's design drawings, O&M Manuals etc	1	item	10,000	10,000	1	item	10,000	10,000
Total carried to Main Summary					£	2,781,988		£	3,273,787

Alterations and Refurbishment Works
The Harlington, Fleet

Item	Description	Option 1 - Baseline				Cost Estimate			
		Quant.	Unit	Rate (£)	Cost (£)	Quant.	Unit	Rate (£)	Cost (£)
6A	Site Works								
6A.1	Demolition Works								
6A.1.1	External plinth, steps and ramp (A-0211_OPT 2 item 12) (see item 6A.2.3 below for associated making good allowance)					1	item	2,500	2,500
6A.1.2	Demolish the existing ramp and steps (A-0211_OPT 2 item 15)					1	item	5,000	5,000
6A.2	New Works								
6A.2.1	Re-landscaped external area with shallower Part-M compliant ramp and re-built steps (A-0201_OPT 2 Item 1) - approx quantas								
a	new paved raised frontage	40	m2	300	12,000				
b	new paved ramp and landing	30	m2	300	9,000				
c	steps	40	m	250	10,000				
d	dwarf wall to enclose raised frontage, ramp and steps	50	m	500	25,000				
e	balustrading to top of dwarf wall	50	m	500	25,000				
f	topsoil infill and planting where existing ramp removed	1	item	7,500	7,500				
g	planting bed modification - budget	1	item	7,500	7,500				
6A.2.2	New stage "Get-in" platform, steps and balustrading (including foundations) (A-0201_OPT 2 Item 24)					1	item	30,000	30,000
6A.2.3	Making good where external plinth, steps and ramp removed (see item 6A.1.1 above)					1	item	7,500	7,500
6A.2.4	Upgrades to the pedestrian path from the Fleet Road (long the northern side of Gurkha Square), to include (NB - all budget cost allowance/ quantities):-								
a	Street furniture (benches)	5	nr	1,000	5,000				
b	Improved lighting	1	item	10,000	10,000				
c	Improved signage (digital totems)	1	item	7,500	7,500				
d	Re-paving - say 55 m x 2 m wide	110	m2	250	27,500				
Total carried to Main Summary					£	-		£	191,000

Alterations and Refurbishment Works
The Harlington, Fleet

Item	Description	Option 1 - Baseline				Cost Estimate			
		Quant.	Unit	Rate (£)	Cost (£)	Quant.	Unit	Rate (£)	Cost (£)
6B	Drainage								
6B.1	Drainage CCTV survey and jet washing and budget cost allowance for some repairs	1	item	37,500	37,500	1	item	37,500	37,500
6B.2	Budget cost allowance for below ground drainage additions and alterations associated with the building extensions and ramp alterations					1	item	62,500	62,500
Total carried to Main Summary					£	37,500		£	100,000

Alterations and Refurbishment Works
The Harlington, Fleet

<u>Item</u>	<u>Description</u>	<u>Option 1 - Baseline</u>				<u>Option 2</u>			
		<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>	<u>Quant.</u>	<u>Unit</u>	<u>Rate (£)</u>	<u>Cost (£)</u>
6C	External Services								
6C.1	Budget cost allowance for possible requirement for an uprated electrical supply to serve the proposed air source heat pumps	1	item	125,000	125,000	1	item	125,000	125,000
6C.2	Budget cost allowance for acoustic enclosure to externally located ASHP (6500 x 4500 x 2500 high)	1	item	50,000	50,000	1	item	50,000	50,000
Total carried to Main Summary				£	175,000	£		175,000	

Alterations and Refurbishment Works
The Harlington, Fleet

Cost Estimate

DRAWINGS AND OTHER INFORMATION USED FOR PREPARATION OF COST ESTIMATE

Burrell Foley Fischer

Nr			Title
1668	0010	P1	Existing Basement Plan
	0011	P1	Existing Ground Floor Plan
	0012	P1	Existing First Floor Plan
	0020	P1	Existing Sections AA & BB
	0030	P1	Existing SE & NE Elevations
	0031	P1	Existing NW & SW Elevations
	0200	P5	Option 1 - Proposed Basement Plan
	0201	P5	Option 1 - Proposed Ground Floor Plan
	0202	P5	Option 1 - Proposed First Floor Plan
	0204	P1	Proposed Roof Void Plan - Baseline
	0205	P2	Proposed Roof Plan - Baseline
	0210	P1	Demolition Basement Plan - Baseline
	0211	P1	Demolition Ground Floor Plan - Baseline
	0212	P1	Demolition First Floor Plan - Baseline
	0215	P1	Demolition Roof Plan - Baseline
	0500	P1	Demolition Sections AA & BB - Baseline
	0505	P2	Proposed Sections AA & BB - Baseline
	0200_Opt 2	P5	Option 2 - Proposed Basement Plan
	0201_Opt 2	P6	Option 2 - Proposed Ground Floor Plan
	0202_Opt 2	P6	Option 2 - Proposed First Floor Plan
	0205_Opt 2	P2	Option 2 - Proposed Roof Plan
	0210_Opt 2	P2	Demolition Basement Plan - Option 2
	0211_Opt 2	P2	Demolition Ground Floor Plan - Option 2
	0212_Opt 2	P2	Demolition First Floor Plan - Option 2
	0215_Opt 2	P1	Demolition Roof Plan - Option 2
	0505_Opt 2	P2	Proposed Sections AA & BB - Option 2
	0201_Opt3A	P1	Proposed Ground Floor Plan - Option 3A
	0201_Opt3B	P1	Proposed Ground Floor Plan - Option 3B

E-mail 16-06-25 @ 11:53 re Option 3 description

SD Engineers

2035-SDE-00-GF-SK-S-1101-S2-Rev A	Ground Floor Plan - Initial Costing
2035-SDE-00-M1-SK-S-1102-S2-Rev A	Mezzanine Floor Plan - Initial Costing
2035-SDE-00-RF-SK-S-1103-S2-Rev A	Roof Plan - Initial Costing
2035-SDE-00-GF-SK-S-1201-S2-Rev A	Ground Floor Plan - Initial Costing
2035-SDE-00-M1-SK-S-1202-S2-Rev A	Mezzanine Floor Plan - Initial Costing - Option 2
2035-SDE-00-RF-SK-S-1203-S2-Rev A	Roof Plan - Initial Costing - Option 2

Skelly & Couch

1705-SAC-RP-M&E Feasibility Report - 16-06-25

Charcoal Blue

Feasibility Report - June 2025

Cooper & Withycombe

Condition Survey Report January 2020

BCIS All-In Tender Price Index as at 7th March 2025