

M A R C H 2 0 1 8

**COURTYARD THEATRE, HEREFORD**  
**PROPOSED ALTERATIONS**



GLENN HOWELLS ARCHITECTS

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## 1.0 DESIGN PROPOSAL

### 1.1 Aims

Following a review and analysis of the existing building a number of critical elements and a strategy have been identified in order to

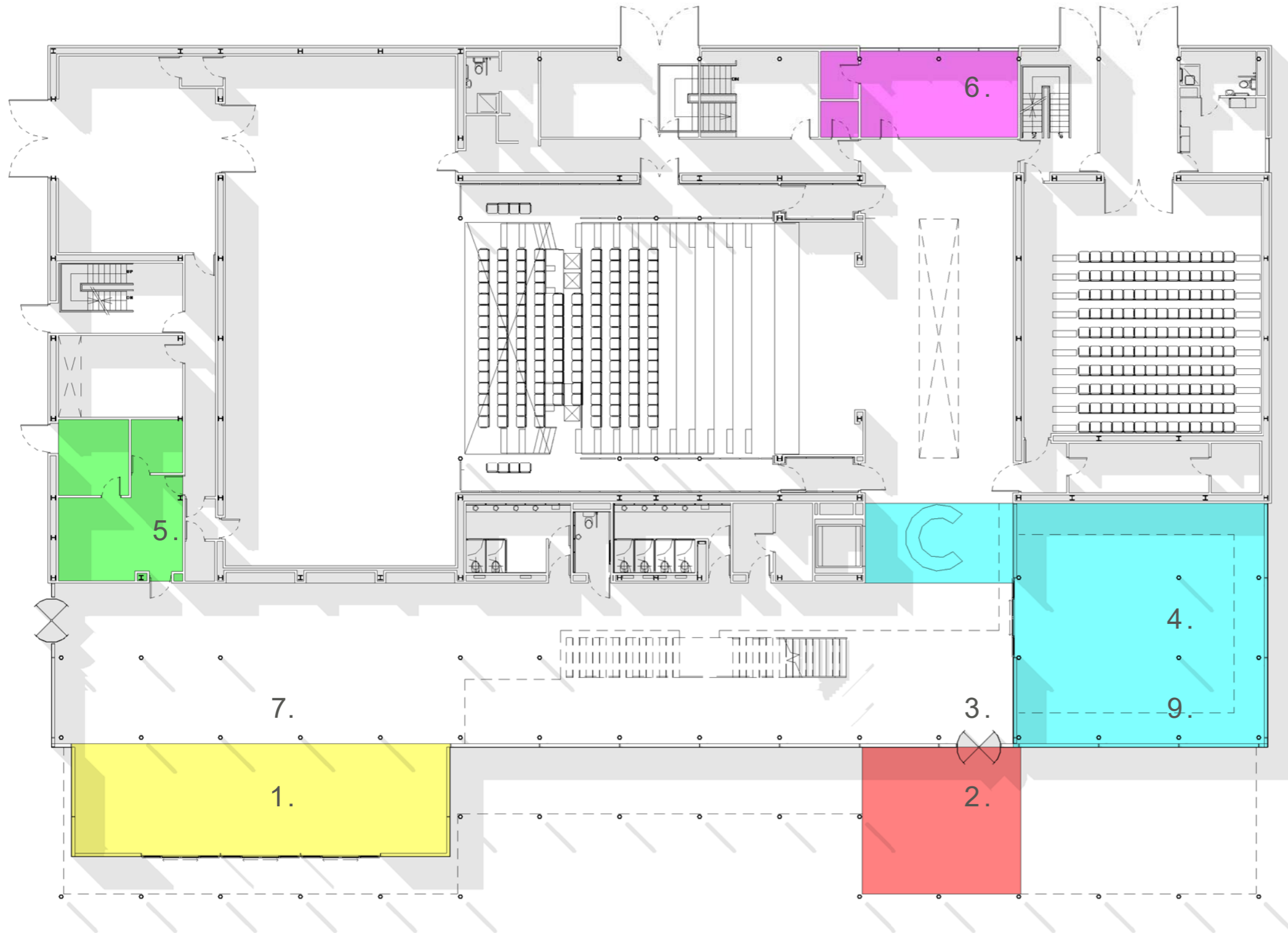
1. Enhance capacity for small-scale art
2. Enhance the financial sustainability of the organisation
3. Improve the visitor experience
4. Provide future flexibility
5. Reduce the carbon footprint of the building

