

Consolidated estimate for Theatre refurbishment

Item	Estimate	Notes
Estimate by Philip Ford	63000	
Less PF contingencies	-11000	Contingencies are added later
Less PF allowance for professional advisors	-7700	
Cabling and speakers for Film Club	1250	Based on estimate from Ivor Knox plus 15% subcontractor mark up, 15% main contractor mark up plus 30% profit
Construction cost ex heating	45550	
Gas supply	3000	Allowance - to be confirmed
New gas boiler	3500	Based on Worcester GB162 60kW boiler and £1000 for fitting
Heating incl in dressing room	3500	Allowance - to be confirmed
New seats	13500	Based on recent quote plus 5%
Carpets	4000	at £50/sqm - assumed to be 80 sqm
Stage lighting	1000	Allowance - to be confirmed
Decorating lobby and front of theatre	1000	Reasonable allowance
CDM advisor	2000	Allowance - to be confirmed
Professional advisors during planning and implementation	7700	Allowance at this stage - based on advice from Philip Ford
Development of tender documentation	incl	
Tender evaluation and award	500	Allowance for additional work
Community engagement	500	Guess to include presentation material, snacks and drinks etc
Opening party	500	Reasonable allowance
Fund raising	2500	Allowance - to be confirmed
Auditing for funders	500	Based on annual auditing cost
Total excluding contingency	89250	
Contingency based on Philip Ford advice	11000	
Player's additional contingency	22000	Additional contingency to cover costs unknown at this stage of development
VAT	24450	
Total capex	146700	

10th May 2016

Questions for PF - done 14th April