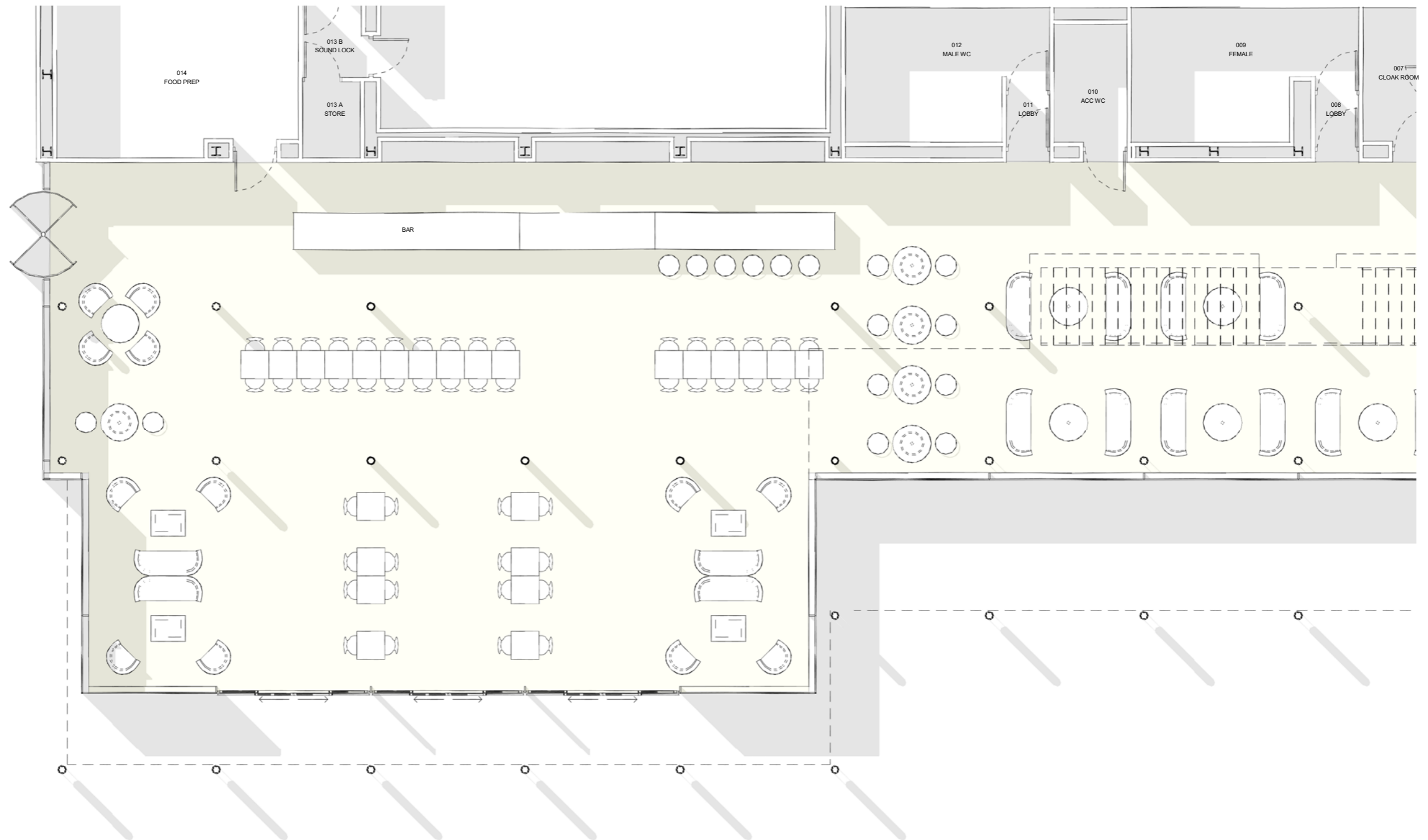
## 1.0 DESIGN PROPOSAL

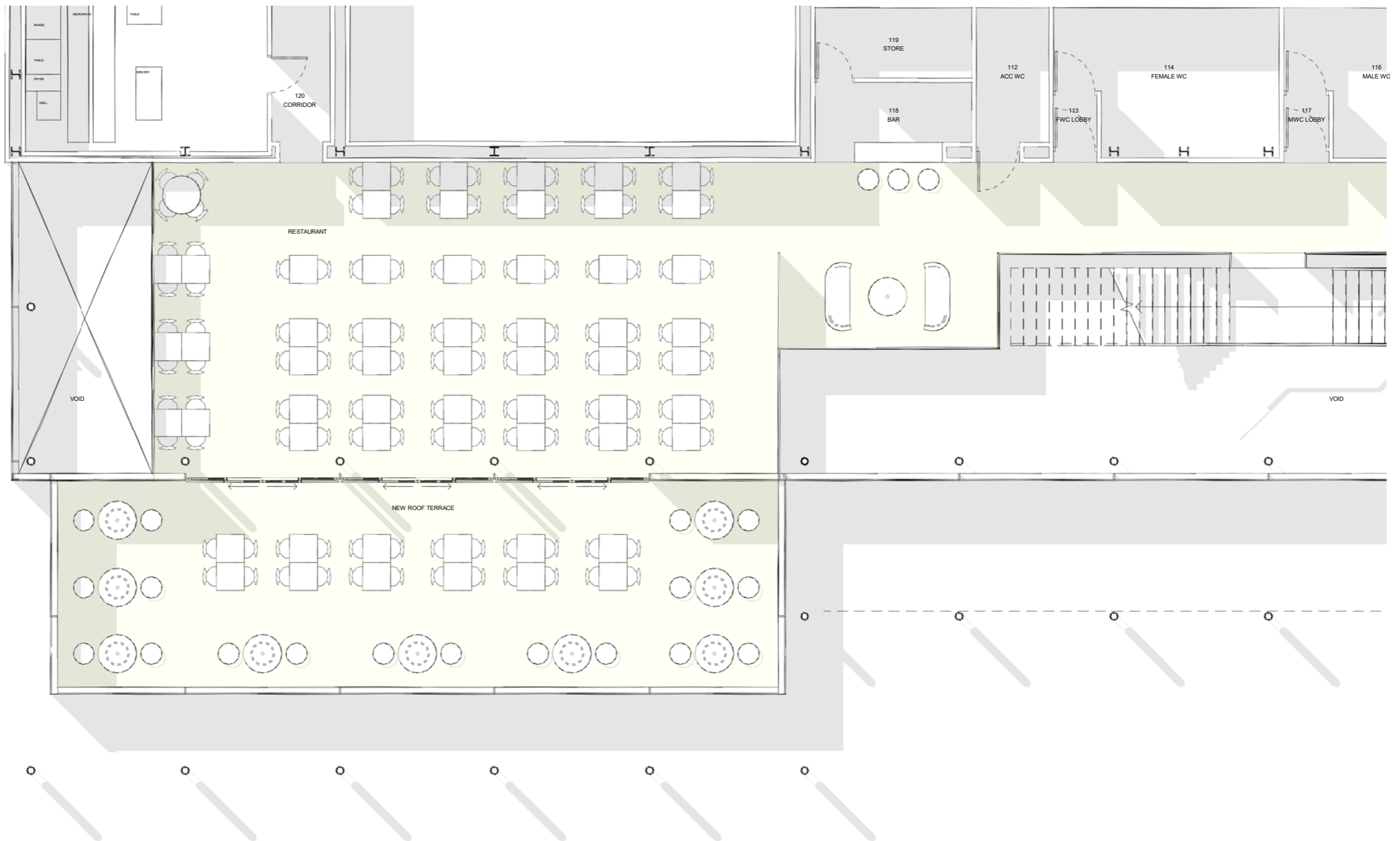
### 1.2 Proposals

In order to enhance the design and functionality of the existing building a number of changes has been proposed. Below is a summary of the key changes proposed from the currently building.

1. Cafe extension - 80 sq.m
2. Canopy extension by two bays - 25 sq.m
3. New revolving door
4. New Visual Arts/Craft outlet and free standing box office - 120 sq.m
5. Refurbishment of existing kitchen - 60 sq.m
6. New VIP room - 30 sq.m
7. Extension of first floor gallery - 40 sq.m
8. Introduction of new roof terrace - 80 sq.m
9. New multi-use space for classes/youth theatre at second floor - 90 sq.m



















More Seating Available in the Mezzanine on the 1st floor

**COURTYARD**  
HEREFORD

**LEVEL 2**

- Doors 5 & 6
- Gallery
- Garrick Room
- Alloy Jewellers
- Administration Office

**LEVEL 1**

- Doors 3 & 4
- Mezzanine Restaurant
- Arts & Crafts Room
- Music Pool
- 2Faced Dance

1.0 DESIGN PROPOSAL

1.7 Cafe - Before







1.0 DESIGN PROPOSAL

1.7 Cafe - Before







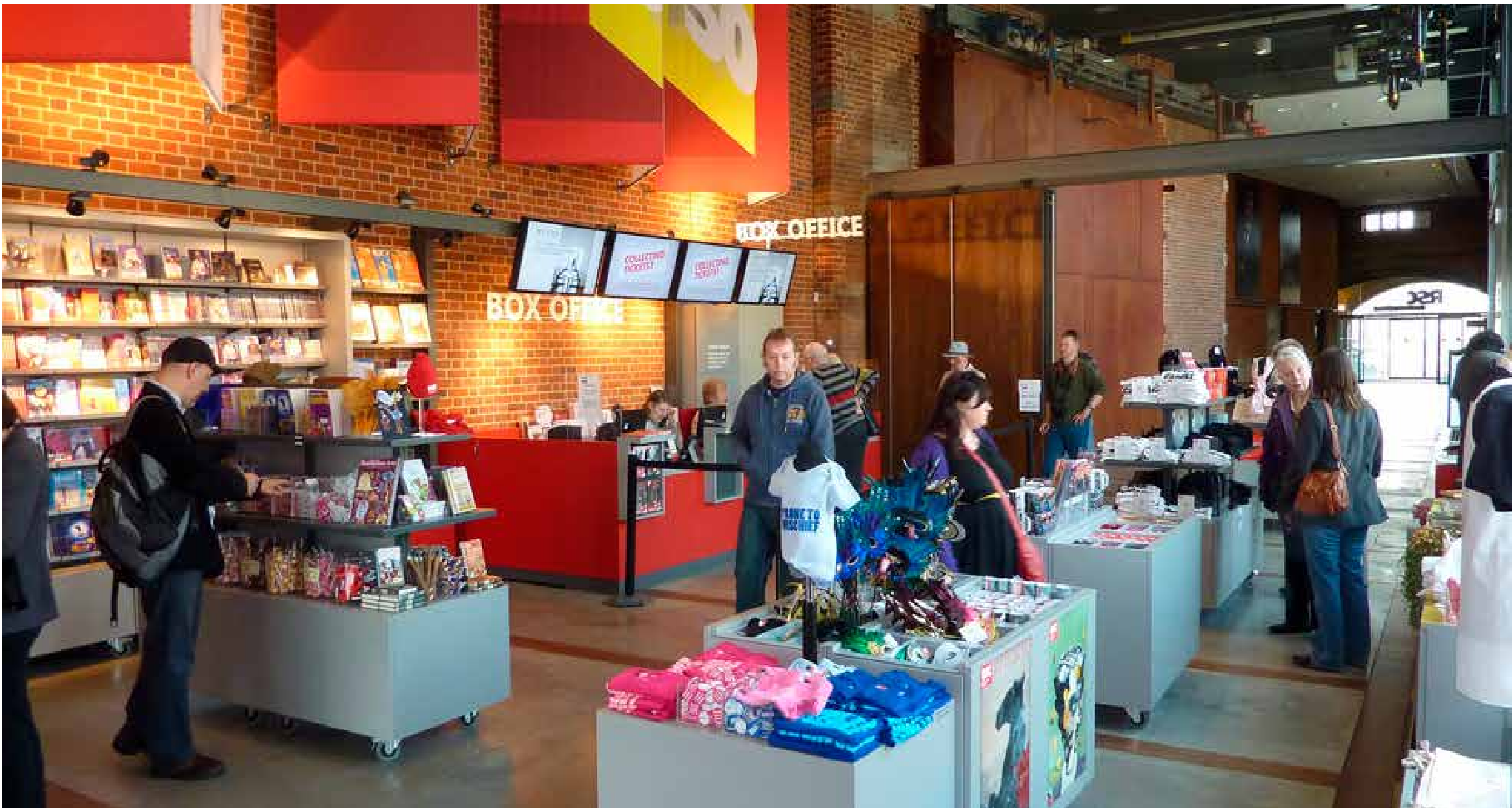




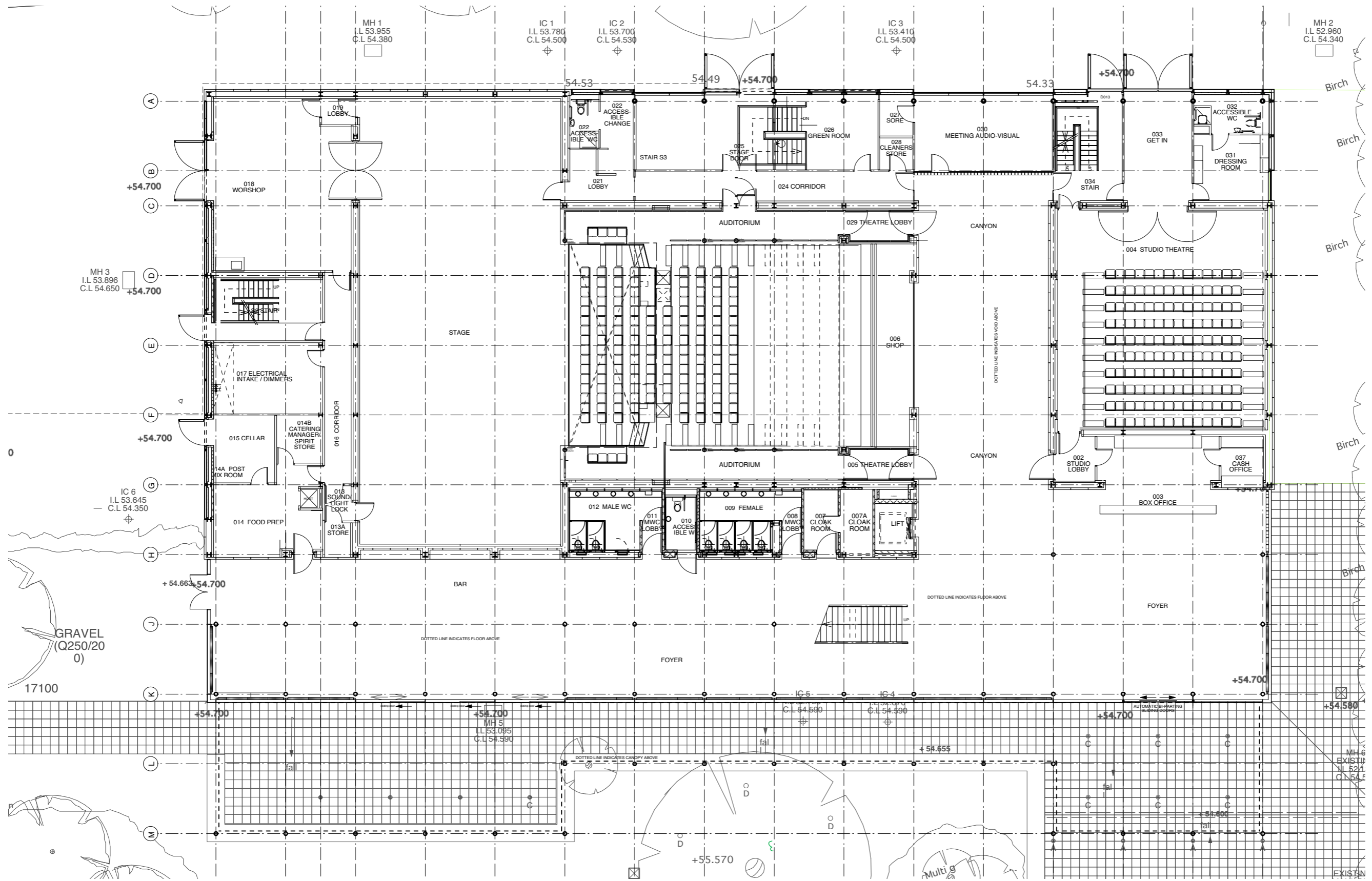




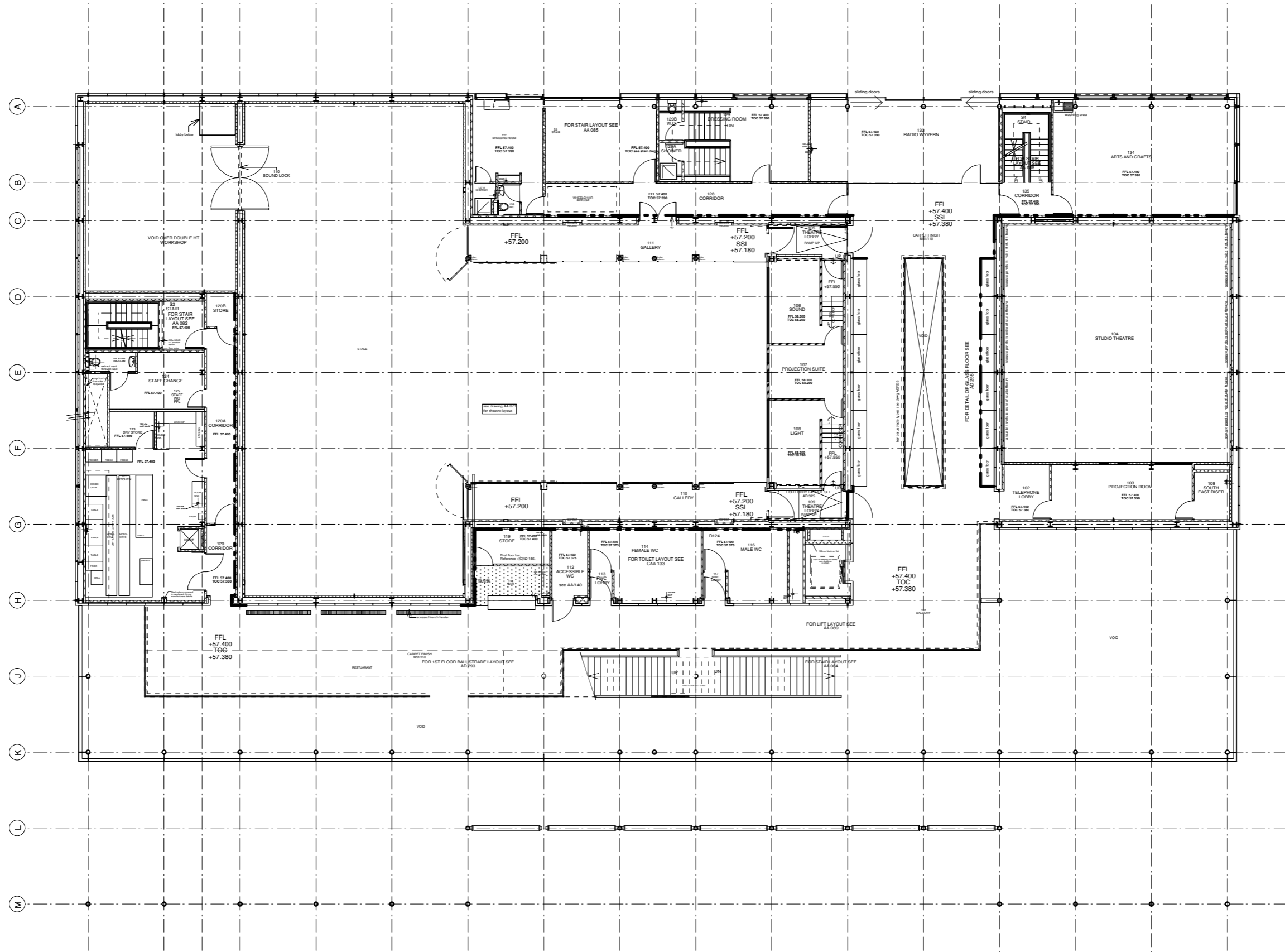


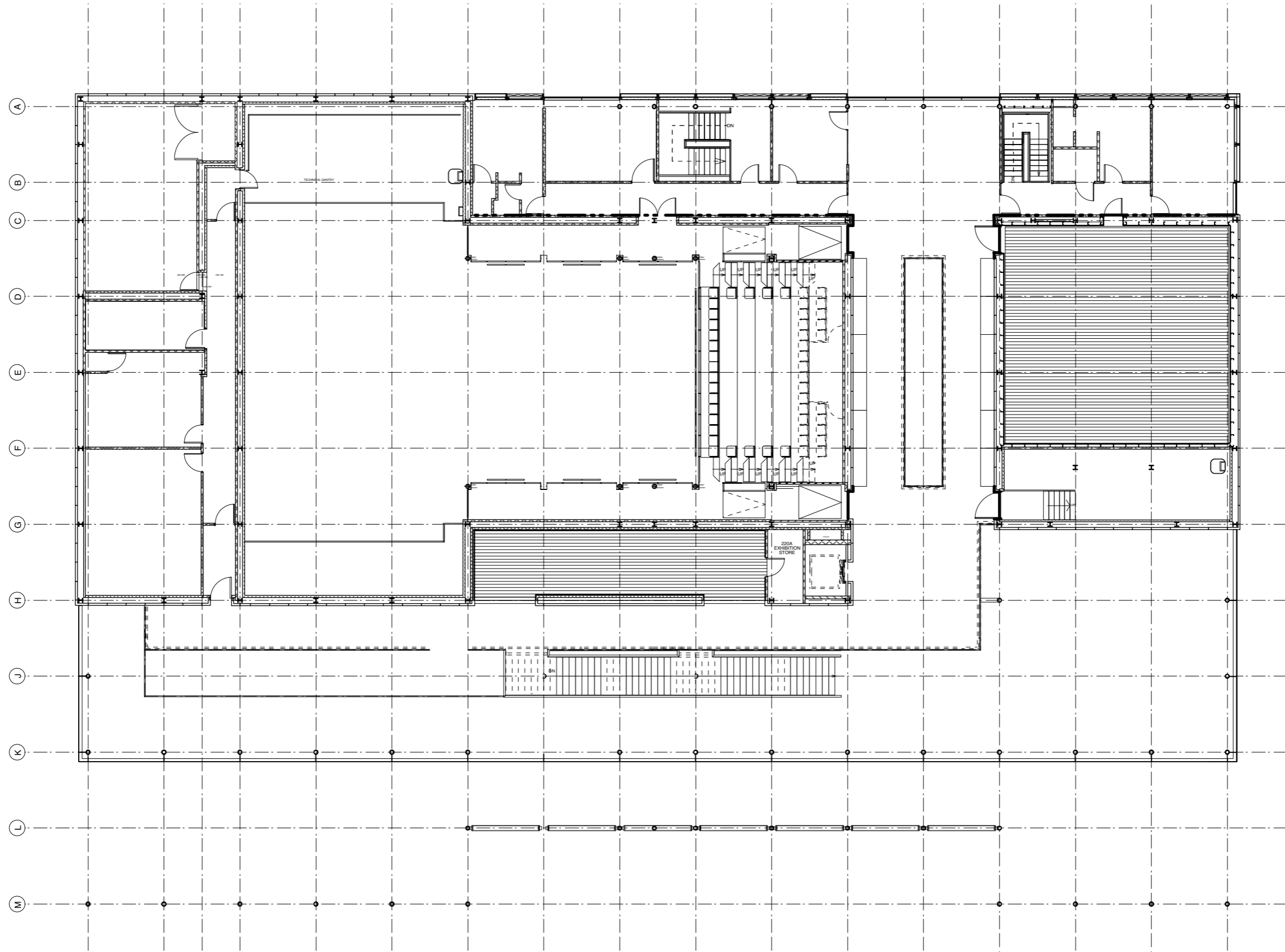


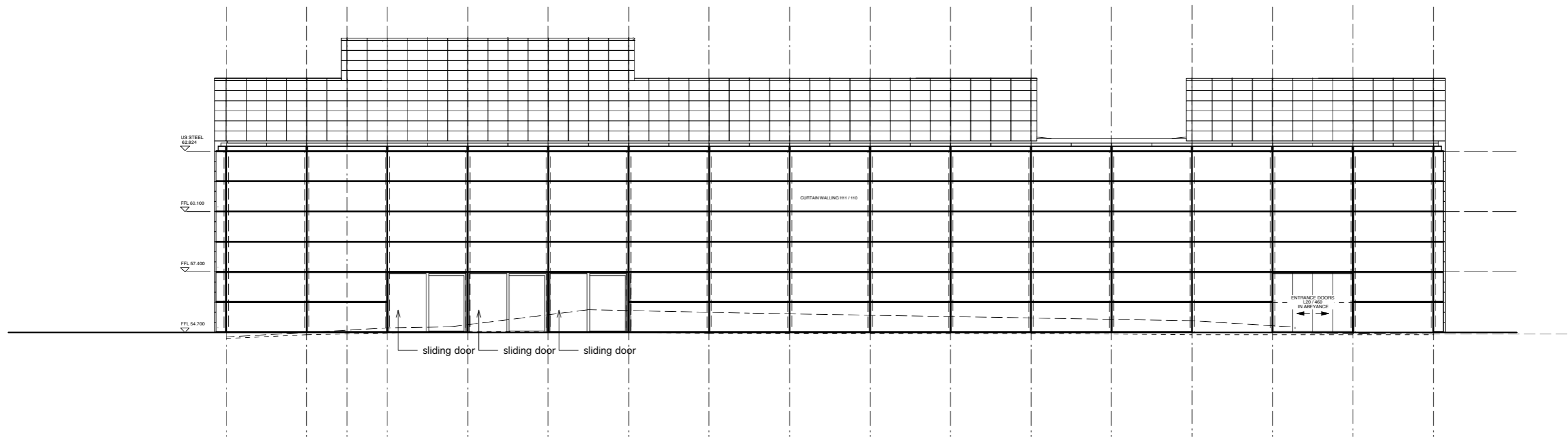
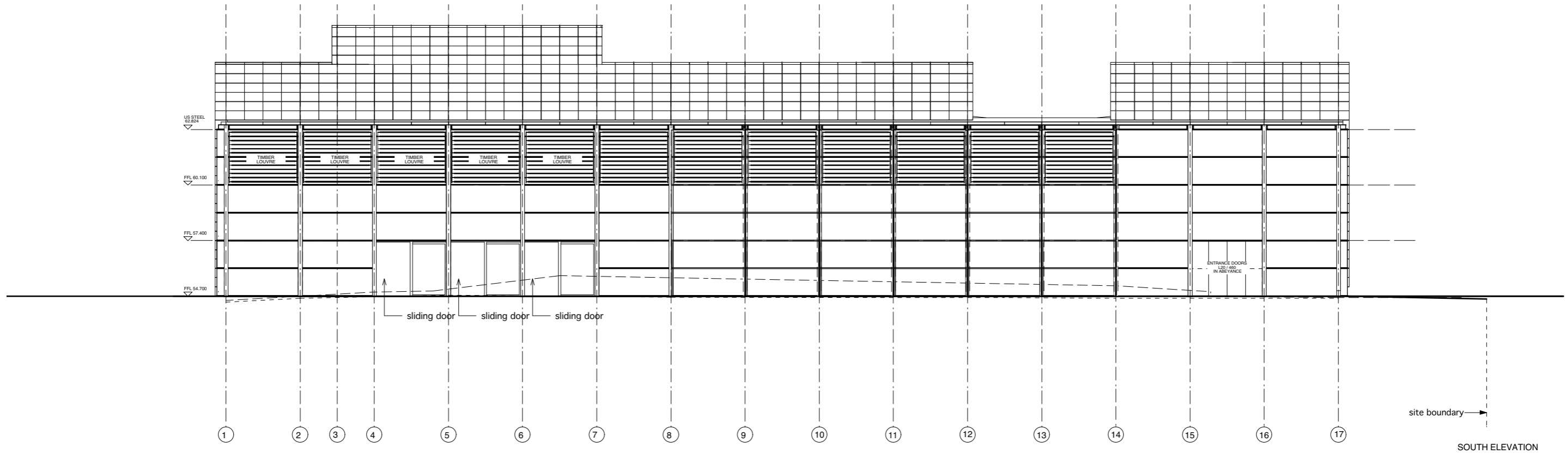
Existing Building

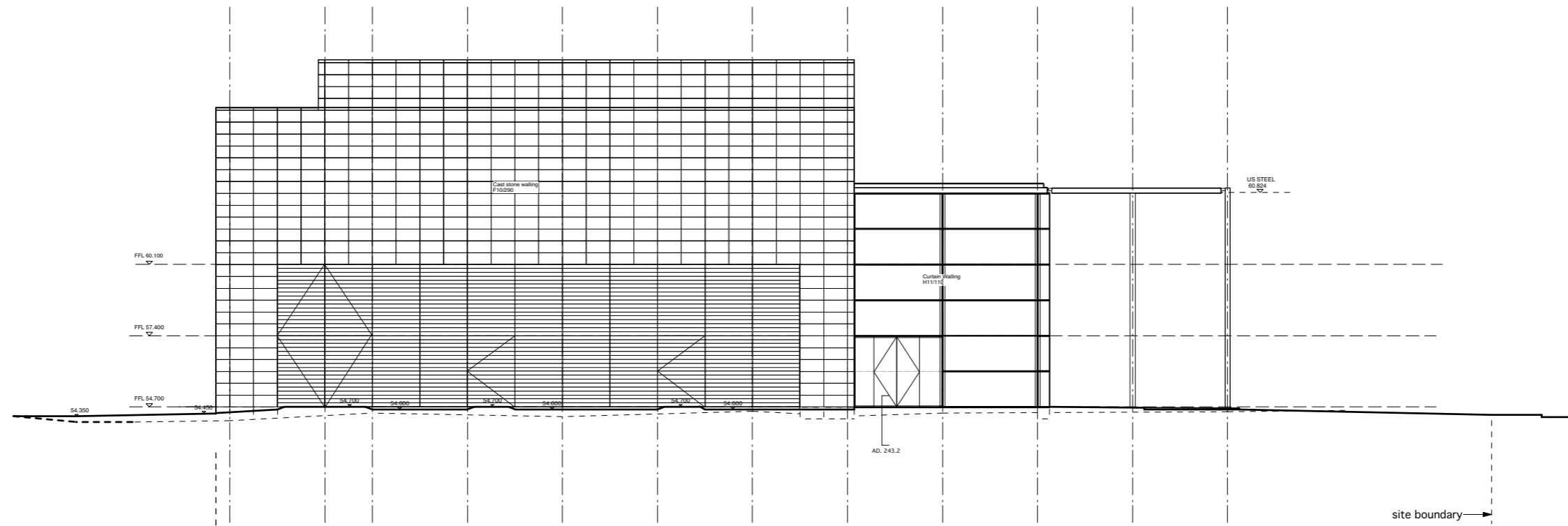
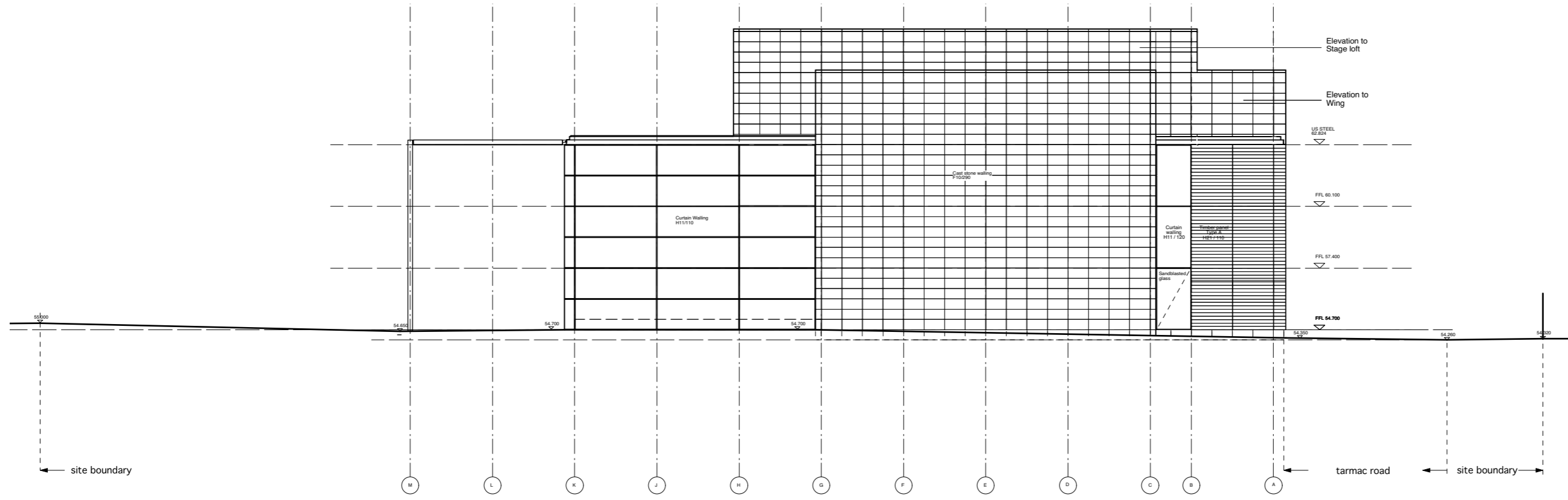




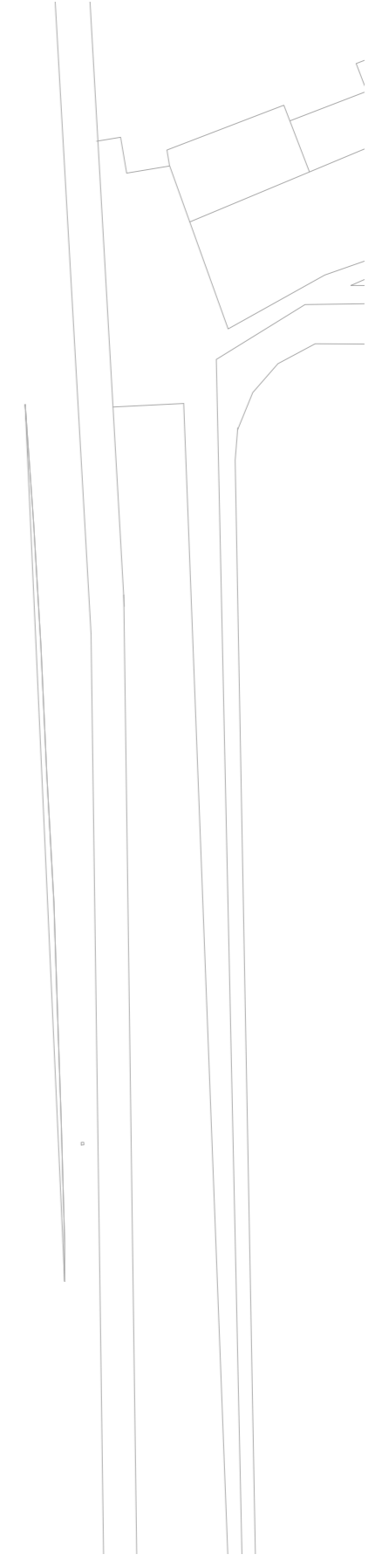
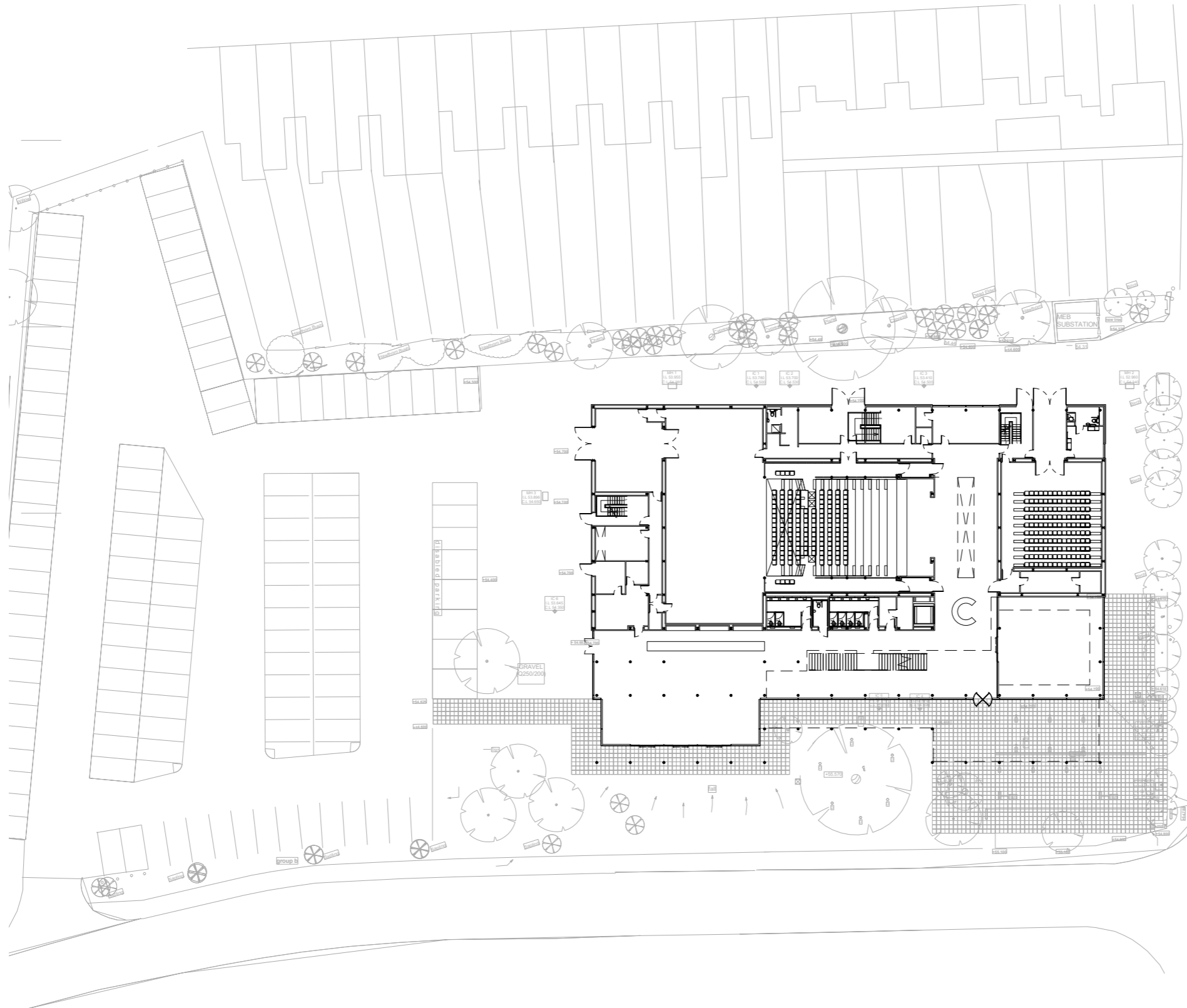


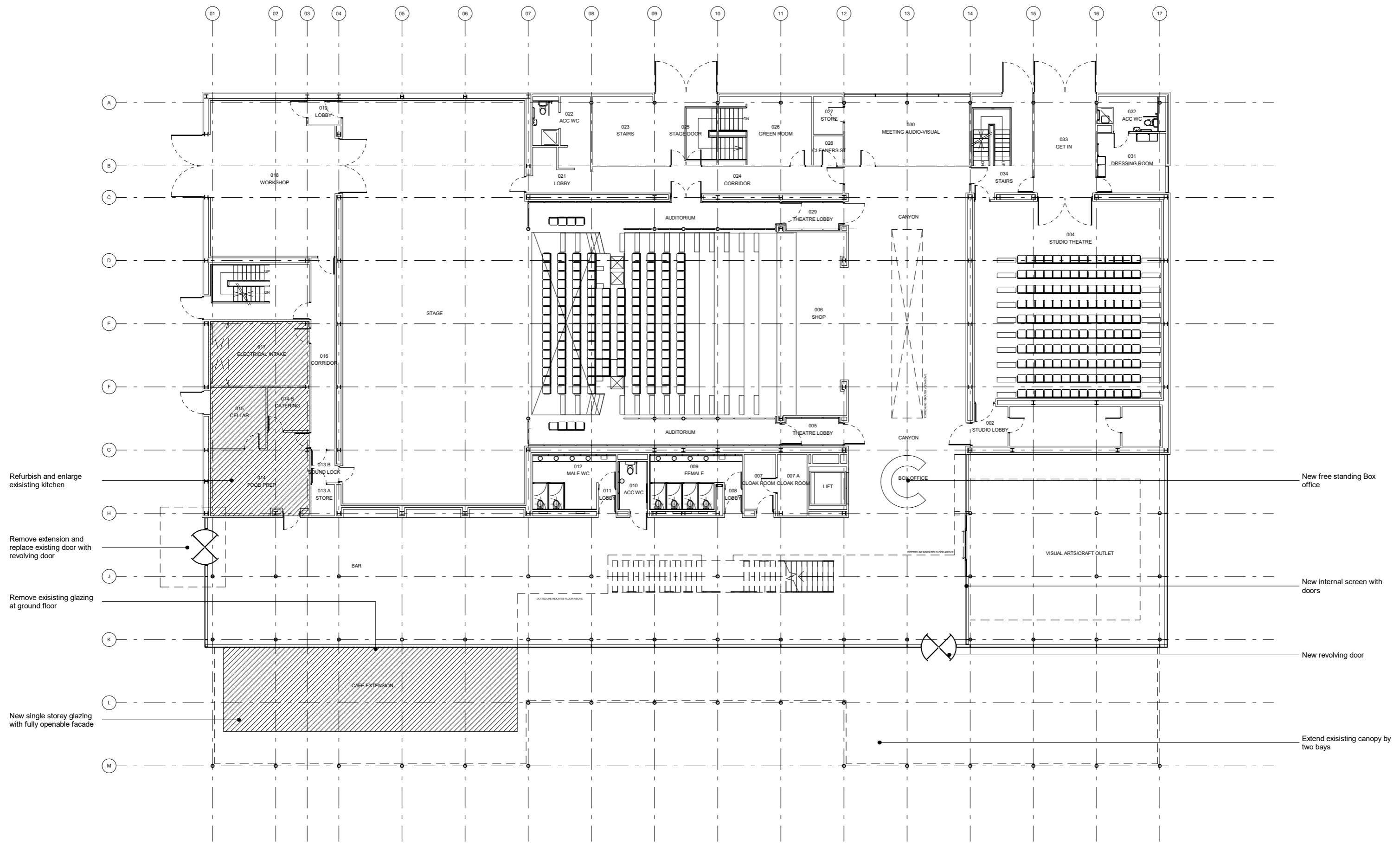


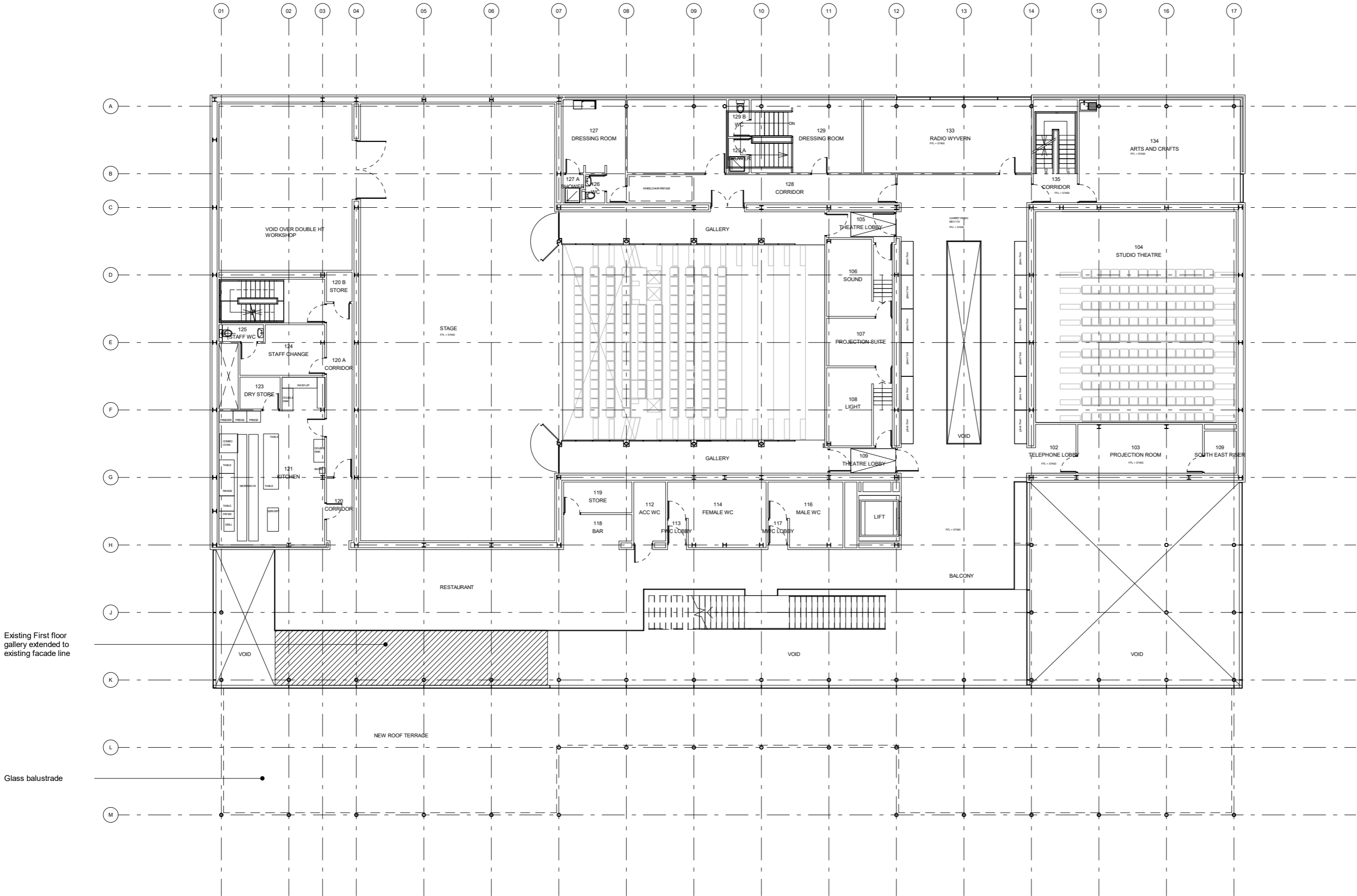




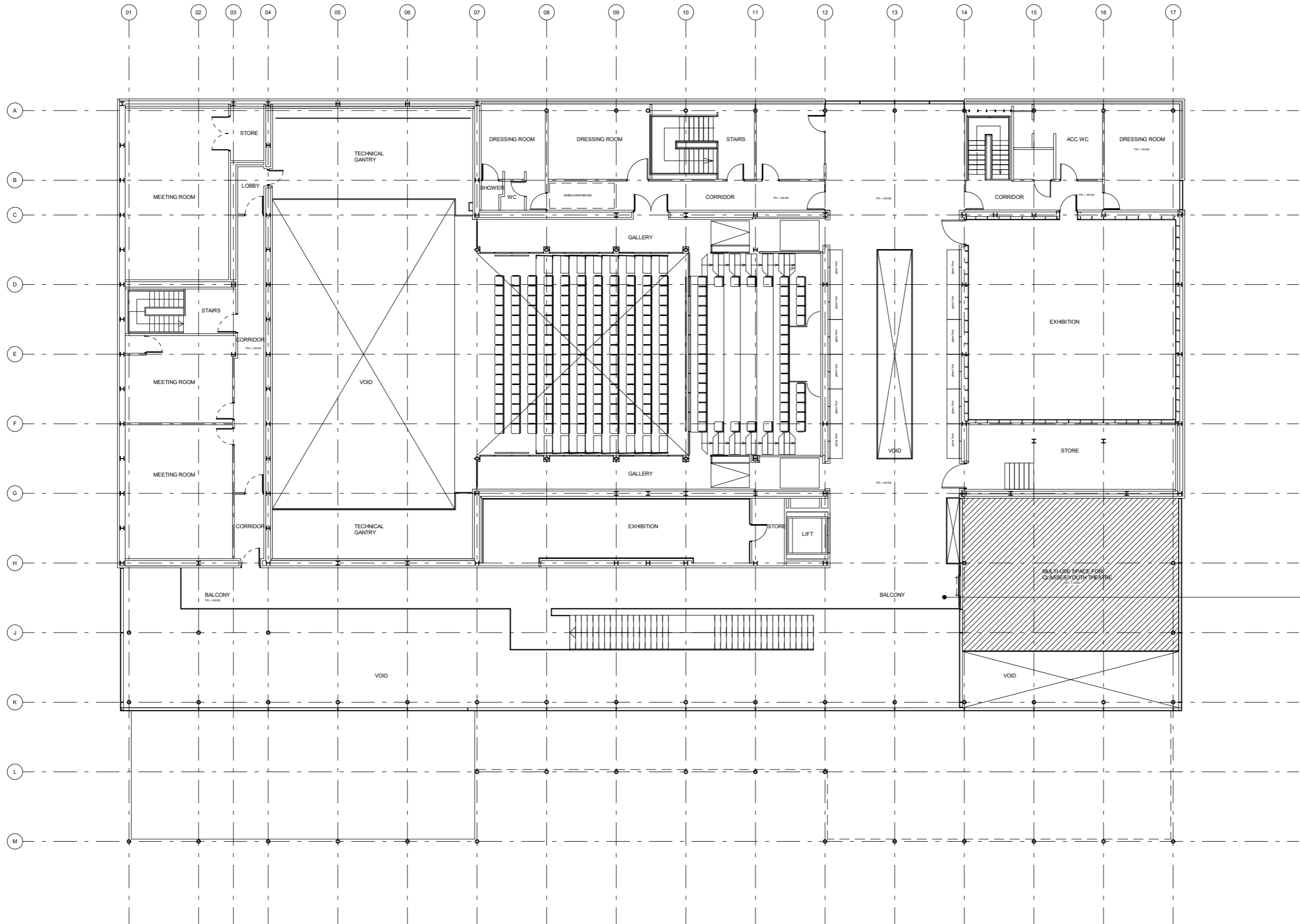
Design Proposal

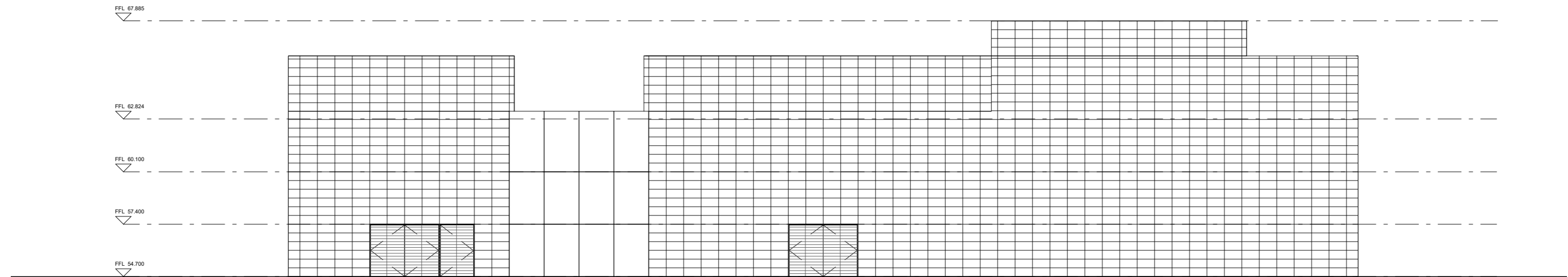
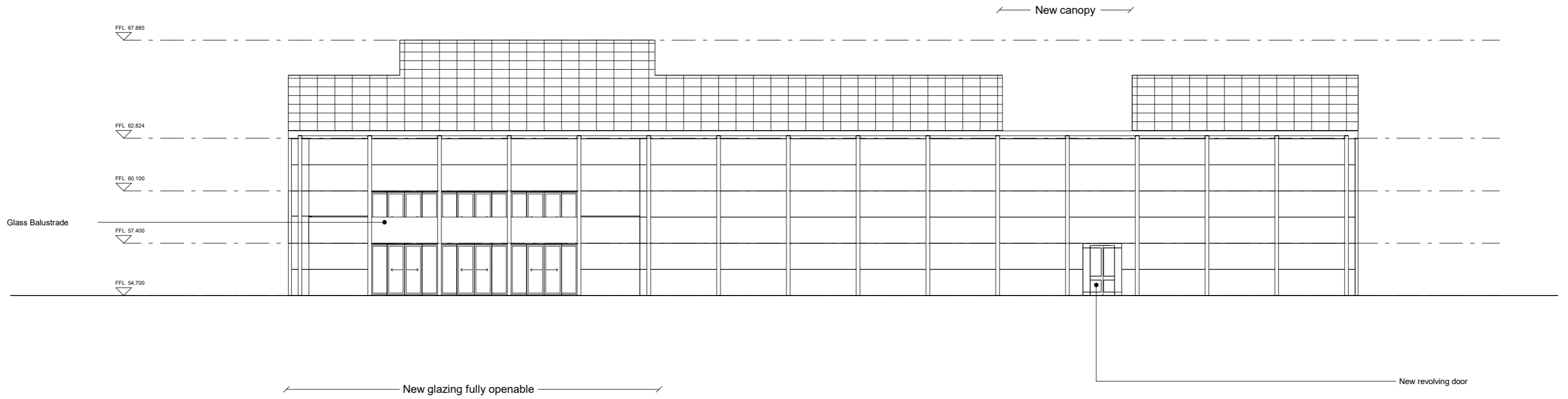


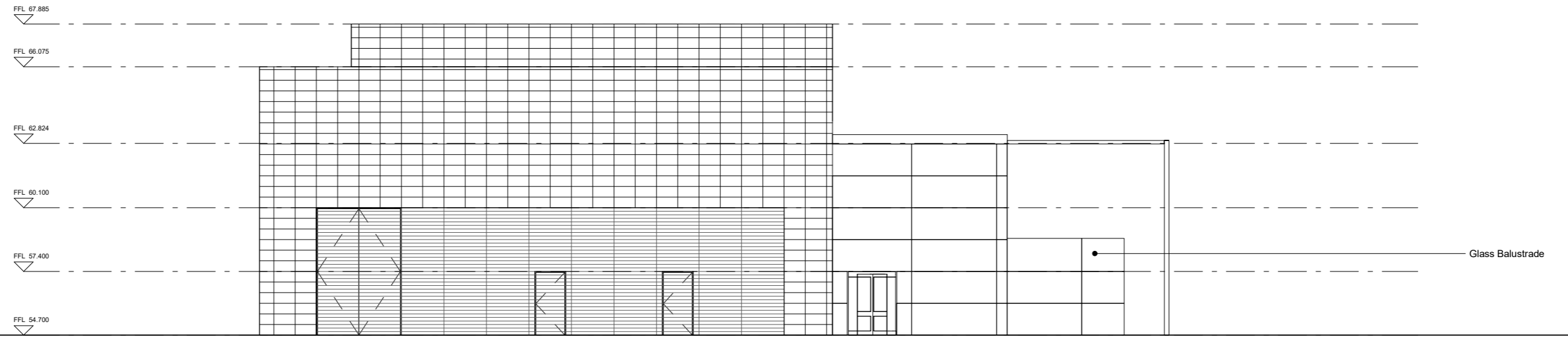




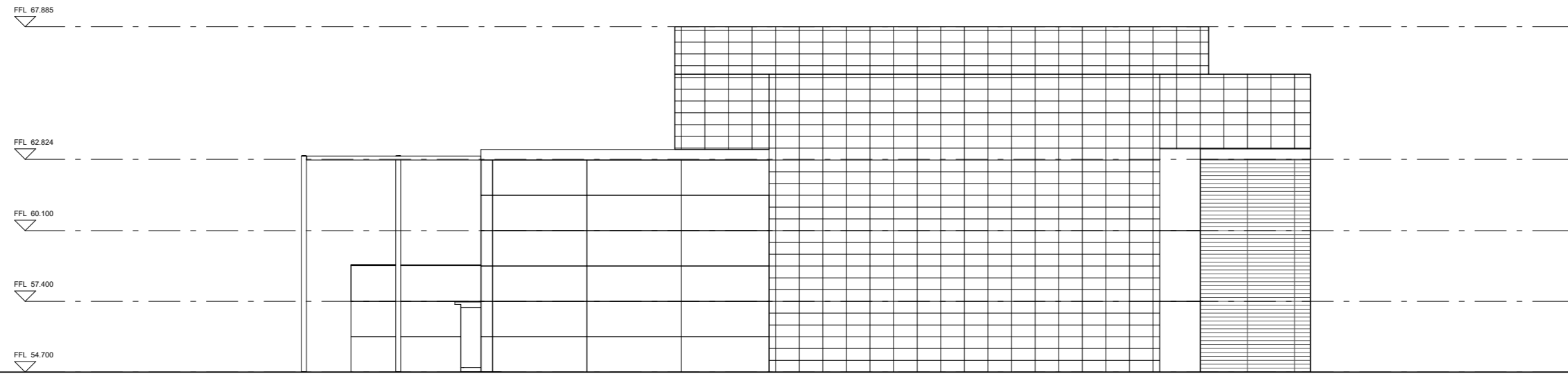


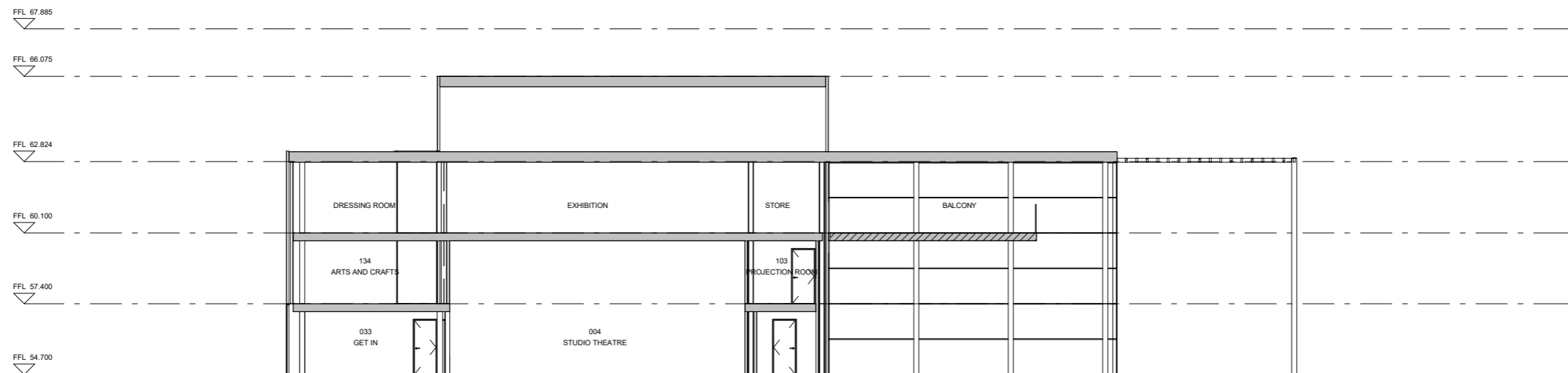
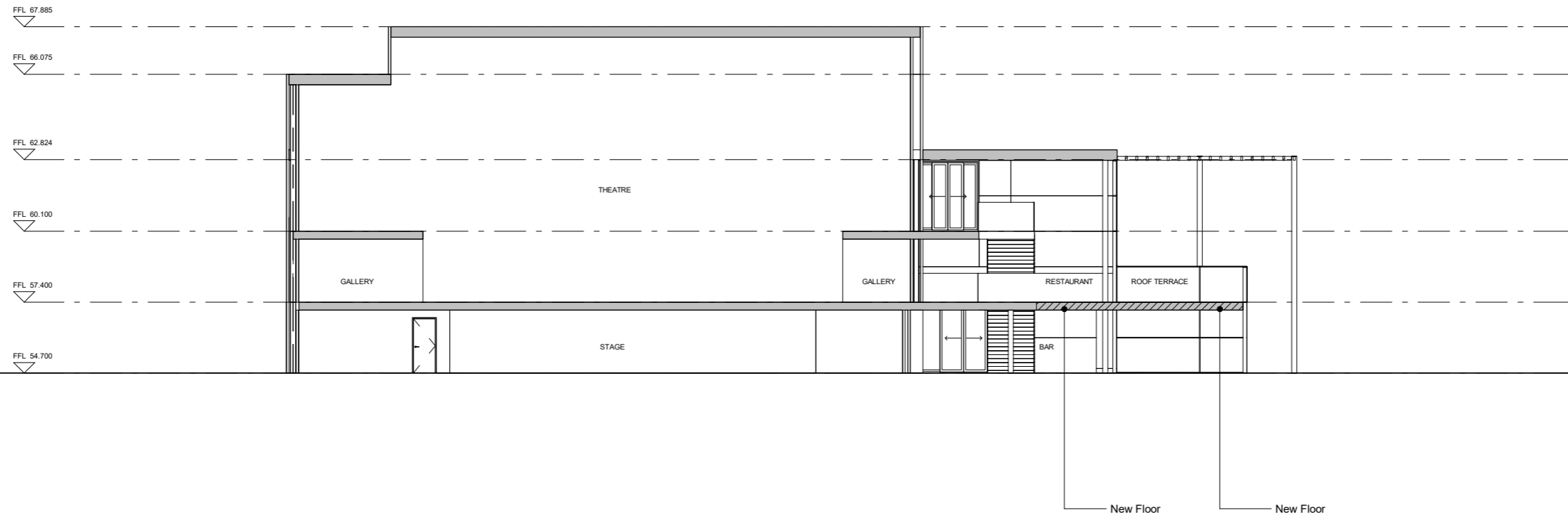






Existing Facade    New glazing





Cost Plan

**BUDGET COST ESTIMATE Nr 2A**

FOR:

**THE COURTYARD TRUST LTD**

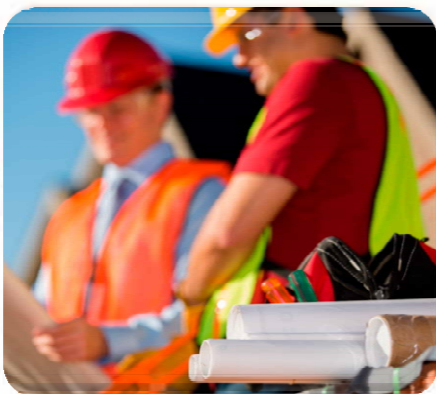
AT:

**EXTENSION & ALTERATIONS  
COURTYARD THEATRE, HEREFORD**



Job Nr:  
**BID121191**

Date:  
**17th April 2018**



*Successful Partners*  
**DELIVERING QUALITY**

**MAIN SUMMARY**

<b>Costs</b>	<b>£</b>	<b>£/m2 (New)</b>
Café extension	£399,747	£4,703
New Visual Arts/Craft outlet & Multi-use Space for Classes/Youth Theatre	£174,522	£2,182
Existing kitchen extension & refurbishment Extend existing canopy	£100,188	£1,670
Miscellaneous work	£15,877	
	<u>£69,575</u>	
<b>Total Construction Cost</b>	<b>£759,909</b>	
FF&E (Provisional sum)	£50,000	
<b>Fees</b>		
Architect	}	
Structural Engineer	}	
M&E Engineer	}	12.5%
PM/QS	}	£94,989
PD	}	
Planning fees	}	
Building Regulation fees	}	
		<u>£904,897</u>
	VAT 20%	<u>£180,979</u>
<b>Total Project Cost</b>		<b>£1,085,877</b>

<b>Areas</b>	<b>m2</b>
Café extension	85 (New)
New Visual Arts/Craft outlet	120 (Existing)
Multi-use Space for Classes/Youth Theatre	80 (New)
Existing kitchen extension & refurbishment	60 (New)

## **COST ANALYSIS**

### **Café Extension**

#### **Temporary Works**

Hoardings	192 m2	£125	<u>£24,000</u>	£24,000
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#### **Substructure**

Break out existing pavings; cart away	168 m2	£10	£1,680	
Underpin existing foundation bases (Provisional)	12 Nr	£1,000	£12,000	
Perimeter foundations	30 m	£250	£7,500	
Ground bearing floor slab; insulation	85 m2	£75	<u>£6,375</u>	£27,555

#### **Frame**

Steel beams, 60kg/m	94 m	£120	£11,280	
Steel trimming beams, 120kg/m	15 m	£240	£3,600	
Plate connections to existing CHS	43 Nr	£100	<u>£4,300</u>	£19,180

#### **Upper Floors**

Cut back edge of existing cantilever by 1m	15 m	£100	£1,500	
150 thick RC floor; metal deck	130 m2	£90	<u>£11,700</u>	£13,200

#### **Roof**

Single ply roofing system; insulation; screed	85 m2	£150	£12,750	
Upstand / kerb detail	30 m	£200	£6,000	
Abutment detail	18 m	£75	£1,350	
Terrace pavings	85 m2	£100	£8,500	
Rainwater	1 item	£2,500	£2,500	
Glazed balustrading	30 m	£600	<u>£18,000</u>	£49,100

#### **External Walls**

Remove redundant glazing; make good	90 m2	£50	£4,500	
Coated aluminium double glazed curtain walling to match existing	123 m2	£550	<u>£67,650</u>	£72,150

#### **External Doors & Windows**

Coated aluminium double glazed double leaf doors to match existing	8 Nr	£3,000	<u>£24,000</u>	£24,000
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#### **Internal Fit Out Works**

Floor screed to new floors	143 m2	£25	£3,575	
Floor finish to ground floor	85 m2	£80	£6,800	
Floor finish to first floor	58 m2	£50	£2,900	
Suspended ceiling	143 m2	£50	£7,150	
Bulkhead detail	11 m	£100	£1,100	
Glazed balustrading	11 m	£600	<u>£6,600</u>	£28,125

#### **M&E**

Extend heating	85 m2	£40	£3,400	
Extend ventilation	85 m2	£30	£2,550	
Extend lighting	85 m2	£75	£6,375	
Extend small power	85 m2	£20	£1,700	
Extend fire alarm	85 m2	£20	£1,700	
External lighting to roof terrace	85 m2	£25	£2,125	
Builders work	5%	£17,850	<u>£893</u>	£18,743

#### **Siteworks**

New storm water connection to existing	1 item	£5,000	£5,000	
Make good pavings	83 m2	£75	<u>£6,225</u>	£11,225

£287,278

Preliminaries	15%			£43,092
Main Contractors OH&P	10%			£33,037
Contingencies	10%			£36,341
Design Fees (Excluded)	0%			£0

**Total Cost (1Q 2018)**

**£399,747**

## **COST ANALYSIS**

### **New New Visual Arts/Craft Outlet & Multi-use Space for Classes/ Youth Theatre**

<u>Temporary Works</u>	96	m2	£125	<u>£12,000</u>	£12,000
Hoardings					
<u>Substructure</u>					
Foundation bases, internal; making good floor disturbed	3	Nr	£3,000	£9,000	
Internal footings, internal; making good floor disturbed	11	m	£300	<u>£3,300</u>	£12,300
<u>Frame</u>	12	m	£150	£1,800	
Steel CHS columns, 60kg/m	44	m	£120	£5,280	
Steel beams, 60kg/m	6	Nr	£50	£300	
Plate connections	10	Nr	£100	<u>£1,000</u>	£6,580
Plate connections to existing CHS					
<u>Upper Floors</u>	80	m2	£60	<u>£4,800</u>	£4,800
Timber joist & plywood deck floor					
<u>Internal Walls</u>					
Coated aluminium single glazed curtain walling to match existing	88	m2	£450	<u>£39,600</u>	£39,600
<u>Internal Doors</u>					
Coated aluminium double glazed double leaf doors to match existing	2	Nr	£3,000	<u>£6,000</u>	£6,000
<u>Internal Fit Out Works</u>	120	m2	£80	£9,600	
Floor finish to ground floor	80	m2	£60	£4,800	
Floor finish to first floor	80	m2	£50	£4,000	
Suspended ceiling	11	m	£100	£1,100	
Bulkhead detail	11	m	£600	£6,600	
Glazed balustrading					
Bridge link & alterations to glazed balustrading	1	Item	£2,500	<u>£2,500</u>	£28,600

## **M&E**

Extend heating	80	m2	£40	£3,200	
Extend ventilation	80	m2	£30	£2,400	
Extend lighting	80	m2	£75	£6,000	
Extend small power	80	m2	£20	£1,600	
Extend fire alarm	80	m2	£20	£1,600	
Builders work	5%		£14,800	<u>£740</u>	£15,540
					£125,420
Preliminaries	15%				£18,813
Main Contractors OH&P	10%				£14,423
Contingencies	10%				£15,866
Design Fees (Excluded)	0%				<u>£0</u>
					<b><u>£174,522</u></b>

**Total Cost (IQ 2018)**

**£174,522**





**BASIS OF COST**

IQ 2018 cost base date  
Single stage contract procurement  
To Building Regulations approval  
Full unencumbered access to work area  
Suitable site services available for contractor (power, water)  
All M&E installations suitable for extension  
GHA drawings 2169-A-SK-180313-19 to 16 inclusive  
HRW structural design proposal sketches

**Specification**

As listed

**EXCLUSIONS**

Finance charges  
General repairs  
Work to kitchen area foundation bases (assumed not required)  
Work to foyer landing foundation bases (assumed not required)  
Frame slung from roof option for multi-use space for classes/  
Youth theatre  
Working & access restrictions  
Tender market fluctuations (beyond IQ 2018)

**RISKS**

Existing services suitable for extension  
Suitability of existing foundations  
Programme  
UK withdrawal from EU  
Sterling exchange rates  
Tender inflation beyond base date

<b>RPS GROUP</b>		
Prepared	NCD	17/04/2018
Comp check	NCD	17/04/2018
Approved	NCD	17/04/2018

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